



City of Coral Gables Planning and Zoning Staff Report

Applicant: Agave Ponce, LLC
Application: **Plaza Coral Gables - Subdivision Review for a Tentative Plat**
Property: 2801 -2901-3001 Ponce de Leon Blvd
Public Hearing: Planning and Zoning Board
Date & Time: June 13, 2018; 6:00 – 9:00 p.m.
Location: City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida 33134

1. APPLICATION REQUEST

Request is for tentative plat review for the property located at, 2801 -2901-3001 Ponce de Leon Blvd as follows:

“Resolution of the City Commission of Coral Gables, Florida approving the Final Plat entitled “Plaza Coral Gables” pursuant to Zoning Code Article 3, Division 9, “Platting/Subdivision,” being a re-plat of an approximately 6.731 acre property into seven (7) tracts of land on property assigned Commercial District (C) zoning, on the property legally described as all of blocks 20 and 30, and a portion of the platted alley lying within block 23, Coral Gables Crafts Section (2801, 2901, and 3001 Ponce de Leon Boulevard), Coral Gables, Florida; providing for an effective date.”

The proposed tentative plat requires public hearing review by the Planning and Zoning Board, prior to the preparation of the Final Plat which requires City Commission review at one (1) public hearing (Resolution format).

2. APPLICATION SUMMARY

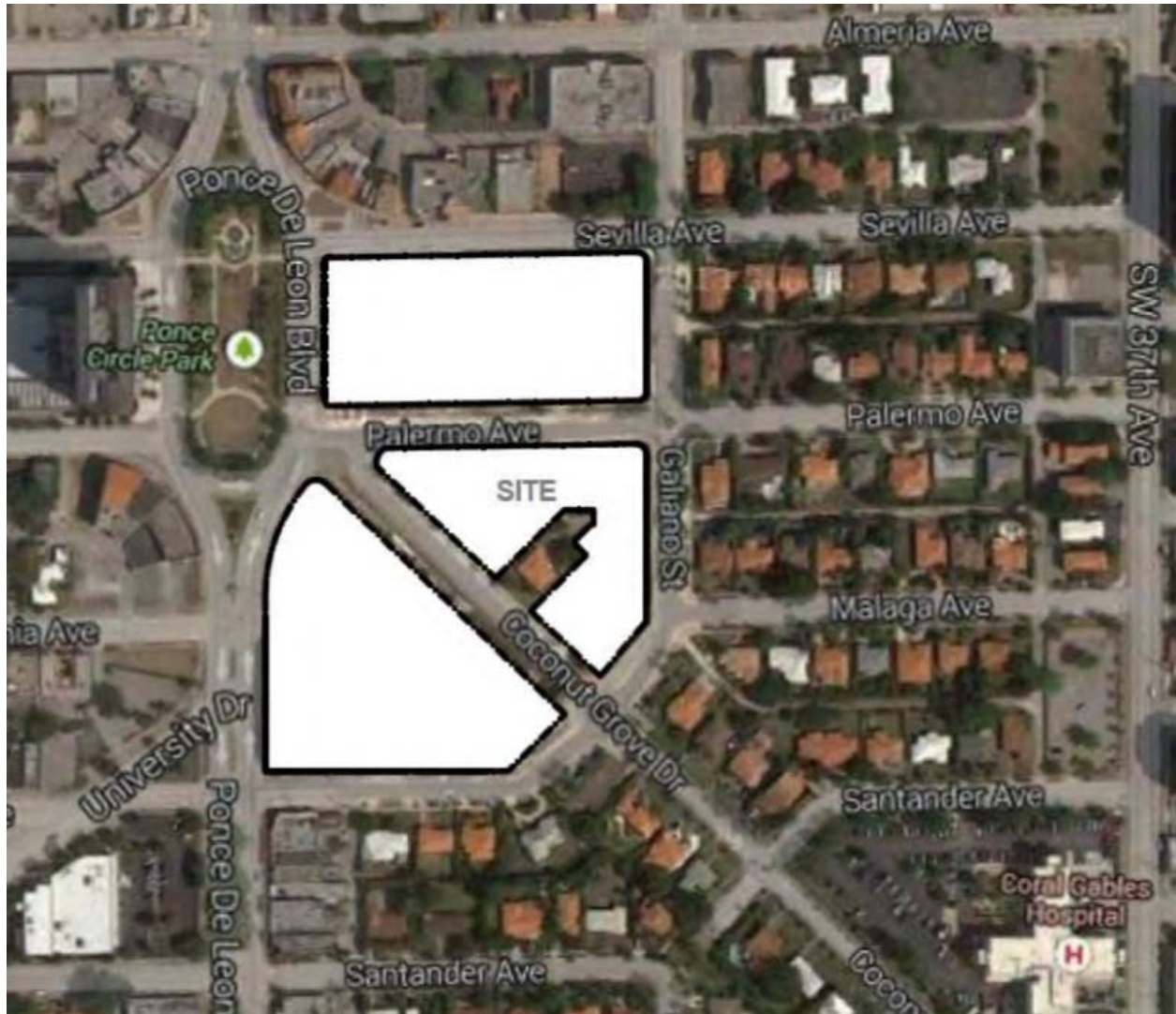
Agave Ponce, LLC (hereinafter referred to as “Applicant”), has submitted an application for Subdivision Review for a Tentative Plat (hereinafter referred to as the “Application”) for City of Coral Gables review and public hearing consideration. The application package submitted by the Applicant is provided as Attachment A.

The request is to re-plat a 765,659 sq. ft property located at 2801 -2901-3001 Ponce de Leon Blvd that is currently vacant. The purpose of the re-plat would be to allow the developer to create 7 plats, memorializing in public record, previously vacated alleys and extinguishing certain unused easements, replacing them with new easements appropriate for the project. The re-plat will facilitate efficient, adequate and economic connection of utilities and services to the approved Project developed in the replatted property.

The PAD for a mixed-use project with multiple buildings and public spaces was approved in June 2015, and modified in March 2017. The proposed plat implements the previously approved project.

The property faces west to Ponce de Leon Circle Park at Ponce de Leon Blvd, north to Sevilla Avenue, east to Galiano St and south to Malaga Street, as shown in the following location map:

Location Map



Site Data and Surrounding Uses

The following tables provide the subject property’s designations and surrounding land uses:

Existing Property Designations

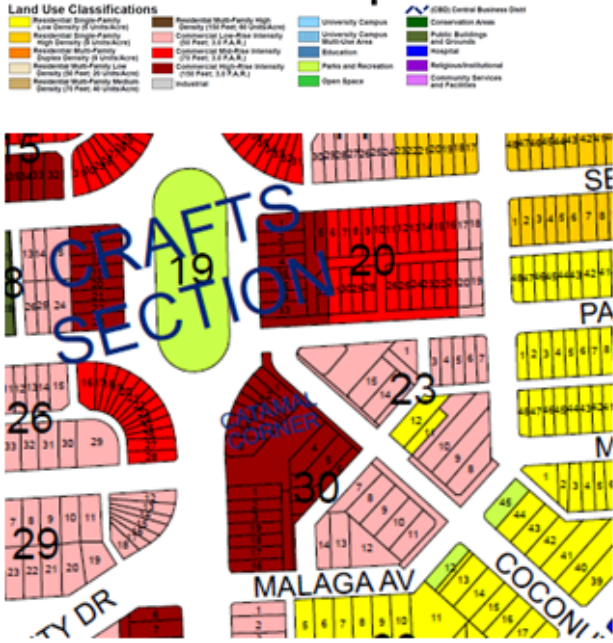
Future Land Use Map designation	Combination of Commercial High-Rise Intensity, Commercial Mid Rise Intensity, Commercial Low Rise Intensity and Residential Single Family Low Density.
Zoning Map designation	(C) Commercial District

Surrounding Land Uses

Location	Existing Land Uses	FLUM Designations	Zoning Designations
North- Sevilla Ave.	Two Story Commercial and Parking lots	Commercial Mid Rise Intensity, Commercial Low Rise and Residential Single Family High Density	Commercial , Commercial Limited and Single Family Residential
South Malaga Ave	Commercial and Residential Single Family	Commercial Low Rise and Residential Single Family low Density and Parks and Recreation	Commercial Limited, Single Family Residential and Special Use
East Galiano Court	Single Family Residential	Single Family low Density and Single Family High Density	Single Family Residential
West Ponce de Leon Circle	Commercial 4 story building, Commercial 1, 2 and 3 stories, Commercial High rise and Commercial 2 stories	Commercial Mid Rise Intensity, Commercial High-Rise Intensity and Commercial Low Rise	Commercial

Properties surrounding the subject property have land use and zoning designations as illustrated on the following maps:

Future Land Use Map



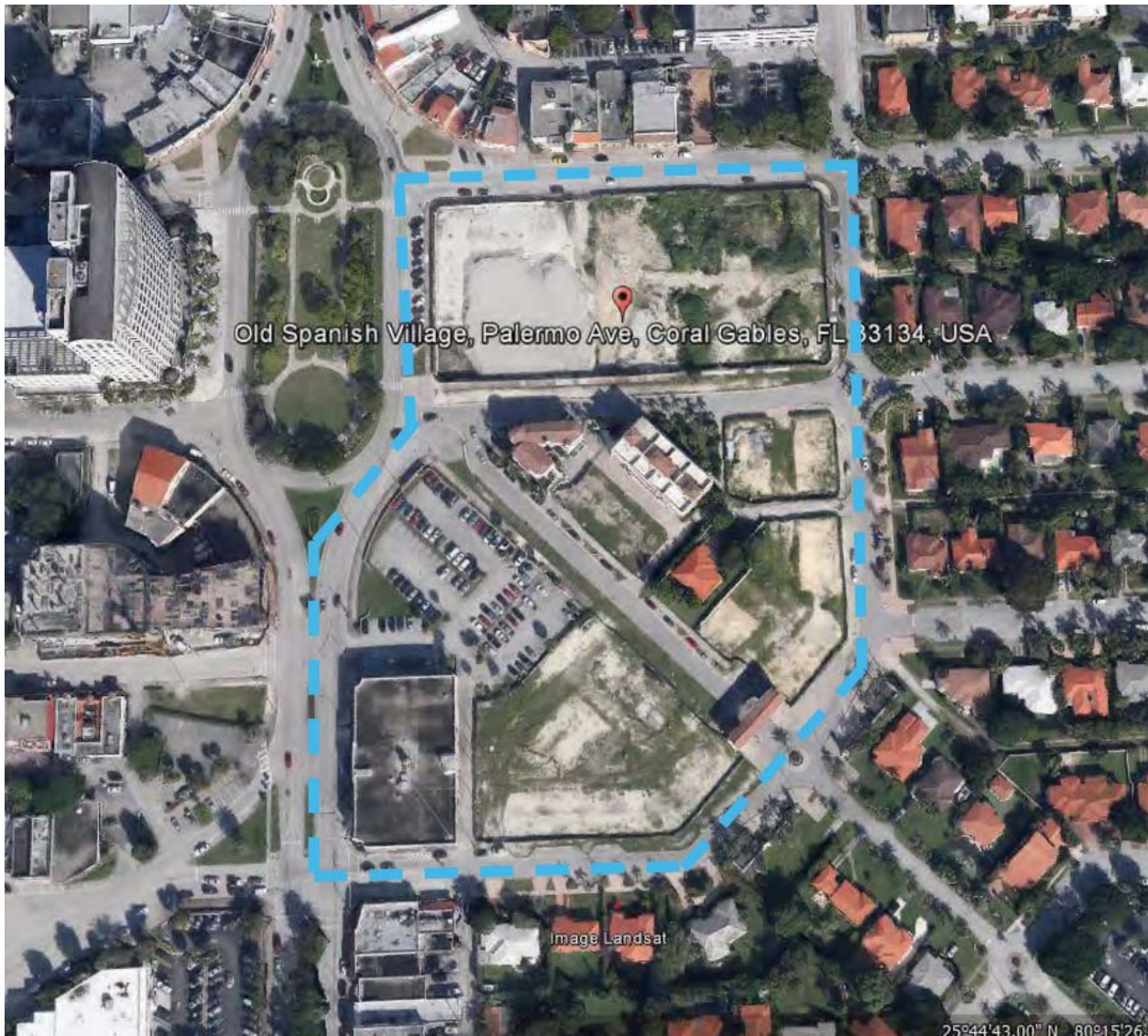
Zoning Map



- Commercial High-Rise Intensity (150 Feet; 3.0 F.A.R.)
- Commercial Mid-Rise Intensity (70 Feet; 3.0 F.A.R.)
- Commercial Low-Rise Intensity (50 Feet; 3.0 F.A.R.)
- Residential Single-Family High Density (9 Units/Acre)
- Parks and Recreation

- (C) Commercial District
- (CL) Commercial Limited District
- (SFR) Single-Family Residential District
- (S) Special Use District

Aerial

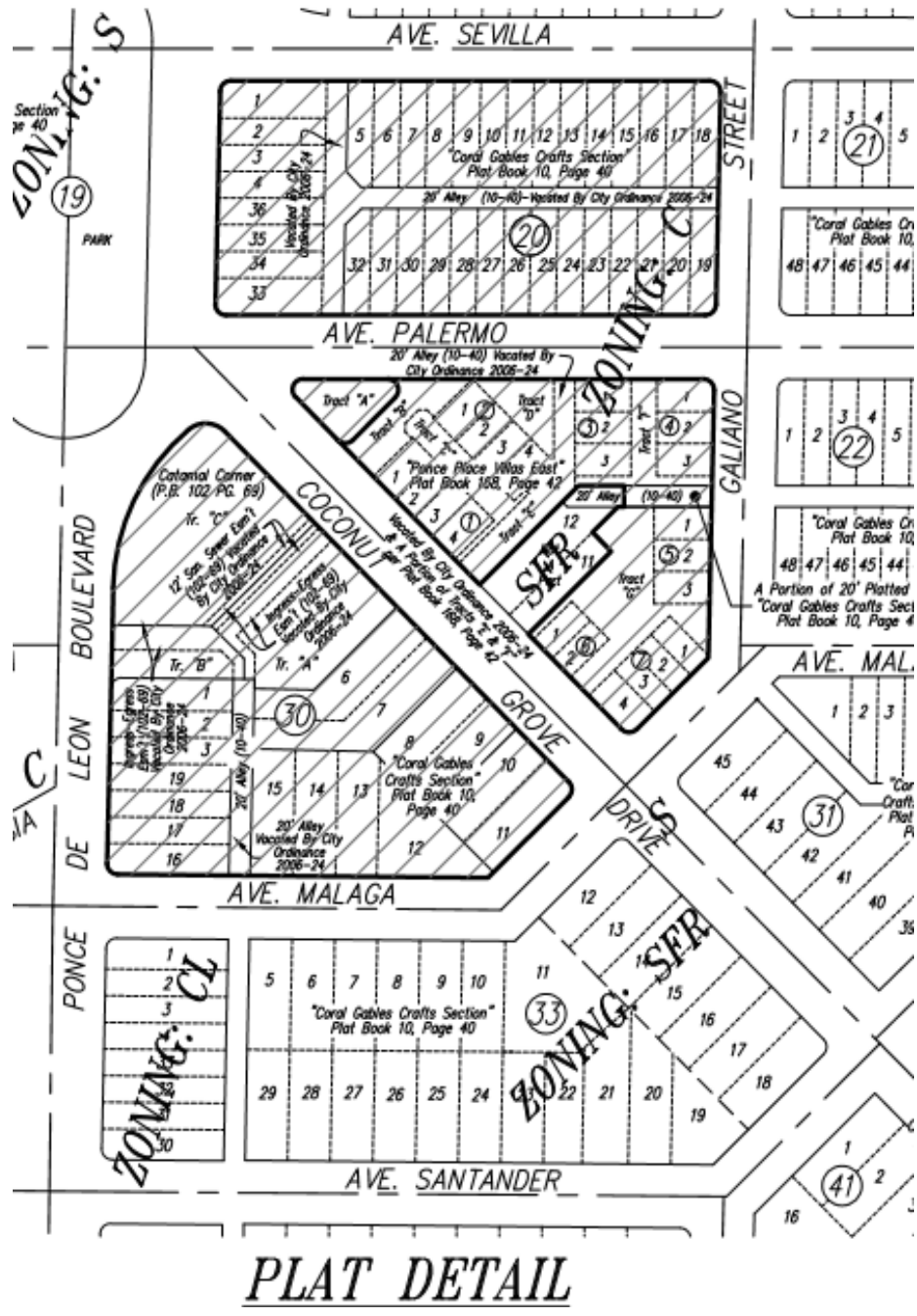


City Review Timeline

The submitted application has undergone the following City reviews:

Type of Review	Date
City Commission Approved Planned Area Development (Ordinance No. 2015-13)	06.10.15
City Commission Modification of site plan (resolution 2017-68)	03.28.17
Planning and Zoning Board	06.13.18
City Commission (Resolution)	TBD

Existing Plat



Proposed Tentative Plat

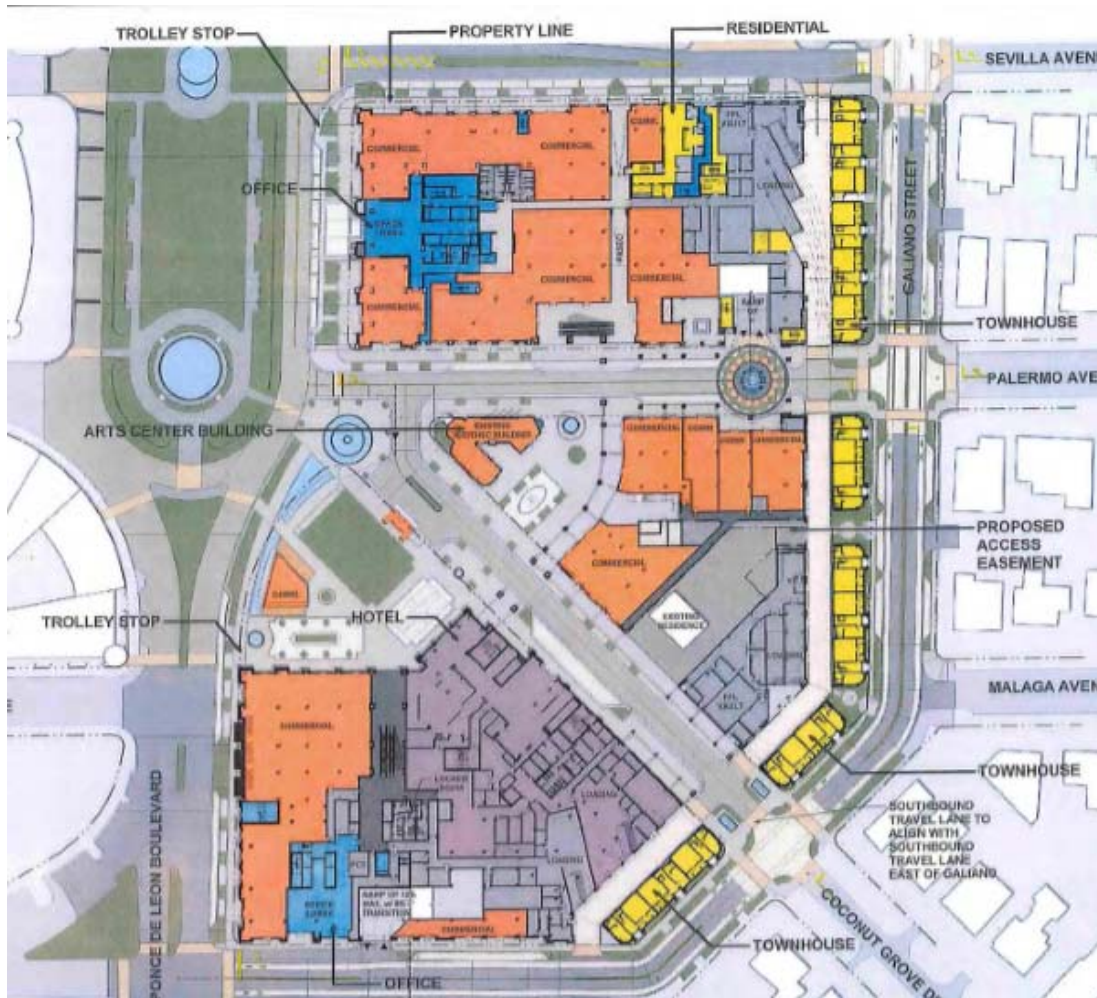


PROPOSED USE:

- TRACT "A": 56,500 SQ. FT. COMMERCIAL/RETAIL
328,000 SQ. FT. OFFICE
12,334 SQ. FT. RESTAURANT
205,727 SQ. FT. RESIDENTIAL (135 UNITS)
- TRACT "B": 23,430 SQ. FT. APARTMENTS (11 UNITS)
- TRACT "C": 32,349 SQ. FT. APARTMENTS (18 UNITS)
- TRACT "D": 26,500 SQ. FT. COMMERCIAL/RETAIL
12,333 SQ. FT. RESTAURANT
- TRACT "E": EXISTING HISTORICAL BUILDING (TO REMAIN)
- TRACT "F": 40,000 SQ. FT. COMMERCIAL/RETAIL
12,333 SQ. FT. RESTAURANT
172,000 SQ. FT. OFFICE
300,000 SQ. FT. HOTEL (242 ROOMS)
(NOT EXTENDED STAY)
- TRACT "G": 13,855 SQ. FT. APARTMENTS (6 UNITS)

AREA TABULATION:		
TRACT "A"	94,459 SQ. FT.	2.168± ACRES
TRACT "B"	8,910 SQ. FT.	0.205± ACRES
TRACT "C"	11,779 SQ. FT.	0.270± ACRES
TRACT "D"	53,784 SQ. FT.	1.235± ACRES
TRACT "E"	3,828 SQ. FT.	0.088± ACRES
TRACT "F"	116,112 SQ. FT.	2.666± ACRES
TRACT "G"	4,333 SQ. FT.	0.099± ACRES
TOTAL TRACT AREA	293,205 SQ. FT.	6.731± ACRES

Proposed Site Plan, approved in 2015 and modified in 2017



3. FINDINGS OF FACT

This section of the report presents City Staff's evaluation of the Application and Findings of Fact. The City's responsibility is to review the Application for consistency with the City's Comprehensive Plan (CP) Goals, Objectives and Policies, compliance with the Zoning Code and compliance with other applicable portions of the City Code.

Findings of Fact - Tentative Plat Review

The procedure for reviewing and recommending a tentative plat is contained in Sections 3-901 through 3-904 of the Zoning Code. The Planning and Zoning Board provides a recommendation on tentative plats to the City Commission. The final plat is prepared from the tentative plat, with a final review and approval in resolution form by the City Commission. Administrative review and approval of the final plat is required by the Miami-Dade County Subdivision Department prior to the City Commission hearing. The tentative plat is provided in the submitted Application (see Attachment A).

Proposed Zoning Plan

The tentative plat entitled “Plaza Coral Gables” proposes re-platting to seven (7) tracts to create combination of Commercial Retail, Apartments, Offices, Restaurant and Hotel for an existing Planned Area Development (PAD).

Tract A : 56,500 Sq. Ft Commercial Retail, 328,000 sq. ft Office, 12, 334 sq. ft. Restaurant, 205,727 sq. ft Residential (135 Units)

Tract B: 23,430 sq. ft. Apartments (11 Units)

Tract C: 32,349 sq. ft. Apartments (18 Units)

Tract D: 26,500 Sq. ft. Commercial/ Retail and 12.333 sq. ft Restaurant

Tract E: Existing Historical Building to remain.

Tract F: 40,000 sq. ft. Commercial Retail, 12,333 sq. ft Restaurant, 172,000 sq. ft. Office, 300,000 sq. ft. Hotel (242 rooms / not extended stay)

Tract G: 13,855 sq. ft. Apartments (6 Units)

Other Reviews

As required by Code, comments were solicited from affected utility companies regarding the tentative plat. No objections were received from Florida Power and Light Company, Miami-Dade Water and Sewer Department, AT&T, Florida City Gas, The City of Coral Gables Utilities Director, or Comcast concerning this re-plat. Copies of each of the utility companies’ review letters are included in the application package provided as Attachment A.

City Staff Review

The Zoning Code requires review and comments be provided by the Public Works Department with Staff’s report and recommendation. In a memorandum dated March 8, 2018, the Public Works Department stated the Department does not object to the proposed tentative plat and provides comments stating required letters have been received from utility companies and that review is required by the Public Works Department and Miami-Dade County prior to final plat consideration by the City Commission (see Attachment B).

Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies

This section provides a detailed analysis of the CP providing a basis of consistency, and finds the following CP Goals, Objectives and Policies are applicable.

Consistent CP Goals & Objectives and Policies are as follows:

Ref. No.	CP Goal, Objective and Policy	Staff Review
1.	Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2.	Objective FLU-1.2. Efforts shall continue to be made to control blighting influences,	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
	and redevelopment shall continue to be encouraged in areas experiencing deterioration.	
3.	Policy FLU-1.3.2. All development applications in residential neighborhoods shall continue to be reviewed by applicable boards and committees to ensure the protection from intrusion by incompatible uses that would disrupt or degrade the health, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic. The City will continue to enforce the adopted restrictive design standards; historic preservation policies and the applicable performance standards of the Commercial Limited designation in the Zoning Code.	Complies
4.	Objective FLU-1.11. Maintain a pattern of overall low density residential use with limited medium and high density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods.	Complies
5.	Policy FLU-1.11.1. Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
6.	Objective FLU-1.13. The City shall enforce the recently adopted Zoning Code which creates, preserves and maintains scenic vistas in keeping with the classic traditions as embodied in the original city plan.	Complies
7.	Objective FLU-1.14. The City shall enforce Zoning Code provisions which continue to preserve and improve the character of neighborhoods.	Complies
8.	Goal FLU-3. The City as a part of its development review process shall engage public/community participation and collaboration to provide for a transparent development review process.	Complies
9.	Objective FLU-3.1. The City shall continue its efforts to notify stakeholders, residents, property owners and neighborhood associations of pending development reviews to provide transparency within the development process.	Complies
10.	Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City’s architectural heritage, surrounding development, public spaces and open spaces.	Complies
11.	Policy DES-1.1.1. Promote and support George Merrick’s vision consistent with the established historic and cultural fabric of the City.	Complies
12.	Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	Complies

Staff Comments: The above evaluation indicates that this Application is “consistent” with the CP’s goals, objectives and policies.

4. PUBLIC NOTIFICATION

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,000 feet of the subject property. The notice lists the type of applications filed, proposed public hearing dates/time and location where the application files can be reviewed. The notice also provides for an opportunity to submit comments on pending applications. There were 495 notices mailed to surrounding property owners. A Copy of the legal advertisement and courtesy notice are provided as Attachments C and D.

The following has been completed to solicit input and provide notice of the Application:

Public Notice

Type	Date
Public information meeting held at 2901 Ponce de Leon	01.29.2018
Courtesy notification - 1,000 feet of the property	05.31.2018
Posting of property	06.01.2018
Legal advertisement	06.01.2018
Posted agenda on City web page/City Hall	06.01.2018
Posted Staff report on City web page	06.08.2018

5. STAFF RECOMMENDATION

The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends approval.

6. ATTACHMENTS

- A. Applicant's submittal package.
- B. 03.08.18 Memo Public Works Department Letter.
- C. 06.01.18 Legal advertisement published.
- D. 05.31.18 Courtesy notice mailed to all property owners within 1,000 feet.
- E. Neighbors Correspondence.

Please visit the City website at www.coralgables.com to view all application materials. The complete application also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Ramon Trias
Assistant Director of Development Services
for Planning and Zoning
City of Coral Gables, Florida

CITY OF CORAL GABLES

- MEMORANDUM -

TO: JENNIFER GARCIA
CITY PLANNER

DATE: MARCH 8, 2018

FROM: JUAN MARTINEZ, PSM
CITY SURVEYOR

SUBJECT: TENTATIVE PLAT
"THE PLAZA"



As per Zoning Code Article 3, "Development Review", Division 9, "Platting/Subdivision", requires review and comment by the Public Works Department on all proposed tentative plats as part of the review process. Public Works has reviewed this tentative plat with the re-plat requirements specified in Zone Code Article 5, "Development Standards", Division 15 "Platting Standards and have the following comments:

1. The City of Coral Gables Public Works Department does not object to the re-platting of the subject property. The submitted plans as well as the field work are according to the minimum technical standards set forth by the Florida Board of Land Surveyors.
2. Letters have been submitted from utility companies as required stating that the utility companies have no objection to the proposed tentative plat
3. The proposed tentative plat shall be required to be submitted to and reviewed by the Public Works Department and Miami-Dade County prior to consideration as final plat by the City Commission.

If you need further information, please contact me. Thank you.

cc: Ramon Trias, Planning and Zoning Director

Ed Santamaria, P.E., CGC, LEED, ENV SP, Public Works Director

Yamilet Senespleda, P.E., PTOE, City's Traffic Engineer

Jessica Keller, Public Works Assistant Director

Lina Hickman, Civil Engineer

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared JOHANA OLIVA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

NOTICE OF PUBLIC HEARING
CITY OF CORAL GABLES - LOCAL PLANNING AGENCY /
PLANNING AND ZONING BOARD - JUNE 13, 2018

in the XXXX Court,
was published in said newspaper in the issues of

06/01/2018

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

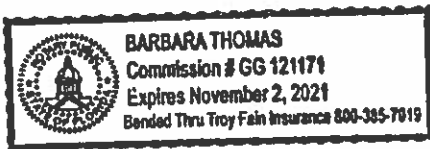
Johana Oliva

Sworn to and subscribed before me this
1 day of JUNE, A.D. 2018

Barbara Thomas

(SEAL)

JOHANA OLIVA personally known to me



**CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING**

City Public Hearing Dates/Times Local Planning Agency / Planning and Zoning Board
Wednesday, June 13, 2018, 6:00 - 9:00 p.m.

Location City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida, 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA) / Planning and Zoning Board (PZB) will conduct Public Hearings on the following:

1. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Multi-Family Medium Density" Land Use to "Mixed Use" Land Use and extending the "North Ponce de Leon Boulevard Mixed-Use Overlay District" for the property legally described as Lots 5 to 12, Block 12, Douglas Section (100, 114, and 126 Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard), Coral Gables, Florida; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (LPA review)
2. Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review," Division 14, "Zoning Code Text and Map Amendments", from Multi-Family 2 District (MF2) to Commercial District (C) and extending the "North Ponce de Leon Boulevard Mixed- Use Overlay District" for the property legally described as Lots 5 to 12, Block 12, Douglas Section (100, 114, and 126 Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard), Coral Gables, Florida; and providing for severability, repealer and an effective date.
3. An Ordinance of the City Commission of Coral Gables, Florida granting approval of a proposed Planned Area Development (PAD) approval referred to as "Regency on the Park" pursuant to Zoning Code Article 3, "Development Review," Division 5, "Planned Area Development (PAD)," for the construction of a project consisting of a mix of uses including office, live/work, and residential, on the property legally described as Lots 5 to 12, Block 12, Douglas Section (100, 114, and 126 Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for severability, repealer and an effective date.

4. A Resolution of the City Commission of Coral Gables, Florida requesting Mixed-Use Site Plan Review pursuant to Zoning Code Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)," for the proposed project referred to as "Regency on the Park" on the property legally described as Lots 5 to 12, Block 12, Douglas Section (100, 114, and 126 Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.
5. An Ordinance of the City Commission of Coral Gables requesting vacation of a public alleyway pursuant to Zoning Code Article 3, Division 12, "Abandonment and Vacations" and City Code Chapter 62, Article 8, "Vacation, Abandonment and Closure of Streets, Easements and Alleys by Private Owners and the City; Application Process," providing for the vacation of the twenty (20) foot wide alley which is two-hundred and seventy (270) feet in length lying between Lots 38-48, 1-10 and a portion of Lot 11, and the dedication of substitute perpetual access and utility easement on Lot 38 in Block 20, Coral Gables Section "K" (2151 Seizedo Avenue), Coral Gables, Florida; providing for an effective date.
6. A Resolution of the City Commission of Coral Gables, Florida approving the Final Plat entitled "Plaza Coral Gables" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision," being a re-plat of an approximately 6.731 acre property into seven (7) tracts of land on property assigned Commercial District (C) zoning, on the property legally described as all of blocks 20 and 30, and a portion of the platted alley lying within block 23, Coral Gables Crafts Section (2801, 2901, and 3001 Ponce de Leon Boulevard), Coral Gables, Florida; providing for an effective date.
7. A Resolution of the City Commission of Coral Gables approving the Final Plat entitled "Riviera Dauce" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision," being a re-plat of an approximately 0.29 acre property on two (2) platted lots for residential, multi-family use on property assigned Multi-Family 1 Duplex Residential (MF1) zoning, on the property legally described as Lots 26 and 27, Block 93, Riviera Section Part 2 Revised (Riviera Drive and Menendez Avenue), Coral Gables, Florida; providing for an effective date.

8. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 3, "Development Review," Division 10, "Transfer of Development Rights," providing a procedure to transfer development rights for open space, providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.
9. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 3, "Development Review," Division 10, "Transfer of Development Rights," expanding the receiver sites for the use of transfer development rights to include Blocks 1, 2, 3, 4, 6, 7, 8, and 10 in the Biltmore Section, providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning and Zoning Division at planning@coralgables.com (FAX: 305.460.5327) or 305.460.5211.

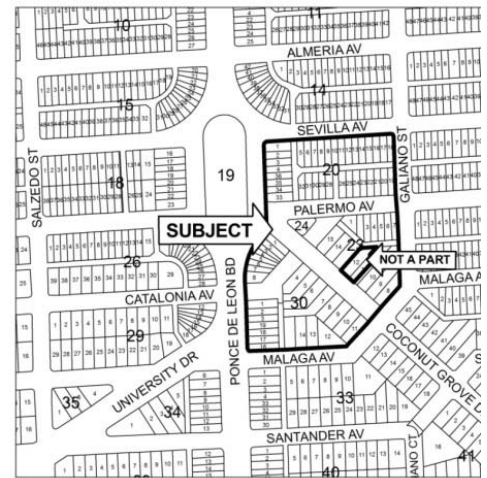
Ramon Trias
 Director of Planning and Zoning
 Planning & Zoning Division
 City of Coral Gables, Florida

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1800, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.



**City of Coral Gables
Courtesy Public
Hearing Notice**

May 31, 2018



Applicant:	Agave Ponce, LLC
Application:	Subdivision Review for a Tentative Plat
Property:	2801, 2901 and 3001 Ponce de Leon Blvd - The Plaza Coral Gables f/k/a Mediterranean Village
Public Hearing - Date/Time/ Location:	Planning and Zoning Board June 13, 2018, 6:00 – 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board (PZB) will conduct a Public Hearing on June 13, 2018 on the following applications at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida.

“Resolution of the City Commission of Coral Gables, Florida approving the Final Plat entitled “Plaza Coral Gables” pursuant to Zoning Code Article 3, Division 9, “Platting/Subdivision,” being a re-plat of an approximately 6.731 acre property into seven (7) tracts of land on property assigned Commercial District (C) zoning, on the property legally described as all of blocks 20 and 30, and a portion of the platted alley lying within block 23, Coral Gables Crafts Section (2801, 2901, and 3001 Ponce de Leon Boulevard), Coral Gables, Florida; providing for an effective date.”

This application has been submitted by Mario Garcia-Serra of Gunster on behalf of Agave Ponce, LLC to re-plat the property located at 2801, 2901 and 3001 Ponce de Leon Blvd. The property is currently vacant and the applicant is proposing to re-plat the property to reflect the approved project “The Plaza” (formerly known as Mediterranean Village).

All interested parties are invited to attend and participate. Please visit the City webpage at www.coralgables.com to view information concerning the application. The complete application is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments regarding the application can be directed to the Planning and Zoning Division at planning@coralgables.com, Fax: 305.460.5327 or Phone: 305.460.5211. Please forward to other interested parties.

Sincerely,

City of Coral Gables, Florida

Attachment E

From: [Trias, Ramon](#)
To: ["Orlando Capote"; Garcia, Jennifer](#)
Cc: [Swanson-Rivenbark, Cathy](#); [Ramos, Miriam](#); [Silio, Antonio](#)
Subject: RE: Orlando Capote Comments Plat Review 3-14-18
Date: Tuesday, March 13, 2018 9:16:19 AM

Dear Mr. Capote:

Thank you for your email. I will discuss your concerns with the Public Works Director, and forward your comments to the Planning and Zoning board members.

For your information, discussion on the request has been postponed and the item will not be considered on Wednesday's Planning and Zoning meeting.

Ramon Trias

From: Orlando Capote [mailto:ocapote1@bellsouth.net]
Sent: Monday, March 12, 2018 5:23 PM
To: Trias, Ramon; Garcia, Jennifer
Cc: Swanson-Rivenbark, Cathy; Ramos, Miriam; Silio, Antonio
Subject: Orlando Capote Comments Plat Review 3-14-18

Ramon Trias
Planning and Zoning Director
City of Coral Gables

My name is Orlando Capote. Since 1989, my mother Lucia and I have been residents and property owners at 2915 Coconut Grove Drive, Coral Gables, Florida. We respectfully ask that the following comments be made part of the public record for the review of the Tentative Plat of the Plaza Coral Gables f/k/a Mediterranean Village at 2801, 2901 and 3001 block of Ponce De Leon Boulevard to be held on March 14, 2018.

We are opposed to the closing of the alley from Galiano Street that we use regularly to access our property and garage. It is part of our property rights for the alley to remain open as a public right of way access to the back of our property, as it has been since 1989. Florida Statutes Chapter 177-101-3 states that it must be shown by the governing body of the county that the vacation of the alley will not affect the ownership or right of convenient access of persons owning other parts of the subdivision. Any other way to access our property will be neither safe nor convenient. By vacating this public alley we are being deprived of the safe and convenient access to the back of your property.

If there is an intent to construct internal roads within Tract B, C and G, with driveways less than 100 feet from existing street intersections, as approved at the City of Coral Gables public hearings held in 2015, and the roads will be used by both the townhome residents and commercial vehicles servicing the 1.2 million square foot complex, then the resulting traffic counts could be sufficiently high to create unsafe traffic conditions for the area.

If there is an intent to install traffic restricting devices on Coconut Grove Drive, Malaga, Palermo and Sevilla, as approved by the City of Coral Gables public hearings held in 2015, it would impact traffic in the entire area.

One of the purposes of the Chapter 28, Miami-Dade County Code of Ordinances, which is enforceable on all incorporated and unincorporated areas of the County, is the prevention of traffic hazards and the provision of safe and convenient vehicular and pedestrian traffic circulation in land developments. The alley closure, combined with the traffic restricting devices, would force us to use the proposed new roads

that would also be used by commercial vehicles, with driveways located less than 100 feet from the nearest intersections, to access the garage at the back of our property. This would create unsafe and inconvenient access to our property.

Ordinance 2006-24 approved the vacation and dedication of alleys in blocks 20, 23 and 30. I believe one alley in block 20 was vacated and in exchange new alleys were dedicated in blocks 23 and 30. As part of this process, a 20 foot alley was built along the NW side of our property by the Old Spanish Village project. The NW alley connected to the existing alley at the back of our property and provided a continuous connection from Coconut Grove Drive to Galiano Street. The NW alley and townhomes were demolished by the Mediterranean Village project. The relocation of the alleys provided for in the previous ordinances need to be considered as part of the new plat.

Existing City zoning allows buildings up to 36.5 feet in height adjacent to residential single family home properties. The proposed site plan depicts 70 foot high buildings adjacent to our residential property. The required building height and setbacks from a residential zoned property need to be depicted on the plat.

One FPL vault is depicted within 100 feet of our property. A structure labeled "loading" is also depicted within 100 feet of our property. FPL vaults and commercial loading dock operations are a potential health, fire and explosion hazard and should not be placed within 100 feet of a single family residential zoned property.

For any additional information please feel free to contact me at ocapote1@bellsouth.net and by phone at 305-781-6119.

Thank you

Orlando Capote
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