



City of Coral Gables
CITY COMMISSION MEETING
February 26, 2019

ITEM TITLE:

Ordinance on First Reading. Conditional Use Review for a Building Site Determination. An Ordinance of the City Commission of Coral Gables, Florida requesting Conditional Use Review for a Building Site Determination pursuant to Zoning Code Article 3, "Development Review", Section 3-206, "Building Site Determination" to separate into two (2) single-family building sites on the property zoned Single-Family Residential (SFR) District, legally described as Lots 13-18 Block 236, Coral Gables Riviera Section Part 11 (601 Sunset Drive), Coral Gables, Florida; one (1) building site consisting of Lots 13, 14 and 15 (east parcel), and the other one (1) building site consisting of Lot 16, 17 and 18 (west parcel); including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

Resolution. Release of Restrictive Covenant. *(This Resolution is not for consideration at this time and will be included with the above ordinance on Second Reading if approved on First Reading.)* A Resolution to allow release of Restrictive Covenant for Lots 13-18 Block 236, Coral Gables Riviera Section Part 11 (601 Sunset Drive), recorded in Plat Book 12628, Page 1081 of the Public Records of Miami-Dade County, Florida.

DEPARTMENT HEAD RECOMMENDATION:

Approval with conditions.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 01.09.19 meeting recommended approval (vote: 5-0) of the Conditional Use Review for a Building Site Determination with conditions.

BRIEF HISTORY:

The Applicant, Global Rental E & P, LLC is requesting Conditional Use Review for a Building Site Determination in order to separate an existing single building site located at 601 Sunset Drive into two (2) building sites for single-family residences. The draft Ordinance for the Conditional Use review for a Building Site Determination is provided as Exhibit A. The Applicant is also requesting the release of a Restrictive Covenant recorded on August 20, 1985 that encumbers the property. The draft Resolution for the Release of Restrictive Covenant is provided as Exhibit B.

The subject site located at 601 Sunset Drive consists of six (6) individually platted lots (lots 13 thru 18) with a street frontage of approximately 200 feet along Sunset Drive, totaling approximately 31,00 square feet (0.71 acres). The request is to separate the subject site into two building sites; one (1) building site consisting of Lots 13, 14 and 15 (east parcel), and the other one (1) building site consisting of Lot 16, 17 and 18 (west parcel).

The Planning and Zoning Board's recommendation for approval includes Staff's recommended conditions which have been provided in the draft Ordinance and are as follows:

1. The total square footage of the residence allowed on the separated building sites shall be equal to or less than the total square footage that could be constructed on the property if developed as a single building site.
2. The new single-family residences constructed on the separated buildings sites shall meet all applicable requirements of the Zoning Code, and no variances shall be required or requested.
3. The plans depicting the site plans and elevations of the residences on the separated building sites and submitted as part of the conditional use application shall be made part of the approval with any instructions or exceptions provided by the City Commission. Any changes to the plans are subject to Sec. 3-410 of the Zoning Code.
4. A bond shall be required, as determined by the building official, to ensure the timely removal of any non-conformities as a result of the building site separation approval.
5. Within 30 days of approval of the Conditional Use Review for a Building Site Determination, the property owner, its successors or assigns shall submit a restrictive covenant for City Attorney review and approval that includes all conditions of approval as approved by the City Commission. Failure to submit the covenant within the specified time frame shall render the approval void unless said time frame for submittal of the covenant is extended by the City Attorney after good cause as to why the time frame should be extended.

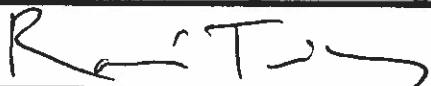
OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
01.09.19	Planning and Zoning Board	Recommended approval (vote: 5-0) with conditions.

PUBLIC NOTIFICATION(S):

Date	Form of Notification
12.18.18	Courtesy notification mailed to all property owners within 1,000 feet.
12.28.18	Property posted for Planning and Zoning Board meeting.
12.28.18	Legal advertisement published for Planning and Zoning Board meeting.
01.04.19	Planning and Zoning Board meeting agenda posted at City Hall.
01.04.19	Planning and Zoning Board meeting agenda, staff recommendation, legal notice and all attachments posted on City web page.
02.13.19	Courtesy notification mailed to all property owners within 1,000 feet.
02.22.19	City Commission meeting agenda posted on City web page.

APPROVED BY:

Asst. Director of Development Services for Planning and Zoning


EXHIBIT(S):

- A. Draft Ordinance.
- B. Draft Resolution
- C. 01.09.19 Planning and Zoning Staff Report and recommendation with attachments.
- D. 01.09.19 Excerpts of Planning and Zoning Board Meeting Minutes.
- E. Applicant's updated Letter of Intent and Revised Floor Area Ratio diagrams