



**City of Coral Gables
CITY COMMISSION MEETING
October 14, 2014**

E-2

ITEM TITLE:

Ordinance on Second Reading. Zoning Code Text Amendment. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code Appendix A, "Site Specific Regulations", by adding Section A-77.1. "Riviera-Maggiore Subdivision", to indicate Lots 1 and 2 are separate building sites; providing for severability, repealer, codification, and an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 04.09.14 meeting recommended approval (vote: 7-0) of both the Tentative Plat and Zoning Code text amendment.

BRIEF HISTORY:

The City Commission at their 09.23.14 meeting approved the Zoning Code text amendment (vote: 4-0) on first reading and approved the Final Plat Resolution (vote: 4-0). The Ordinance for the Zoning Code text amendment is now coming to the Commission for second reading, and is provided as Exhibit A.

The property is located on the entire west end of a block fronting onto Maggiore Street, between Savona Avenue (north) and Caligula Avenue (south), one block north of Hardee Road. The house that was located on the property has been demolished and the site is currently vacant. The approved Final Plat re-platted the 210' x 73' property consisting of four (4) partially platted lots into two (2) fully platted lots, each being 105' x 73' in size. The proposed Zoning Code text amendment would fulfill the technical requirement to record each of the platted lots as separate building sites for single family residences in the appendix of the Zoning Code.

A request for the separation of this property into two (2) separate building sites was approved on 12.10.13 by the City Commission by Ordinance No. 2013-18. That ordinance stipulated that (1) the property be re-platted, which is the subject of this request; (2) both residences be designed to face Maggiore Street; (3) each residence be designed to be unique to each other; (4) no variances shall be requested; and (5) a detailed landscape plan with a tree survey be submitted prior to issuance of building permits detailing existing tree preservation. This application is consistent with the Commission's prior approval of the building site separation and Final Plat, and will complete the process initiated in 2013.

The property's zoning designation would not change as a result of this Zoning Code text amendment, and would remain Single Family Residential (SFR). All required setbacks for these building sites would apply and remain the same. The single-family structures on the two (2) building sites would be required to meet all provisions of the Zoning Code and all conditions of approval required at the time the property was separated into two (2) building sites as provided in Ordinance No. 2013-18.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
09.23.14	Resolution and Ordinance	Approved Final Plat Resolution (vote; 4-0) and Zoning Code text amendment (vote:4-0) on first reading.

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
04.09.14	Planning and Zoning Board	Recommended approval (vote: 7-0) of the Tentative Plat and Zoning Code text amendment.

PUBLIC NOTIFICATION(S):

Date	Form of Notification
03.27.14	Courtesy notification mailed to all property owners within 1,000 feet of the boundary of the subject property.
03.27.14	Posted property.
03.27.14	Legal advertisement.
04.04.14	Posted agenda at City Hall.
04.04.14	Posted agenda, staff report, legal notice and all attachments on City web page.
09.12.14	Advertisement of Ordinance and Resolution headings.
10.03.14	Advertisement of Ordinance heading.

APPROVED BY:

Department Director	City Attorney (If Applicable)	City Manager
		

EXHIBIT(S):

- A. Draft Ordinance – Zoning Code text amendment.