



City of Coral Gables Planning and Zoning Staff Report

Applicant: 728 Navarre, LLC
Application: Separation of a Building Site and Conditional Use Site Plan Review
Property: 728 Navarre Avenue
Legal Description: Lots 8-10 and east 15 Feet of Lot 7, Block 25, Section "B"
Public Hearing: Planning and Zoning Board
Date & Time: July 13, 2016; 6:00 – 9:00 p.m.
Location: City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida 33134

1. APPLICATION REQUEST

Request for Separation of a Building Site and Conditional Use Site Plan Review for the property located on Lots 8-10 and east 15 Feet of Lot 7, Block 25, Coral Gables Section "B" as follows:

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 the property zoned Single-Family Residential (SFR) District and legally described as Lots 8-10 and the east 15 Feet of Lot 7, Block 25, Coral Gables Section "B" (728 Navarre Avenue), Coral Gables, Florida; one (1) building site consisting of Lot 8 and the west half of Lot 9 and one (1) building site consisting of Lot 10 and the east half of Lot 9 with the remaining east 15 feet of Lot 7 to be included as a part of the property to the west legally described as the east 25 feet of Lot 6 and Lot 7 less east 15 feet, Block 25, Coral Gables Section "B" (734 Navarre Avenue); including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

2. APPLICATION SUMMARY

728 Navarre, LLC (hereinafter referred to as "Applicant"), has submitted an application for the Separation of a Building Site and Conditional Use Site Plan Review (hereinafter referred to as the "Application") for City of Coral Gables review and public hearing consideration.

The request is to separate the existing 0.39 acre (16,875 square feet) building site located at 728 Navarre Avenue, consisting of Lots 8-10 and the east 15 Feet of Lot 7, which currently has 165 feet of street frontage into two (2) building sites with the east 15 feet of Lot 7 portion of the subject property to be provided to the property owner to the west. The remaining 150 foot street frontage, consisting only of Lots 8-10, of the subject property would be split evenly with each newly proposed building site containing 0.19 acres (8,437.5 square feet) with 75 feet of street frontage proposed on Navarre Avenue.

The property contains three (3) fully platted lots (Lots 8-10) and a 15 foot portion of another lot (east 15 feet of Lot 7), which together constitute the existing building site. The Applicant is proposing to separate Lots 8 through 10 of the existing building site into two (2) building sites, with each building site containing one and a half (1.5) fully platted lots. The Zoning Code requires that every building site have at least one (1) fully platted lot.

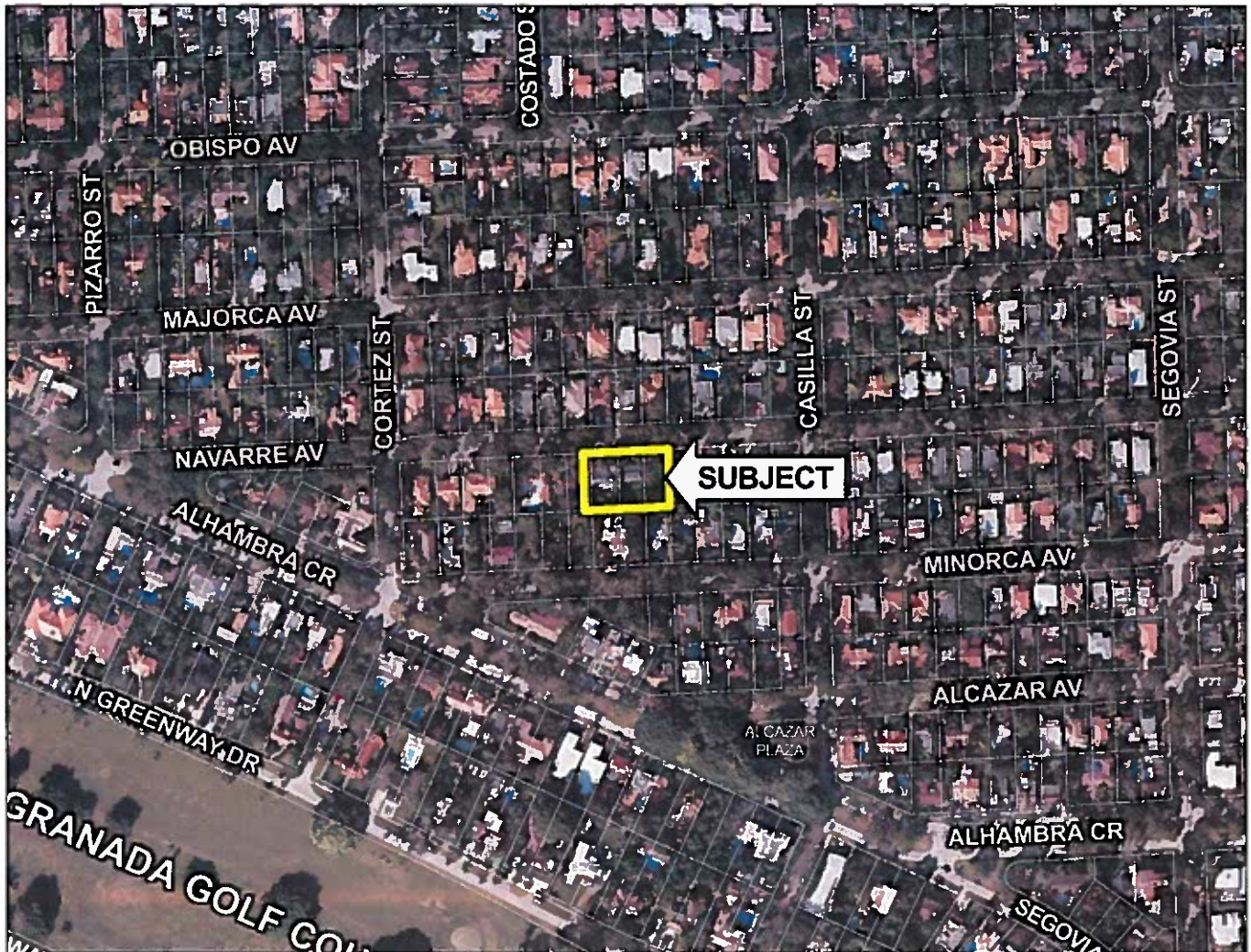
The Application went before the Development Review Committee on November 20, 2015 as required by the Zoning Code for all applications for properties requiring site plan review by the Planning and Zoning Board. All comments provided by City Staff to the Applicant resulting from the Development Review Committee meeting have been satisfactorily resolved as requested.

The property is shown in the following location map and aerial:

Location Map



Aerial



Property Designations and Surrounding Uses

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

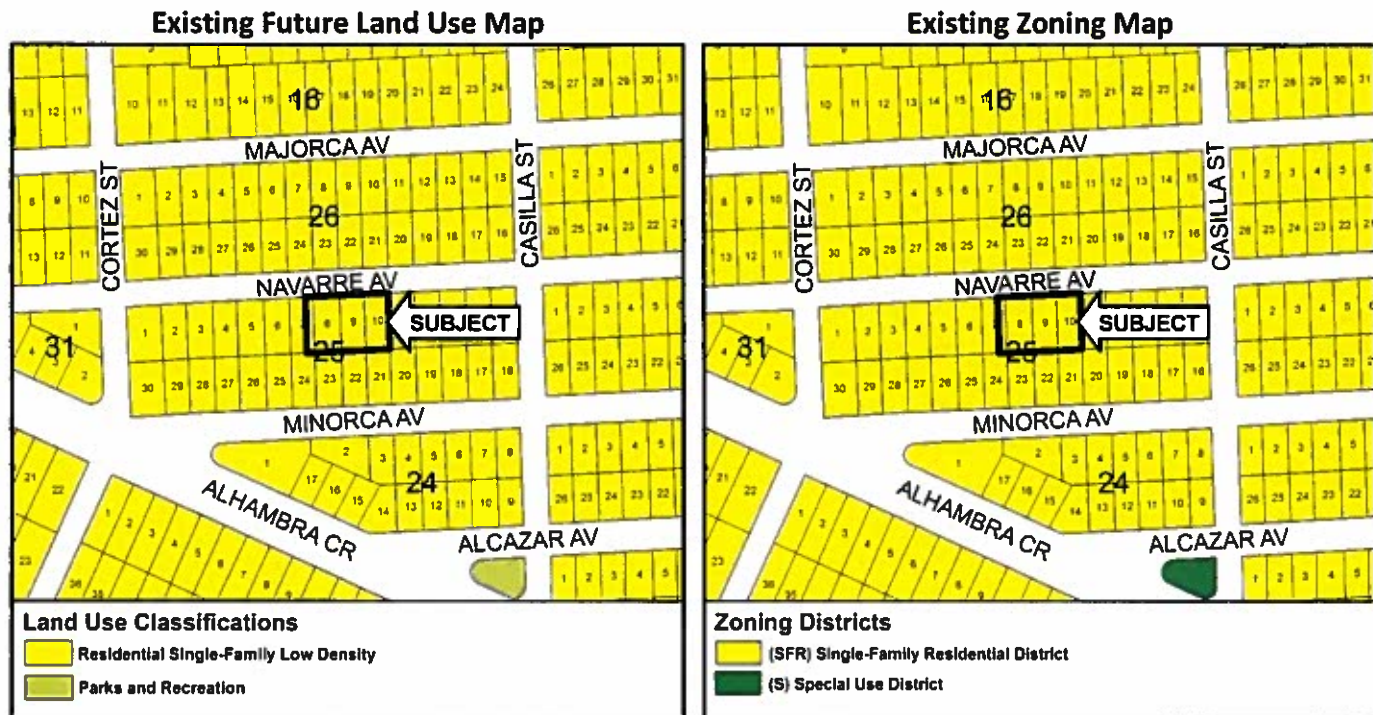
Existing Property Designations

Comprehensive Plan Future Land Use Map designation	"Residential Single-Family Low Density"
Zoning Map designation	Single Family Residential (SFR) District

Surrounding Land Uses

Location	Existing Land Uses	CP Designations	Zoning Designations
North	1-story single-family residences	"Residential Single-Family Low Density"	Single Family Residential (SFR) District
South	1-story single-family residences	"Residential Single-Family Low Density"	Single Family Residential (SFR) District
East	2-story single-family residence	"Residential Single-Family Low Density"	Single Family Residential (SFR) District
West	1-story single-family residence	"Residential Single-Family Low Density"	Single Family Residential (SFR) District

The surrounding properties have the same single-family residential land use and zoning designations as the subject property, illustrated as follows:



City Review Timeline

The submitted application has undergone the following City reviews:

Type of Review	Date
Development Review Committee	11.20.15
Board of Architects	N/A
Historic Preservation Board	N/A
Planning and Zoning Board	07.13.16
City Commission (1 st reading)	TBD
City Commission (2 nd reading)	TBD

Proposal – Separation of a Building Site and Conditional Use Site Plan Review

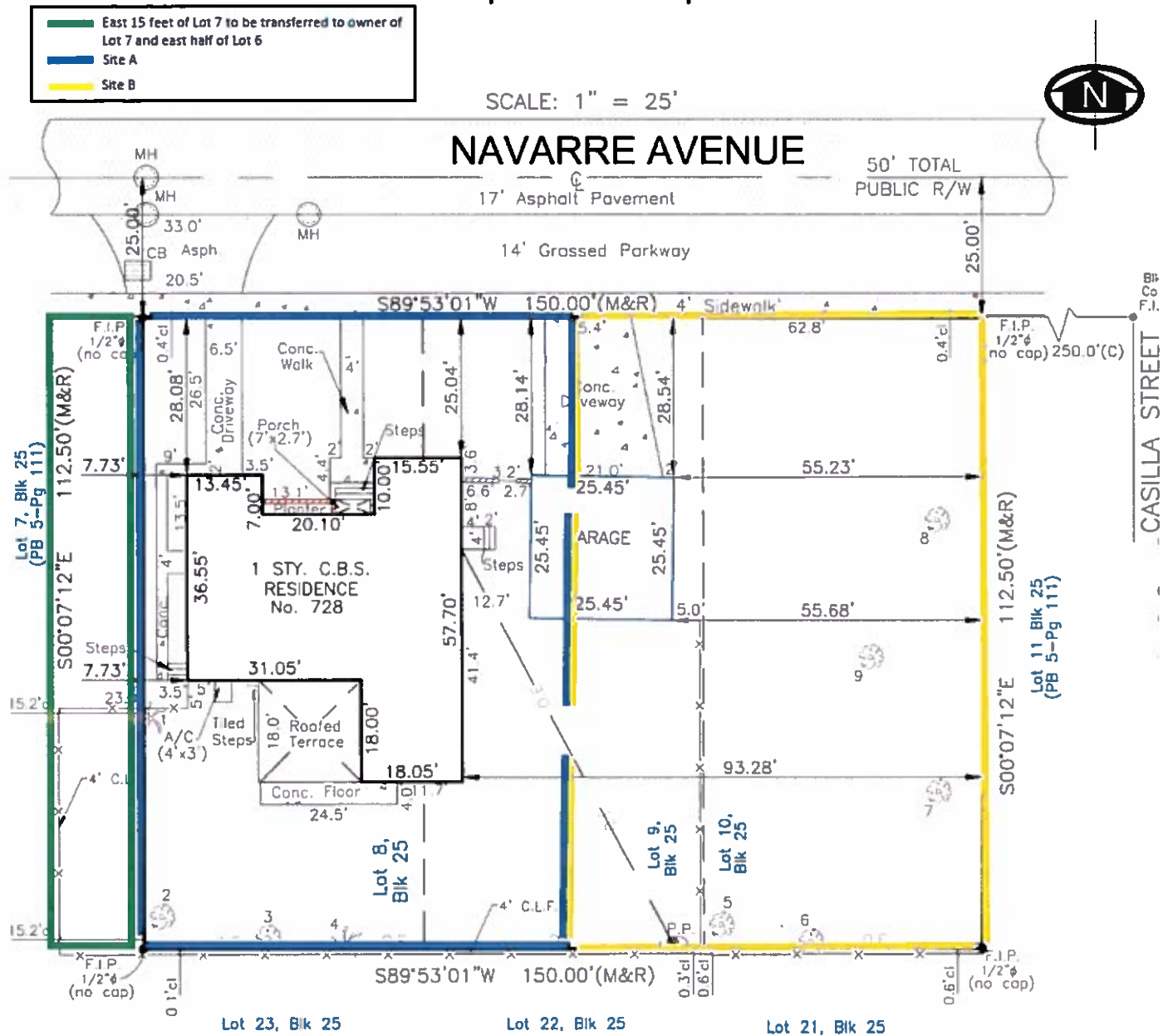
Conceptual Site Plan

A conceptual site plan was submitted with the application depicting the development potential of the proposed building sites. The site plans are only intended to indicate how the proposed building sites could be developed according to the Single-Family Residential (SFR) District provisions and applicable Zoning Code site specific regulations. The conceptual site plans are not tied to the request for building site separation.

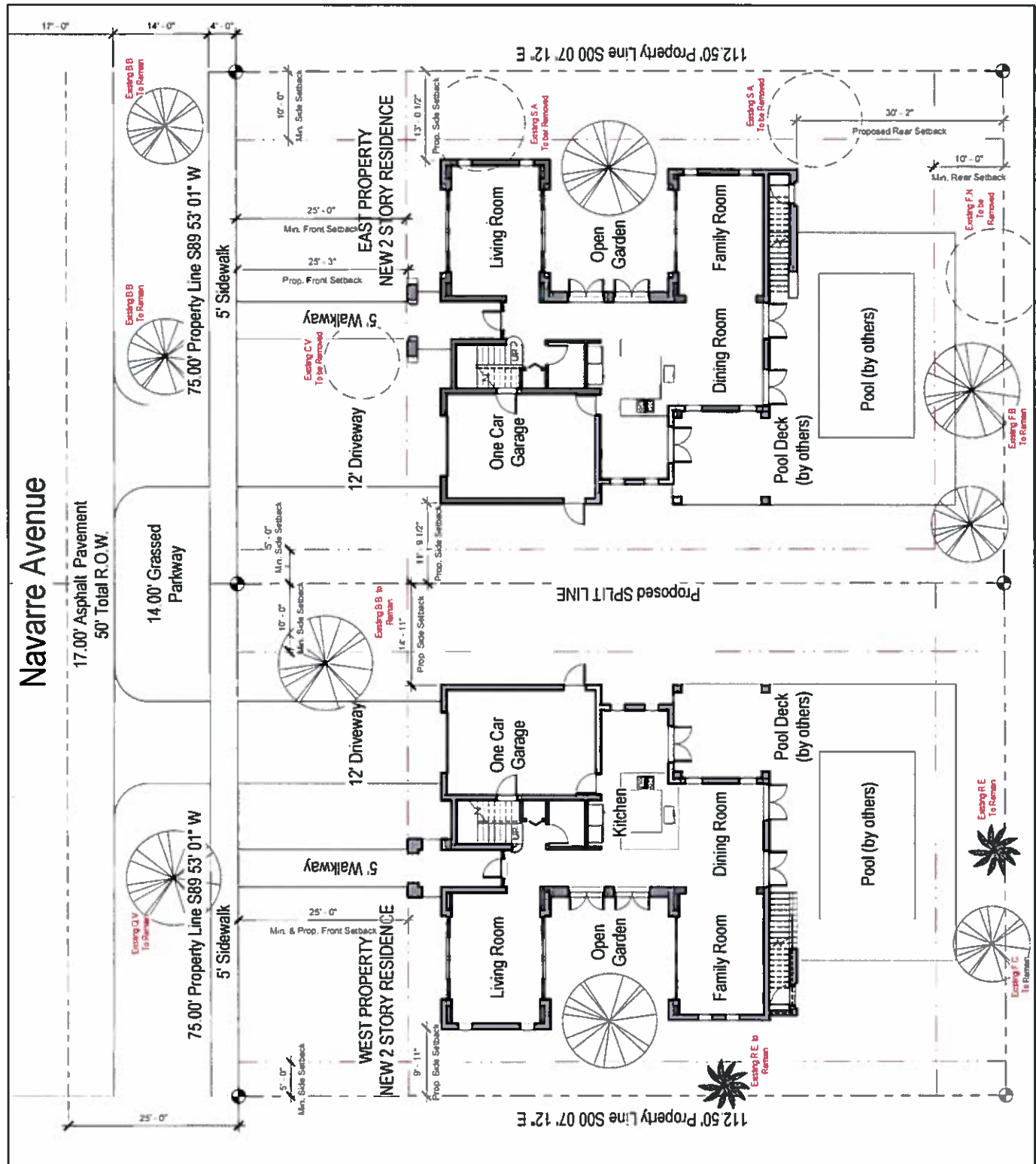
The Applicant's proposed building site separation, conceptual site plans and 3D renderings are provided on the following pages.

Proposed Building Site Separation

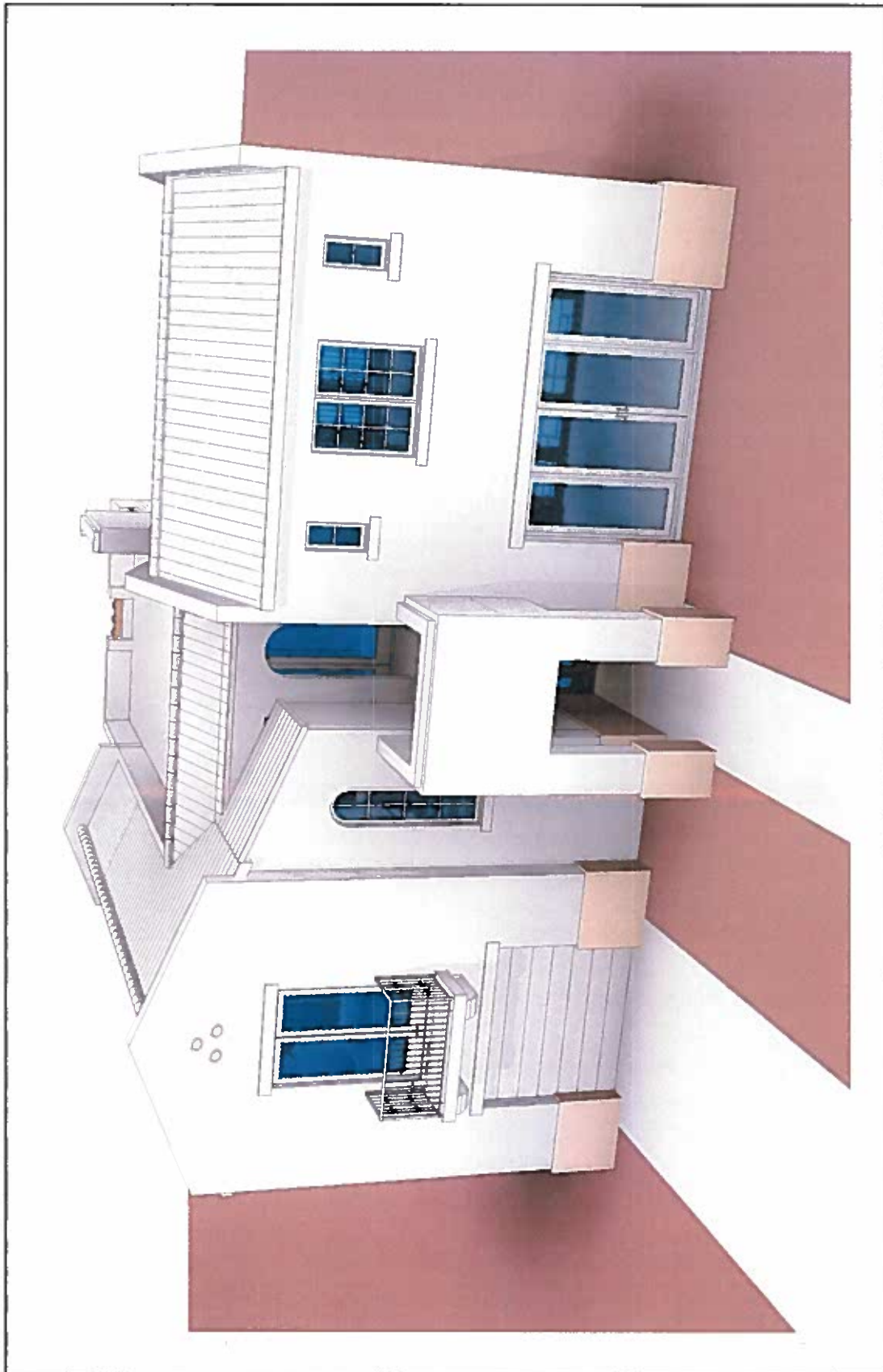
Proposed Lot Split



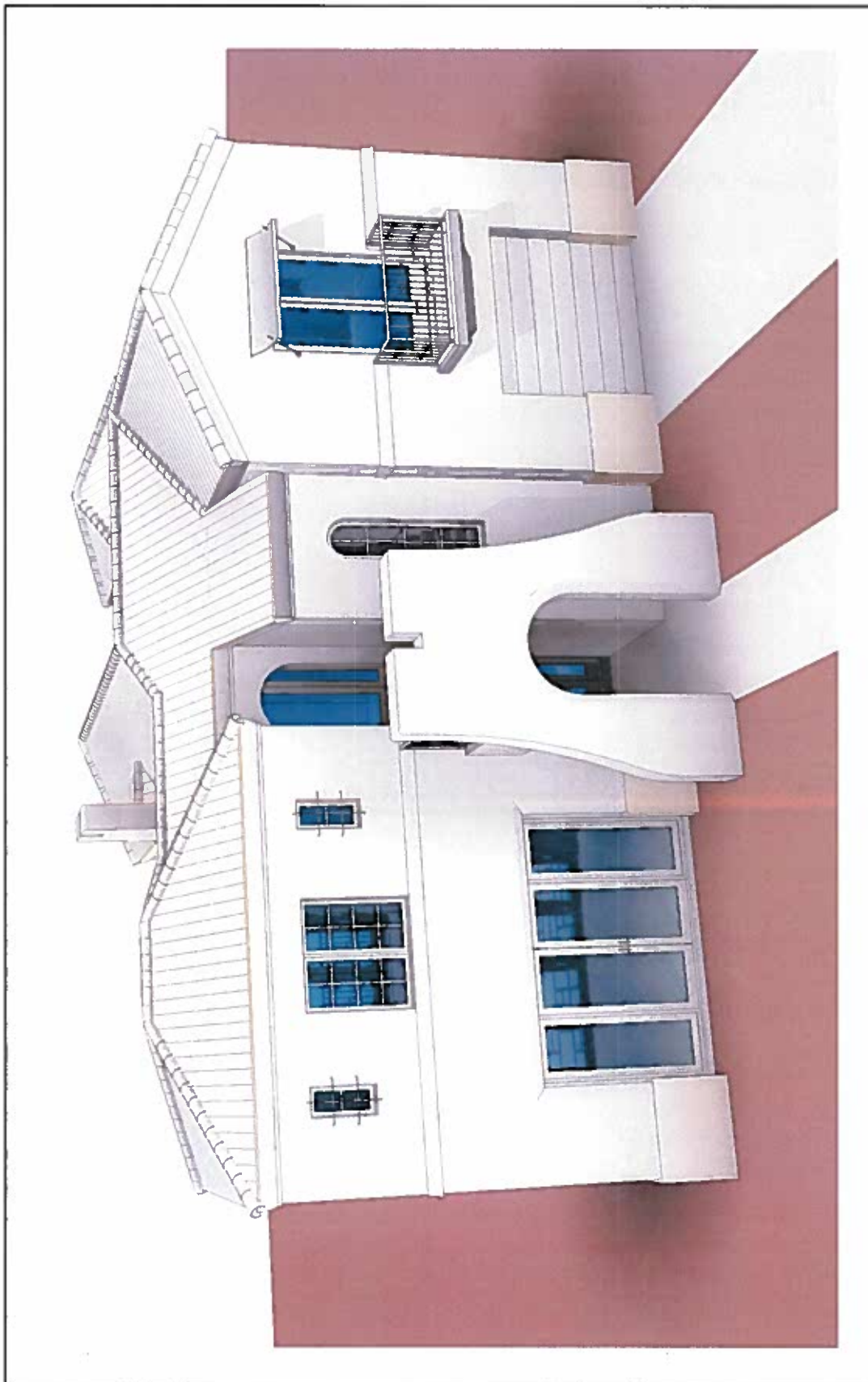
Conceptual Site Plan



3D Rendering of Front Elevation - Western Building Site (Lot 8 and west half of Lot 9)



3D Rendering of Front Elevation - Eastern Building Site (Lot 10 and east half of Lot 9)



Permitted Development

Currently, the subject property has 150 feet of frontage along Navarre Avenue (excluding the east 15 feet of Lot 7 which will be provided to the property owner to the west) and a site area of 16,875 sq. ft. If the property were developed as permitted by the Zoning Code as a single building site then one (1) single-family residence with approximately 6,213 sq. ft. of building floor area could be constructed on the property. The two (2) proposed building sites would each have a street frontage of 75 feet with a site area of 8,437.5 sq. ft. allowing for residences with a maximum building floor area of 3,603 sq. ft. Together, the proposed building sites would be permitted a total of 7,206 sq. ft. of building floor area, compared to the currently permitted 6,213 sq. ft. of building floor area.

The following table provides a comparison of the Zoning Code requirements and development potential for the existing building site with the proposed building sites. This analysis shows that the property can be developed as proposed and meet the requirements of the Zoning Code if the site specific requirements are removed:

Site plan information:

Type	Existing Building Site* (Lots 8-10)	Proposed Building Site (Lot 8 & east ½ of Lot 9)	Proposed Building Site (Lot 10 & east ½ of Lot 9)
Building site frontage	150' (existing)	75'	75'
Building site depth	112'-6" (existing)	112'-6"	112'-6"
Total site area	16,875 sq. ft. (existing)	8,437.5 sq. ft.	8,437.5 sq. ft.
Building floor area (FAR) (maximum permitted)	6,213 sq. ft.	Max. 3,603 sq. ft.	Max. 3,603 sq. ft.
Building height (maximum permitted)	2 stories/29'-0" above established grade	Max. 2 stories/29'-0" above established grade	Max. 2 stories/29'-0" above established grade
Setbacks required:			
Front	Min. 25'-0"	Min. 25'-0"	Min. 25'-0"
Side interior	Min. 10'-0"	Min. 7'-6"	Min. 7'-6"
Side street	N/A	N/A	N/A
Rear	Min. 10'-0"	Min. 10'-0"	Min. 10'-0"
Ground area coverage:			
Principal building	Max. 35%	Max. 35%	Max. 35%
Total (including auxiliary structures)	Max. 45%	Max. 45%	Max. 45%

**Existing building site information excludes the east 15 feet of Lot 7.*

3. FINDINGS OF FACT

This section of the report presents City Staff's evaluation of the Application and Findings of Facts. 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.

Review of Zoning Code Criteria

The Zoning Code regulations for the separation and establishment of building sites were amended on April 12, 2016. This application was submitted under the previous regulations and Staff has determined that the application meets the requirements of the previous regulations. In addition, Staff reviewed the application under the updated regulations as provided below.

Zoning Code Section 3-206(F) provides the criteria for the separation and establishment of building sites, as follows:

- F. When reviewing and providing a recommendation on an application for conditional use for a building site determination, the Planning and Zoning Division, Planning and Zoning Board and the City Commission shall consider and evaluate the request together with a proposed site plan and provide findings that the application satisfies the following criteria:
 - 1. That the building site(s) created would have a lot area equal to or larger than the majority of the existing building sites of the same zoning designation within a minimum of one thousand (1,000) feet of the perimeter of the subject property. The Development Review Official may determine that the comparison of building sites within one thousand (1,000) feet of the subject property shall be based on one (1) or more of the following: building sites located on the same street as the subject property; building sites with similar characteristics such as golf course frontage, water frontage, cul-de-sac frontage; and, building sites within the same platted subdivision.

The Application satisfies this criterion.

- 2. That exceptional or unusual circumstances exist, that are site specific such as unusual site configuration or partially platted lots, or are code specific such as properties having two (2) or more zoning or land use designations, multiple facings or through-block sites, which would warrant the separation or establishment of a building site(s).

Staff Comment: The property has an unusual circumstance in that it consists of three (3) platted lots and a 15 foot portion of a lot which is to be included as a part of the property located at 734 Navarre Avenue which is the adjacent property to the west. The property located at 734 Navarre Avenue currently does not contain a fully platted lot, as required by the Zoning Code to be determined as a lawful building site, and by providing that 15 foot portion it would bring the building site located at 734 Navarre Avenue into conformity.

The Application satisfies this criterion.

3. That the proposed building site(s) maintains and preserves open space and specimen trees, promotes neighborhood compatibility, preserves historic character, maintains property values and enhances visual attractiveness of the area.

Staff Comments: The conceptual plans submitted by the applicant show that both building sites can be developed in compliance with the requirements of the Zoning Code. The proposed building sites would have a greater street frontage than a majority of building sites within 1,000 feet of the subject property. As a result, Staff has determined that the proposed building sites would be compatible with the surrounding neighborhood.

The Application satisfies this criterion.

4. That the application satisfies at least three (3) of the following four (4) criteria:
- a. That the building site(s) created would have a street frontage, golf course frontage (if applicable), and water frontage (if applicable) equal to or larger than the majority of the existing building sites of the same zoning designation within a minimum of one thousand (1,000) feet of the perimeter of the subject property. For a cul-de-sac building site(s), the comparison of street frontages and water frontages (if applicable) shall include those similarly situated cul-de-sac building sites within one thousand (1,000) feet. If no cul-de-sac building sites exist within one thousand (1,000) feet then the comparison may be expanded to include all cul-de-sac building sites within the platted subdivision and any adjacent platted subdivision.

The Applicant's building site street frontage analysis is as follows:

Building Site Street Frontage Analysis:

Frontage	0' to 75'	+76'	Total
Number of Building Sites	247	85	332
Percentage	74.4%	25.6%	100%

Staff Comment: The proposed single-family building sites would have a 75' street frontage that would be equal to or larger than 74.4% of the surrounding building site street frontages. In order to meet the requirements of the Zoning Code all proposed single-family building site street frontages must be equal to or larger than the majority of the existing building site street frontages identified in the analysis.

The Application satisfies this criterion.

- b. That the building site(s) separated or established would not result in any existing structures becoming non-conforming as it relates to setbacks, lot area, lot width and depth, ground coverage and other applicable provisions of the Zoning Code, Comprehensive Plan and City Code. The voluntary demolition of a building or structure within the last ten (10) years which eliminates any of the conditions identified in this criterion shall result in non-compliance with this criterion.

Staff Comment: The subject property had an existing structure in the form of a garage that did not meet zoning regulations and was removed. Thus, past demolition did not eliminate applicable conditions.

The Application satisfies this criterion.

- c. That no restrictive covenants, encroachments, easements, or the like exist which would prevent the separation of the site. The voluntary demolition of a building or structure within the last ten (10) years which eliminates any of the conditions identified in this criterion shall result in non-compliance with this criterion.

Staff Comment: A restrictive covenant, dated May 4, 1987, is tied to the property requiring Lots 8, 9 and the east 15 feet of Lot 7 to be held together as one tract which would prevent the separation of the site. However, this covenant created a nonconformity and should be nullified.

The Application satisfies this criterion.

- d. That the building site(s) created has been owned by the current owner continuously for a minimum of ten (10) years prior to an application submittal for conditional use for a building site determination.

Staff Comment: The current property owner purchased the property in 2015.

The Application does not satisfy this criterion.

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.	Comprehensive Plan Goals, Objectives and Policies	Staff Review
1.	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
2.	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
3.	Objective FLU-1.14. The City shall enforce Zoning Code provisions which continue to preserve and improve the character of neighborhoods.	Complies
4.	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
5.	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
6.	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
7.	Policy DES-1.1.7. Preserve residential properties to assure that future development will be in conformity with the foregoing distinctive character, with respect to type, intensity, design and appearance.	Complies

Staff Comments: Staff's determination is that this Application is consistent with the CP goals, objectives and policies related to Zoning Code requirements for site plan review.

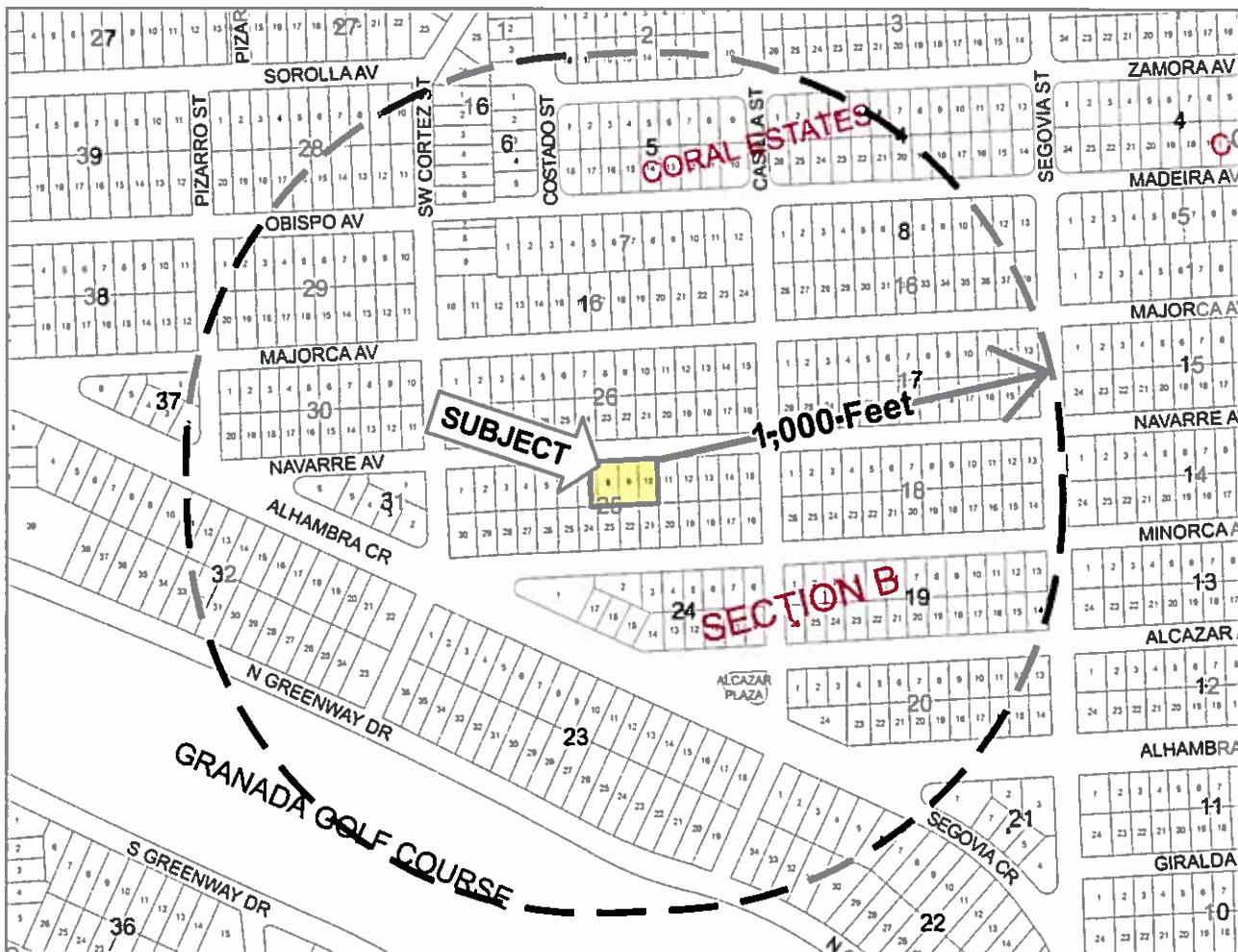
4. PUBLIC NOTIFICATION

The Applicant completed the mandatory neighborhood meeting with notification to all property owners within 1,000 feet of the property boundary. A meeting was held by the Applicant with the property owners on 05.16.16.

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. 332 notices were mailed to surrounding property owners. A Copy of the legal advertisement and courtesy notice are provided as Attachments B and C. Copies of public comments received shall be provided to the Board at the public hearing.

A map of the notice radius is as follows:

Courtesy Notification Radius Map



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

Public Notice

Type	Date
Neighborhood information meeting held by applicant	05.16.16
Courtesy notification - 1,000 feet of the property	07.01.16
Posting of property	07.01.16
Legal advertisement	07.01.16
Posted agenda on City web page/City Hall	07.01.16
Posted Staff report on City web page	07.08.16

5. STAFF RECOMMENDATION

The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends **approval with conditions** of the Applicant's request.

Conditions of Approval

Planning and Zoning Division Staff recommends the application be recommended for approval by the Board subject to the following conditions of approval:

1. The new single-family residences constructed on the two (2) building sites shall meet all applicable requirements of the Zoning Code, and no variances shall be required or requested.
2. The total square footage of the two (2) residences shall be equal to or less than 6,213 square feet, which would be the maximum size of a residence permitted by the Zoning Code that could be constructed on the property if developed as a single building site.
3. Parking garages, carports and/or porte-cocheres shall be setback an additional five (5) feet from the front façade of the principal structure and all garage doors facing upon any street shall be divided into single bays separated by at least an eighteen (18) inch column, if a two-car garage is proposed.
4. Prior to submittal to the Board of Architects the property owner, its successors or assigns shall file for a release of the restrictive covenants currently running with the land.
5. The east fifteen (15) feet of Lot 7, Block 25, Coral Gables Section "B", belonging to the subject property shall be deeded over to the owner of the property located at 734 Navarre Avenue (legally description: east 25 feet of Lot 6 and Lot 7 less east 15 feet, Block 25, Coral Gables Section "B") prior to the issuance of any building permits.
6. 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.
7. 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.

6. ATTACHMENTS

- A. Applicant's submittal package.
- B. 07.01.16 Legal advertisement published.
- C. 07.01.16 Courtesy notice mailed to all property owners within 1,000 feet.

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
Director of Planning and Zoning
City of Coral Gables, Florida

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 MARIA MESA, 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 - JULY 13, 2016**

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

07/01/2016

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.

Sworn to and subscribed before me this
1 day of JULY, A.D. 2016

[Signature]

(SEAL)

MARIA MESA personally known to me



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

CITY PUBLIC HEARING

DATES/TIMES

LOCATION

**LOCAL PLANNING AGENCY / PLANNING
AND ZONING BOARD
WEDNESDAY, JULY 13, 2016,
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, Local Planning Agency (LPA) Planning and Zoning Board (PZB) will conduct Public Hearings on the following:

Items 1 and 2 are related.

1. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 4, "Zoning Districts," adding Section 4-206, "Giralda Plaza Overlay" to modify and supplement the existing Commercial District standards and criteria to allow appropriate infill and redevelopment that enhances the character of Restaurant Row; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date. (This item was continued from the June 8, 2016 Planning and Zoning Board meeting)
2. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the text of the City of Coral Gables Comprehensive Plan, Future Land Use Element, Policy FLU-1.1.2, "Table FLU-2. Commercial Land Uses", pursuant to expedited state review procedures (S.183.3184, Florida Statutes) and Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments;" amending the "Commercial Low-Rise Intensity" Land Use Classification to permit residential use in the Giralda Plaza Overlay District when expressly permitted by the Zoning Code; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (LPA review)

Items 5 through 7 are related.

3. 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 "Residential Multi-Family Medium Density" to "Commercial Mid-Rise Intensity" for the property legally described as all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida; and, providing for severability, repealer and an effective date. (LPA Review)

4. An 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) for the property legally described as all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida; and providing for severability, repealer and an effective date.

5. 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 mixed use project referred to as "33 Alhambra" on the property legally described as all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida; including required conditions; providing for an effective date.

6. 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 the property zoned Single-Family Residential (SFR) District and legally described as Lots 8-10 and the east 15 Feet of Lot 7, Block 25, Coral Gables Section "B" (728 Navarre Avenue), Coral Gables, Florida; one (1) building site consisting of Lot 8 and the west half of Lot 9 and one (1) building site consisting of Lot 10 and the east half of Lot 9 with the remaining east 15 feet of Lot 7 to be included as a part of the property to the west legally described as the east 25-feet of Lot 6 and Lot 7 less east 15 feet, Block 25, Coral Gables Section "B" (734 Navarre Avenue); including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

7. 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 11, "Historic Preservation: Designations and Certificates of Appropriateness," Article 5, "Development Standards," Division 24, "Walls and fences;" and, Article 8, "Definitions" amending criteria for designating historic landmarks and districts, clarifying wood fence requirements, and adding a definition for historic integrity; providing for repealer provision, severability clause, codification, and providing for an effective date.

Items 8 through 10 are related.

8. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 4, "Zoning Districts," adding Section 4-207, "North Ponce Neighborhood Conservation Overlay District" to modify and supplement the existing Multi-Family 2 standards and criteria to allow appropriate infill and redevelopment that preserves and enhances the character of the neighborhood; 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, by amending Article 5, "Development Standards," amending Section 5-2601, "Bed and breakfast establishments" to modify the existing Bed and breakfast establishments standards and criteria to allow for viable Bed and Breakfast establishments while protecting the character of the surrounding neighborhood; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

10. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Zoning Map pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", to create the "North Ponce Neighborhood Conservation Overlay District" for portions of the Douglas Section, Section K, and Section L, Coral Gables, Florida; and providing for severability, repealer and an effective date. (Legal Description on file with the City)

Discussion Item - Planning and Zoning Board

11. Landscape Provisions for the Best Practices Manual.

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 for participation in the proceedings or the materials in accessible format should contact Dona Spain, ADA Coordinator, at 305.460.5095, no less than three working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

7/1

16-120/0000129453M



City of Coral Gables Courtesy Public Hearing Notice

July 1, 2016



Applicant:	728 Navarre, LLC
Application:	Separation of a Building Site and Conditional Use Site Plan Review
Property:	728 Navarre Avenue, Coral Gables, Florida
Public Hearing - Date/Time/ Location:	Planning and Zoning Board July 13, 2016, 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 July 13, 2016 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

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 the property zoned Single-Family Residential (SFR) District and legally described as Lots 8-10 and the east 15 Feet of Lot 7, Block 25, Coral Gables Section "B", Coral Gables, Florida; one (1) building site consisting of Lot 8 and the west half of Lot 9 and one (1) building site consisting of Lot 10 and the east half of Lot 9 with the remaining east 15 feet of Lot 7 to be deeded to the property owner to the west; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

This application has been submitted by 728 Navarre, LLC requesting the separation of the existing single-family building site at 728 Navarre Avenue to create two (2) single-family building sites and to deed over 15 feet of the property to the adjacent neighbor at 734 Navarre Avenue.

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 305.460.5211. Please forward to other interested parties.

Sincerely,

City of Coral Gables, Florida