



# City of Coral Gables Planning and Zoning Staff Report

Applicant: Riviera Deuce, LLC  
Application: **Riviera Deuce - Review for a Tentative Plat**  
Property: Riviera Development – Riviera Deuce (Riviera Drive and Menendez)  
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, Lots 26 and 27, Block 93, Riviera Section Part 2 (intersection of Riviera Drive and Menendez Avenue), Coral Gables, Florida.

*“A Resolution of the City Commission of Coral Gables approving the Final Plat entitled “Riviera Deuce” 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.”*

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).

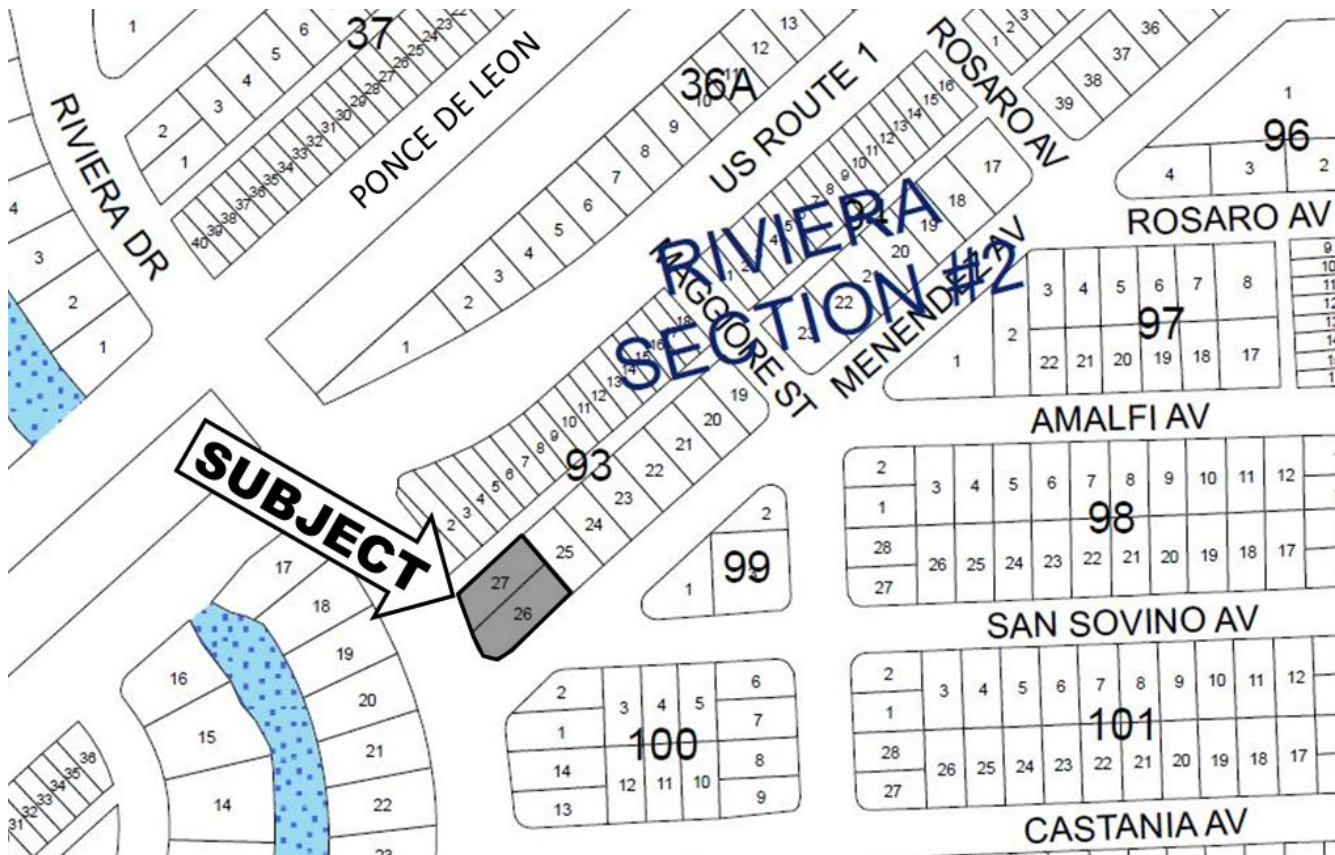
## 2. APPLICATION SUMMARY

Riviera Deuce, 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 approximately 0.29 acre site at intersection of Riviera Drive and Menendez Avenue, Coral Gables, Florida. The land is currently vacant. The request is to re-plat the two (2) existing platted lots to face onto Menendez Avenue, instead of onto Riviera Drive which is the current orientation of the property.

The purpose of the re-plat would be to allow the owner to build 2 duplex buildings facing Menendez Avenue with the rear of the buildings facing the alley and to continue the development pattern of the other properties in the block. The two lots have no recorded easements. The rear plat has a 10 foot utility easement at the new rear of the property.

## 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 ( Plate 9)	Residential Multi-Family Duplex Density (9 Units/Acre)
Zoning Map designation ( Plate 9)	(MF1) Multi-Family 1 Duplex District

### Surrounding Land Uses

Location	Existing Land Uses	FLUM Designations	Zoning Designations
<b>North-</b> S. Dixie Hwy	Commercial Shopping Center	Commercial Low-Rise Intensity (50 Feet; 3.0 F.A.R.)	(C) Commercial District
<b>South</b> San Sovino Ave	Residential Single Family	Residential Multi-Family Duplex Density (9 Units/Acre)	(SFR) Single-Family Residential District
<b>East</b> Menendez Ave	Duplex	Residential Multi-Family Duplex Density (9 Units/Acre)	(MF1) Multi-Family 1 Duplex District
<b>West</b> Riviera Dr	Duplex	Residential Multi-Family Duplex Density (9 Units/Acre)	(MF1) Multi-Family 1 Duplex District

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

### Future Land Use Map

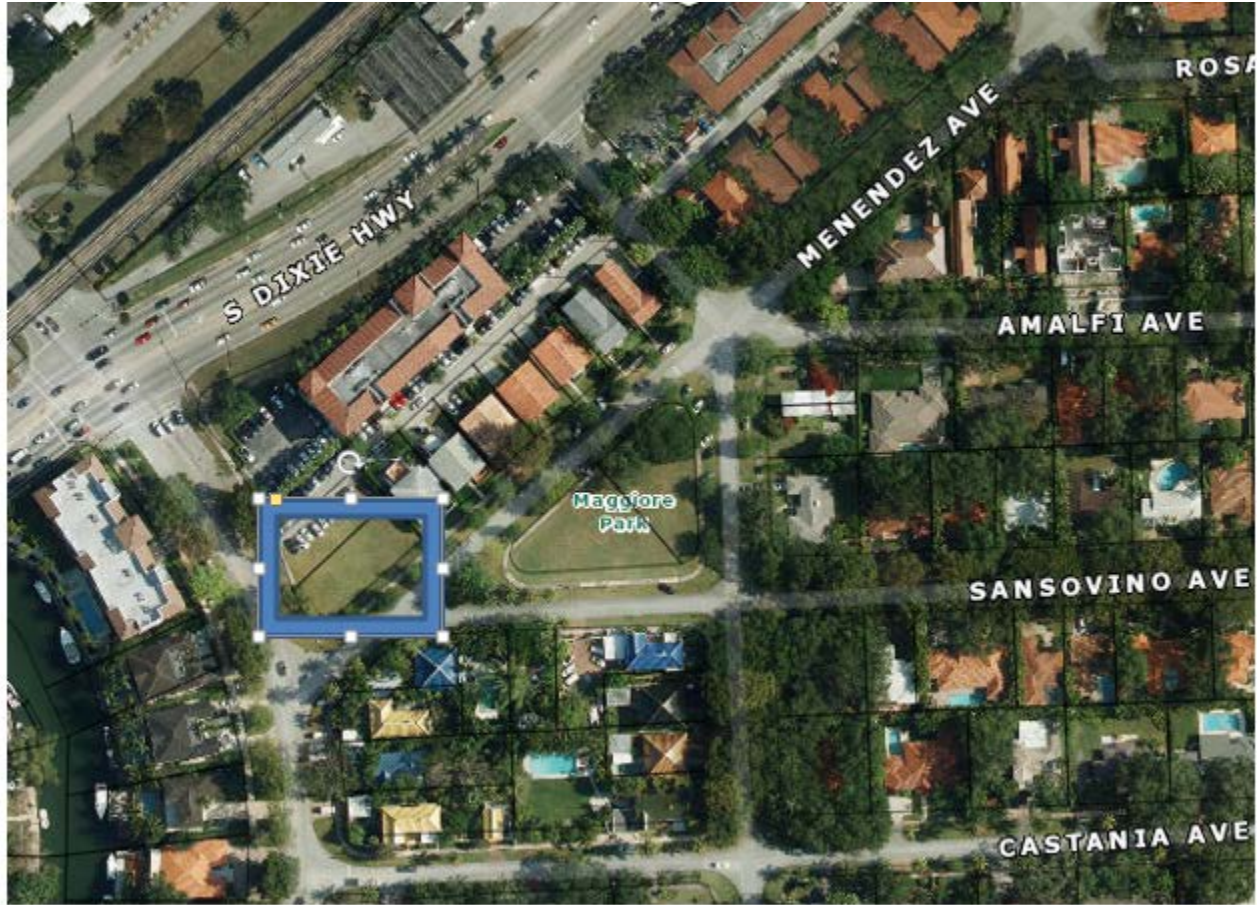


### Zoning Map





## Aerial

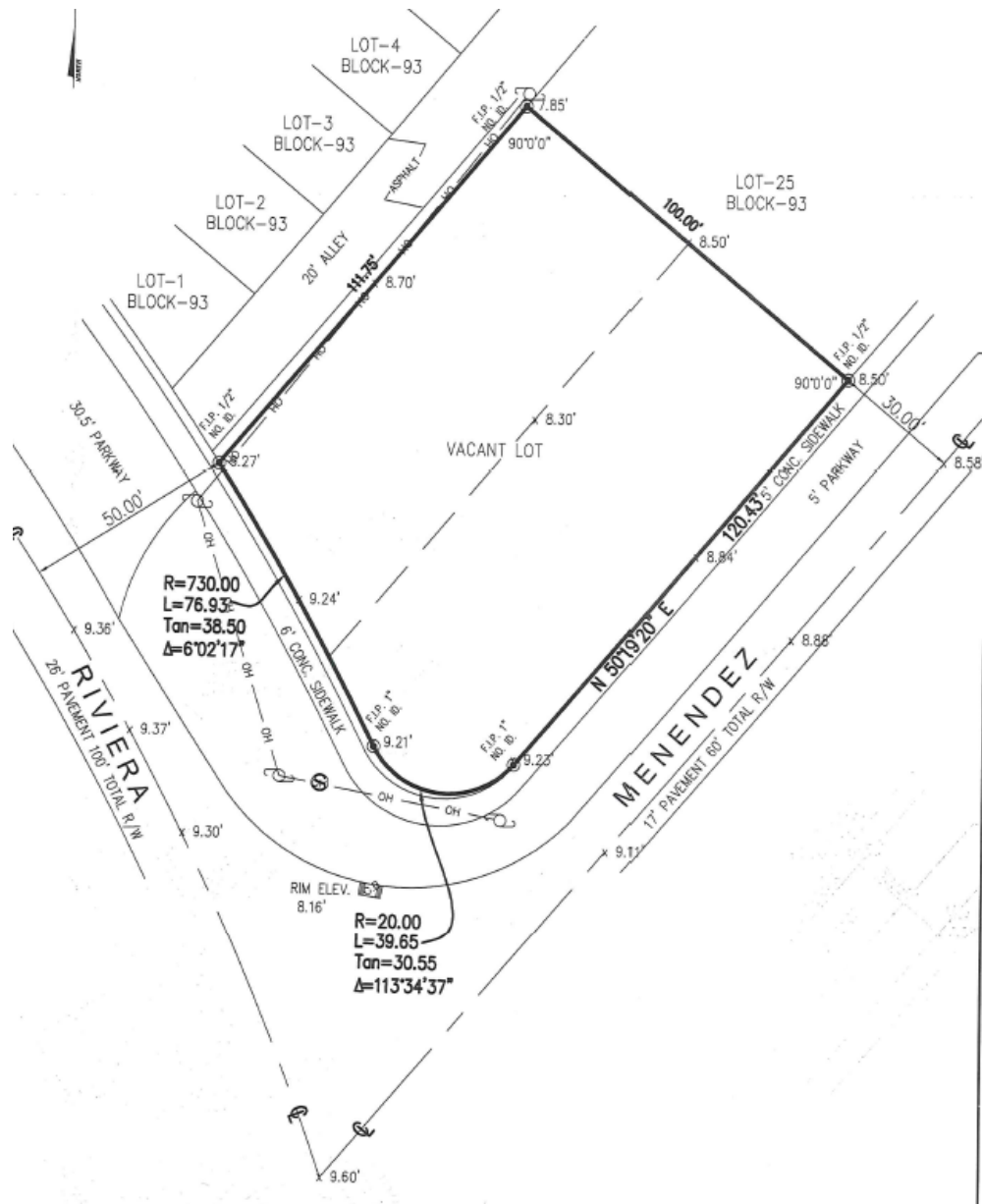


## City Review Timeline

The submitted application has undergone the following City reviews:

Type of Review	Date
DRC application	01.06.07
City of Coral Gables Courtesy Public Hearing Notice	05.31.18
Planning and Zoning Board	06.13.18
City Commission (Resolution)	TBD

### Existing Plat



[illegible]

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.

## City of Coral Gables Planning and Zoning Division

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 “Riviera Deuce” proposes re-platting two (2) existing platted lots to face onto Menendez Avenue, instead of onto Riviera Drive which is the current orientation of the property. Both building sites (Lots 1 and 2) would be deemed to face onto Menendez Avenue, as in the intent of this proposed re-plat. All standard required setbacks for these building sites would apply and remain the same. The duplex structures constructed on the two building sites would be required to meet all provisions of the Zoning Code.

#### *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, Fibernet Direct, XO Communications, 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 May 25, 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.	<b>Goal FLU-1.</b> 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.	<b>Objective FLU-1.2.</b> 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.	<b>Policy FLU-1.3.2.</b> 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.	<b>Objective FLU-1.11.</b> 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.	<b>Policy FLU-1.11.1.</b> Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
6.	<b>Objective FLU-1.13.</b> 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.	<b>Objective FLU-1.14.</b> The City shall enforce Zoning Code provisions which continue to preserve and improve the character of neighborhoods.	Complies
8.	<b>Goal FLU-3.</b> 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.	<b>Objective FLU-3.1.</b> 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.	<b>Objective DES-1.1.</b> 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.	<b>Policy DES-1.1.1.</b> Promote and support George Merrick's vision consistent with the established historic and cultural fabric of the City.	Complies
12.	<b>Policy DES-1.1.5.</b> 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 287 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
Neighborhood meeting held	06.07.2018
Courtesy notification - 1,000 feet of the property	05.31.2018
Posting of property	05.31.2018
Legal advertisement	06.01.2018
Posted agenda on City web page/City Hall	05.31.2018
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. 05.25.18 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.

Please visit the City website at [www.coralgables.com](http://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:** MAY 25<sup>th</sup>, 2018

**FROM:** ED SANTAMARIA, P.E., CGC, LEED, ENV SP  
PUBLIC WORKS DIRECTOR

**SUBJECT:** TENTATIVE PLAT  
Lots 26 and 27 Block 93  
"RIVIERA DEUCE"



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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 Department's Surveyor review revealed that 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 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.

c: Ramon Trias, Planning and Zoning Director  
Jessica Keller, Assistant Public Works Director  
Lina Hickman, Civil Engineer  
Juan Martinez, PSM, Surveyor

**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

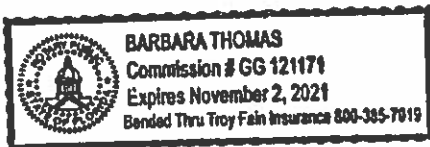
06/01/2018

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.

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

(SEAL)

JOHANA OLIVA personally known to me





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

City Public Hearing Local Planning Agency / Planning and Zoning Board  
Dates/Times 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.

	<p><b>City of Coral Gables</b>  <b>Courtesy Public</b>  <b>Hearing Notice</b></p> <p><b>May 31, 2018</b></p>	
<b>Applicant:</b>	<b>Riviera Deuce, LLC</b>	
<b>Application:</b>	<b>Subdivision Review for a Tentative Plat</b>	
<b>Property:</b>	<b>Riviera Drive and Menendez Ave., Coral Gables, Florida</b>	
<b>Public Hearing - Date/Time/ Location:</b>	<b>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</b>	

**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 application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

*“A Resolution of the City Commission of Coral Gables approving the Final Plat entitled “Riviera Deuce” 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.”*

This application has been submitted by Laura L. Russo, Esq. on behalf of Riviera Deuce, LLC to re-plat the property located on the southeast corner of the intersection of Riviera Drive and Menendez Avenue. The property is currently vacant and zoned Multi-Family 1 (MF1) Duplex. The applicant requests to re-plat the two lots to change the facing from Riviera Drive to face Menendez Avenue, the same as the rest of the lots on the block and to utilize the existing alley for both lots.

All interested parties are invited to attend and participate. Please visit the City webpage at [www.coralgables.com](http://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](mailto:planning@coralgables.com), FAX: 305.460.5327 or 305.460.5211. Please forward to other interested parties.

Sincerely,

*City of Coral Gables, Florida*



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 Deuce" 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](http://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](mailto: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](mailto: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.