



**City of Coral Gables  
Planning Division Staff Recommendation**

<b>Applicant:</b>	<b>The Blossom Avenue Development Miami, LLC</b>
<b>Application:</b>	<b>Separation of a Building Site and Conditional Use Site Plan Review</b>
<b>Property:</b>	<b>450 Como Avenue, Coral Gables, Florida</b>
<b>City Public Hearing Dates/Times:</b>	<b>Planning and Zoning Board July 29, 2015, 6:00 – 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</b>

**Application Request**

Request for Separation of a Building Site and Conditional Use Site Plan Review for the property located at 450 Como Avenue, 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 create two (2) separate single-family building sites on property zoned Single-Family Residential (SFR) District; one (1) building site consisting of a portion of Lot 1 and all of Lot 2; and, one (1) building site consisting of a portion of Lot 1 and all of Lot 23 on the property legally described as Lots 1, 2 and 23, Block 263, Riviera Section Part 11 (450 Como Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.”*

**Summary of Application**

The Blossom Avenue Development Miami, 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 an existing 0.60 acre (25,989 square feet) building site, with 176.75 feet of street frontage on San Vicente Street, into two (2) building sites. The proposed building sites would consist of a 0.38 acre (16,712 square feet) site with 150.57 feet of street frontage proposed on Como Avenue and a 0.21 acre (9,277 square feet) site with 55.32 feet of street frontage on Garlenda Avenue.

The property contains three (3) platted lots, which together constitute the existing building site. The

Applicant is proposing to separate the existing building site into two (2) building sites, with each building site containing one (1) fully platted lot and a portion of another platted lot. The Zoning Code requires that every building site have at least one (1) fully platted lot.

A one-story single-family residence with auxiliary and accessory structures was previously located on the property which were demolished in 2003 by a previous owner with the intent of constructing a larger single-family residence on the entire property. The plans for the proposed single-family residence are included in the Applicant's submittal package provided as Attachment A. However, the proposed single-family residence was never constructed and the property was sold to a new owner. The property is currently vacant.

The Application went before the Development Review Committee on February 27, 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 located south of U.S.1/South Dixie Highway near the intersection of LeJeune Road and Sunset Drive and fronts the roundabout located at the intersection of San Vicente Street and Como Avenue on property legally described as Lots 1, 2 and 23, Block 263, Riviera Section Part 11 (450 Como Ave), Coral Gables, Florida, and is shown in the following location map:



Aerial



## Site Data and Background

### Property Designations and Surrounding Uses

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

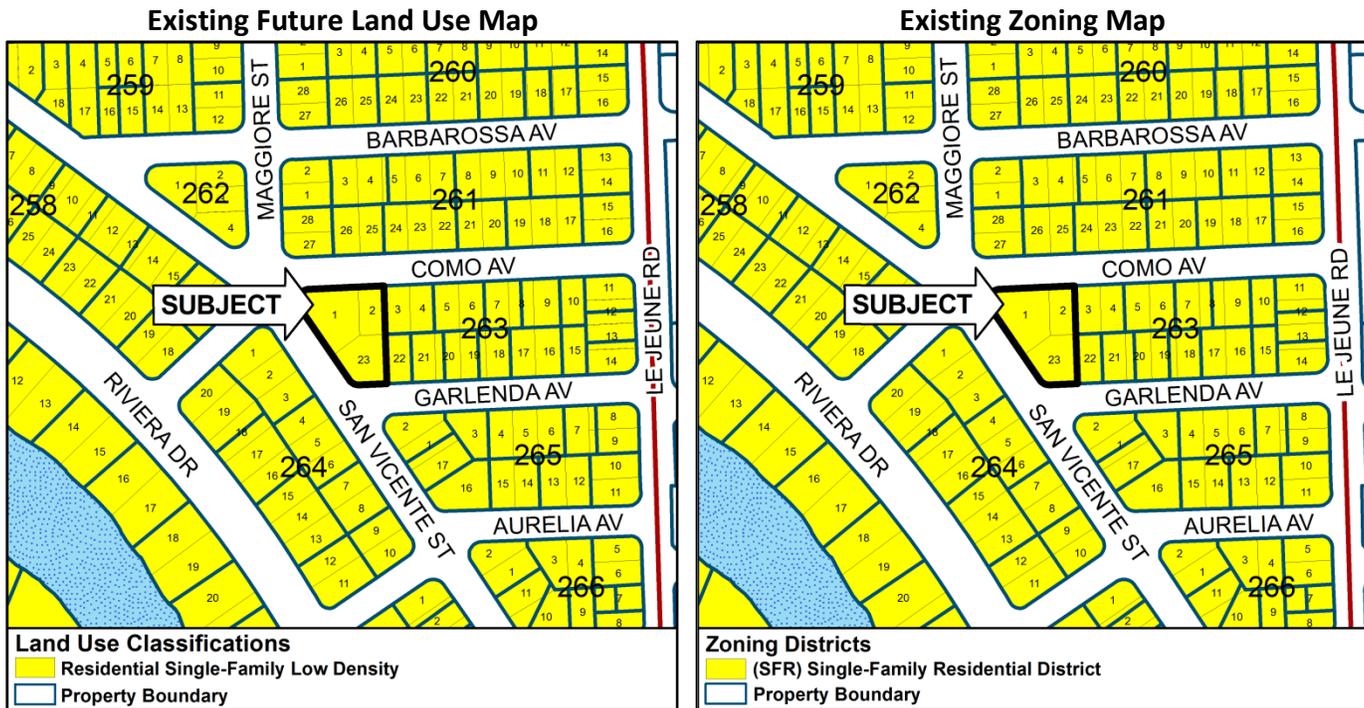
#### Existing Property Designations

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	2-story single-family residences	“Residential Single-Family Low Density”	Single Family Residential (SFR) District
East	1- and 2-story single-family residences	“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	02.27.15
Board of Architects	N/A
Historic Preservation Board	N/A
Planning and Zoning Board	07.29.15
City Commission (1 <sup>st</sup> reading)	TBD
City Commission (2 <sup>nd</sup> reading)	TBD

## Proposed Separation of a Building Site and Site Plan

### Proposal – Separation of a Building Site and Site Plan

#### *Proposed Separation of a Building Site Application*

The application package includes the following (see Attachment A):

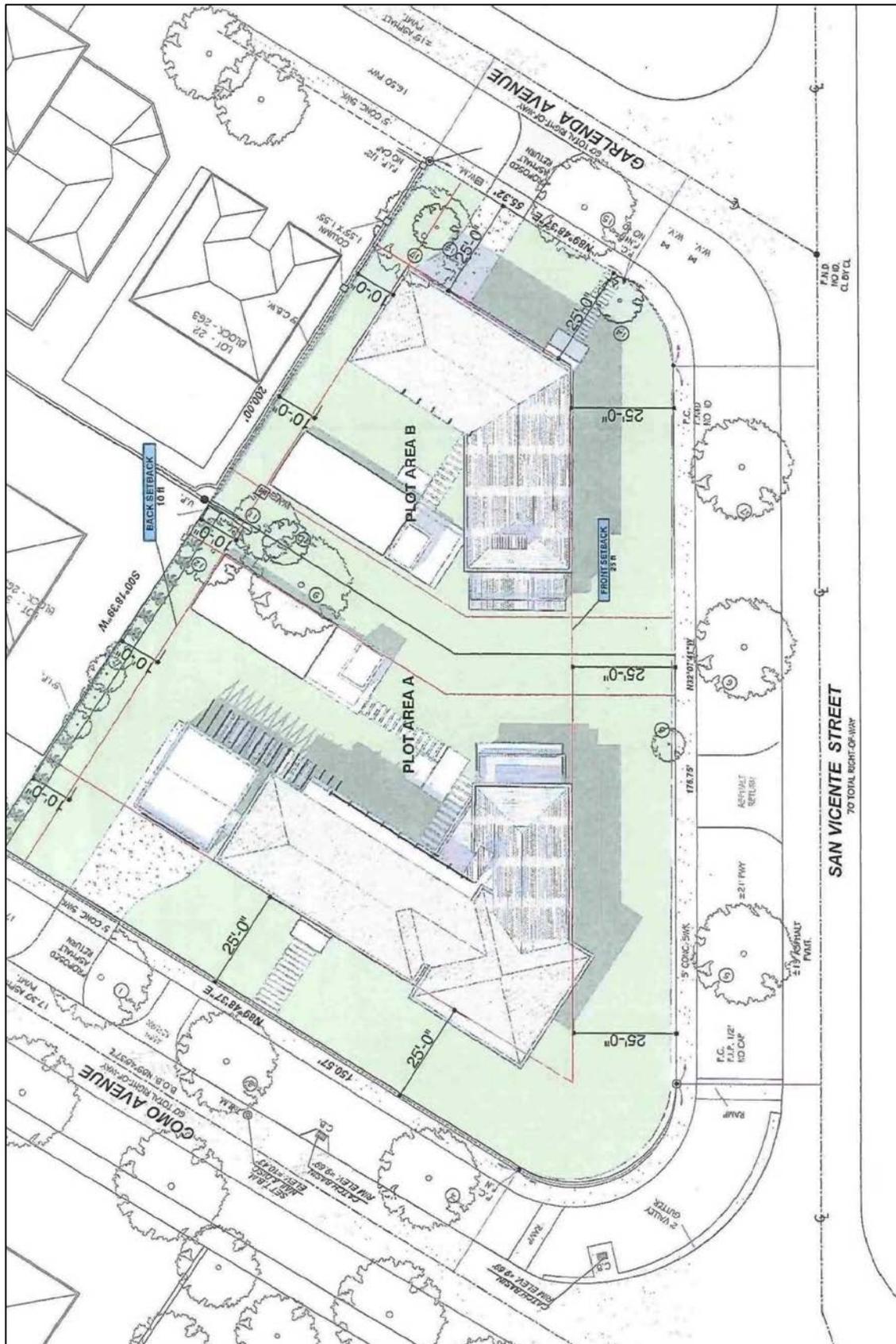
- 1) Application;
- 2) Statement of Use;
- 3) Comprehensive Plan Analysis;
- 4) Property survey;
- 5) Tree survey;
- 6) Tree preservation and relocation plan;
- 7) Plat;
- 8) Historical analysis;
- 9) Aerial and neighborhood photos;
- 10) Zoning analysis;
- 11) Conceptual site plan;
- 12) Building site frontage analysis;
- 13) Restrictive covenants;
- 14) Permit history;
- 15) Utilities consent letters; and
- 16) Utility easement locations.

#### *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 conceptual site plan and renderings are provided on the following pages.

### Conceptual Site Plan



**Rendering View from San Vicente Street**



**Rendering View from Como Avenue**



**Rendering View from Garlenda Avenue**



Staff has reviewed the conceptual site plans and is recommending that, if approved, the building sites have their frontages and main entrances facing San Vicente Street. This recommendation is based on the fact that the previous single-family residence located on this property faced San Vicente Street and that most single-family residences with property located on San Vicente Street face San Vicente Street. The original platting of the City has the shortest lot lines being along San Vicente Street and Zoning Code Section 4-101.D.3 requires that if a lot abuts upon more than one street, it shall be deemed to face the street upon which it has the shortest street line. This is consistent with George Merrick’s plan and pattern of building frontages facing distinctive diagonal streets. Staff is also recommending that the driveways of the new single-family residences be located on the side streets of Como Avenue and Garlenda Avenue. Having these single-family residences face San Vicente Street would be keeping in conformity with Merrick’s vision for distinctive streets and the existing development pattern along San Vicente Street.

*Permitted Development*

Currently, the subject property has 176.75 feet of frontage along San Vicente Street and a site area of 25,989 sq. ft. If developed as permitted by the Zoning Code as a single building site, a single residence with approximately 8,947 sq. ft. of building floor area could be constructed on the property. The proposed building site on Como Avenue would have a street frontage of 150.57 feet with a site area of 16,712 sq. ft. which would allow for a residence with a maximum building floor area of 6,164 sq. ft. The proposed building site on Garlenda Avenue would have a street frontage of 55.32 feet with a site area of 9,277 sq. ft. which would allow for a residence with a maximum building floor area of 3,897 sq. ft. Together, the proposed building sites would be permitted a total of 10,061 sq. ft. of building floor area, compared to the currently permitted 8,947 sq. ft. of building floor area.

The following table compares the proposed building sites with the applicable Zoning Code and site specific requirements. This analysis shows that the property can be developed as proposed and meet the requirements of the Zoning Code:

*Site plan information:*

Type	Existing Building Site fronting San Vicente St	Proposed Building Site fronting Como Ave	Proposed Building Site fronting Garlenda Ave
Building site frontage	176.75’ (existing)	150.57’	55.32’
Building site depth	Approx. 130’ (existing)	Approx. 100’	Approx. 100’
Total site area	25,989 sq. ft. (existing)	16,712 sq. ft.	9,277 sq. ft.
Building floor area (FAR) (maximum permitted)	8,947 sq. ft.	Max. 6,164 sq. ft.	Max. 3,897 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	N/A	Min. 10’-0”	Min. 5’-6”
Side street	Min. 25’-0”	Min. 25’-0”	Min. 25’-0”
Rear	Min. 10’-0”	Min. 10’-0”	Min. 10’-0”

Type	Existing Building Site fronting San Vicente St	Proposed Building Site fronting Como Ave	Proposed Building Site fronting Garlenda Ave
Ground area coverage:			
Principal building	Max. 35%	Max. 35%	Max. 35%
Total (including auxiliary structures)	Max. 45%	Max. 45%	Max. 45%

**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.

**Findings of Fact - Separation and Establishment of Building Sites**

*Review of Zoning Code Criteria*

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 Department, 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 at least four (4) of the following six (6) criteria:”*

Staff has reviewed the Application based upon the six (6) criteria and finds that the Application satisfies two (2) of the six (6) criteria, as follows:

*“1. 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 and/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 multiple facings with frontages on Como Avenue, Garlenda Avenue, and San Vicente Street.

The Application satisfies this criterion.

“2. That the building site(s) created would be equal to or larger than the majority of the existing building site frontages of the same zoning designation within a minimum of one thousand (1,000) foot radius of the perimeter of the subject property or extending no farther than the immediate vicinity, whichever is less. “Immediate vicinity” shall be defined as an area in which a parcel of land is located, that is physically, functionally or geographically identifiable as a distinct realm, place or neighborhood, or an area within a radius of not more than one-half (1/2) mile from the subject property, whichever is smaller.”

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

Building Site Street Frontage Analysis:

Frontage	0’ to 55’	55.33’ to 150.58’	+150.58’	Total
No. of Sites	19	148	15	182
Percentage	10.44%	81.32%	8.24%	100%

Staff Comment: The proposed single-family building site fronting Como Avenue would have a 150.57’ street frontage that would be equal to or larger than 91.76% of the surrounding building site street frontages. The proposed single-family building site fronting Garlenda Avenue would have a 55.32’ street frontage and would be equal to or larger than 10.44% of the surrounding building site street frontages. In order to meet the requirements of the Zoning Code both 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 does not satisfy this criterion.

“3. 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, CP and City Code. The voluntary demolition of a building which eliminates any of the conditions identified in this criterion shall not constitute or result in compliance with this criterion.”

Staff Comment: The previous residence that was demolished in 2003 was located approximately in the center of the property. The location of the previous residence is shown on aerials and the historical analysis provided within the Applicant’s submittal package (see Attachment A). In prior applications for building site separation the demolition of a building that would have resulted in a non-conforming structure constitutes non-compliance with this criterion.

The Application does not satisfy this criterion.

“4. That no restrictive covenants, encroachments, easements, or the like exist which would prevent the separation of the site. The voluntary demolition of a building which eliminates any of the conditions identified in this criterion shall not constitute or result in compliance with this criterion.”

Staff Comment: The residence that was previously located approximately in the center of the property was demolished in 2003. Two (2) Declaration of Restrictive Covenants from 09.09.2003 and 07.09.2008, included in the Applicant’s submittal package (see Attachment A), requires Lots 1, 2 and 23, Block 263, Riviera Section Part 11 to be held together as one (1) tract. An additional Restrictive Covenant exists as a part of a request from 07.16.2008 to allow for encroachments for a special driveway approach and irrigation system.

The Application does not satisfy this criterion.

“5. That the proposed building site(s) maintains and preserves open space, 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 average lot area is 12,894 sq. ft. for building sites located within a 1,000 foot radius of the property. This is comparable to the lot area of the proposed buildings sites which are 9,277 sq. ft. and 16,712 sq. ft. The comparison indicates that the proposed building sites would be compatible with the surrounding neighborhood.

The Application satisfies this criterion.

“6. That the building site(s) created was purchased as a separate building(s) by the current owner prior to September 17, 1977.”

Staff Comment: The property was purchased in 2014; therefore, the application does not meet this criterion.

The Application does not satisfy this criterion.

Pursuant to Zoning Code, Article 3, Development Review, Section 3-206., Building Site Determination, Subsection F, Staff finds the Application satisfies two (2) of the six (6) criteria.

**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.	<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.	Does not comply or satisfy the review criteria specified in the Zoning Code
2.	<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
3.	<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
4.	<b>Objective FLU-1.14.</b> The City shall enforce Zoning Code provisions which continue to preserve and improve the character of neighborhoods.	Complies
5.	<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
6.	<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
7.	<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
8.	<b>Policy DES-1.1.6.</b> Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
9.	<b>Policy DES-1.1.7.</b> 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.	Does not comply or satisfy the review criteria specified in the Zoning Code

*Staff Comments:* Staff’s determination is that this Application is “generally consistent” with the CP, except for the goals, objectives and policies related to Zoning Code requirements for site plan review. The proposed building site separation does not comply with or satisfy the following review criteria as specified by the Zoning Code:

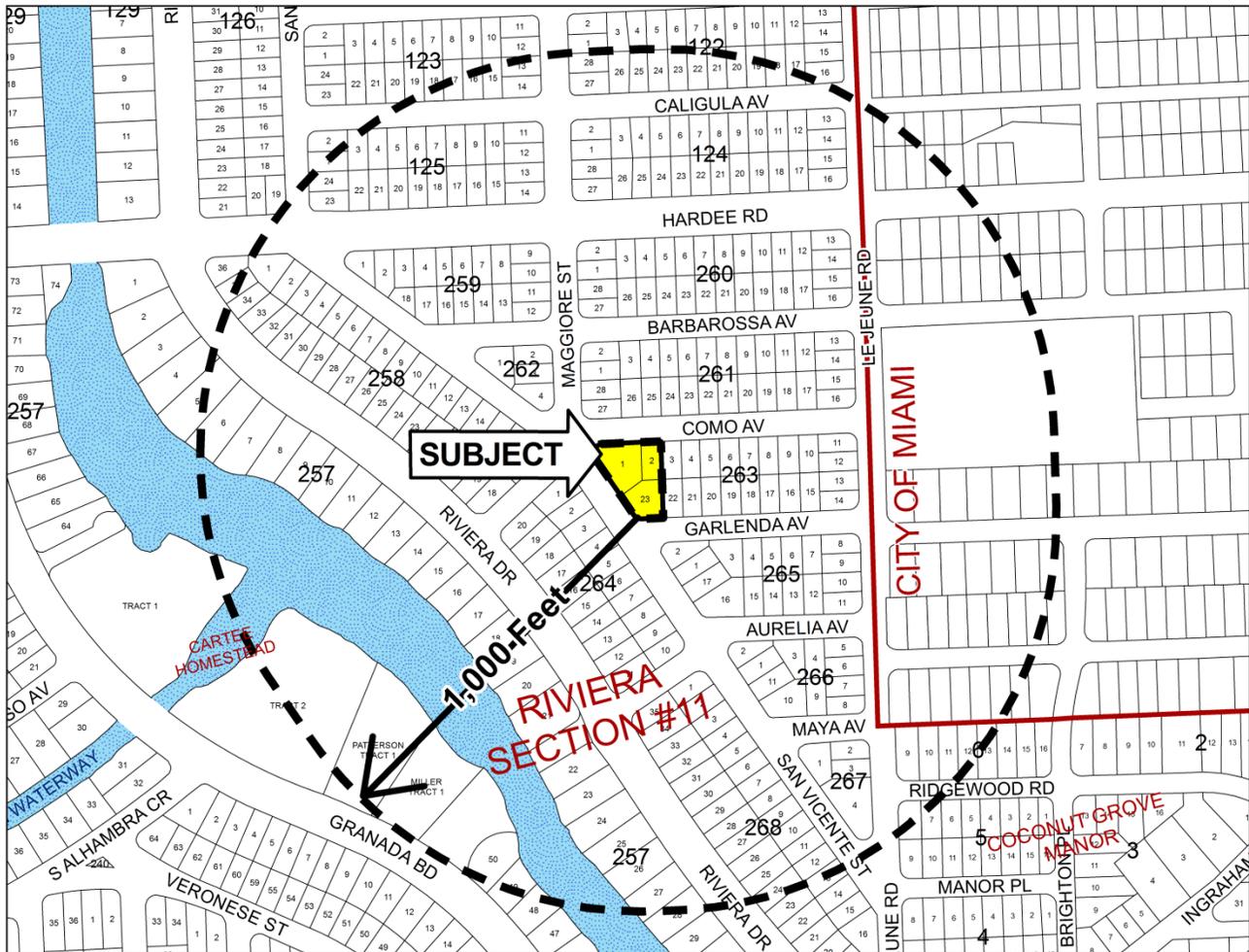
1. That the building site(s) created would be equal to or larger than the majority of the existing building site frontages of the same zoning designation within a minimum of one thousand (1,000) foot radius of the perimeter of the subject property or extending no farther than the immediate vicinity, whichever is less. “Immediate vicinity” shall be defined as an area in which a parcel of land is located, that is physically, functionally or geographically identifiable as a distinct realm, place or neighborhood, or an area within a radius of not more than one-half (1/2) mile from the subject property, whichever is smaller.
2. 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, CP and City Code. The voluntary demolition of a building which eliminates any of the conditions identified in this criterion shall not constitute or result in compliance with this criterion.
3. That no restrictive covenants, encroachments, easements, or the like exist which would prevent the separation of the site. The voluntary demolition of a building which eliminates any of the conditions identified in this criterion shall not constitute or result in compliance with this criterion.
4. That the building site(s) created was purchased as a separate building(s) by the current owner prior to September 17, 1977.

**Public Notification and Comments**

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. 177 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
Public information meeting	05.18.15
Courtesy notification - 1,000 feet of the property	07.17.15
Posting of property	07.17.15
Legal advertisement	07.16.15
Posted agenda on City web page/City Hall	07.21.15
Posted Staff report on City web page	07.24.15

## Staff Recommendation

The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends **denial** of the following:

*“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 create two (2) separate single-family building sites on property zoned Single-Family Residential (SFR) District; one (1) building site consisting of a portion of Lot 1 and all of Lot 2; and, one (1) building site consisting of a portion of Lot 1 and all of Lot 23 on the property legally described as Lots 1, 2 and 23, Block 263, Riviera Section Part 11 (450 Como Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.”*

### Summary of the Basis for Denial

Planning and Zoning Staff, based upon the Findings of Fact contained herein, does not support the Application because the Application does not satisfy at least four (4) of the six (6) criteria as required per Zoning Code, Article 3, Development Review, Section 3-206, Building Site Determination, Subsection F. Staff has determined that the application satisfies two (2) of six (6) of the Zoning Code’s criteria for review.

### Alternative Recommendation - Conditions of Approval

If the Planning and Zoning Board and the City Commission determine based upon the additional information submitted by the Applicant and the facts of the application, testimony, and evidence received that the Application satisfies the criteria, and desires to recommend **approval** of the proposed building site separation, then 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 new single-family residences constructed on the two (2) building sites shall be deemed to face San Vicente Street. The main entrances shall face San Vicente Street while the driveways shall be required to have access from the side streets of Como Avenue and Garlenda Avenue.
3. A detailed tree disposition plan and landscape plan shall be prepared and provided by the Applicant, subject to review and approval of the Directors of the Public Service Division and the Planning and Zoning Division prior to the submittal to the Board of Architects for either building site.
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. Prior to submittal to the Board of Architects the property owner, its successors or assigns shall obtain letters from all affected utility companies and comply with any requests for easements.
6. The total square footage of the two (2) residences shall be equal to or less than 8,947 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.

**Attachments**

- A. Applicant's submittal package.
- B. 07.16.15 Legal advertisement published.
- C. 07.17.15 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  
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  
O.V. FERBEYRE, who on oath says that he or she is the  
VICE PRESIDENT , 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

CITY OF CORAL GABLES - LOCAL PLANNING AGENCY  
PLANNING AND ZONING BOARD - PUBLIC HEARING - 7/29/2015

in the XXXX Court,  
was published in said newspaper in the issues of  
  
07/16/2015

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.

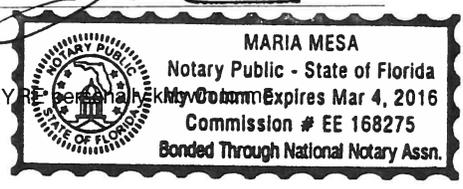


Sworn to and subscribed before me this  
16 day of JULY A.D. 2015



(SEAL)

O.V. FERBEYRE



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

**CITY PUBLIC HEARING LOCAL PLANNING AGENCY/  
PLANNING AND ZONING BOARD  
DATES/TIMES WEDNESDAY, JULY 29, 2015,  
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. Resolution of the City Commission of Coral Gables approving the  
Final Plat entitled "Townhouse on Valencia Phase II" pursuant to  
Zoning Code Article 3, Division 9, "Platting/Subdivision", being a  
re-plat of an approximately 0.27 acre property into four (4) platted  
lots for four (4) residential townhouses on property assigned  
Multi-Family Special Area District (MFSA) zoning, on the prop-  
erty legally described as Lots 1-4, Block 15, Biltmore Section  
(444 Valencia Avenue), Coral Gables, Florida; providing for an  
effective date.
2. An Ordinance of the City Commission of Coral Gables, Florida  
requesting Conditional Use Review for a Building Site Determi-  
nation pursuant to Zoning Code Article 3, "Development  
Review", Section 3-206, "Building Site Determination" to create  
two (2) separate single-family building sites on property zoned  
Single-Family Residential (SFR) District; one (1) building site  
consisting of a portion of Lot 1 and all of Lot 2; and, one (1)  
building site consisting of a portion of Lot 1 and all of Lot 23 on the  
property legally described as Lots 1, 2 and 23, Block 263, Riviera  
Section Part 11 (450 Como Avenue), Coral Gables, Florida;  
including required conditions; providing for a repealer provision,  
providing for a severability clause, codification, and providing for  
an effective date.
3. An Ordinance of the City Commission of Coral Gables, Florida  
requesting conditional use with site plan review pursuant to  
Zoning Code Article 3, "Development Review", Division 4,  
"Conditional Uses", and Article 4, "Zoning Districts", Division 2,  
"Overlay and Special Purpose Districts", Section 4-204, "Special  
Use (S) District", for an amendment to an approved site plan for  
an existing country club located within a Special Use (S) zoned  
district, for the property commonly referred to as the "Coral  
Gables Country Club" and legally described as Lots 1-9 and 37-  
39, Block 32, Coral Gables Section "B" (997 North Greenway  
Drive), Coral Gables, Florida; and including required conditions;  
providing for a repealer provision, providing for a severability  
clause, and providing for an effective date.

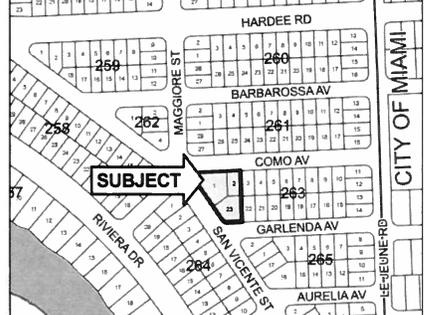
Items 4 through 7 are related.

4. An Ordinance of the City Commission of Coral Gables, Florida requesting review of a Planned Area Development (PAD) pursuant to Zoning Code Article 3, "Development Review," Division 5, "Planned Area Development (PAD)," for the proposed project referred to as "Paseo de la Riviera" on the property legally described as a Portion of Tract A, Riviera Section Part 8 (1350 South Dixie Highway), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (Legal description on file at the City)
5. 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 "Commercial Low-Rise Intensity" to "Commercial High-Rise Intensity" for the property legally described as a Portion of Tract A, Riviera Section Part 8 (1350 South Dixie Highway), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (Legal description on file at the City) (LPA review)
6. 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 Appendix A, "Site Specific Zoning Regulations," Section A-83, "Riviera Section Part 8," by removing provisions restricting FAR, height and setbacks for the property legally described as Tract A, Riviera Section Part 8; including required conditions; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date. (Legal description on file at the City)
7. 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 the "Paseo de la Riviera" on the property legally described as a Portion of Tract A, Riviera Section Part 8 (1350 South Dixie Highway), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (Legal description on file at the City)

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 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 for participation in the proceedings or the materials in accessible format should contact Ernesto Pino, Assistant Public Works Director at 305.460.5004, no less than three working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

	<p align="center"><b>City of Coral Gables Courtesy Public Hearing Notice</b></p> <p align="center">July 17, 2015</p>	
<p><b>Applicant:</b></p>	<p><b>The Blossom Avenue Development Miami, LLC</b></p>	
<p><b>Application:</b></p>	<p><b>Separation of a Building Site and Conditional Use Site Plan Review</b></p>	
<p><b>Property:</b></p>	<p><b>450 Como Avenue, Coral Gables, Florida</b></p>	
<p><b>Public Hearing - Date/Time/ Location:</b></p>	<p><b>Planning and Zoning Board July 29, 2015, 6:00 – 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</b></p>	

**PUBLIC NOTICE** is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board (PZB) will conduct a Public Hearing on July 29, 2015 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 create two (2) separate single-family building sites on property zoned Single-Family Residential (SFR) District; one (1) building site consisting of a portion of Lot 1 and all of Lot 2; and, one (1) building site consisting of a portion of Lot 1 and all of Lot 23 on the property legally described as Lots 1, 2 and 23, Block 263, Riviera Section Part 11 (450 Como Avenue), Coral Gables, Florida; including required conditions; 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 application 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 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 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*