

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. 2009-270**

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES APPROVING FINAL PLAT ENTITLED "PILAFIAN PROPERTIES" BEING A RE-PLAT OF AN APPROXIMATELY 0.7 ACRE SITE INTO THREE (3) PLATTED LOTS, LEGALLY DESCRIBED AS LOTS 8-15, BLOCK 6, CORAL GROVE SECTION (1800 LEJEUNE ROAD), CORAL GABLES, FLORIDA; AS SET FORTH IN APPLICATION NO. 07-08-072-P; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, Application No. 07-08-072-P was submitted for review of a plat entitled "Pilafian Properties" being a re-plat of an approximately 0.7 acre site into three (3) platted lots, legally described as Lots 8-15, Block 6, Coral Grove Section (1800 LeJeune Road), Coral Gables, Florida; and

**WHEREAS**, the application for review of the plat was accompanied with a request for a building site separation to create three (3) separate building sites consisting of two (2) new single-family residential building sites and one (1) existing duplex building site, with each of the proposed platted lots to be one building site; and

**WHEREAS**, after notice of a public hearing being duly published and a courtesy public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from the said property, a public hearing was held before the Planning and Zoning Board on January 14, 2009, at which hearing all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, at the January 14, 2009 Planning and Zoning Board meeting, the Board recommended approval of the proposed tentative plat (vote: 7-0); and

**WHEREAS**, pursuant to the platting/subdivision requirements of the Zoning Code all proposed re-plat applications are subject to a public hearing for City Commission review and approval via Resolution; and

**WHEREAS**, after notice of public hearing was duly published, a public hearing was held before the City Commission on September 22, 2009, at which hearing this item was presented and all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, the City Commission on September 22, 2009, approved the aforementioned request (vote: 4-0);

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION  
OF THE CITY OF CORAL GABLES:**

**SECTION 1.** That the foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption herein.

**SECTION 2.** The re-plat of Lots 8-15, Block 6, Coral Grove Section (1800 LeJeune Road), Coral Gables, Florida, as set forth in Application No. 07-08-072-P, of a plat entitled "Pilafian Properties" being a re-plat of an approximately 0.7 acre site into three (3) platted lots is hereby approved.

**SECTION 3.** That the applicant shall further be required to comply with all applicable zoning regulations and any changes to the application herein granted shall require a recommendation from the Planning and Zoning Board and approval by the City Commission.

**SECTION 4.** That this Resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TWENTY-SECOND DAY OF SEPTEMBER,  
A.D., 2009.

(Moved: Withers / Seconded: Kerdyk)  
(Yea: Kerdyk, Withers, Cabrera, Slesnick)  
(Majority: (4-0) Vote)  
(Absent: Anderson)  
(Agenda Item: E-8)

APPROVED.

DONALD D. SLESNICK II  
MAYOR

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

ATTEST:  
  
WALTER J. FOEMAN  
CITY CLERK

ELIZABETH M. HERNANDEZ  
CITY ATTORNEY