

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. 2009-269**

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES APPROVING A SEPARATION OF A BUILDING SITE PURSUANT TO ZONING CODE SECTION 12-5, INTO THREE (3) SEPARATE BUILDING SITES CONSISTING OF TWO (2) NEW SINGLE-FAMILY RESIDENTIAL BUILDING SITES AND ONE (1) EXISTING DUPLEX BUILDING SITE, LEGALLY DESCRIBED AS LOTS 8-15, BLOCK 6, CORAL GROVE SECTION (1800 LE JEUNE ROAD), CORAL GABLES, FLORIDA; AS SET FORTH IN APPLICATION NO. 07-08-072-P.

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

**WHEREAS**, the request is for a building site separation of Lots 8-15, Block 6, Coral Grove Section (1800 Le Jeune Road), Coral Gables, Florida, as set forth in Application No. 07-08-072-P, requesting that the property be separated into three (3) separate building sites consisting of two (2) new single-family residential building sites and one (1) existing duplex 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 building site separation with a condition (vote: 7-0); and

**WHEREAS**, pursuant to Section 12-5 of the Zoning Code all proposed building site separation 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 request (vote: 3-0) subject to a condition;

**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 request for a building site separation 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, requesting that the property be separated into three (3) separate building sites consisting of two (2) new single-family residential building sites and one (1) existing duplex building site, shall be approved subject to the condition that all proposed plans for construction on the historically designated property, including modifications to the existing historically designated duplex and the two new single-family residences, shall require review and approval by the Historic Preservation Board prior to the issuance of a building permit.

**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)  
(Yeas: Kerdyk, Withers, Slesnick)  
(Majority: 3-0 Vote)  
(Absent: Anderson, Cabrera)  
(Agenda Item: E-7)

APPROVED:




DONALD D. SLESNICK II  
MAYOR

ATTEST



WALTER J. POEMAN  
CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ  
CITY ATTORNEY

**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)  
(Yeas: 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

# "PILAFIAN PROPERTIES"

A REPLAT OF LOTS 8 THRU 15, BLOCK 6 OF "CORAL GROVES" PLAT BOOK 15, PAGE 72,  
PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 8, TOWNSHIP 54 SOUTH, RANGE 41,  
LYING AND BEING IN CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA.

PREPARED BY:

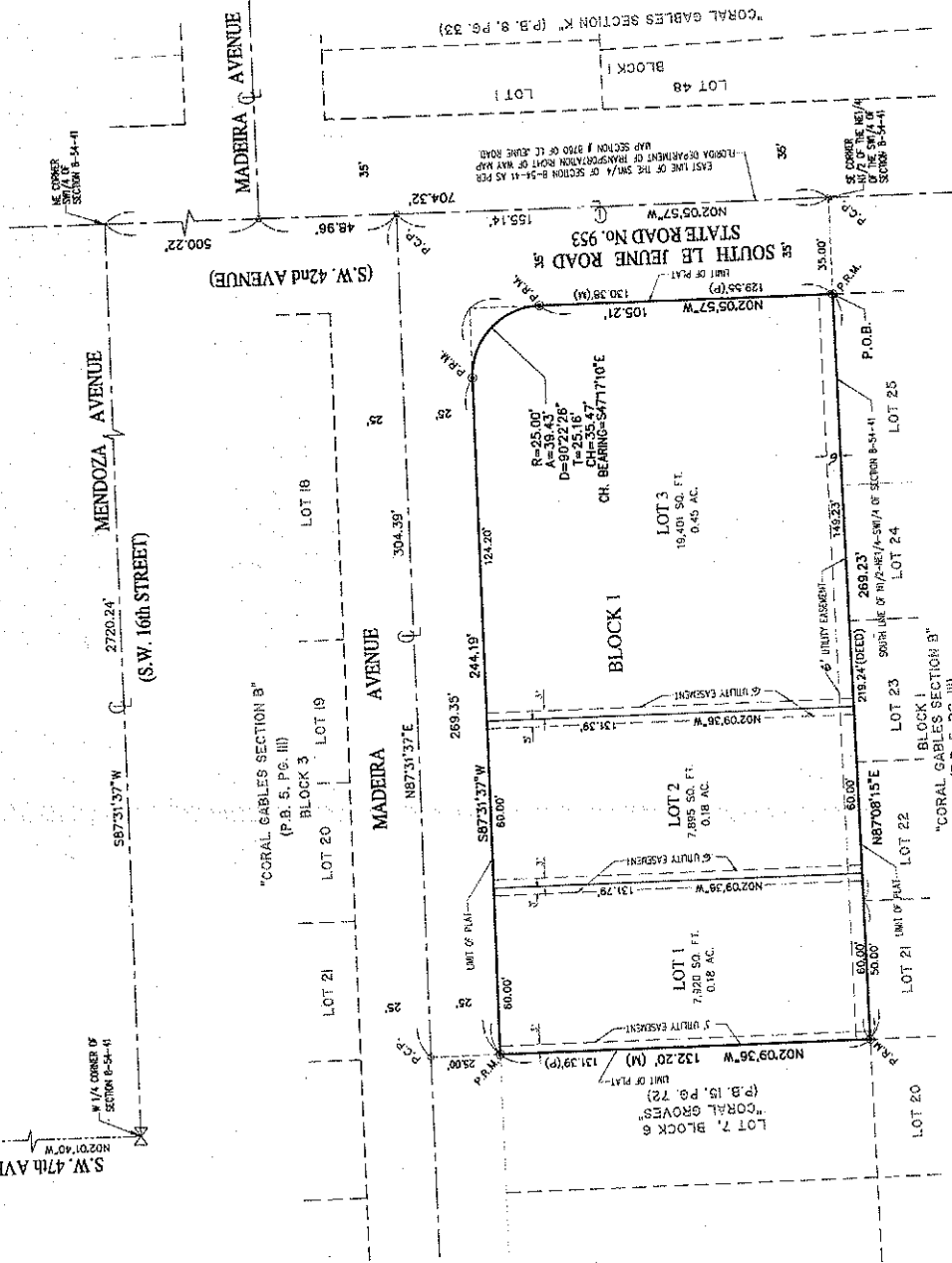
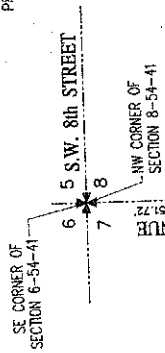
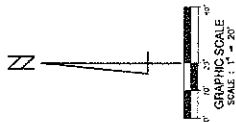
**J. BONFILL AND ASSOCIATES, INC.**



ARCHITECTS - LAND SURVEYORS - PLANNERS  
9350 SUNSET DRIVE, SUITE 265, MIAMI, FLORIDA 33173  
PHONE: (305) 598-8383 FAX: (305) 598-0023

July 21st, 2009

PROJECT No. 08-0092 JOB No. 08-0020-FINAL PLAT



## SURVEYOR'S NOTES:

- OP.C.F. - DENOTES PERMANENT REFERENCE MONUMENT
- 50. FT. - DENOTES SQUARE FEET
- P.B. - DENOTES PLAT BOOK
- P.G. - DENOTES PAGE
- SEC. - DENOTES SECTION
- BLK. - DENOTES BLOCK
- LOT - DENOTES LOT
- PT. OF BEGINNING - DENOTES POINT OF BEGINNING
- R. - DENOTES RANGE
- L. - DENOTES LENGTH
- DELTA - DENOTES DELTA
- TANGENT - DENOTES TANGENT
- CH. - DENOTES CHAIN
- ACRES - DENOTES ACRES
- SECTION CORNER - DENOTES SECTION CORNER
- QUARTER CORNER - DENOTES QUARTER CORNER
- INFO. - INFORMATION DERIVED FROM RECORDS PLAT
- (P) - INFORMATION DERIVED FROM FIELD MEASUREMENTS
- (A) - BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE
- COORDINATE SYSTEM: NAD 83, DATUM: NAD 83, UNIT: METER

## RECORDING STATEMENT:

FILED FOR RECORD THIS DAY OF PLATS, AT PAGE OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THE PLAT COMES

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LAND DESCRIBED

FILED FOR RECORD THIS DAY OF PLATS, AT PAGE OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THE PLAT COMES