



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**September 22, 2009**

**ITEM TITLE:**

**Resolutions.** Consideration of **Application No. 07-08-072-P**, consisting of the following items:

- 1. Separation of building site.** 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 LeJeune Road), Coral Gables, Florida; as set forth in Application No. 07-08-072-P; and providing for an effective date (see Exhibit A).
- 2. Final plat – “Pilafian Properties”.** 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 (see Exhibit B).

**RECOMMENDATION OF THE CITY MANAGER:**

Approval.

**PLANNING DEPARTMENT RECOMMENDATION:**

Recommendation for approval of the proposed building site separation and tentative plat entitled “Pilafian Properties” with the recommended conditions of approval contained in the attached Resolution (see Exhibit A). The recommendation for approval is based on the findings of fact provided in this memorandum and associated supporting documents.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board on 01.14.09 recommended approval of the proposed building site separation and tentative plat (vote: 7-0) with a condition of approval recommended by the Planning Department.

**BRIEF HISTORY:**

A detailed description of the proposed building site separation and tentative plat and background information is provided with the attached Staff report and supplemental materials, the 01.14.09 Planning and Zoning Board meeting minutes and the final plat drawing are provided as Exhibits C, D and E.

**LEGISLATIVE ACTION:**

Date:	Resolution/Ordinance No.	Comments

**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

<b>Date</b>	<b>Board/Committee</b>	<b>Comments (if any)</b>
01.14.09	Planning and Zoning Board	Recommended approval of building site separation and tentative plat (vote: 7-0) with a condition.

**PUBLIC NOTIFICATION(S):**

<b>Date</b>	<b>Form of Notification</b>
12.31.08	Property Owner Public Hearing Courtesy Notification to all properties within 1000 feet.
12.31.08	Published ad giving Notice of Public Hearing.
09.11.09	Property Owner Public Hearing Courtesy Notification to all properties within 1000 feet.
09.12.09	City Clerk published Resolution headings.
09.18.09	City Commission cover memo, Staff report and background items posted on Planning Department web page.

**APPROVED BY:**

<b>Department Director</b>	<b>City Attorney (If Applicable)</b>	<b>City Manager</b>
Eric Riel, Jr. Planning Director		

**EXHIBIT(S):**

- Exhibit A: Resolution – Separation of building site.
- Exhibit B: Resolution - “Pilafian Properties” final plat.
- Exhibit C: 01.14.09 Staff report and attachments.
- Exhibit D: 01.14.09 Excerpts of Planning and Zoning Board meeting minutes.
- Exhibit E: Final plat drawing.
- Exhibit F: Summary of public comments submitted to the City.
- Exhibit G: 09.22.09 City Commission PowerPoint Presentation.

N:\City Commission\Cover Memos 2009\09 22 09 1800 LeJeune Road building site separation and final plat.DOC