



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**March 28, 2023**

**ITEM TITLE:**

**Resolution. Final Plat.**

A Resolution of the City Commission of Coral Gables, Florida approving the Final Plat entitled “Gables Village” pursuant to Zoning Code Article 14, Section 14-210, “Platting/Subdivision,” being a re-plat of 113,310 square feet (2.6 acres) into three (3) tracts of land on the property legally described as Lots 1 through 22, Block 28, “Coral Gables Biltmore Section” (504, 516, 522, 530, and 536 Malaga; 503, 511, 515, 535, 529, 525, and 521 Santander; and 3109 Segovia), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their October 13, 2021 meeting discussed and recommended approval (vote: 5-0) of the Tentative Plat.

**BRIEF HISTORY:**

On December 7, 2021, the City Commission approved a planned area development known as Gables Village, a multi-family village of 4 duplex units, 16 townhouses, 4 lofts, and 24 flats. The approved project is located on the entire block bounded by Malaga (north), Hernando (east), Santander (south), and Segovia (west), approximately 2.6 acres in size.

Per Section 14-210 of the Zoning Code, the Planning & Zoning Board provides a recommendation on Tentative Plats to the City Commission. At their October 13, 2021, meeting, the Planning and Zoning Board recommended approval of the Tentative Plat (vote: 5 yes – 0 no).

The Final Plat was prepared from the Tentative Plat, and has been reviewed for form by the Miami-Dade County Subdivision Department and the City’s Public Works Department. The Final Plat requires a final review and approval in Resolution form by the City Commission. If approved by the City Commission, the Applicant will have to file the Final Plat with Miami-Dade County.

The Final Plat is provided as Exhibit A. The draft Resolution is provided as Exhibit B. The approval from the Miami Dade County Plat Committee tentative plat approval is provided as Exhibit C.

**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATIONS:**

<b>Date</b>	<b>Board/Committee</b>	<b>Comments (if any)</b>

**PUBLIC NOTIFICATIONS:**

<b>Date</b>	<b>Form of Notification</b>
09.29.21	Applicant neighborhood meeting
09.29.21	Mailed notification to all property owners within 1,000 feet of the boundary of the subject property for Planning and Zoning Board meeting.
10.01.21	Property posted for Planning and Zoning Board meeting.
10.01.21	Planning and Zoning Board legal advertisement.
10.08.21	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
03.15.23	Mailed notices to all property owners within 1,000 feet of the boundary of the subject property for Commission.
03.17.23	Legal advertisement.
03.21.23	City Commission meeting agenda posted on City webpage.

**EXHIBITS:**

- A. Final Plat.
- B. Draft Resolution.
- C. Miami-Dade County Approval Notice.
- D. 10.13.21 PZB Staff Report and attachments.
- E. Excerpts from 10.13.21 Planning and Zoning Board Meeting Minutes.