

## CITY OF CORAL GABLES, FLORIDA

## RESOLUTION NO. \_\_\_\_

RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES APPROVING THE FINAL PLAT ENTITLED "RIVIERA-MAGGIORE SUBDIVISION" PURSUANT TO ZONING CODE ARTICLE 3, DIVISION 9, "PLATTING/SUBDIVISION", BEING A RE-PLAT OF AN APPROXIMATELY 0.35 ACRE PROPERTY INTO TWO (2) PLATTED LOTS FOR RESIDENTIAL, SINGLE-FAMILY USE ON PROPERTY ASSIGNED SINGLE-FAMILY RESIDENTIAL (SFR) ZONING, ON THE PROPERTY LEGALLY DESCRIBED AS THE WEST SEVENTY-THREE (73) FEET OF LOTS 1-2 AND 27-28, BLOCK 122, RIVIERA SECTION PART 10 (6009 MAGGIORE STREET), CORAL GABLES, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, an application was submitted for review of a tentative plat entitled "Riviera-Maggiore Subdivision", being a re-plat of an approximately 0.35 acre property into two (2) platted lots for residential, single-family use on property assigned Single-Family Residential (SFR) zoning, on the property legally described as the west seventy-three (73) feet of Lots 1-2 and 27-28, Block 122, Riviera Section Part 10 (6009 Maggiore Street), Coral Gables, Florida; and,

**WHEREAS**, the application for Conditional Use review for a building site determination for the separation of this property into two (2) separate building sites was approved by the City Commission by Ordinance No. 2013-18, adopted on December 10, 2013, with a single-family residence permitted on each platted lot; and,

**WHEREAS**, Staff finds that the procedures for reviewing and recommending both tentative final plats are contained in Zoning Code Article 3, Division 9, "Platting/Subdivision" and Article 5, Division 15, "Platting Standards", and that the proposed final plat entitled "Riviera-Maggiore Subdivision" has met those criteria and standards; 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 April 9, 2014, at which hearing all interested persons were afforded the opportunity to be heard; and,

**WHEREAS**, at the April 9, 2014, Planning and Zoning Board meeting, the Board recommended approval of the proposed tentative plat entitled "Riviera-Maggiore Subdivision" (vote: 7-0); and,

**WHEREAS**, the proposed tentative plat has been submitted and reviewed as required by Miami-Dade County prior to consideration as a final plat by the City Commission; and,

**WHEREAS**, pursuant to the platting/subdivision requirements of Zoning Code Article 3, Division 9, "Platting/Subdivision", Final Plats for 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 23, 2014 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 23, 2014, (approved/denied) the Final Plat (vote:   -  ).

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

**SECTION 1.** The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of the Resolution upon adoption hereof.

**SECTION 2.** The re-plat of west seventy-three (73) feet of Lots 1-2 and 27-28, Block 122, Riviera Section Part 10 (6009 Maggiore Street), Coral Gables, Florida, entitled "Riviera-Maggiore Subdivision" being a re-plat of an approximately 0.35 acre single tract site into two (2) platted lots with each of the proposed platted lots to be one building site for a single family residence is hereby approved.

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

**SECTION 4.** This development permit by the City of Coral Gables does not in any way create any right on the part of an applicant to obtain a permit from a county, state or federal agency. Likewise, this development permit does not create any liability on the part of the City of Coral Gables for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a county, state or federal agency, or if the applicant undertakes actions that result in a violation of county, state or federal law. In addition, as a condition of this approval, all county, state and federal permits must be obtained before commencement of the development.

**SECTION 5.** That this Resolution shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2014.

APPROVED:

JIM CASON  
MAYOR

ATTEST:

WALTER FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN  
CITY ATTORNEY