

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. \_\_\_\_\_**

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.

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

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 denial 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 request subject to conditions; now therefore,

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

1. 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.

2. 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.

3. That this resolution shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2009.

APPROVED:

DONALD D. SLESNICK, II  
MAYOR

ATTEST:

WALTER FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

ELIZABETH HERNANDEZ  
CITY ATTORNEY