

**CITY OF CORAL GABLES, FLORIDA**

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

A RESOLUTION OF THE CITY COMMISSION APPROVING THE FINAL PLAT ENTITLED “ARCANA SUBDIVISION” PURSUANT TO ZONING CODE ARTICLE 14, “PROCESS,” SECTION 14-210, “PLATTING/SUBDIVISION,” BEING A RE-PLAT CONSISTING OF TWO EXISTING LOTS WHICH TOTAL 97,377 (NINETY SEVEN THOUSAND THREE HUNDRED SEVENTY SEVEN) SQUARE FEET (2.24 ACRES) INTO A MODIFIED TWO LOTS ON THE PROPERTY LEGALLY DESCRIBED AS LOTS 4 AND 5, PALM VISTA, TOGETHER WITH THAT PORTION OF THE VACATED 50-FOOT PLATTED RIGHT-OF-WAY LYING BETWEEN LOTS 4 AND 5, AND DEDICATION OF 1,748 (ONE THOUSAND SEVEN HUNDRED FORTY EIGHT) SQUARE FEET BETWEEN (5400 AND 5401 BANYAN TRAIL), CORAL GABLES, FLORIDA; INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE. (LEGAL DESCRIPTION ON FILE)

**WHEREAS**, an application was submitted to review a final plat entitled “Arcana Subdivision,” being a re-plat of two existing lots that total 97,377 square feet into a modified two lots on property assigned Single-Family Residential zoning, legally described as Lots 4 and 5, together with that portion of the vacated 50-foot platted right-of-way lying between Lots 4 and 5, and dedication of 1,748 square feet, in Palm Vista, Coral Gables, Florida; and

**WHEREAS**, Staff finds that the procedures for reviewing and recommending both tentative and final plats are contained in Zoning Code Article 14, Section 14-210, “Platting/Subdivision,” and that the proposed final plat entitled “Arcana Subdivision” has met those criteria and standards; and

**WHEREAS**, after notice of a public hearing being duly published and a 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 4<sup>th</sup>, 2023, at which hearing all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, at the April 4<sup>th</sup>, 2023 Planning and Zoning Board meeting, the Board recommended approval with conditions of the tentative plat entitled “Arcana Subdivision” (vote: 5-0); and

**WHEREAS**, after notice of public hearing being duly published and a 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 City Commission on May 23, 2023,

at which hearing this item was presented and all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, at the May 23, 2023 City Commission meeting, the City Commission approved the Tentative Plat entitled “Arcana Subdivision” (vote: 5-0); and

**WHEREAS**, the 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 14, Section 14-210, “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 and notices were 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 City Commission on May 7, 2024 at which hearing this item was presented and all interested persons were afforded the opportunity to be heard.

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 two existing lots which total 97,377 square feet into a modified two lots on the property legally described as Lots 4 and 5, Palm Vista, together with that portion of the vacated 50-foot platted right-of-way lying between Lots 4 and 5, and dedication of 1,748 square feet between 5400 and 5401 Banyan Trail, Coral Gables, Florida;

**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., 2024.

APPROVED:

VINCE C. LAGO  
MAYOR

ATTEST:

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

BILLY Y. URQUIA  
CITY CLERK

CRISTINA SUAREZ  
CITY ATTORNEY