

**CITY OF CORAL GABLES, FLORIDA**

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

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES APPROVING FINAL PLAT ENTITLED “PONCE PLACE VILLAS WEST” BEING A RE-PLAT OF AN APPROXIMATELY 3.0 ACRE SITE, BEING A PORTION OF THE PREVIOUSLY APPROVED “OLD SPANISH VILLAGE” PLANNED AREA DEVELOPMENT (PAD) SITE PLAN, LEGALLY DESCRIBED AS ALL OF BLOCK 30, LOT 45, BLOCK 31, LOTS 12-13, BLOCK 33 AND ADJACENT PUBLIC RIGHTS-OF-WAYS (ROW), CRAFTS SECTION, TRACTS A, B AND C, CATAMAL CORNER (3001 PONCE DE LEON BOULEVARD), CORAL GABLES, FLORIDA; AS SET FORTH IN APPLICATION NO. 10-07-038-P; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Application No. 10-07-038-P was submitted for review of a plat entitled “Ponce Place Villas West”, being a replat of an approximately 3.0 acre site for the property legally described as all of Block 30, Lot 45, Block 31, Lots 12-13, Block 33 and adjacent public rights-of-ways (ROW), Crafts Section, Tracts A, B and C, Catamal Corner (3001 Ponce de Leon Boulevard), Coral Gables, Florida; and,

WHEREAS, the proposed plat is in compliance with the previously approved “Old Spanish Village” PAD site plan and amendments, adopted by Ordinances No. 2006-23 and 2007-27.1, and all conditions of approval required at the time the PAD site plan was approved remain in effect; and,

WHEREAS, this proposed plat is intended to create separate building sites for the 3001 Ponce Building and 15 townhouses; and,

WHEREAS, this application has been submitted in conjunction with another proposed plat entitled “Ponce Place Villas East”, which is a re-plat of the adjoining portion of the project which would create separate building sites for the historic 2901 Ponce Arts Center Building and 23 townhouses; 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 November 14, 2007, at which hearing all interested persons were afforded the opportunity to be heard; and,

WHEREAS, at the November 14, 2007 Planning and Zoning Board meeting, the Board recommended approval of the proposed tentative plat (vote: 7-0); and,

WHEREAS, pursuant to Article 3, Division 9, "Platting/Subdivision" 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 January 22, 2008, at which hearing this item was presented and all interested persons were afforded the opportunity to be heard; and,

WHEREAS, the City Commission on May 27, 2008 approved the request subject to conditions; now therefore,

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

1. The request for re-plat of all of Block 30, Lot 45, Block 31, Lots 12-13, Block 33 and adjacent public rights-of-ways (ROW), Crafts Section, Tracts A, B and C, Catamal Corner (3001 Ponce de Leon Boulevard), Coral Gables, Florida, as set forth in Application No. 10-07-038-P, requesting approval of a plat entitled "Ponce Place Villas West", being a re-plat of an approximately 3.0 acre site shall be 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., 2008.

APPROVED:

DONALD D. SLESNICK, II  
MAYOR

ATTEST:

WALTER FOEMAN  
CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

ELIZABETH M. HERNANDEZ  
CITY ATTORNEY

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