

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. 2009-269**

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES APPROVING A SEPARATION OF A BUILDING SITE PURSUANT TO ZONING CODE SECTION 12-5, INTO THREE (3) SEPARATE BUILDING SITES CONSISTING OF TWO (2) NEW SINGLE-FAMILY RESIDENTIAL BUILDING SITES AND ONE (1) EXISTING DUPLEX BUILDING SITE, LEGALLY DESCRIBED AS LOTS 8-15, BLOCK 6, CORAL GROVE SECTION (1800 LE JEUNE ROAD), CORAL GABLES, FLORIDA; AS SET FORTH IN APPLICATION NO. 07-08-072-P.

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

**WHEREAS**, the request is for a building site separation of Lots 8-15, Block 6, Coral Grove Section (1800 Le Jeune Road), Coral Gables, Florida, as set forth in Application No. 07-08-072-P, requesting that the property be separated into three (3) separate building sites consisting of two (2) new single-family residential building sites and one (1) existing duplex 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 approval of the proposed building site separation with a condition (vote: 7-0); and

**WHEREAS**, pursuant to Section 12-5 of the Zoning Code all proposed building site separation 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 (vote: 3-0) subject to a condition;

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

**SECTION 1.** That the foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption herein

**SECTION 2.** The request for a building site separation 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, requesting that the property be separated into three (3) separate building sites consisting of two (2) new single-family residential building sites and one (1) existing duplex building site, shall be approved subject to the condition that all proposed plans for construction on the historically designated property, including modifications to the existing historically designated duplex and the two new single-family residences, shall require review and approval by the Historic Preservation Board prior to the issuance of a building permit.

**SECTION 3.** 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.

**SECTION 4.** That this resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TWENTY-SECOND DAY OF SEPTEMBER, A. D., 2009.

(Moved: Withers / Seconded: Kerdyk)

(Yea: Kerdyk, Withers, Slesnick)

(Majority: 3-0 Vote)

(Absent: Anderson, Cabrera)

(Agenda Item: E-7)

APPROVED:



DONALD D. SLESNICK II  
MAYOR

ATTEST:  
  
WALTER J. POEMAN  
CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:  
  
ELIZABETH M. HERNANDEZ  
CITY ATTORNEY