



**City of Coral Gables  
CITY COMMISSION MEETING  
September 11, 2018**

**ITEM TITLE:**

**Resolution. Final Plat.** Resolution of the City Commission of Coral Gables, Florida approving the Final Plat entitled “Biltmore Parc Homes” pursuant to Zoning Code Article 3, Division 9, “Platting/Subdivision”, being a re-plat of an approximately 0.93 acre property into fifteen (15) platted lots for fifteen (15) residential townhouses on property assigned Multi-Family Special Area District (MFSA) zoning, on the property legally described as Lots 1, 2, and 18-23, Block 11, Biltmore Section (760 Valencia Avenue, 2605, 2611, 2615 Anderson Road, 731, 735, 743 Almeria Avenue), Coral Gables, Florida; providing for an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 10.11.17 meeting recommended approval (vote: 5 yes – 0 no) of the tentative plat.

**BRIEF HISTORY:**

At their 10.11.17 meeting, the Planning and Zoning Board recommended approval of the Tentative Plat (vote: 5 yes – 0 no). The draft Resolution is provided as Exhibit A. A copy of the Final Plat is included within the Applicant’s submittal package provided as Exhibit B. The Staff report and excerpts of the 10.11.17 Planning and Zoning Board meeting minutes are provided as Exhibits C and D, respectively.

**A. Tentative Plat.** The request is to re-plat an existing property consisting of eight (8) platted lots into fifteen (15) platted lots that are of equal width of the townhouses proposed to be constructed on the site. The purpose of the replat would be to allow the developer to sell the townhouses as fee simple rather than requiring the formation of a condominium for the townhouses. The orientation of the platted lots would face towards Anderson Road and Almeria Avenue.

The plans for the fifteen (15) townhouses have been previously approved are not required to be submitted for review with the replat application. The Applicant has, for reference purposes only, included plans for the townhouses within the application package. The property currently contains seven (7) two-story multi-family structures that would be demolished to allow for the construction of the townhouses.

**B. Alley Creation.** The request also includes the creation of a twenty (20) foot alley running south from the existing alley for a distance of one hundred twenty (120) feet. The alley would be an extension of the existing north/south alley and will allow the garage access. This alley will be dedicated to the perpetual use of the public and maintained by the City of Coral Gables. Currently, the alley would be located on the west twenty (20) feet of lot 20.

The Planning and Zoning Board provides a recommendation on Tentative Plats to the City Commission. The Final Plat is prepared from the Tentative Plat, with a final review and approval in Resolution form by the City Commission. The Final Plat has been reviewed for form by the Miami-Dade County Subdivision Department and the City's Public Works Department. The Applicant will have to file the Final Plat with Miami-Dade County if approved by the City Commission.

**LEGISLATIVE ACTION:**

Date:	Resolution/Ordinance No.	Comments
N/A		


**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

Date	Board/Committee	Comments (if any)
10.11.17	Planning and Zoning Board	Recommended approval (vote: 5 yes – 0 no).

**PUBLIC NOTIFICATION(S):**

Date	Form of Notification
09.29.17	Courtesy notification to properties within 1,000 ft. of the property.
09.29.17	Property posted for Planning and Zoning Board meeting.
09.28.17	Legal advertisement published for Planning and Zoning Board meeting.
09.29.17	Planning and Zoning Board meeting agenda posted at City Hall.
10.06.17	Planning and Zoning Board meeting agenda, staff recommendation, legal notice and all attachments posted on City webpage.
08.30.18	Courtesy notification to properties within 1,000 ft. of the property.
08.31.18	Legal advertisement published for City Commission meeting.
09.07.18	City Commission meeting agenda posted on City webpage.

**APPROVED BY:**

<p><b>Asst. Director of Development Services for Planning and Zoning</b></p> 
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**EXHIBIT(S):**

- A. Draft Resolution.
- B. Applicant's submittal package.
- C. 10.11.17 Planning Division Staff report and recommendation.
- D. Excerpt of 10.11.17 Planning and Zoning Board Meeting Minutes.