



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**May 9, 2017**

**ITEM TITLE:**

**Resolution. Final Plat.** Resolution of the City Commission of Coral Gables, Florida approving the Final Plat entitled “Beatrice Row” pursuant to Zoning Code Article 3, Division 9, “Platting/Subdivision”, being a re-plat of an approximately 0.54 acre property into nine (9) platted lots for nine (9) residential townhouses on property assigned Multi-Family Special Area District (MFSA) zoning, on the property legally described as Lots 1, 2, 42 and 43, Block 10, Biltmore Section (2509 Anderson Road, 744 Biltmore Way and 745 Valencia 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 01.13.16 meeting recommended approval (vote: 5 yes – 0 no) of the tentative plat.

**BRIEF HISTORY:**

At their 01.13.16 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 01.13.16 Planning and Zoning Board meeting minutes are provided as Exhibits C and D, respectively.

The request is to re-plat an existing 235’ x 100’ property consisting of four (4) platted lots into nine (9) 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 remain facing towards Anderson Road.

Proposed plans for the nine (9) townhouses 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 townhouses were reviewed and approved by the Board of Architects on 02.04.16 and they are currently under construction.

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:**

<b>Date:</b>	<b>Resolution/Ordinance No.</b>	<b>Comments</b>
N/A		

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

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

**PUBLIC NOTIFICATION(S):**

<b>Date</b>	<b>Form of Notification</b>
12.31.15	Courtesy notification to properties within 1,000 ft. of the property.
12.31.15	Property posted for Planning and Zoning Board meeting.
12.31.15	Legal advertisement published for Planning and Zoning Board meeting.
12.31.15	Planning and Zoning Board meeting agenda posted online and at City Hall.
01.08.16	Planning and Zoning Board staff recommendation, legal notice and all attachments posted on City web page.
04.28.17	Legal advertisement published for City Commission meeting.
05.05.17	City Commission meeting agenda posted on City web page.

**APPROVED BY:**

<b>Interim Department Director</b>	<b>City Attorney</b>	<b>Assistant City Manager</b>	<b>City Manager</b>

**EXHIBIT(S):**

- A. Draft Resolution.
- B. Applicant’s submittal package.
- C. 01.13.16 Planning Division Staff report and recommendation.
- D. Excerpt of 01.13.16 Planning and Zoning Board Meeting Minutes.