



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**October 9, 2018**

**ITEM TITLE:**

**Resolution. Final Plat.** A Resolution of the City Commission of Coral Gables, Florida approving the Final Plat entitled “Plaza Coral Gables” pursuant to Zoning Code Article 3, Division 9, “Platting/Subdivision,” being a re-plat of an approximately 6.731 acre property into seven (7) tracts of land on property assigned Commercial District (C) zoning, on the property legally described as all of Blocks 20 and 30, and a portion of the platted alley lying within Block 23, Coral Gables Crafts Section (2801, 2901, and 3001 Ponce de Leon Boulevard), Coral Gables, Florida; providing for an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 06.13.18 meeting recommended approval (vote: 6 yes – 0 no) of the tentative plat.

**BRIEF HISTORY:**

The request is to re-plat a 765,659 sq. ft property located at 2801 -2901-3001 Ponce de Leon Blvd that is currently commencing construction. The purpose of the re-plat would be to allow the developer to create 7 plats, memorializing in public record, previously vacated alleys and extinguishing certain unused easements, replacing them with new easements appropriate for the project. The re-plat will facilitate efficient, adequate and economic connection of utilities and services to the approved project developed in the re-platted property.

The PAD for a mixed-use project with multiple buildings and public spaces was approved in June 2015, and modified in March 2017. The proposed plat implements the previously approved project.

At their 06.13.18 meeting, the Planning and Zoning Board recommended approval of the Tentative Plat (vote: 6 yes – 0 no). The draft Resolution is provided as Exhibit A. The Staff report and attached Applicant’s submittal package are provided as Exhibit B. The excerpts of the 06.13.17 Planning and Zoning Board meeting minutes are provided as Exhibit C.

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>
06.13.18	Planning and Zoning Board	Recommended approval (vote: 6 yes – 0 no).

**PUBLIC NOTIFICATION(S):**

<b>Date</b>	<b>Form of Notification</b>
01.29.18	Public information meeting held at 2901 Ponce de Leon Blvd.
05.31.18	Courtesy notification to properties within 1,000 ft. of the property.
06.01.18	Property posted for Planning and Zoning Board meeting.
06.01.18	Legal advertisement published for Planning and Zoning Board meeting.
06.01.18	Planning and Zoning Board meeting agenda posted at City Hall.
06.08.18	Planning and Zoning Board meeting agenda, staff recommendation, legal notice and all attachments posted on City webpage.
09.28.18	Courtesy notification to properties within 1,000 ft. of the property.
09.28.18	Legal advertisement published for City Commission meeting.
10.05.18	City Commission meeting agenda posted on City webpage.

**APPROVED BY:**

<b>Asst. Director of Development Services for Planning and Zoning</b>


**EXHIBIT(S):**

- A. Draft Resolution.
- B. Miami-Dade County Approval Notice.
- C. 06.13.18 Planning Division Staff report and recommendation with attachments.
- D. Excerpt of 06.13.18 Planning and Zoning Board Meeting Minutes.