



**City of Coral Gables  
CITY COMMISSION MEETING  
August 28, 2018**

**ITEM TITLE:**

**Resolution. Final Plat.** A Resolution of the City Commission of Coral Gables, Florida approving the Final Plat entitled “Almeria Square” pursuant to Zoning Code Article 3, Division 9, “Platting/Subdivision”, being a re-plat of an approximately 0.2754 acre (12,000 sq. ft) property into four (4) platted lots for four (4) residential townhouses on property assigned Multi-Family Special Area District (MFSA) zoning, on the property legally described as Lots 29 and 30, Block 13, Coral Gables Biltmore Section (625 Almeria Avenue), according to the plat thereof as recorded in Plat Book 20, page 28, of the public records of Miami Dade County, Florida providing for an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 04.12.18 meeting recommended approval (vote: 6 yes – 0 no) of the tentative plat.

**BRIEF HISTORY:**

At their 04.12.18 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. 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 04.12.18 Planning and Zoning Board meeting minutes are provided as Exhibits C and D, respectively.

The request is to re-plat an existing property consisting of two (2) platted lots into four (4) 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 plans for the four (4) 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 one (1) two-story multi-family structure that would be demolished to allow for the construction of the townhouses.

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

**PUBLIC NOTIFICATION(S):**

<b>Date</b>	<b>Form of Notification</b>
03.02.18	Courtesy notification to properties within 1,000 ft. of the property for March PZB.
03.30.18	Courtesy notification to properties within 1,000 ft. of the property for April PZB.
03.02.18	Property posted for March Planning and Zoning Board meeting.
03.30.18	Property posted for April Planning and Zoning Board meeting.
03.02.18	Legal advertisement published for March Planning and Zoning Board meeting.
03.30.18	Legal advertisement published for April Planning and Zoning Board meeting.
03.02.18	March Planning and Zoning Board meeting agenda posted at City Hall.
03.30.18	April Planning and Zoning Board meeting agenda posted at City Hall.
04.06.18	Planning and Zoning Board meeting agenda, staff recommendation, legal notice and all attachments posted on City webpage.
08.15.18	Courtesy notification to properties within 1,000 ft. of the property for Commission.
08.17.18	Legal advertisement published for City Commission meeting.
08.24.18	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. Applicant's submittal package.
- C. 04.12.18 Planning Division Staff report and recommendation.
- D. Excerpt of 04.12.18 Planning and Zoning Board Meeting Minutes.