



City of Coral Gables
CITY COMMISSION MEETING
May 27, 2008

ITEM TITLE:

Resolutions. Consideration of **Applications No. 10-07-037-P and 10-07-038-P**, consisting of the following items:

1. **Final Plat – “Ponce Place Villas East”.** A Resolution of the City Commission of Coral Gables approving final plat entitled “Ponce Place Villas East” being a re-plat of an approximately 1.5 acre site, being a portion of the previously approved “Old Spanish Village” Planned Area Development (PAD) site plan, legally described as Block 23 less a portion of Lot 11 and Lot 12, all of Block 24 and adjacent public rights-of-ways (ROW), Crafts Section (2901 Ponce de Leon Boulevard), Coral Gables, Florida; as set forth in Application No. 10-07 037-P; and providing for an effective date (see Exhibit A).
2. **Final Plat – “Ponce Place Villas West”.** A Resolution of the City Commission of Coral Gables approving final plat entitled “Ponce Place Villas West” being a re-plat of an approximately 3.0 acre site, being a portion of the previously approved “Old Spanish Village” Planned Area Development (PAD) site plan, legally described as all of Block 30, Lot 45, Block 31, Lots 12-13, Block 33 and adjacent public rights-of-ways (ROW), Crafts Section, Tracts A, B and C, Catamal Corner (3001 Ponce de Leon Boulevard), Coral Gables, Florida; as set forth in Application No. 10-07-038-P; and providing for an effective date (see Exhibit B).

RECOMMENDATION OF THE CITY MANAGER/PLANNING DEPARTMENT:

Recommendation for approval of the proposed tentative plats entitled “Ponce Place Villas East” and “Ponce Place Villas West”. The recommendation for approval is based on the findings of fact provided in this memorandum and associated supporting documents.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board on 11.14.07 recommended approval of both proposed tentative plats (vote: 7-0).

BRIEF HISTORY:

The Planning and Zoning Board on 11.14.07 reviewed and recommended approval of the tentative plats. The proposed plats are intended to create separate building sites for the historic 2901 Ponce Arts Center Building, 3001 Ponce Building and 38 townhouses in compliance with the previously approved “Old Spanish Village” PAD site plan and amendments. The approved PAD site plan was adopted by Ordinances No. 2006-23 and 2007-27.1, and all conditions of approval required at the time the site plan was approved will remain in effect.

The procedure for reviewing final plats is contained in the Zoning Code. The Planning and Zoning Board recommends 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.

A detailed description of the proposed re-plats and background information is provided with the attached

Staff report and supplemental materials.

The following background documents are attached to supplement this request:

Exhibit C: Final Plat - "Ponce Place Villas East".

Exhibit D: Final Plat - "Ponce Place Villas West".

Exhibit E: 11.14.07 Staff report and attachments.

Exhibit F: 11.14.07 Excerpts of Planning and Zoning Board meeting minutes.

Exhibit G: Summary of public comments submitted to the City.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
11.14.07	Planning and Zoning Board	Approval of tentative plat with condition (vote: 7-0).

PUBLIC NOTIFICATION(S):

Date	Form of Notification
11.01.07	Property Owner Public Hearing Courtesy Notification to all properties within 1000 feet.
11.01.07	Published ad giving Notice of Public Hearing.
05.13.08	Memorandum to City Clerk requesting advertising of Resolution headings.
05.16.08	Property Owner Public Hearing Courtesy Notification to all properties within 1000 feet.

APPROVED BY:

Department Director	City Attorney (If Applicable)	City Manager
Eric Riel, Jr. Planning Director		

EXHIBIT(S):

Exhibit A: Resolution - "Ponce Place Villas East" Final Plat.

Exhibit B: Resolution - "Ponce Place Villas West" Final Plat

Exhibit C: Final Plat - "Ponce Place Villas East".

Exhibit D: Final Plat - "Ponce Place Villas West".

Exhibit E: 11.14.07 Staff report and attachments.

Exhibit F: 11.14.07 Excerpts of Planning and Zoning Board meeting minutes.

Exhibit G: Summary of public comments submitted to the City.