

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. 2016-47**

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES APPROVING THE FINAL PLAT ENTITLED "TOWNHOUSE ON VALENCIA PHASE II" PURSUANT TO ZONING CODE ARTICLE 3, DIVISION 9, "PLATTING/SUBDIVISION", BEING A RE-PLAT OF AN APPROXIMATELY 0.27 ACRE 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 1-4, BLOCK 15, BILTMORE SECTION (444 VALENCIA AVENUE), CORAL GABLES, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, an application was submitted for review of a tentative plat entitled "Townhouse on Valencia Phase II", being a re-plat of an approximately 0.27 acre 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 1-4, Block 15, Biltmore Section (444 Valencia Avenue), Coral Gables, Florida; and

**WHEREAS**, Staff finds that the procedures for reviewing and recommending both tentative and final plats are contained in Zoning Code Article 3, Division 9, "Platting/Subdivision" and Article 5, Division 15, "Platting Standards", and that the proposed final plat entitled "Townhouse on Valencia Phase II" has met those criteria and standards; and

**WHEREAS**, after notice of a public hearing being duly published and a courtesy public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from the said property, a public hearing was held before the Planning and Zoning Board on July 29, 2015, at which hearing all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, at the July 29, 2015, Planning and Zoning Board meeting, the Board recommended approval of the proposed tentative plat entitled "Townhouse on Valencia Phase II" (vote: 5-0); and

**WHEREAS**, the proposed tentative plat has been submitted and reviewed as required by Miami-Dade County prior to consideration as a final plat by the City Commission; and

**WHEREAS**, pursuant to the platting/subdivision requirements of Zoning Code Article 3, Division 9, "Platting/Subdivision", Final Plats for all proposed re-plat applications are subject to a public hearing for City Commission review and approval via Resolution; and

**WHEREAS**, after notice of public hearing was duly published, a public hearing was held before the City Commission on February 9, 2016 at which hearing this item was presented and all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, the City Commission on February 9, 2016, approved the Final Plat (vote: 5-0);

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES:**

**SECTION 1.** The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of the Resolution upon adoption hereof.

**SECTION 2.** The re-plat of Lots 1-4, Block 15, Biltmore Section (444 Valencia Avenue), Coral Gables, Florida, entitled "Townhouse on Valencia Phase II" being a re-plat of an approximately 0.27 acre property consisting of four (4) platted lots into four (4) platted lots that are of equal width of the townhouses proposed to be constructed on the site.

**SECTION 3.** The applicant is hereby required to insert a notation on the plat stating that in the event that the United States Postal Service requires a centralized mailbox for the project, then access to such centralized mailbox shall be provided through a common easement available to all unit owners. Said notation shall also state that in the absence of a Homeowner's Association undertaking maintenance obligations for the centralized mailbox, the centralized mailbox maintenance shall be the shared responsibility of all unit owners.

**SECTION 4.** That the applicant shall further be required to comply with all applicable zoning regulations and any material changes to the application herein granted shall require a recommendation from the Planning and Zoning Board and approval by the City Commission.

**SECTION 5.** This development permit by the City of Coral Gables does not in any way create any right on the part of an applicant to obtain a permit from a county, state or federal agency. Likewise, this development permit does not create any liability on the part of the City of Coral Gables for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a county, state or federal agency, or if the applicant undertakes actions that result in a violation of county, state or federal law. In addition, as a condition of this approval, all county, state and federal permits must be obtained before commencement of the development.

**SECTION 6.** That this Resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS NINTH DAY OF FEBRUARY, A.D., 2016.  
(Moved: Lago / Seconded: Quesada)  
(Yeas: Lago, Quesada, Slesnick, Keon, Cason)  
(Unanimous: 5-0 Vote)  
(Agenda Item: E-10)

APPROVED:



JIM CASON  
MAYOR

ATTEST:



WALTER J. FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:



CRAIG E. LEEN  
CITY ATTORNEY