

## CITY OF CORAL GABLES, FLORIDA

## RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES APPROVING THE FINAL PLAT ENTITLED "REVISED PLAT OF CARTEE HOMESTEAD" PURSUANT TO ZONING CODE ARTICLE 3, DIVISION 9, "PLATTING/SUBDIVISION", BEING A RE-PLAT OF AN APPROXIMATELY 3.0 ACRE SINGLE TRACT INTO TWO (2) PLATTED LOTS FOR RESIDENTIAL, SINGLE-FAMILY USE ON PROPERTY ASSIGNED SINGLE-FAMILY RESIDENTIAL (SFR) ZONING AND LOCAL HISTORIC LANDMARK, LEGALLY DESCRIBED AS TRACT 2, CARTEE HOMESTEAD SECTION (6801 GRANADA BOULEVARD), CORAL GABLES, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, an application was submitted for review of a tentative plat entitled "Revised Plat of Cartee Homestead" being a re-plat of an approximately 3.0 acre single tract site that has a local historic designation into two (2) platted lots for single-family residences, legally described as Tract 2, Cartee Homestead Section (6801 Granada Boulevard), Coral Gables, Florida; and,

**WHEREAS**, the application for review of the tentative plat was accompanied with a request for a Conditional Use review for a building site determination to separate the single building site into two (2) separate building sites for single-family residences, with each of the proposed platted lots to be one building site; 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 December 11, 2013, at which hearing all interested persons were afforded the opportunity to be heard; and,

**WHEREAS**, at the December 11, 2013, Planning and Zoning Board meeting, the Board recommended approval of the proposed tentative plat entitled "Revised Plat of Cartee Homestead" (vote: 4-2); 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 July 22, 2014 at which hearing this item was presented and all interested persons were afforded the opportunity to be heard; and,

**WHEREAS**, the City Commission on July 22, 2014, (approved/denied) the Final Plat (vote: \_\_-\_\_).

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 Tract 2, Cartee Homestead Section (6801 Granada Boulevard), Coral Gables, Florida, entitled “Revised Plat of Cartee Homestead” being a re-plat of an approximately 3.0 acre single tract site that has a local historic designation into two (2) platted lots with each of the proposed platted lots to be one building site for a single family residence is hereby approved.

**SECTION 3.** That the applicant shall further be required to comply with all applicable zoning regulations and any changes to the application herein granted shall require a recommendation from the Planning and Zoning Board and approval by the City Commission.

**SECTION 4.** 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 5.** That this Resolution shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2014.

APPROVED:

JIM CASON  
MAYOR

ATTEST:

WALTER FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN  
CITY ATTORNEY