



City of Coral Gables
CITY COMMISSION MEETING
November 9, 2022

ITEM TITLE:

Resolution. Final Plat.

A Resolution of the City Commission of Coral Gables, Florida approving the Final Plat entitled “Alta Strategic Gables” pursuant to Zoning Code Article 14, Section 14-210, “Platting/Subdivision,” being a re-plat of 61,548 square feet (1.41 acres) into two (2) tracts of land on the property legally described as lots 1 through 11, inclusive, less the south 7.5 feet thereof, and lots 32 through 42, inclusive, less the south 7.5 feet thereof, Block 3, “Coral Gables Industrial Section,” together with that portion of the 30 foot platted alley lying north of the north line of the south 7.5 feet of said lot 11 projected westerly and south of the north line of said block 3 (250 Bird Road) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)

DEPARTMENT HEAD RECOMMENDATION:

Approval with conditions.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their August 12, 2020 meeting discussed and recommended approval (vote: 6-0) of the Tentative Plat.

BRIEF HISTORY:

On October 13, 2020, the City Commission approved a mixed-use project referred to as Merrick 250, a 12-story building with 215 residential units, ground floor commercial uses of approximately 18,500 square feet, and a parking structure with 362 parking spaces. The approved project is located on the north-half of Block 3, approximately 1.41 acres in size.

Per Section 14-210 of the Zoning Code, the Planning & Zoning Board provides a recommendation on Tentative Plats to the City Commission. At their August 12, 2020, meeting, the Planning and Zoning Board recommended approval of the Tentative Plat (vote: 6 yes – 0 no).

The Final Plat was prepared from the Tentative Plat, and has been reviewed for form by the Miami-Dade County Subdivision Department and the City’s Public Works Department. The Final Plat requires a final review and approval in Resolution form by the City Commission. If approved by the City Commission, the Applicant will have to file the Final Plat with Miami-Dade County.

The draft Resolution is provided as Exhibit A. The Staff report is provided as Exhibit B. The excerpts of the 08.12.20 Planning and Zoning Board meeting minutes are provided as Exhibit C.

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATIONS:

Date	Board/Committee	Comments (if any)

PUBLIC NOTIFICATIONS:

Date	Form of Notification
10.28.19	Applicant neighborhood meeting
07.30.20	Courtesy notification mailed to all property owners within 1,000 feet of the boundary of the subject property for Planning and Zoning Board meeting.
07.31.20	Property posted for Planning and Zoning Board meeting.
07.31.20	Planning and Zoning Board legal advertisement.
08.07.20	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
10.27.22	Mailed notices to all property owners within 1,000 feet of the boundary of the subject property for Commission.
11.03.22	City Commission meeting agenda posted on City webpage.

EXHIBITS:

- A. Draft Resolution.
- B. Final Plat.
- C. 08.12.20 PZB Staff Report and attachments.
- D. Excerpts from 08.12.20 Planning and Zoning Board Meeting Minutes.
- E. Miami-Dade County Approval Notice.