

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. _____

RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA APPROVING THE FINAL PLAT ENTITLED “BILTMORE PARC HOMES” PURSUANT TO ZONING CODE ARTICLE 3, DIVISION 9, “PLATTING/SUBDIVISION”, BEING A RE-PLAT OF AN APPROXIMATELY 0.93 ACRE PROPERTY INTO FIFTEEN (15) PLATTED LOTS FOR FIFTEEN (15) RESIDENTIAL TOWNHOUSES ON PROPERTY ASSIGNED MULTI-FAMILY SPECIAL AREA DISTRICT (MFSA) ZONING, ON THE PROPERTY LEGALLY DESCRIBED AS LOTS 1, 2, AND 18-23, BLOCK 11, BILTMORE SECTION (760 VALENCIA AVENUE, 2605, 2611, 2615 ANDERSON ROAD, 731, 735, 743 ALMERIA AVENUE), CORAL GABLES, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an application was submitted for review of a tentative plat entitled “Biltmore Parc Homes”, being a re-plat of an approximately 0.93 acre property into fifteen (15) platted lots for fifteen (15) residential townhouses on property assigned Multi-Family Special Area District (MFSA) zoning, on the property legally described as Lots 1, 2, and 18-23, Block 11, Biltmore Section (760 Valencia Avenue, 2605, 2611, 2615 Anderson Road, 731, 735, 743 Almeria 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 “Biltmore Parc Homes” 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 October 11, 2017, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the October 11, 2017 Planning and Zoning Board meeting, the Board recommended approval of the proposed tentative plat entitled “Biltmore Parc Homes” (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 September 11, 2018 at which hearing this item was presented and all interested persons were afforded the opportunity to be heard; and,

WHEREAS, the City Commission on September 11, 2018, (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 Lots 1, 2, and 18-23, Block 11, Biltmore Section (760 Valencia Avenue, 2605, 2611, 2615 Anderson Road, 731, 735, 743 Almeria Avenue), Coral Gables, Florida, entitled "Biltmore Parc Homes" being a re-plat of an approximately 0.93 acre property consisting of fifteen (15) platted lots into fifteen (15) 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 adoption herein.

PASSED AND ADOPTED THIS ____ DAY OF _____ A.D., 2018.

APPROVED:

RAUL VALDES-FAULI
MAYOR

ATTEST:

WALTER FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS
CITY ATTORNEY