



**City of Coral Gables
CITY COMMISSION MEETING
May 7, 2024**

ITEM TITLE:

Resolution. Final Plat.

A Resolution of the City Commission approving the Final Plat entitled “Arcana Subdivision” pursuant to Zoning Code Article 14, “Process,” Section 14-210, “Platting/Subdivision,” being a re-plat consisting of two existing lots which total 97,377 (ninety seven thousand three hundred seventy seven) square feet (2.24 acres) into a modified two lots on the property legally described as Lots 4 and 5, Palm Vista, together with that portion of the vacated 50-foot platted right-of-way lying between Lots 4 and 5, and dedication of 1,748 (one thousand seven hundred forty eight) square feet between (5400 and 5401 Banyan Trail), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (04 04 23 PZB recommended approval, Vote 5-0).

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their April 4, 2023 meeting discussed and recommended approval with conditions of the Tentative Plat (vote: 5-0).

BRIEF HISTORY:

The application has been submitted by Mr. Jose Jimenez on behalf of Mr. and Mrs. Barlick to review a final plat referred to as “Arcana Subdivision.” The Applicant is requesting to replat Lots 4 and 5, which total 97,377 square feet (2.24 acres), into a modified two lots together with that portion of the vacated 50-foot platted right-of-way and dedication of 1,748 square feet. The replat will decrease Lot 5 by 1,318 square feet to become 44,420 square feet and increase Lot 4 by 7,219 square feet to become 52,957 square feet.

On May 23, 2023, the City Commission approved the Tentative Plat for the subject property. 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 Final Plat is provided as Exhibit A. The Draft Resolution is provided as Exhibit B.

PUBLIC NOTIFICATIONS:

Date	Form of Notification
02.13.23	Applicant neighborhood meeting
03.22.23	Mailed notification to all property owners within 1,000 feet of the boundary of the subject property for Planning and Zoning Board meeting.
03.22.23	Property posted for Planning and Zoning Board meeting.
03.25.23	Planning and Zoning Board legal advertisement.
03.31.23	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
04.25.23	Mailed notices to all property owners within 1,000 feet of the boundary of the subject property for Commission.
04.28.23	Legal advertisement.
05.02.23	City Commission meeting agenda posted on City webpage.
04.25.24	Mailed notices to all property owners within 1,000 feet of the boundary of the subject property for Commission.
04.22.24	Legal advertisement.
04.30.24	City Commission meeting agenda posted on City webpage.

EXHIBITS:

- A. Final Plat.
- B. Draft Resolution – Final Plat.
- C. Miami-Dade County Notice of Action.

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.	\$0		
2.	\$0		
Total:	\$0		

Fiscal Impact: The approval of the final plat will not have a direct fiscal impact on the City.