



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 “Belmont Residences at Coral Gables” pursuant to Zoning Code Article 14, Section 14-210, “Platting/Subdivision,” being a re-plat of 61,569 square feet on the property legally as lots 12 to 31, Block 3, and the south 7.5 feet of lots 11 and 32, Block 3, Coral Gables “Industrial Section,” together with that portion of 30 foot platted alley lying south of the north line of the south 7.5 feet of said lot 11 projected westerly and north of the south line of said Block 3 (4111 Salzedo Street) 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 February 12, 2020 meeting recommended approval (vote: 6-0) of the tentative plat.

BRIEF HISTORY:

On May 26, 2020, the City Commission approved an Assisted Living Facility (ALF) project known as “Belmont Village,” a 10-story building with 232 Assisted Living Units, ground floor commercial uses of approximately 18,000 square feet, and a parking structure with 208 parking spaces. The approved project is located south of Bird Road at 4111 Salzedo Street.

Per Section 14-210 of the Zoning Code, the Planning & Zoning Board provides a recommendation on Tentative Plats to the City Commission. At their February 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 02.12.20 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
12.05.19	Applicant neighborhood meeting
01.29.20 05.13.20	Notification mailed to all property owners within 1,000 feet of the boundary of the subject property for Planning and Zoning Board meeting.
01.31.20	Property posted for Planning and Zoning Board meeting.
01.31.20	Planning and Zoning Board legal advertisement.
02.07.20	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
10.28.22	Legal advertisement for City Commission.
11.02.22	City Commission meeting agenda posted on City webpage.

EXHIBITS:

- A. Draft Resolution.
- B. Final Plat.
- C. 02.12.20 PZB Staff Report and attachments.
- D. Excerpts from 02.12.20 Planning and Zoning Board Meeting Minutes.
- E. Miami-Dade County Approval Notice.