

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2022-287

A RESOLUTION OF THE CITY COMMISSION 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).

WHEREAS, an application was submitted for review of a tentative plat entitled “Alta Strategic Gables,” being a re-plat of an approximately 61,548 square-foot property into two (2) tracts of land on property assigned Mixed-Use 2 (MX2) zoning, 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; and

WHEREAS, Staff finds that the procedures for reviewing and recommending both tentative and final plats are contained in Zoning Code Article 14, Section 14-210 [formerly Article 3, Division 9], “Platting/Subdivision” that the proposed final plat entitled “Alta Strategic Gables” has met those criteria and standards; and

WHEREAS, after notice of a public hearing being duly published and notices were 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 August 12, 2020, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the August 12, 2020 Planning and Zoning Board meeting, the Board recommended approval of the proposed tentative plat entitled “Alta Strategic Gables” (vote: 6-0); 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 14, Section 14-210, "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 and notices were 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 City Commission on November 9, 2022 at which hearing this item was presented and all interested persons were afforded the opportunity to be heard;

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 all of 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, entitled "Alta Strategic Gables" being a re-plat of an approximately 61,548 square-foot property into two (2) tracts of land.


SECTION 3. 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 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 NINTH DAY OF NOVEMBER, A.D., 2022.
(Moved: Anderson / Seconded: Menendez)
(Yeas: Fors, Jr., Mena, Menendez, Anderson, Lago)
(Unanimous: 5-0 Vote)
(Agenda Item: F-10)

APPROVED:

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VINCE LAGO
MAYOR

ATTEST:

DocuSigned by:

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BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

DocuSigned by:

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MIRIAM SOLER RAMOS
CITY ATTORNEY