



**City of Coral Gables  
CITY COMMISSION MEETING  
February 26, 2019**

**ITEM TITLE:**

**Resolution. Final Plat.** A Resolution of the City Commission of Coral Gables approving the Final Plat entitled "Riviera Deuce" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision," being a re-plat of an approximately 0.29 acre property on two (2) platted lots for residential, multi-family use on property assigned Multi-Family 1 Duplex Residential (MF1) zoning, on the property legally described as Lots 26 and 27, Block 93, Riviera Section Part 2 Revised (Riviera Drive and Menendez Avenue), Coral Gables, Florida; providing for an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 06.13.18 meeting recommended approval (vote: 6 yes – 0 no) of the tentative plat.

**BRIEF HISTORY:**

The request is to re-plat the two (2) existing platted lots (approximately 0.29 acre) to face onto Menendez Avenue, instead of onto Riviera Drive which is the current orientation of the property. The purpose of the re-plat would be to allow the owner to build 2 duplex buildings facing Menendez Avenue with the rear of the buildings facing the alley and to continue the development pattern of the other properties in the block. The two lots have no recorded easements. The rear plat has a 10 foot utility easement at the new rear of the property.

The Planning and Zoning Board provides a recommendation on Tentative Plats to the City Commission. The Final Plat is prepared from the Tentative Plat, with a final review and approval in Resolution form by the City Commission. The Final Plat has been reviewed for form by the Miami-Dade County Subdivision Department and the City's Public Works Department. The Applicant will have to file the Final Plat with Miami-Dade County if approved by the City Commission.

The draft Resolution is provided as Exhibit A. A copy of the Final Plat is included within the Applicant's submittal package provided as Exhibit B. The Staff report and excerpts of the 06.13.18 Planning and Zoning Board meeting minutes are provided as Exhibits C and D, respectively.

**LEGISLATIVE ACTION:**

Date:	Resolution/Ordinance No.	Comments
N/A		


**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

Date	Board/Committee	Comments (if any)
06.13.18	Planning and Zoning Board	Recommended approval (vote: 6 yes – 0 no).

**PUBLIC NOTIFICATION(S):**

Date	Form of Notification
05.31.18	Courtesy notification to properties within 1,000 ft. of the property for PZB.
05.31.18	Property posted for Planning and Zoning Board meeting.
06.01.18	Legal advertisement published for Planning and Zoning Board meeting.
05.31.18	Planning and Zoning Board meeting agenda posted at City Hall.
06.08.18	Planning and Zoning Board meeting agenda, staff recommendation, legal notice and all attachments posted on City webpage.
02.13.19	Courtesy notification to properties within 1,000 ft. of the property for Commission.
02.15.19	Legal advertisement published for City Commission meeting.
02.22.19	City Commission meeting agenda posted on City webpage.

**APPROVED BY:**

Asst. Director of Development Services for Planning and Zoning


**EXHIBIT(S):**

- A. Draft Resolution.
- B. 06.13.18 Planning Division Staff report and attachments.
- C. Excerpt of 06.13.18 Planning and Zoning Board Meeting Minutes.
- D. PowerPoint Presentation.