

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA, APPROVING THE VACATION OF A PUBLIC ALLEYWAY PURSUANT TO ZONING CODE ARTICLE 14, "PROCESS," SECTION 14-211, "ABANDONMENT AND VACATIONS" AND CITY CODE CHAPTER 62, ARTICLE 8, "VACATION, ABANDONMENT AND CLOSURE OF STREETS, EASEMENTS AND ALLEYS BY PRIVATE OWNERS AND THE CITY; APPLICATION PROCESS," PROVIDING FOR THE VACATION OF THE TWENTY (20) FOOT WIDE ALLEY WHICH IS APPROXIMATELY ONE HUNDRED AND FIFTY-FIVE (155) FEET IN LENGTH LYING BETWEEN LOTS 12 THRU 18 AND LOTS 11 AND 19 IN BLOCK 29, CRAFTS SECTION (3000 PONCE DE LEON BLVD, 216 & 224 CATALONIA, 203 UNIVERSITY DR, AND 225 MALAGA), CORAL GABLES, FLORIDA; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, an Application was submitted requesting approval to vacate, abandon, and close the 20-foot wide alley that presently runs from Catalonia Avenue to Malaga Avenue between the boundary lines of Lots 12 through 18 and 11 through 19 in Block 29, Coral Gables Crafts Section, Coral Gables, Florida;

**WHEREAS**, the proposed alley vacation is being submitted concurrently with a proposed Comprehensive Plan map amendment, Zoning Code map amendment, Receipt of Transfer of Development Rights (TDRs), conditional use mixed-use site plan and encroachments, and re-plat;

**WHEREAS**, comments were solicited from affected utility companies and no objections were received from any of the utility companies;

**WHEREAS**, after notice of public hearing duly published and notification of all property owners of record within one-thousand five hundred (1,500) feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on December 13, 2023 at which hearing all interested persons were afforded the opportunity to be heard;

**WHEREAS**, at the Planning and Zoning Board's December 13, 2023 meeting, the Board approved the proposed alley vacation (vote: 4 – 2);

**WHEREAS**, the closing of the subject alley is an amendment to the historic City Plan and requires a Special Certificate of Appropriateness, a public hearing was duly published and was held before the Historic Preservation Board on January 24, 2024,

**WHEREAS**, at the Historic Preservation Board’s January 24, 2024, meeting, the Board recommended denial for a Special Certificate of Appropriateness for the proposed amendment to the historic City Plan (vote: 5 – 0); and,

**WHEREAS**, after notice of public hearing duly published and notifications of all property owners of record within one-thousand and five hundred (1,500) feet, the City Commission held a public hearing on March 12, 2024, at which meeting the Applicant deferred the item;

**WHEREAS**, after notice of public hearing duly published and notifications of all property owners of record within one-thousand and five hundred (1,500) feet, the City Commission held a public hearing on April 16, 2024 at which hearing all interested persons were afforded an opportunity to be heard and this application for an alley vacation was approved on first reading;

**WHEREAS**, after notice of public hearing duly published and notifications of all property owners of record within one-thousand and five hundred (1,500) feet, the City Commission held a public hearing at which hearing all interested persons were afforded an opportunity to be heard and this application for an alley vacation was approved on second reading;

**WHEREAS**, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request to vacate an alley as required by the Zoning Code, and including careful consideration of written and oral comments by members of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES THAT:

**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 Ordinance upon adoption hereof.

**SECTION 2.** The proposed alley vacation that presently runs from Catalonia Avenue to Malaga Avenue between the boundary lines of Lots 12-18 and 11-19 in Block 29, Coral Gables Crafts Section, Coral Gables, Florida shall be and is hereby approved.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2024.

APPROVED:

VINCE C. LAGO  
MAYOR

ATTEST:

BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

CRISTINA SUAREZ  
CITY ATTORNEY