



City of Coral Gables
CITY COMMISSION MEETING
May 9, 2023

ITEM TITLE:

Ordinance on First Reading. Vacation.

1. An Ordinance of the City Commission of Coral Gables, Florida, approving the vacation of a public right-of-way 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 8,441 (eight thousand four hundred forty one) square feet of public right-of-way and dedication of 1,748 (one thousand seven hundred forty eight) square feet between Lot 4 (5401 Banyan Trail) and Lot 5 (5400 Banyan Trail) in Palm Vista, Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE).

Resolution. Tentative Plat. (This Resolution is not for consideration at this time and will be included with the above ordinances on Second Reading if approved on First Reading.)

2. A Resolution of the City Commission of Coral Gables, Florida approving the Tentative 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).

DEPARTMENT HEAD RECOMMENDATION:

Approval with conditions.

PLANNING AND ZONING BOARD RECOMMENDATION:

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

BRIEF HISTORY:

The two applications have been submitted by Mr. Jose Jimenez on behalf of Mr. and Mrs. Barlick to review a public right-of-way vacation and tentative plat referred to as "Arcana Subdivision."

The Applicant seeks to vacate the existing 8,441 square foot right-of-way and dedicate a 1,748 square foot alternative access between Lot 4 and Lot 5, 5400 and 5401 Banyan Trail. The purpose of this vacation is to allow for safe vehicular traffic circulation at the eastern end of Banyan Trail while preserving trees.

The Applicant is also 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.

Planning & Zoning Board

At their April 4th, 2023 meeting, the Planning and Zoning Board discussed the design evolution and how the proposed T-turnaround provides for the preservation of mature trees. The Board then recommended approval with conditions of the Vacation and Tentative Plat (vote: 5 yes – 0 no).

The Applicant’s submittal package is provided as Exhibit A. The Draft Ordinance is provided as Exhibit B and the Draft Resolution is provided as Exhibit C.

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.

EXHIBITS:

- A. Applicant’s Submittal Package.
- B. Draft Ordinance - Vacation.
- C. Draft Resolution – Tentative Plat.
- D. 04.04.23 PZB Staff Report and attachments
- E. Excerpts from 04.04.23 PZB Meeting Minutes.
- F. PowerPoint Presentation.