



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**August 29, 2017**

**ITEM TITLE:**

**Ordinance on First Reading. Alley Vacation.** An Ordinance of the City Commission of Coral Gables requesting vacation of a public alleyway pursuant to Zoning Code Article 3, Division 12, "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 three-hundred (300) feet in length lying between Tracts A and B, and dedication of substitute perpetual access and utility easement in Block 199, Riviera Section Part 14 (1542 South Dixie Highway), Coral Gables, Florida; providing for an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval with conditions.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 07.12.17 meeting recommended approval (vote: 6 - 0) with conditions.

**BRIEF HISTORY:**

Riviera Plaza Holdings LP is requesting approval to vacate, abandon, and close a portion of the alley in connection with the proposed construction of a new supermarket / retail building to be located at 1542 South Dixie Highway. The project lies south of South Dixie Highway with Yumuri Street to the northeast and Madruga Avenue to the southeast.

An alternative access easement will be provided that will connect to what will remain of the alley on the property to the west to Madruga Avenue. The vacation of this portion of the alley is necessary to consolidate the building site. The project's height, setback, and floor area are all permitted by the existing zoning.

The alley has little benefit to the public as it does not connect two thoroughfares. Historically, the alley was centrally located in Block 199 as envisioned by George Merrick. However, the alley has since been relocated and is currently utilized as a driveway for the existing surface parking lot. The proposed building will offset any potential impacts which may be caused by the requested vacation by internalizing all service and loading functions within the proposed new building and by providing structured parking.

The proposed project is permitted by the existing zoning and does not require public hearing review and approval; however, the vacation of the alley does require public hearing review with a recommendation provided by the Planning and Zoning Board and City Commission approval.

The draft Ordinance for alley vacation is provided as Exhibit A. Staff's report and recommendation with attachments is provided as Exhibit B. The comments and issues discussed by the Board at the meeting are provided as Exhibit C. The Public Hearing Notification with attachments is provided as Exhibit D. The

PowerPoint Presentation that will be presented by Staff is provided as Exhibit E.

**LEGISLATIVE ACTION:**

<b>Date:</b>	<b>Resolution/Ordinance No.</b>	<b>Comments</b>
N/A		

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

<b>Date</b>	<b>Board/Committee</b>	<b>Comments (if any)</b>
07.12.17	Planning and Zoning Board	Recommended approval (vote: 6-0) with conditions.

**PUBLIC NOTIFICATION(S):**

<b>Date</b>	<b>Form of Notification</b>
06.20.17	Applicant neighborhood meeting.
06.30.17	Courtesy notification.
06.30.17	Sign posting of property.
06.29.17	Planning and Zoning Board legal advertisement.
07.07.17	Posted Planning and Zoning Board agenda on City web page / City Hall.
07.07.17	Posted Planning and Zoning Board staff report on City web page.
08.14.17	Public Hearing Notification.
08.25.17	City Commission meeting agenda posted on City web page.

**EXHIBIT(S):**

- A. Draft Ordinance.
- B. 07.12.17 Planning and Zoning Division Staff report and recommendation with attachments.
- C. Excerpts of 07.12.17 Planning and Zoning Board Meeting Minutes.
- D. 08.14.17 Public Hearing Notification with attachments.
- E. PowerPoint Presentation.