



# City of Coral Gables Planning and Zoning Staff Report

Property: Alleyway between 411 and 401 Amalfi, 5004 LeJeune Road, and 400 and 410 Rosaro Avenue

Applicant: Guilford & Associates, P.A.

**Application:** Alley Vacation

Public Hearing: Planning and Zoning Board

**Date & Time:** **September 14, 2022; 6:00 – 9:00 p.m.**

Location: City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

## 1. APPLICATION REQUEST

Application request is for an Alley Vacation for the unpaved alleyway between 411 and 401 Amalfi, 5004 LeJeune Road, and 400 and 410 Rosaro Avenue. The Ordinance under consideration is as follows:

*An Ordinance of the City Commission of Coral Gables 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 north-south public alleyway lying between lots 9-16 and lots 8 & 17, Block 97, Coral Gables Riviera Section #2, according to the plat thereof recorded in Plat Book 28, Page 18 of the Public Records of Miami-Dade County, Florida; providing for substitute perpetual access and utility easement, setting forth terms and conditions; providing for an effective date.*

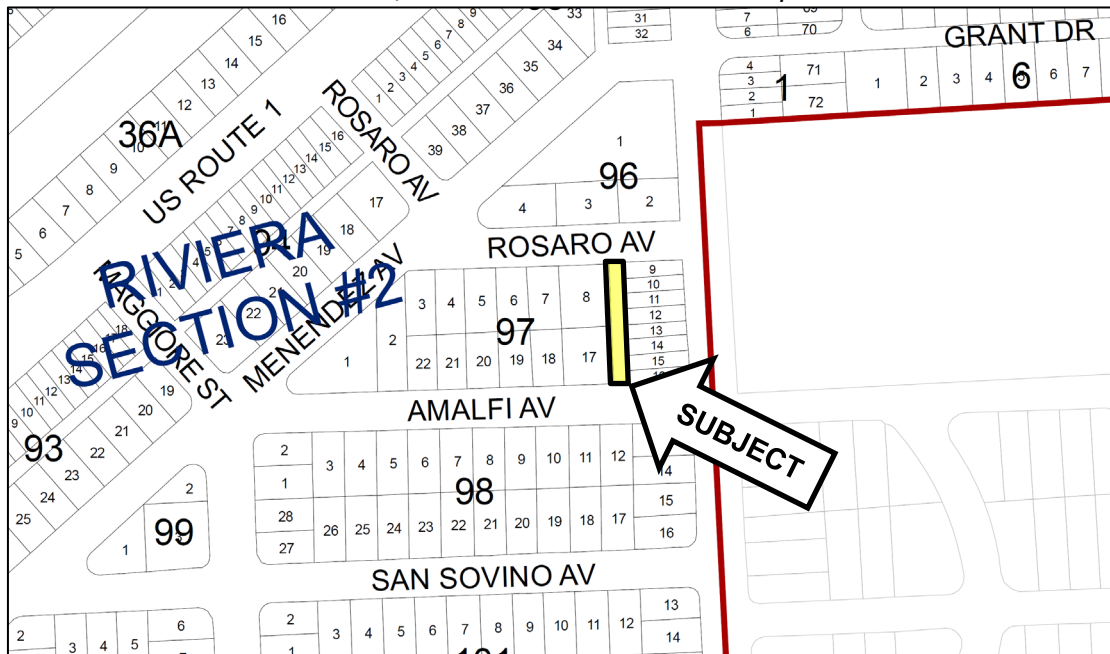
An application for abandonment and vacation requires review and recommendation by the Planning and Zoning Board at one (1) public hearing, and consideration by the City Commission at two (2) public hearings (Ordinance format).

## 2. APPLICATION SUMMARY

The owners at 411 and 401 Amalfi, and 5004 LeJeune Road which abut a north-south alley between Amalfi and Rosaro Avenues are requesting to vacate the unpaved alley. The 4,000 square-foot alley is currently unpaved and is not functioning as an active alley, as the grass and landscape that currently exists within the alley are being maintained by the abutting property owners. There are no other alleyways within the block, nor currently on adjacent blocks.

The original plat of the Riviera Section Part 2 of 1927 includes the alley and illustrates that the alley was intended to service commercial uses facing Le Jeune Road. However, the 8 platted lots facing Le Jeune Road were developed as single-family homes in the 1950's. Furthermore, the homes were designed as front-loaded houses with the garage accessed from the street. As such, the alley was not and is still not utilized as an alley for vehicular access or services.

Block, Lot and Section Location Map



Aerial



**Site Data and Surrounding Uses**

The following tables provide the subject property’s designations and surrounding land uses:

*Surrounding Land Uses*

LOCATION	EXISTING LAND USES	CP DESIGNATIONS	ZONING DESIGNATIONS
North	Single-Family Residences / Office Building	Residential Single-Family Low Density / Commercial Low-	Single-Family Residential District (SFR) / Mixed-Use 1

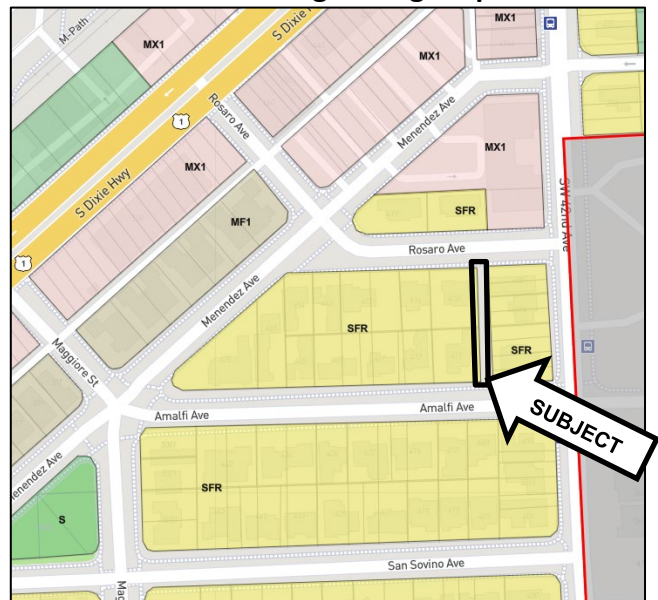
LOCATION	EXISTING LAND USES	CP DESIGNATIONS	ZONING DESIGNATIONS
		Rise Intensity	(MX1)
South	Single-Family Residences	Residential Single-Family Low Density	Single-Family Residential District (SFR)
East	Single-Family Residences	Residential Single-Family Low Density	Single-Family Residential District (SFR)
West	Single-Family Residences	Residential Single-Family Low Density	Single-Family Residential District (SFR)

The property’s existing land use and zoning designations, as illustrated in the following maps:

**Existing Land Use Map**



**Existing Zoning Map**



**3. FINDINGS OF FACT**

This section of the report presents City Staff’s evaluation of the Application and Findings of Facts. The City’s responsibility is to review the Application for consistency with the City’s Comprehensive Plan (CP) Goals, Objectives and Policies and compliance with the Zoning Code and City Code.

**Alley Vacation**

City Code Chapter 62, Article VIII, “Vacation, Abandonment and Closure of Streets, Easements and Alleys by Private Owners and the City; Application Process” requires that the Public Works Department shall review all applications for the vacation of a public right-of-way in accordance with criteria set forth in City Code Sections 62-259 and 62-262, and shall provide a recommendation to the Planning and Zoning Board.

Zoning Code, Article 14, ‘Process”, Section 14-211.3., “Standards for review” provides the standards for review for the proposed vacations, abandonment or closure of public streets and alleyways.

The standards provided in Zoning Code Section 14-211.3, “Standards for review” and the response to each standard is as follows:

*“The Zoning Code specifies that applications for the abandonment and vacation of city streets, alleys, special purpose easements and other non-fee interests which the City may have in real property may be approved provided that it is demonstrated that:*

STANDARD FOR REVIEW	STAFF FINDING
The non-fee property interest sought to be abandoned does not provide a benefit to the public health, safety, welfare, or convenience, in that it is not being used by the City for any of its intended purposes.	The existing inactive and unpaved alley is not being used by the City for any of its intended purposes and not currently providing a public benefit. The alley and abutting properties were originally platted in 1927 and envisioned to service the planned commercial properties facing Le Jeune Road. However, the 8 platted lots were developed in the 1950’s as 3 front-loaded single-family homes.
The Comprehensive Plan, special purpose plan, or capital improvement program does not anticipate its use	There is no plan or capital improvement project that anticipates the use of the alleyway.
The non-fee property interest sought to be abandoned provides some benefit to the public health, safety, welfare, or convenience, but the overall benefit anticipated to result from the abandonment outweighs the specific benefit derived from the non-fee property interest, in that the vacation or abandonment will not frustrate any comprehensive plan, special purpose plan, or capital improvement program of the City.	The existing alley does not currently provide a benefit to the public health, safety, welfare, or convenience of the surrounding community. As an unimproved and unpaved alleyway, it is currently maintained by the abutting property owners of front-loaded single-family homes. One of the recommended conditions of approval requires that the vacated alley will remain as a utility easement as the existing utilities are not being relocated.
The vacation or abandonment will not interfere with any planning effort of the City that is underway at the time of the application but is not yet completed.	There are no planning efforts of the City that would be interfered by the vacation or abandonment of this alley.
The vacation or abandonment will provide a material public benefit in terms of promoting the desired development and improves the City’s long-term fiscal condition and the Applicants provide beneficial mitigation in the form of a proffered mitigation plan which mitigates the loss of real property, the increase in the intensity of use and/or impacts on the public health, safety and welfare including increased parking and traffic.”	The requested alley vacation will increase the size of the abutting single-family properties and taxable areas. There will be no increase in the intensity of the single-family residence use. The public health, safety, and welfare, nor the parking and traffic, will be impacted.

### Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies

This section provides those CP Goals, Objectives and Policies applicable to the Application to vacate the alley and the determination of consistency:

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
1.	<b>Objective FLU-1.11.</b> Maintain a pattern of overall low density residential use with limited medium and high density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods.	Complies
2.	<b>Objective FLU-1.14.</b> The City shall enforce Zoning Code provisions which continue to preserve and improve the character of neighborhoods.	Complies
3.	<b>Policy DES-1.1.6.</b> Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
4 .	<b>Objective DES-1.1.</b> Preserve and promote high quality, creative design and site planning that is compatible with the City’s architectural heritage, surrounding development, public spaces and open spaces.	Complies

*Staff Comments:* Staff’s determination that this application is “consistent” with the CP Goals, Objectives and Policies that are identified is based upon compliance with conditions of approval recommended by Staff. The vacation of the alley abutting single-family maintains the low-density residential use and preserves the high-quality character of the neighborhood. Abandoning the alley will allow the abutting residents to improve and maintain the space that will enhance the character and beauty of the neighborhood.

#### 4. REVIEW TIMELINE AND PUBLIC NOTIFICATION AND COMMENTS

##### City Review Timeline

The submitted applications have undergone the following City reviews:

TYPE OF REVIEW	DATE
Development Review Committee	05.27.22
Planning and Zoning Board	09.14.22
City Commission (1 <sup>st</sup> reading and 2 <sup>nd</sup> reading)	TBD

##### Public Notification and Comments

The Applicant held the mandatory neighborhood meeting on August 31, 2022 with notification to all property owners within 1,000 of the property. A summary of the meeting and attendance list is provided as Attachment C.

The Zoning Code requires that a notification be provided to all property owners within 1,000 feet of the property. The notification was sent on September 1, 2022. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an

opportunity to submit comments. Approximately 267 notices were mailed. A copy of the legal advertisement and notice are provided as Attachment D. A map of the notice radius is provided below.

*Notification Radius Map*



The following has been completed to solicit input and provide notice of the Application:

*Public Notice*

	TYPE	DATE
Applicant neighborhood meeting		08.31.22
Notification		09.01.22
Sign posting of property		09.02.22
Legal advertisement		09.02.22
Posted Staff report on City web page		09.09.22

**Staff Recommendation and Conditions of Approval.**

The Planning Division based upon the complete Findings of Fact contained within this Report recommends **approval, with conditions** of the following subject to all of the conditions of approval as specified herein:

*An Ordinance of the City Commission of Coral Gables 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 north-south public alleyway lying between lots 9-16 and lots 8 & 17, Block 97, Coral Gables Riviera Section #2, according to the plat thereof recorded in Plat Book 28, Page 18 of the Public Records of Miami-Dade County, Florida; providing for substitute perpetual access and utility easement, setting forth terms and conditions; providing for an effective date.*

### **Summary of the Basis for Approval**

Staff's support and recommendation of approval of the Alley Vacation is subject to all recommended conditions of approval. As enumerated in the Findings of Fact contained herein, Planning Staff finds the Application is in compliance with the CP Goals, Objectives and Policies, Zoning Code and the City Codes subject to all of the following listed conditions of approval.

### **Conditions of Approval**

In furtherance of the Comprehensive Plan's Goals, Objectives and Policies, Zoning Code Article 14, "Process," Section 14-211, "Abandonment and Vacations" and all other applicable Zoning Code and City Code provisions, the recommendation for approval of the Application is subject to all of the following conditions of approval:

- a) That the owner of record, by proper instrument, shall grant to the City absolute rights of all utilities whatever interest they need in the utility easement.
- b) That the City shall have the right to exercise the same control over the utility easement described hereinabove and the acceptance and approval of such substitute shall in no way relieve the Applicant from complying with any and all regulations pertaining to alleys including but not limited to the building, zoning and other applicable regulations.
- c) That the utility easement described hereinabove shall at all times be kept free and clear of any and all encroachments and obstructions, including but not limited to motor vehicles, trucks, trailers, debris, stoops, waste containers, and the like, and the City shall have the authority to monitor and enforce same.
- d) That easement rights shall be granted to the affected utilities in the vacated alley described hereinabove.
- e) That the use of the Vacated Alleyway shall be limited to the same uses to which the adjacent properties are zoned.
- f) That the reversionary rights to the portion of the Vacated Alleyway shall revert to the owners abutting on each side of the Vacated Alleyway.
- g) That the vacation of the alley shall not become effective unless such time as the substitute utility easement is conveyed to the City.

**ATTACHMENTS**

- A. Applicant's submittal package.
- B. Public Works Alley Vacation Memo.
- C. Neighborhood Meeting summary.
- D. Notice mailed to all property owners within 1,000 feet and legal ad.
- E. PowerPoint Presentation.

Please visit the City's webpage at [www.coralgables.com](http://www.coralgables.com) to view all Application materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Jennifer Garcia, AICP, CNU-A  
City Planner  
City of Coral Gables, Florida



**Alley Vacation  
Between  
Amalfi Ave  
And  
Rosaro Ave**

Planning and Zoning Board

# **Table of Contents**

1. Statement of Use
2. Planning and Zoning Application
3. Historical Map of the area
4. Aerial
5. Photographs
6. Survey
7. Utility Letters
8. List of Representatives
9. Lobbyist Forms
10. List of Property Owners

Tab 1

*Guilford & Associates, P.A.*  
*Attorneys at Law*

F.W. ZEKE GUILFORD  
E-MAIL: ZGUILFORD@GUILFORDASSOC.COM

400 UNIVERSITY DRIVE  
SUITE 201  
CORAL GABLES, FLORIDA 33134  
TEL (305) 446-8411  
FAX (305) 445-0563

June 14, 2022

Planning and Zoning Board  
City of Coral Gables  
405 Biltmore Way  
Coral Gables, Fla. 33134

RE: Vacation of North – South Alley between Amalfi and Rosaro Avenue

Dear Members:

This firm represents the owners of property abutting that certain alley running north-south between Amalfi Avenue and Rosaro Avenue. We are requesting that this alley be vacated as it provides no benefit to the public health, safety, and welfare.

As a means of background, the original Merrick plan was to have commercial and multi-family abutting LeJeune Road for the first three blocks south of South Dixie Highway. While the first and second block are commercial, the third block is residential on both sides of the alley. Furthermore, at some point in time, the alley in the second block was vacated. Therefore, the continuous connection of the alley had already been disrupted. The alley is not being use by the City for its intended purpose. In this regard, it is important to note that the alley is not paved, but rather grass that has been maintained by the abutting property owners over numerous years.

Finally, we have enclosed the executed Planning and Zoning application and required documentation. If you have any questions regarding this matter, please feel free to contact me.

Very sincerely,  
Guilford & Associates, P.A.



F.W. Zeke Guilford, Esq.

Tab 2



# City of Coral Gables Planning Division Application

305.460.5211

planning@coralgables.com

www.coralgables.com

## Application request

The undersigned applicant(s)/agent(s)/property owner(s) request City of Coral Gables consideration and review of the following application(s) (please check all that apply):

- Abandonment and Vacations
- Annexation
- Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- Comprehensive Plan Map Amendment - Small Scale
- Comprehensive Plan Map Amendment - Large Scale
- Comprehensive Plan Text Amendment
- Conditional Use - Administrative Review
- Conditional Use without Site Plan
- Conditional Use with Site Plan
- Development Agreement
- Development of Regional Impact
- Development of Regional Impact - Notice of Proposed Change
- Mixed Use Site Plan
- Planned Area Development Designation and Site Plan
- Planned Area Development Major Amendment
- Restrictive Covenants and/or Easements
- Site Plan
- Separation/Establishment of a Building Site
- Subdivision Review for a Tentative Plat and Variance
- Transfer of Development Rights Receiving Site Plan
- University Campus District Modification to the Adopted Campus Master Plan
- Zoning Code Map Amendment
- Zoning Code Text Amendment
- Other: \_\_\_\_\_

## General information

Street address of the subject property: Alley abutting the 411 Amalfi Ave, Coral Gables, FL 33134

Property/project name: \_\_\_\_\_

Legal description: Lot(s) See attached survey

Block(s) 97 Section (s) Riviera Section Part 2

Property owner(s): Sylvia Perez

Property owner(s) mailing address: 411 Amalfi Ave, Coral Gables, FL 33134

Telephone: Business 305-510-3737 Fax \_\_\_\_\_

Other \_\_\_\_\_ Email sperez5575 @ yahoo.com



# City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Guilford & Associates, P.A.

Applicant(s)/agent(s) mailing address: 400 University Drive Coral Gables, FL 33134

Telephone: Business 305-446-8411 Fax 305-445-0563

Other \_\_\_\_\_ Email zguilford @ guilfordassoc.com

## Property information

Current land use classification(s): Residential - Single Family

Current zoning classification(s): Single Family

Proposed land use classification(s) (if applicable): N/A

Proposed zoning classification(s) (if applicable): N/A

## Supporting information (to be completed by Planning Staff)

A Preapplication Conference is required with the Planning Division in advance of application submittal to determine the information necessary to be filed with the application(s). Please refer to the Planning Division Development Review Process Handbook, Section 3.0, for an explanation of each item. If necessary, attach additional sheets to application. The Planning Division reserves the right to request additional information as necessary throughout the entire review process.

- Aerial.
- Affidavit providing for property owner's authorization to process application.
- Annexation supporting materials.
- Application fees.
- Application representation and contact information.
- Appraisal.
- Architectural/building elevations.
- Building floor plans.
- Comprehensive Plan text amendment justification.
- Comprehensive Plan analysis.
- Concurrency impact statement.
- Encroachments plan.
- Environmental assessment.
- Historic contextual study and/or historical significance determination.
- Landscape plan.
- Lighting plan.
- Massing model and/or 3D computer model.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Parking study.
- Photographs of property, adjacent uses and/or streetscape.
- Plat.
- Property survey and legal description.



- Property owners list, notification radius map and two sets of labels.
- Public Realm Improvements Plan for mixed use projects.
- Public school preliminary concurrency analysis (residential land use/zoning applications only).
- Sign master plan.
- Site plan and supporting information.
- Statement of use and/or cover letter.
- Streetscape master plan.
- Traffic accumulation assessment.
- Traffic impact statement.
- Traffic impact study.
- Traffic stacking analysis.
- Utilities consent.
- Utilities location plan.
- Vegetation survey.
- Video of the subject property.
- Zoning Analysis ( Preliminary).
- Zoning Code text amendment justification.
- Warranty Deed.
- Other: \_\_\_\_\_

**Application submittal requirements**

1. Hard copies. The number of application binders to be submitted shall be determined by Staff at the preapplication meeting. The application shall include all the items identified in the preapplication meeting.
2. Digital media copies. Two (2) compact discs (CD ROMs) of the entire application including all the items identified in the Preapplication Conference. Each document shall be separated into PDF files (i.e., application; site plan, landscape plan; etc.). Please include a "Table of Contents" identifying all PDF file name(s). Each PDF file size shall not exceed 10 Mb. All discs shall be labeled with the applicant(s) name, project name and date of submittal.

**Applicant/agent/property owner affirmation and consent**

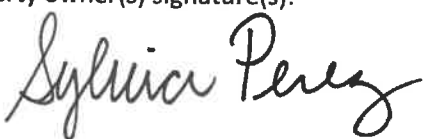
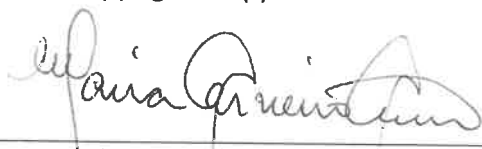
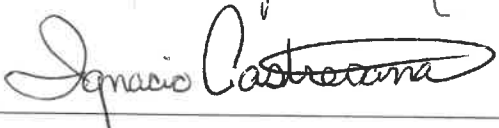
- (I) (We) affirm and certify to all of the following:
1. Submission of the following:
    - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
    - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
  2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
  3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
  4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.





# City of Coral Gables Planning Division Application

5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. Additional costs in addition to the application fees may be assessed associated with the review of applications by the City. These are costs that may be incurred by the applicant due to consultant fees paid by City to review the application. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees will be assessed upon finalization of the City application review.

Property owner(s) signature(s): 	Property owner(s) print name: Sylvia Perez	
Property owner(s) signature(s): 	Property owner(s) print name: Maira Carneiro Castresana	
Property owner(s) signature(s): 	Property owner(s) print name: Ignacio Castresana	
Address: 411 Amalfi Ave, 401 Amalfi Ave, 5004 LeJeune Rd		
Telephone:	Fax:	Email:
<b>NOTARIZATION</b>		
STATE OF FLORIDA/COUNTY OF _____ The foregoing instrument was acknowledged before me this _____ day of _____ by _____ (Signature of Notary Public - State of Florida)		
(Print, Type or Stamp Commissioned Name of Notary Public) <input type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____		



City of Coral Gables Planning Division Application

Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:
Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:

Address:

Telephone:                      Fax:                      Email:

**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF \_\_\_\_\_  
 The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ by \_\_\_\_\_  
 (Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)  
 Personally Known OR  Produced Identification; Type of Identification Produced \_\_\_\_\_

Applicant(s)/Agent(s) Signature: <i>Frank W Guilford</i>	Applicant(s)/Agent(s) Print Name: FW ZERE GUILFORD
---	---

Address:  
400 UNIVERSITY DRIVE CORAL GABLES FL 33134

Telephone: 305 446-8411                      Fax:                      Email: ZGUILFORD@GUILFORDASSOC.COM

**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF *Miami-Dade*  
 The foregoing instrument was acknowledged before me this *28* day of *October* *2021* by *Frank W Guilford*  
 (Signature of Notary Public - State of Florida)

*Lidia Gonzalez*  
 NOTARY PUBLIC  
 STATE OF FLORIDA  
 LIDIA GONZALEZ  
 Commission # GG 172006  
 Expires May 1, 2022  
 Bonded thru Budget Notary Services

(Print, Type or Stamp Commissioned Name of Notary Public)  
 Personally Known OR  Produced Identification; Type of Identification Produced \_\_\_\_\_

June 1, 2020

Re: Alley vacating and utility easement

To whom it may concern:

I do not have any objection for the City of Coral Gables vacating the north-south alley adjacent to my property at 400 Rosaro Ave. If the city agrees to vacate the alley, I agree to sign the easement agreement requested by Florida Power and Light.

Thank you,

A handwritten signature in black ink that reads "Nancy Cevallos". The signature is written in a cursive style with a horizontal line underneath the name.

Nancy Tatiana Cevallos  
Owner at 400 Rosaro Avenue

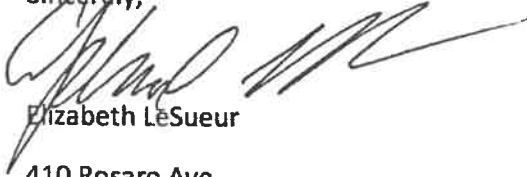
May 29, 2020

Re: Alley vacating and utility easement

To whom it may concern:

I do not have any objection to the City of Coral Gables vacating the north-south alley adjacent to my property at 410 Rosaro Ave and distributing the property to the adjoining property owners. If the city agrees to this proposal, I would be willing to sign an easement agreement requested by the Miami Dade Water and Sewer Department.

Sincerely,

A handwritten signature in black ink, appearing to read 'Elizabeth LeSueur', written over a horizontal line.

Elizabeth LeSueur

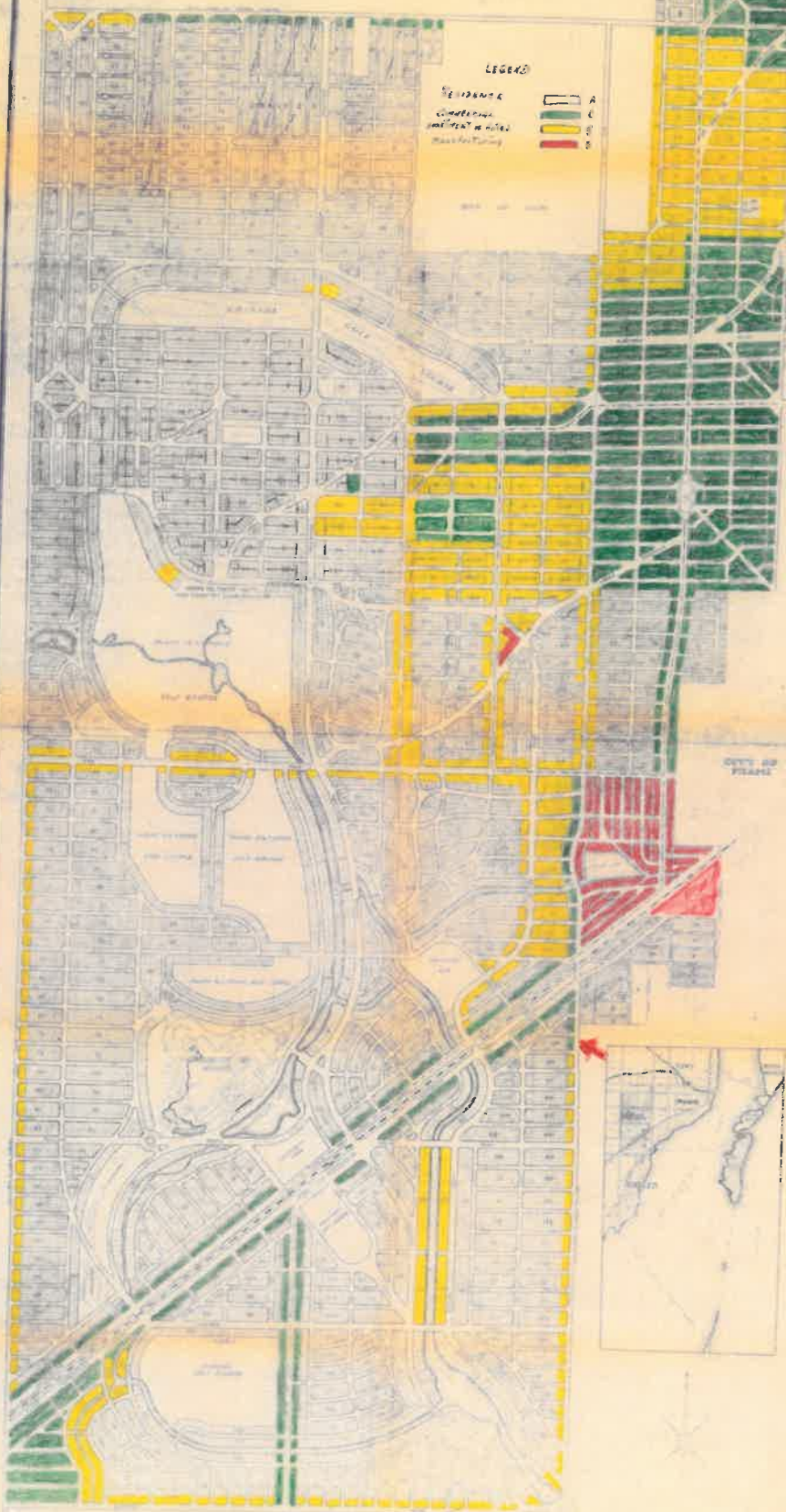
410 Rosaro Ave  
Coral Gables, FL 33146

cc: Guilford & Associates, P.A.

Tab 3

CITY OF MIAMI

NO. 127  
MAY 1927  
PA. 1-1-27  
D.M.



LEGEND

Residence A  
 Commercial B  
 Industrial C  
 Manufacturing D

COMPREHENSIVE MAP OF  
 NORTHERN SECTION OF  
 CORAL GABLES, FLA.

Tab 4

# Untitled Map

Write a description for your map.

## Legend

- 411 Amalfi Ave
- Belly Motions
- Elite Sound & Security
- Eyeglass Place Inc
- Feature 1
- Feature 2
- Feature 3
- Florida Psychoanalytic Society
- Gaebe Mullen Antonelli Esco
- Network Integrated Services
- South Florida District Dental
- Starbucks
- SUBWAY® Restaurants
- The Check Cashing Store
- Washington Park





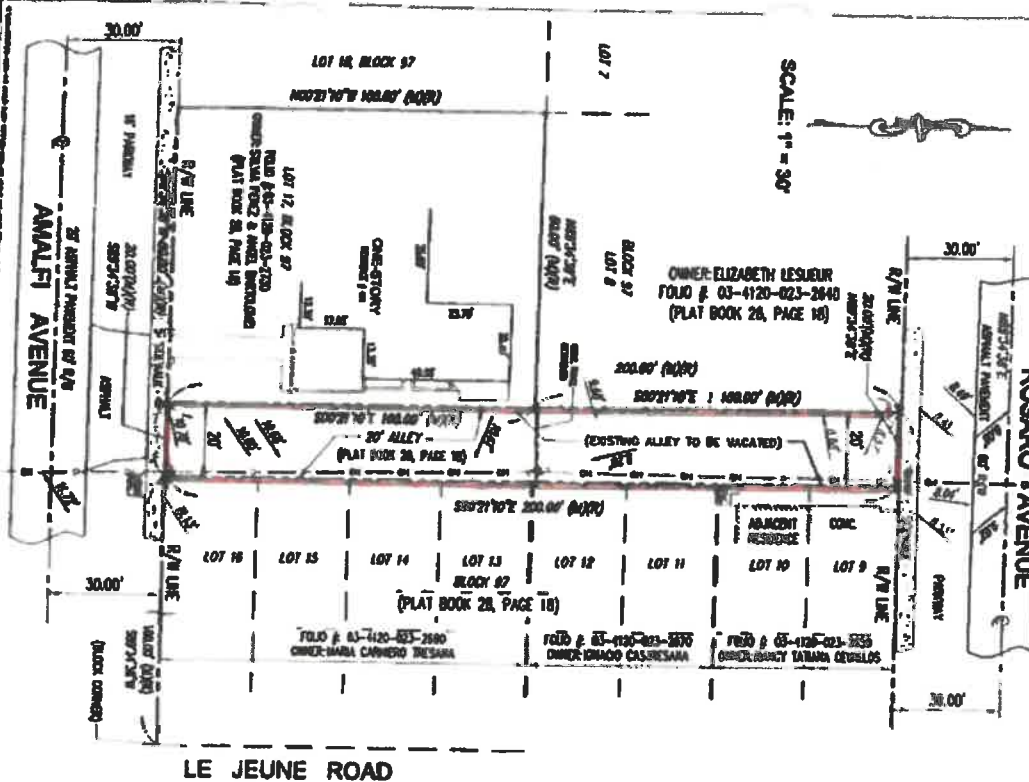
Tab 5





**Tab 6**

# SKETCH OF TOPOGRAPHIC BOUNDARY SURVEY



SCALE: 1" = 30'

### LEGEND

- ☒ = Center Line
- ☒ = Concrete
- ☒ = Concrete Block Sluice
- ☒ = Found Iron Pipe
- ☒ = Found Iron Rod
- ☒ = Found Nail & Disc
- ☒ = Found Nail & Disc
- ☒ = Identification
- ☒ = Measured
- ☒ = On Line
- ☒ = Post
- ☒ = Post Book
- ☒ = Record
- ☒ = Right of Way

### SYMBOLS

- ☒ = CONCRETE POLE
- ☒ = ELECTRIC BOX
- ☒ = WATER METER
- ☒ = WOOD POLE
- ☒ = EXISTING ELEVATION
- ☒ = OAKUM LINK FENCE (C.L.F.)
- ☒ = OVERHEAD LINES
- ☒ = OBS. WALL

### STATEMENTS NOTE:

This is a Topographic Survey of the indicated area as shown in the drawing with the purpose of showing the existing improvements within its proposed recordable plat area.

The survey was conducted for the purpose of a "Topographic Survey" only and is not intended to determine the regulatory jurisdiction of any electric, water, telephone or mail agency, street, communication or other utility. The Topographic Survey does not include or describe any easements.

All distances as shown are based on the US Survey foot.

Findings are based on the information provided by the contractor of record and are not intended to determine the regulatory jurisdiction of any electric, water, telephone or mail agency, street, communication or other utility. The Topographic Survey does not include or describe any easements.

All distances as shown are based on the US Survey foot.

Findings are based on the information provided by the contractor of record and are not intended to determine the regulatory jurisdiction of any electric, water, telephone or mail agency, street, communication or other utility. The Topographic Survey does not include or describe any easements.

All distances as shown are based on the US Survey foot.

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All distances as shown are based on the US Survey foot.

Findings are based on the information provided by the contractor of record and are not intended to determine the regulatory jurisdiction of any electric, water, telephone or mail agency, street, communication or other utility. The Topographic Survey does not include or describe any easements.

All distances as shown are based on the US Survey foot.

JORGE L. CABRERA

Professional Surveyor License No. 11887 State of Florida

Professional Surveyor License No. 11887 State of Florida

# SKETCH 7 ACCOMPANY LEGAL DESCRIPTION

PREPARED BY:

**JORGE L. CABRERA**

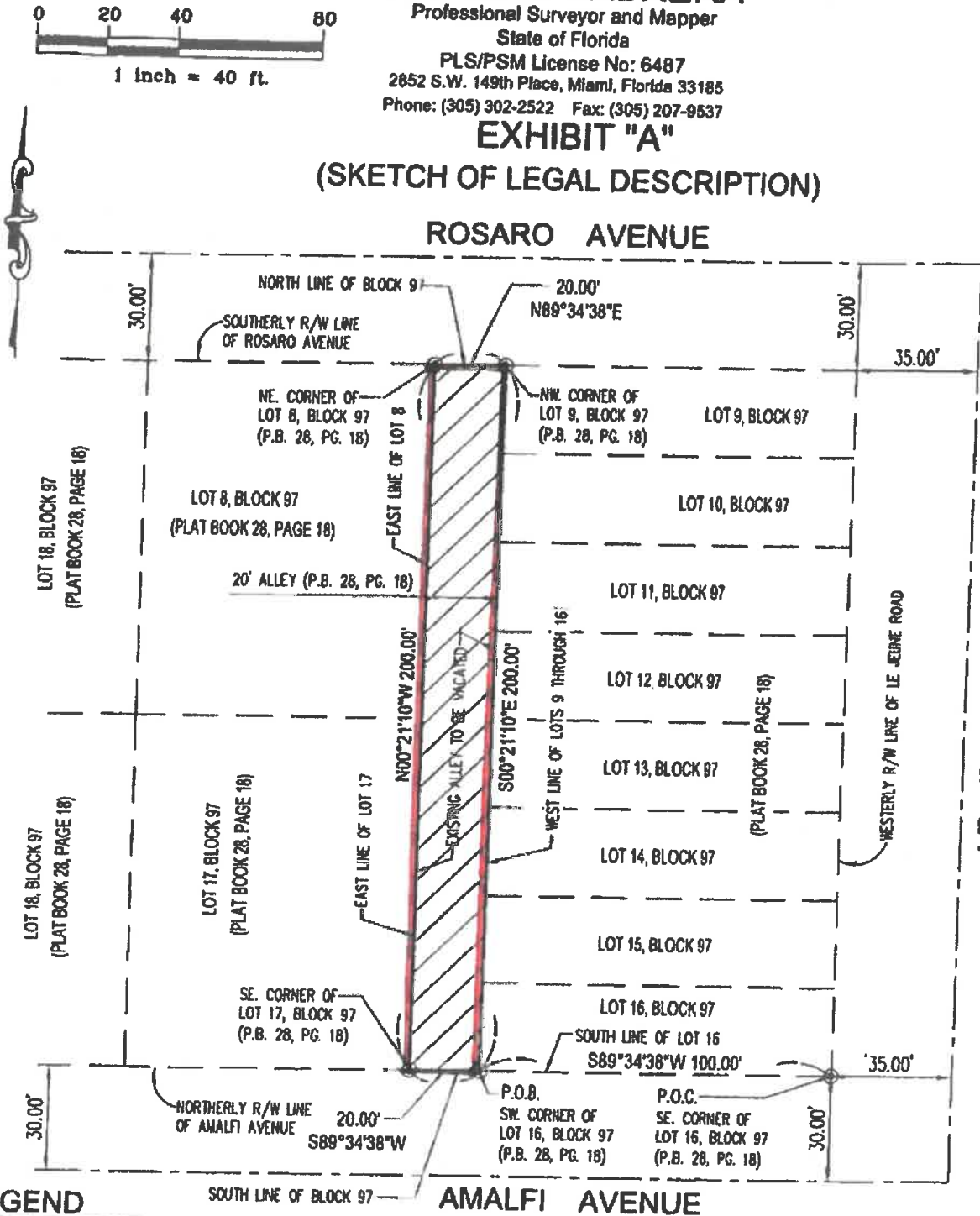
Professional Surveyor and Mapper  
State of Florida

PLS/PSM License No: 6487  
2852 S.W. 149th Place, Miami, Florida 33185  
Phone: (305) 302-2522 Fax: (305) 207-9537

## EXHIBIT "A"

(SKETCH OF LEGAL DESCRIPTION)

**ROSARO AVENUE**



### LEGEND

- P.O.C. = POINT OF COMMENCE
- P.O.B. = POINT OF BEGINNING
- P.B. = PLAT BOOK
- PG. = PAGE

NOT VALID WITHOUT SHEET 1 OF 2  
(SHEET 1 OF 2 CONTAINS LEGAL DESCRIPTION & SURVEYORS NOTES)

**Tab 7**



AT&T Florida  
600 NW 79<sup>TH</sup> Ave  
Miami, FL 33126

Tel: 305-459-2669  
www.att.com

July 21, 2020

Sylvia Perez  
411 Amalfi Ave  
Coral Gables, FL 33146

Re: Encroachment into the existing 20 feet East and 10 feet South East Utility Easement at 411 Amalfi Ave, Coral Gables, FL 33146; PLAT Book 28, Page 18, the east of Lot 17, in Block 97 of Coral Gables Riviera SEC 2 REV, of the Public Records of Miami-Dade County.

Dear Ms. Sylvia Perez.

*On behalf of BellSouth Telecommunication, Inc. d/b/a AT&T Florida, this letter shall serve as notice of "non objection" to the proposed construction encroaching into the utility easement of the above-described property subject to the following conditions:*

1. Right of ingress and egress for the purpose of maintaining existing facilities or installation of new facilities are still necessary and release of these rights is not intended by this approval.
2. It is understood that should it be necessary to relocate facilities in order to maintain telephone service, the cost of the relocation will be at the owner's Expense.
3. Work is being performed by or with permission of the owner of above property.
4. That the Sunshine State One Call at 1-800-432-4770 be contacted forty-eight (48) hours prior to any construction so that we may mark, in the field, the approximate location of our facilities.

If you have any further question, please call me at 305-459-2669.

Yours truly,

A handwritten signature in black ink that reads "Jaime Iraheta".

---

Jaime Iraheta  
Mgr. Osp Plng & Engrg Design





## City of Coral Gables

*Public Works Department*  
2800 SW 72 Avenue  
Miami, FL 33155

August 13, 2020

RE: Vacation of Alley Block 97 of Revised Plat  
Of Coral Gables Riviera Section 2

TO WHOM IT MAY CONCERN

The following is to confirm that the City of Coral Gables Utilities Division has no objection to the vacate of the existing alley running north to south in Block 97 between Lots 8- 17 and Lots 9 – 17 of the revised plat Coral Gables Riviera Section Part. Any existing utilities shall be relocated at developer's expenses.

Please feel free to contact me should you have any question.

*Jorge Acevedo*

Jorge E. Acevedo, PE, ENV SP, LEED Green Associate  
Utilities & ROW Division Chief  
Utilities Director  
City of Coral Gables  
Department of Public Works  
2800 SW 72 Avenue, Miami, FL 33155  
Direct: (305)460-5006  
Main: (305)460-5000  
[Jacevedo2@coralgables.com](mailto:Jacevedo2@coralgables.com)



March 19, 2019

Zeke Guilford  
400 University Drive  
Coral Gables, Florida 33134

Re: Vacation of Alley Block 97 of Revised Plat of Coral Gables Riviera Section 2

Dear Mr. Guilford:

Florida City Gas (FCG) has received your request to vacate a section of the aforementioned alley. Based on a review of available records and/or field verification of existing FCG facilities, the following has been determined for the subject request:

**FCG does not have existing facilities within the identified limits of the aforementioned defined area. Therefore, FCG has no objections to the proposed vacation of the said alley.**

If you need additional information or should any questions, comments or concerns arise, please do not hesitate to contact me.

Regards,

A handwritten signature in black ink, appearing to read 'Roland Ruiz', is written over a light blue horizontal line.

Roland Ruiz  
Engineering Leader  
786-457-0937  
Roland.Ruiz@NextEraEnergy.com

## Zeke Guilford

---

**From:** Lidia Gonzalez  
**Sent:** Thursday, July 2, 2020 8:26 AM  
**To:** Zeke Guilford  
**Subject:** FW: Vacation of Alley  
**Attachments:** eu636-1.tif

**From:** Guerrero, Guillermo (WASD) <Guillermo.Guerrero@miamidade.gov>  
**Sent:** Wednesday, July 1, 2020 5:26 PM  
**To:** Lidia Gonzalez <LGonzalez@guilfordassoc.com>  
**Subject:** Fwd: Vacation of Alley

WASD have a 2" water main running along the north half of requested Alley vacation, WASD request an 12 feet water easement before the approval vacation,  
See attached documents showing the water line.

Thanks,

Get [Outlook for iOS](#)

---

**From:** Guillermo <[guerreropsm@aol.com](mailto:guerreropsm@aol.com)>  
**Sent:** Wednesday, July 1, 2020 4:21:19 PM  
**To:** Guerrero, Guillermo (WASD) <[Guillermo.Guerrero@miamidade.gov](mailto:Guillermo.Guerrero@miamidade.gov)>  
**Subject:** Fwd: Vacation of Alley

EMAIL RECEIVED FROM EXTERNAL SOURCE.

---

-----Original Message-----

**From:** Suarez, Abel (WASD) <[Abel.Suarez@miamidade.gov](mailto:Abel.Suarez@miamidade.gov)>  
**To:** Guerrero, Guillermo (WASD) <[Guillermo.Guerrero@miamidade.gov](mailto:Guillermo.Guerrero@miamidade.gov)>; Guerrero, Guillermo [AOL] <[guerreropsm@aol.com](mailto:guerreropsm@aol.com)>  
**Sent:** Wed, Jul 1, 2020 3:20 pm  
**Subject:** RE: Vacation of Alley



From: Guerrero, Guillermo (WASD) <[Guillermo.Guerrero@miamidade.gov](mailto:Guillermo.Guerrero@miamidade.gov)>  
Sent: Wednesday, July 1, 2020 2:49 PM

**To:** Suarez, Abel (WASD) <[Abel.Suarez@miamidade.gov](mailto:Abel.Suarez@miamidade.gov)>  
**Subject:** Fwd: Vacation of Alley

Hola, me puedes ayudar revisando si existe alguna línea de WASD aquí,

Gracias

Get [Outlook for iOS](#)

---

**From:** Lidia Gonzalez <[LGonzalez@quilfordassoc.com](mailto:LGonzalez@quilfordassoc.com)>  
**Sent:** Wednesday, July 1, 2020 10:44:54 AM  
**To:** Guerrero, Guillermo (WASD) <[Guillermo.Guerrero@miamidade.gov](mailto:Guillermo.Guerrero@miamidade.gov)>  
**Subject:** FW: Vacation of Alley

EMAIL RECEIVED FROM EXTERNAL SOURCE.

---

Please respond or have someone else respond to our request. Thank you

**From:** Lidia Gonzalez  
**Sent:** Thursday, June 18, 2020 8:57 AM  
**To:** Guerrero, Guillermo (WASD) <[Guillermo.Guerrero@miamidade.gov](mailto:Guillermo.Guerrero@miamidade.gov)>  
**Subject:** Vacation of Alley

Your prompt response will be greatly appreciated.

## Zeke Guilford

---

**From:** Zeke Guilford  
**Sent:** Thursday, April 18, 2019 10:51 AM  
**To:** Jorge L. Cabrera  
**Subject:** FW: Alley Vacation  
**Attachments:** Easement Cover LE JEUNE RD PLAT 97.pdf; Easement for Business - non-exclusive.doc; BLOCK 97 REV PLAT EASEMENT.pdf

Found the back and forth with FPL. Please see the below and attached.

**From:** Ross, Ebone-alexandria <Ebone-alexandria.Ross@fpl.com>  
**Sent:** Thursday, January 3, 2019 10:36 AM  
**To:** Zeke Guilford <ZGuilford@guilfordassoc.com>  
**Subject:** RE: Alley Vacation

Good Morning Zeke,

I believe we are on the same page now. Please find and review the documents attached as well as have what is required sent back to FPL in order to get our final approval. FPL would like you to have surveyors provide a Sketch and Legal Description of the easement to be remained/provided to us. We ask to keep the 10' easement on each side of the R/O properties as shown within the alley.

Thank you,

*Ebone-Alexandria Ross*

Associate Engineer | Central Dade Service Center  
122 SW 3<sup>rd</sup> St, Miami FL 33130 | (O) 305-377-6003



Visit the new [FPL Project Portal](https://www.fpl.com/construction) at [FPL.com/construction](https://www.fpl.com/construction) to manage your FPL Residential and Commercial construction projects. Get information on construction services and project types. apply for your construction project, track project milestones, manage your project team and more.

**From:** Zeke Guilford <[ZGuilford@guilfordassoc.com](mailto:ZGuilford@guilfordassoc.com)>  
**Sent:** Wednesday, January 2, 2019 10:43 AM  
**To:** Ross, Ebone-alexandria <[Ebone-alexandria.Ross@fpl.com](mailto:Ebone-alexandria.Ross@fpl.com)>  
**Subject:** Alley Vacation

CAUTION - EXTERNAL EMAIL

Dear Ms. Ross:

Happy New Year to you as well. My assistant forwarded to me your response to the vacation of the alley in Block 97 of Revised Plat of Coral Gables Section 2. We are fully aware of the FPL lines in the alley servicing the neighbors. There is no intent to remove those lines. I thought my letter indicated, but if not, will provide you with our intent now. It is our intent to vacate the alley and provide FPL the required easement for you poles and maintenance thereof. If we did not make that clear, I apologize. I would kindly ask that you look at this again knowing that the appropriate easements will be provided to FPL.

Thank you.

Zeke Guilford

To: Lidia Gonzalez <[LGonzalez@guilfordassoc.com](mailto:LGonzalez@guilfordassoc.com)>

Subject: Re: Vacation of Alley

The answer is yes

Sent from my iPhone

On Aug 21, 2020, at 9:10 AM, Lidia Gonzalez <[LGonzalez@guilfordassoc.com](mailto:LGonzalez@guilfordassoc.com)> wrote:

Sent from my iPhone

Begin forwarded message:

**From:** "Jimenez, Santiago" <[Santiago\\_Jimenez2@comcast.com](mailto:Santiago_Jimenez2@comcast.com)>

**Date:** August 21, 2020 at 8:04:49 AM EDT

**To:** Lidia Gonzalez <[LGonzalez@guilfordassoc.com](mailto:LGonzalez@guilfordassoc.com)>

**Subject: RE: Vacation of Alley**

Good morning Lidia,

1

---

**Per our design print, we have several overhead utility lines running in this alleyway.  
Will you be providing us an easement to keep our utility lines here ?**

**Thank you.**

<image001.jpg>  
*Santiago Jimenez  
Construction Specialist*

*2601 SW 145th Ave Suite #100  
Miramar, FL 33027  
Mobile: 954-774-9817  
[Santiago\\_Jimenez2@comcast.com](mailto:Santiago_Jimenez2@comcast.com)*

**From:** Lidia Gonzalez <[LGonzalez@guilfordassoc.com](mailto:LGonzalez@guilfordassoc.com)>

**Sent:** Tuesday, August 11, 2020 8:02 AM

**To:** Jimenez, Santiago <[Santiago\\_Jimenez2@comcast.com](mailto:Santiago_Jimenez2@comcast.com)>

**Subject:** [EXTERNAL] Vacation of Alley

Good morning Mr. Jimenez: I'm enclosing again the correspondence and survey pertaining to the above matter. Your response will be greatly appreciated. If you have any questions, please feel free to contact Mr. Guilford directly at 305-446-8411 or cell 305-790-2521.

Thank you!



## Lidia Gonzalez

---

**From:** Alexandra D'Albert <Alexandra.Dalbert@hotwirecommunication.com>  
**Sent:** Monday, November 22, 2021 12:29 PM  
**To:** Lidia Gonzalez  
**Subject:** Re: [External]FW: Alley Vacation/411 Amalfi Avenue

Good Afternoon Lidia,

**We have no facilities in this area. Please let us know if you need anything else from us.**

Thank you.

Best Regards,

Alexandra D'Albert

Hotwire Communications | Construction Growth

---

**From:** Lidia Gonzalez <LGonzalez@guilfordassoc.com>  
**Sent:** Monday, November 22, 2021 8:52:26 AM  
**To:** Alexandra D'Albert <Alexandra.Dalbert@hotwirecommunication.com>  
**Subject:** [External]FW: Alley Vacation/411 Amalfi Avenue

Please respond this is our third request. We would appreciate a response from you or someone at your office.

Thank you

**From:** Lidia Gonzalez  
**Sent:** Tuesday, November 16, 2021 12:27 PM  
**To:** alexandra.dalbert@hotwirecommunication.com  
**Subject:** FW: Alley Vacation/411 Amalfi Avenue

Your prompt reply to our request will be appreciated.

**From:** Lidia Gonzalez  
**Sent:** Thursday, November 4, 2021 4:16 PM  
**To:** [alexandra.dalbert@hotwirecommunication.com](mailto:alexandra.dalbert@hotwirecommunication.com)  
**Subject:** Alley Vacation/411 Amalfi Avenue



F.W. Zeke Gulford  
400 University Drive Suite 201  
Coral Gables, FL 33134

**RE: Alley Way Vacation 411 Amalfi Ave, Coral Gables, FL  
Lot 17, Block 97, Coral Springs Riviera Sec. 2, Plat Book 28, Page 18, Miami-Dade Co**

November 18, 2021

Per your request, Cellco Partnership, d/b/a Verizon Wireless and its affiliates (“Verizon”) confirm that to the best of its current knowledge, it has no presence of any existing above ground or below ground facilities located within the portion of certain property that is part of the proposed abandonment, being an alley way running north and south in Lot 17, Block 97, Coral Gables Riviera Sec. 2, Plat Book 28, Page 18, Miami-Dade County and more particularly described in the enclosed site plan and survey, drawn by Jorge L. Cabrera Professional Surveyor and Mapper State of Florida dated 11/03/2018 (“EXISTING ALLEY TO BE VACATED”) that were provided in your notice letter, dated November 11, 2021. Please note that this letter makes no representations any facilities owned or controlled by Verizon located outside of the “Existing Alley to be Vacated,” as described herein or any facilities owned or operated by any other party. Verizon has no objection to the proposed alley way abandonment, as described herein.

Please feel free to contact me should you have any questions or concerns.

Sincerely,

Jay Bidlack  
Sr. Real Estate Manager RE/ Regulatory

Enclosure;

1. Site Plan
2. Survey

Cc: Renee Shepherd, Network Counsel, Verizon

## Zeke Guilford

---

**From:** Lidia Gonzalez  
**Sent:** Monday, November 22, 2021 12:49 PM  
**To:** Zeke Guilford  
**Subject:** FW: [External]FW: Alley Vacation/411 Amalfi Avenue

**From:** Alexandra D'Albert <Alexandra.Dalbert@hotwirecommunication.com>  
**Sent:** Monday, November 22, 2021 12:29 PM  
**To:** Lidia Gonzalez <LGonzalez@guilfordassoc.com>  
**Subject:** Re: [External]FW: Alley Vacation/411 Amalfi Avenue

Good Afternoon Lidia,

**We have no facilities in this area. Please let us know if you need anything else from us.**

Thank you.

Best Regards,

Alexandra D'Albert

Hotwire Communications | Construction Growth

---

**From:** Lidia Gonzalez <[LGonzalez@guilfordassoc.com](mailto:LGonzalez@guilfordassoc.com)>  
**Sent:** Monday, November 22, 2021 8:52:26 AM  
**To:** Alexandra D'Albert <[Alexandra.Dalbert@hotwirecommunication.com](mailto:Alexandra.Dalbert@hotwirecommunication.com)>  
**Subject:** [External]FW: Alley Vacation/411 Amalfi Avenue

Please respond this is our third request. We would appreciate a response from you or someone at your office.

Thank you

**From:** Lidia Gonzalez  
**Sent:** Tuesday, November 16, 2021 12:27 PM  
**To:** [alexandra.dalbert@hotwirecommunication.com](mailto:alexandra.dalbert@hotwirecommunication.com)  
**Subject:** FW: Alley Vacation/411 Amalfi Avenue

Your prompt reply to our request will be appreciated.

**From:** Lidia Gonzalez  
**Sent:** Thursday, November 4, 2021 4:16 PM  
**To:** [alexandra.dalbert@hotwirecommunication.com](mailto:alexandra.dalbert@hotwirecommunication.com)  
**Subject:** Alley Vacation/411 Amalfi Avenue

## Zeke Guilford

---

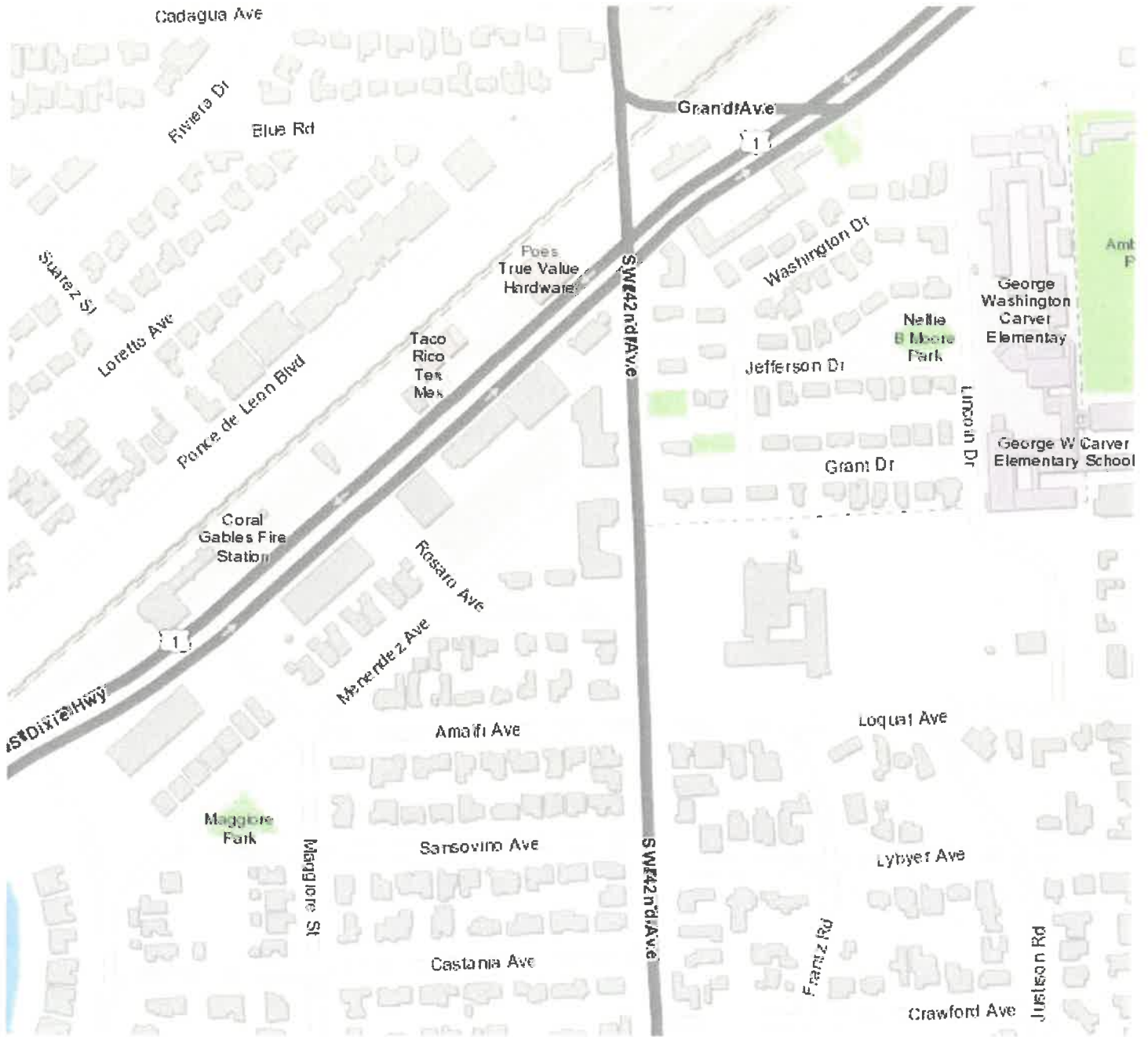
**From:** Lidia Gonzalez  
**Sent:** Tuesday, December 14, 2021 8:36 AM  
**To:** Zeke Guilford  
**Subject:** FW: Vacation of Alley/411 Amalfi Avenue, Coral Gables

---

**From:** Brad Shults <brads@cwsifl.com>  
**Sent:** Monday, December 13, 2021 1:49 PM  
**To:** Permit at CWSI <permit@cwsifl.com>; Angeline Fernandez <angelinef@cwsifl.com>; Antonio Seco IV <antonios@cwsifl.com>  
**Cc:** Lidia Gonzalez <LGonzalez@guilfordassoc.com>  
**Subject:** RE: Vacation of Alley/411 Amalfi Avenue, Coral Gables

Mrs. Gonzalez

I do not see any Level 3, Timewarner or Lumen overhead or UG lines in your market area please let me know if you have any other questions.



Brad Shults  
Cable Wiring Specialists Inc.  
5900 Mayo Street, Hollywood FL 33023  
(O)954-893-0501  
(F)954-893-0448  
© 239-633-4360

**From:** Permit at CWSI <[permit@cwsifl.com](mailto:permit@cwsifl.com)>  
**Sent:** Monday, December 13, 2021 1:14 PM  
**To:** Brad Shults <[brads@cwsifl.com](mailto:brads@cwsifl.com)>; Angeline Fernandez <[angelinef@cwsifl.com](mailto:angelinef@cwsifl.com)>; Antonio Seco IV <[antonios@cwsifl.com](mailto:antonios@cwsifl.com)>  
**Cc:** Lidia Gonzalez <[LGonzalez@guilfordassoc.com](mailto:LGonzalez@guilfordassoc.com)>  
**Subject:** RE: Vacation of Alley/411 Amalfi Avenue, Coral Gables

Hi team,

Please see the email below and advise.

Thank you! 😊

Sincerely,

**Denise Rodriguez**

Permitting Division  
Cell: 954-444-6688

**From:** Lidia Gonzalez <[LGonzalez@guilfordassoc.com](mailto:LGonzalez@guilfordassoc.com)>  
**Sent:** Monday, December 13, 2021 8:27 AM  
**To:** Permit at CWSI <[permit@cwsifl.com](mailto:permit@cwsifl.com)>  
**Subject:** FW: Vacation of Alley/411 Amalfi Avenue, Coral Gables

Good morning Denise: There will be no permit issued for this matter. All we need to know if you have any utility lines abutting this alley at 411 Amalfi Avenue. Your prompt response will be greatly appreciated.

Regards,

Lidia

**From:** Permit at CWSI <[permit@cwsifl.com](mailto:permit@cwsifl.com)>  
**Sent:** Friday, December 3, 2021 3:23 PM  
**To:** Lidia Gonzalez <[LGonzalez@guilfordassoc.com](mailto:LGonzalez@guilfordassoc.com)>  
**Subject:** RE: Vacation of Alley/411 Amalfi Avenue, Coral Gables

Hi Lidia,

By any chance, do you have a specific permit # for this job or the exact address?

Thanks! 😊

Sincerely,

**Denise Rodriguez**

Permitting Division  
Cell: 954-444-6688

**From:** Lidia Gonzalez <[L.Gonzalez@guilfordassoc.com](mailto:L.Gonzalez@guilfordassoc.com)>  
**Sent:** Friday, December 3, 2021 9:07 AM  
**To:** Permit at CWSI <[permit@cwsifl.com](mailto:permit@cwsifl.com)>  
**Subject:** FW: Vacation of Alley/411 Amalfi Avenue, Coral Gables

Good morning Ms. Rodriguez: Your prompt response to our previous request will be greatly appreciated.

Thank you

Lidia Gonzalez

**From:** Lidia Gonzalez  
**Sent:** Monday, November 29, 2021 8:15 AM  
**To:** [permit@cwsifl.com](mailto:permit@cwsifl.com)  
**Subject:** Vacation of Alley/411 Amalfi Avenue, Coral Gables

Dear Ms. Rodriguez: Your contact was given to us by Paul Rodas, Engineer and Permit Section Manager for the City of Coral Gables. We would appreciate your prompt response to our request relative to the above-referenced matter. If you have any questions, please feel free to contact Zeke Guilford, the attorney handling this case at 305-446-8411.

Thank you

Lidia Gonzalez

## **Zeke Guilford**

---

**From:** Lidia Gonzalez  
**Sent:** Friday, August 21, 2020 12:15 PM  
**To:** Zeke Guilford  
**Subject:** RE: Vacation of Alley

ok

---

**From:** Zeke Guilford <ZGuilford@guilfordassoc.com>  
**Sent:** Friday, August 21, 2020 12:12 PM  
**To:** Lidia Gonzalez <LGonzalez@guilfordassoc.com>  
**Subject:** Re: Vacation of Alley

Hold them to the end of the month.

Sent from my iPhone

On Aug 21, 2020, at 10:39 AM, Lidia Gonzalez <LGonzalez@guilfordassoc.com> wrote:

OK – Do I hold the Loan papers and the check or do I take them to Jose Rodriguez?

---

**From:** Zeke Guilford <ZGuilford@guilfordassoc.com>  
**Sent:** Friday, August 21, 2020 9:35 AM  
**To:** Lidia Gonzalez <LGonzalez@guilfordassoc.com>  
**Subject:** Re: Vacation of Alley

The answer is yes

Sent from my iPhone

On Aug 21, 2020, at 9:10 AM, Lidia Gonzalez <LGonzalez@guilfordassoc.com> wrote:

Sent from my iPhone

Begin forwarded message:

**From:** "Jimenez, Santiago" <Santiago\_Jimenez2@comcast.com>  
**Date:** August 21, 2020 at 8:04:49 AM EDT  
**To:** Lidia Gonzalez <LGonzalez@guilfordassoc.com>  
**Subject:** RE: Vacation of Alley

**Good morning Lidia,**



**Per our design print, we have several overhead utility lines running in this alleyway.  
Will you be providing us an easement to keep our utility lines here ?**

**Thank you.**

<image001.jpg>  
*Santiago Jimenez*  
*Construction Specialist*

*2601 SW 145th Ave Suite #100*  
*Miramar, FL 33027*  
*Mobile: 954-774-9817*  
[Santiago\\_Jimenez2@comcast.com](mailto:Santiago_Jimenez2@comcast.com)

---

**From:** Lidia Gonzalez <[LGonzalez@guilfordassoc.com](mailto:LGonzalez@guilfordassoc.com)>  
**Sent:** Tuesday, August 11, 2020 8:02 AM  
**To:** Jimenez, Santiago <[Santiago\\_Jimenez2@comcast.com](mailto:Santiago_Jimenez2@comcast.com)>  
**Subject:** [EXTERNAL] Vacation of Alley

Good morning Mr. Jimenez: I'm enclosing again the correspondence and survey pertaining to the above matter. Your response will be greatly appreciated. If you have any questions, please feel free to contact Mr. Guilford directly at 305-446-8411 or cell 305-790-2521.

Thank you!

Tab 8

# Owner's Representatives

## Owner's Representative:

Syliva Perez  
411 Amalfi Ave.  
Coral Gables, FL 33146  
Telephone Number: 305-510-3737  
Email: [sperez5575@yahoo.com](mailto:sperez5575@yahoo.com)

## Surveyor:

Jorge L. Cabrera  
2852 SW 149 Place  
Miami, FL 33185  
Telephone Number: 305-302-2522  
Email: [jorgelcabrerapls@bellsouth.net](mailto:jorgelcabrerapls@bellsouth.net)

## Attorney:

F.W. Zeke Guilford, Esq.  
Guilford & Associates, P.A.  
400 University Drive  
Coral Gables, FL 33134  
Telephone Number: 305-446-8411  
Email: [zguilford@guilfordassoc.com](mailto:zguilford@guilfordassoc.com)

Tab 9

## Zeke Guilford

---

**From:** City of Coral Gables <coralgables@corecommerce.com>  
**Sent:** Tuesday, February 9, 2021 8:55 AM  
**To:** Zeke Guilford  
**Subject:** Payment Confirmation \$250



Thanks Frank, here is an email confirmation of your payment.

### Payment Info

Total Amount: \$250.00  
Invoice Number:  
Customer#:  
Payment Info: American Express \*\*\*\* 4005 (10/2021)  
Transaction ID: 040078732113

Qty	Item	Price
1	New Principal Registration	\$250.00

### Billing Info

Guilford & Associates  
Frank Guilford  
400 University drive  
coral gables FL 33134  
US  
3054468411  
zguilford@guilfordassoc.com  
Principal Name: Frank Guilford

Tab 10



rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting  
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

February 18, 2022

City of Coral Gables  
405 Biltmore Way  
Coral Gables, Florida 33134

**Re: Property owners within 1,000 feet of:**

**SUBJECT:** Alley bound by 401, 411 Amalfi Avenue and 400, 410 Rosaro Avenue, and 5004 Le Jeune Road, Coral Gables, FL 33146

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 1,000 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the most current records on file in the Miami-Dade County Property Appraisers' Office. Only properties within the City of Coral Gables are included.

The MDCPS Office of the Superintendent, the Principal of the MDCPS physically located within the notice area, the District 6 School Board Member, the School Board Chair and Vice Chair have been added to the list and mailing labels as per City of Coral Gables Res. 2020-245, if applicable.

Sincerely,

---

Diana B. Rio

Total number of property owners without repetition: **267, including 0 international**

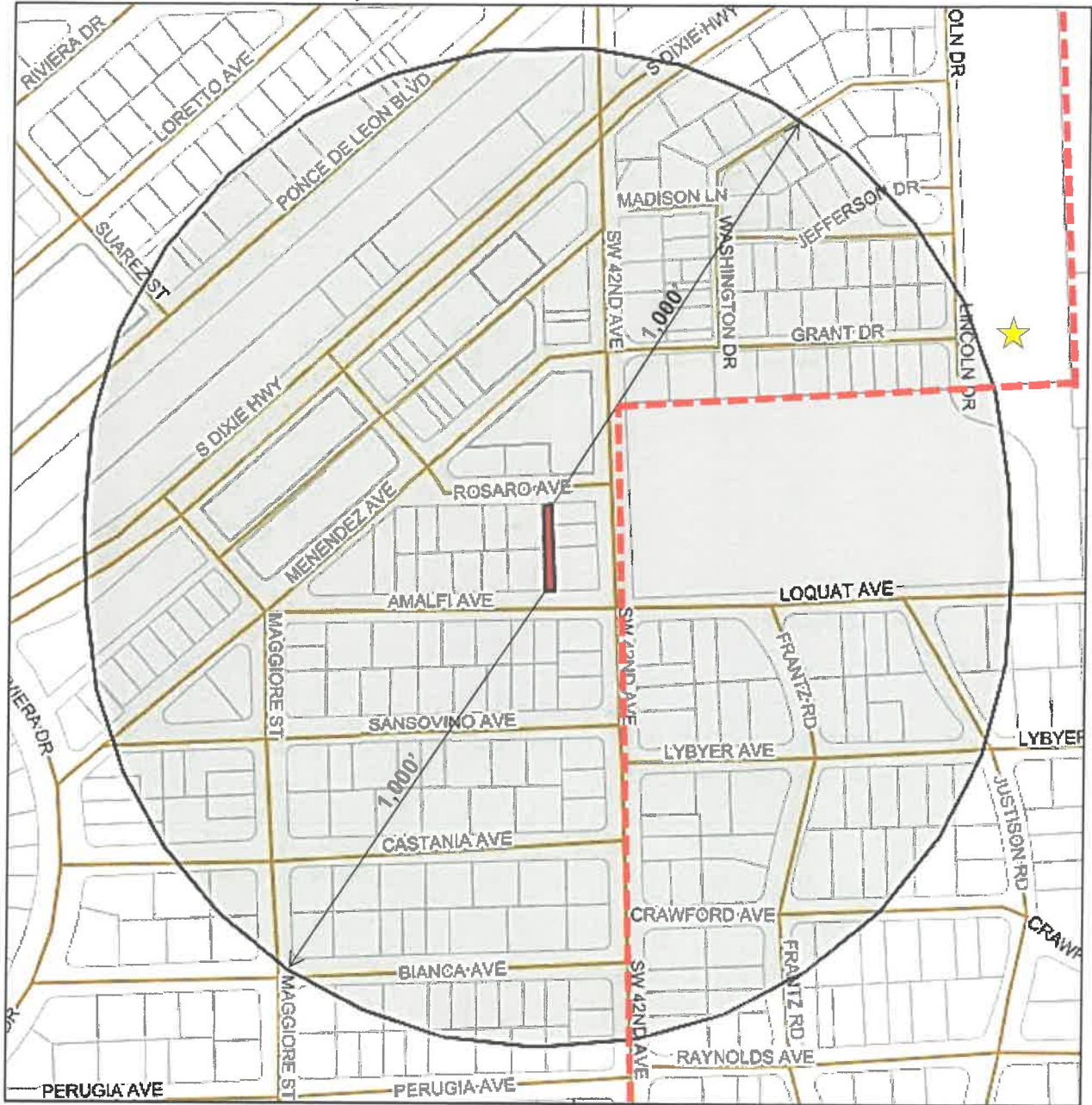
*(Includes the MDCPS Office of the Superintendent, the Principal of the MDCPS physically located within the notice area, the District 6 School Board Member, the School Board Chair and Vice Chair have been added to the list and mailing labels as per City of Coral Gables Res. 2020-245)*



rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting  
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

### 1,000' RADIUS MAP



**SUBJECT:** Alley bound by 401, 411 Amalfi Avenue and 400, 410 Rosaro Avenue, and 5004 Le Jeune Road, Coral Gables, FL 33146

**LEGEND, IF APPLICABLE:**

CITY OF CORAL GABLES BOUNDARY



MDCPS







City of Coral Gables  
Development Services Department

**Affidavit Attesting to Public Notice of Zoning Application**

Property Owner or Authorized Representative: Diana Rio

Property Address and Folio Number(s):

**SUBJECT:** Alley bound by 401, 411 Amalfi Avenue and 400, 410 Rosaro Avenue, and 5004 Le Jeune Road, Coral Gables, FL 33146

I, as property owner or Authorized Representative of the above described property attest that on (date) N/A, I sent by U.S. Mail to each person on the list of names and addresses attached a true copy of the attached notice letter.

I further attest that I have complied with the requirements of Resolution No. 2020-245 and Resolution No. 2020-265 (requiring additional notice to Miami-Dade County Public Schools "MDCPS") as indicated below:

X This application required notice to be sent to MDCPS and I have complied with the additional notice requirements in Resolutions No. 2020-245 and 2020-265.

       This application did not require notice to be sent to MDCPS.

I HEREBY CERTIFY that all information contained in this Affidavit is true and accurate. Under penalty of perjury, I declare that I have read the foregoing document and that the facts stated in it are true. Further, I acknowledge that I am subject to the City's False Claims Ordinance (Ch. 39, City of Coral Gables Code).

Affiant's Printed Name: Diana Rio

Affiant's Signature:  Date: 2/18/2022

**Notary Public Affirmation**

SWORN AND SUBSCRIBED before me, this 18<sup>th</sup> day of February, 20 22, personally appeared Diana Rio, being personally known to me (+) or having produced as identification \_\_\_\_\_, and who being fully sworn and cautioned, states that the foregoing is true and correct to the best of his/her knowledge and belief.

Signature of Notary: 

Print Name: Mabel Rio

Notary Public Stamp:



**Mabel Rio**  
Comm. # GG939791  
Expires: Dec. 15, 2023  
Bonded Thru Aaron Notary

My Commission Expires: 12-15-2023.



The City Beautiful™

## MEMO

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<b>TO:</b>	Jennifer Garcia Interim Assistant Director for Planning	<b>DATE:</b>	September 9 <sup>th</sup> , 2022
<b>FROM:</b>	Hermes Diaz Public Works Director	<b>SUBJECT:</b>	Alley between Rosaro Avenue and Amalfi Avenue Alley Vacation Request

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On behalf of the City of Coral Gables Public Works Department, this memorandum serves as a notice of “No objection” to the alley vacation request submitted on March 11<sup>th</sup>, 2022 by Mr. Zeke Guilford on behalf of the property owners at 410 Rosaro Avenue, 400 Rosaro Avenue, 401 Amalfi Avenue, 411 Amalfi Avenue and 5004 Le Jeune Road. The alley requested for vacation is described as the 20 foot wide alley lying east of Lots 8 and 17 and west of Lots 9 through 16 in Block 97 of Plat Book 28 page 18. Please note that this “No objection” is contingent upon the approval of the alley vacation ordinance currently under development with the condition that the alley be automatically converted to a utility easement.

Should you have any questions regarding this matter, please do not hesitate to contact Mr. Paul Rodas, City Engineer & Permit Section Manager, at 305-460-5048 or via e-mail at [prodas@coralgables.com](mailto:prodas@coralgables.com).

c: Alberto Parjus, Assistant City Manager  
Jose Olivo, P.E., Deputy Director  
Paul Rodas, P.E., City Engineer & Permit Section Manager


**Minutes of Neighborhood Meeting**

A neighborhood meeting was held on August 31, 2022, to discuss the alley vacation between Amalfi Avenue and Rosaro Ave at 6:00 pm. The meeting started at approximately 6:05. At that time only one neighbor was present and two neighbors that abut the proposed alley vacation.

The application was explained to the neighbor, and he had no objections to the application. We waited until 6:30pm to see if any other neighbors would come. At that time no other neighbors showed up and the meeting was concluded.

SIGN IN

PRINT NAME	ADDRESS	TELEPHONE	SIGNATURE	DATE
Sylvia Perez	411 Amalg Ave	305-510-3737	<i>[Signature]</i>	8-31-2002
Tony Richter	871 McHenry Ave	85-592-1958	<i>[Signature]</i>	8-31-2002
Elizabeth Gabeux	410 Rosario Ave	305-794-9847	<i>[Signature]</i>	

	<b>City of Coral Gables Notice of Public Hearing</b>	
<b>Applicant:</b>	Guilford & Associates, P.A.	
<b>Application:</b>	Alley Vacation	
<b>Property:</b>	Alleyway between 411 and 401 Amalfi, 5004 LeJeune Road, and 400 and 410 Rosaro Avenue	
<b>Public Hearing - Date/Time/ Location:</b>	<b>Planning &amp; Zoning Board</b> Wednesday, September 14, 2022, 6:00 p.m.  City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134 e-comments: <a href="http://www.CoralGables.GranicusIdeas.com/meetings">www.CoralGables.GranicusIdeas.com/meetings</a>	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning & Zoning Board will conduct a Public Hearing on **Wednesday, September 14, 2022**, for an application requesting to vacate the unpaved and unused alleyway between the single-family properties at 411 and 401 Amalfi, 5004 LeJeune Road, and 400 and 410 Rosaro Avenue.

The request requires three public hearings, including review and recommendation by the Planning and Zoning Board, and 1st and 2nd Reading before the City Commission.

*An Ordinance of the City Commission of Coral Gables 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 north-south public alleyway lying between lots 9-16 and lots 8 & 17, Block 97, Coral Gables Riviera Section #2, according to the plat thereof recorded in Plat Book 28, Page 18 of the Public Records of Miami-Dade County, Florida; providing for substitute perpetual access and utility easement, setting forth terms and conditions; providing for an effective date.*

Additional information may be found at [www.coralgables.com](http://www.coralgables.com). Please forward to other interested parties.

The meeting will also be via Zoom at [www.zoom.us/j/83788709513](https://www.zoom.us/j/83788709513). A dedicated phone line will also be available by dialing: (305) 461-6769, Meeting ID: 837 8870 9513.

The public may also comment on an item on the agenda by sending an email to [planning@coralgables.com](mailto:planning@coralgables.com) prior to the meeting.

Sincerely,

*City of Coral Gables, Florida*

MIAMI-DADE

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CITY OF CORAL GABLES - PUBLIC HEARING - LOCAL PLANNING AGENCY / PLANNING AND ZONING BOARD - SEPT. 14, 2022

in the XXXX Court, was published in said newspaper by print in the issues of and/or by publication on the newspaper's website, if authorized, on

09/02/2022

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

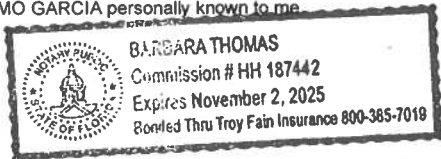
*Guillermo Garcia*

Sworn to and subscribed before me this  
2 day of SEPTEMBER, A.D. 2022

*Barbara Thomas*

(SEAL)

GUILLERMO GARCIA personally known to me



**CITY OF CORAL GABLES, FLORIDA  
NOTICE OF PUBLIC HEARING  
HYBRID MEETING ON ZOOM PLATFORM**

**City Public Hearing** Local Planning Agency / Planning and Zoning Board  
**Dates/Times** Wednesday, September 14, 2022, 6:00 p.m.  
**Location** City Commission Chamber, City Hall  
405 Biltmore Way, Coral Gables, FL 33134

**PUBLIC NOTICE** is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearing on the following:

1. An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Low-Rise Intensity" to "Commercial High-Rise Intensity" for Lots 8 through 21, less the West 1/2 of lot 8, 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. (LEGAL DESCRIPTION ON FILE) (LPA review)
2. An Ordinance of the City Commission of Coral Gables, Florida making zoning district boundary changes pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," for Lots 8 through 21, less the West 1/2 of lot 8, Block 29, Crafts Section from Mixed-Use 1 (MX1) District to Mixed-Use 3 (MX3) District (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga); providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (Zoning District Change)
3. An Ordinance of the City Commission 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. (LEGAL DESCRIPTION ON FILE) (Vacation of public alleyway)

# CITY OF CORAL GABLES - Public Hearing (SEPT 14, 2022)

4. A Resolution of the City Commission approving receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 14, "Process," Section 14-204.6, "Review and approval of use of TDRs on receiver sites," for the receipt and use of TDRs for a Mixed-Use project referred to as "Ponce Park Residences" on the property legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (TDRs)
5. A Resolution of the City Commission approving Mixed-Use Site Plan and Conditional Use review pursuant to Zoning Code Article 14, "Process" Section 14-203, "Conditional Uses," for a proposed Mixed-Use project referred to as "Ponce Park Residences" on the property legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE). (Mixed Use Site Plan and Cond. Use Review)
6. A Resolution of the City Commission approving the Tentative Plat entitled "Ponce Park Residences" pursuant to Zoning Code Article 14, "Process," Section 14-210, "Platting/Subdivision," being a re-plat of 42,543 square feet (0.977 acres) into a single tract of land on the property legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29, together with a 1,318 square feet portion of University Drive that runs north of the Malaga Avenue right-of-way and west of the Ponce de Leon Boulevard right-of-way and dedication of 1,725 square feet; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) (Tentative Plat)
7. A Resolution of the City Commission of Coral Gables, Florida amending previously approved Resolution No. 2008-196, which amended Resolution No. 2005-231, pursuant to Zoning Code Section 14-203 to amend the condition regarding illumination on "Parcel 1" legally described as Lots 1-11 and Lots 39-48, Block 16, and "Parcel 2" legally described as Lots 1-5 and west 24 feet of Lot 6 and Lots 43-48, Block 17, Crafts Section, (2701 and 2855 Le Jeune Road), Coral Gables, Florida; and the approval and all other conditions of approval contained in Resolution No. 2008-196 shall remain in effect; and providing for an effective date.
8. An Ordinance of the City Commission of Coral Gables 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 north-south public alleyway lying between lots 9-16 and lots 8 & 17, Block 97, Coral Gables Riviera Section #2, according to the plat thereof recorded in Plat Book 28, Page 18 of the Public Records of Miami-Dade County, Florida; providing for substitute perpetual access and utility easement, setting forth terms and conditions; providing for an effective date. (LEGAL DESCRIPTION ON FILE)
9. An Ordinance of the City Commission amending the City of Coral Gables Zoning Code, Article 6 "Landscape," Section 6-104 "Landscape Requirements for Public Rights-of-Way: to amend planting height and various other provisions, providing for a repealer provision, severability clause, codification, and providing for an effective date.

# City of Coral Gables Public Hearing (SEPT 14, 2022)

10. An Ordinance of the City Commission providing for text amendments to the City of Coral Gables Official Zoning Code, Article 5, "Architecture," Section 5-505, "Pitched roofs, materials;" to expand the allowed roof materials for pitched roofs to include metal roofs, and Article 16, providing for a definition of "Standing seam metal roof;" providing for severability clause, repealer provision, codification, and providing for an effective date.
11. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by revising Article 15 "Notices", Section 15-102 "Notice", Subsection C "Mail Notices" providing that when a notice radius extends outside the City limits, notice shall be mailed outside of the City limits only to addresses that are within a five hundred (500) foot radius of the property that is the subject of the application; providing for severability, repealer, codification, and an effective date.
12. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 2, "Zoning Districts," Section 2-102, "Multi-Family 1 Duplex (MF1) District," to modify and clarify provisions related to garages and driveways; providing for a repealer provision, severability clause, codification, and providing for an effective date.
13. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 10, "Parking and Access," Section 10-106, "Visibility Triangle" to modify and clarify provisions related to convex mirror; providing for a repealer provision, severability clause, codification, and providing for an effective date.

The Planning and Zoning Board will be holding its regular board meeting on Wednesday, September 14, 2022, commencing at 6:00 p.m. Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. Accordingly, any individual wishing to provide sworn testimony shall be present physically in the City Commission Chambers. However, the City Commission has established the ability for the public to provide comments (non-sworn and without evidentiary value) virtually. Accordingly, only individuals who wishes to provide public comment in this format, may appear and provide those comments via Zoom.

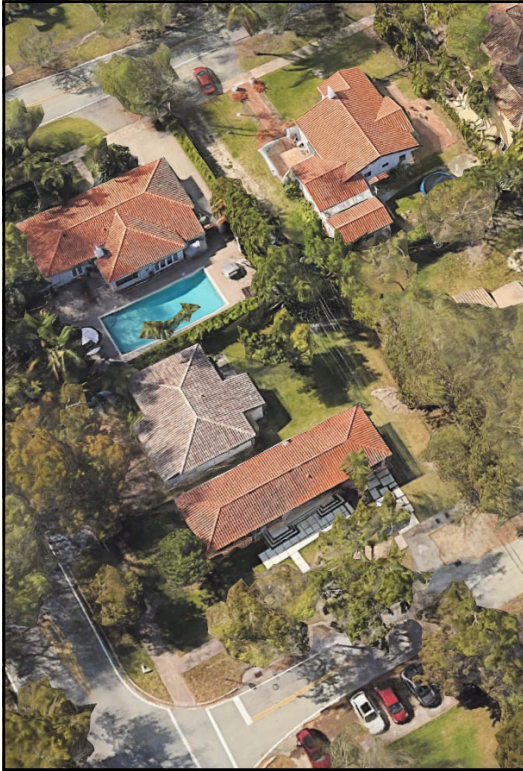
Members of the public may join the meeting via Zoom at (<https://zoom.us/j/83788709513>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 837 8870 9513. The public may comment on an item using the City's E-Comment function which may be found on the City's website at: ([www.coralgables.com/pzb](http://www.coralgables.com/pzb)) once the meeting's agenda is published, or by sending an email to [planning@coralgables.com](mailto:planning@coralgables.com) prior to the meeting.

The meeting will also be broadcasted live for members of the public to view on the City's website ([www.coralgables.com/cgtv](http://www.coralgables.com/cgtv)) as well as Channel 77 on Comcast.

Sincerely,  
City of Coral Gables, Florida  
9/2

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# Amalfi Alleyway

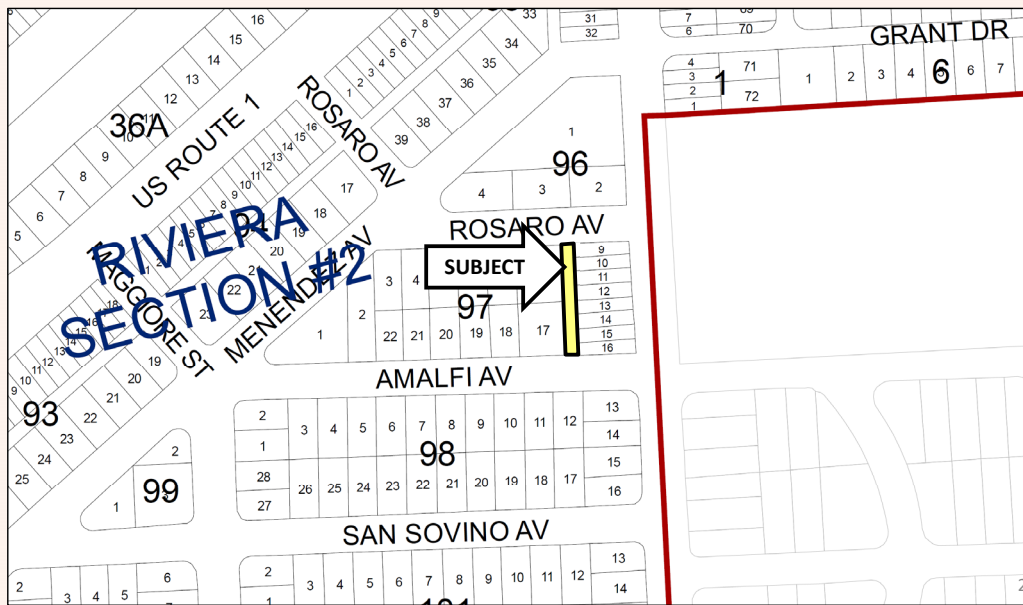
## ALLEY VACATION

PLANNING & ZONING BOARD  
SEPTEMBER 14, 2022



1

## LOCATION



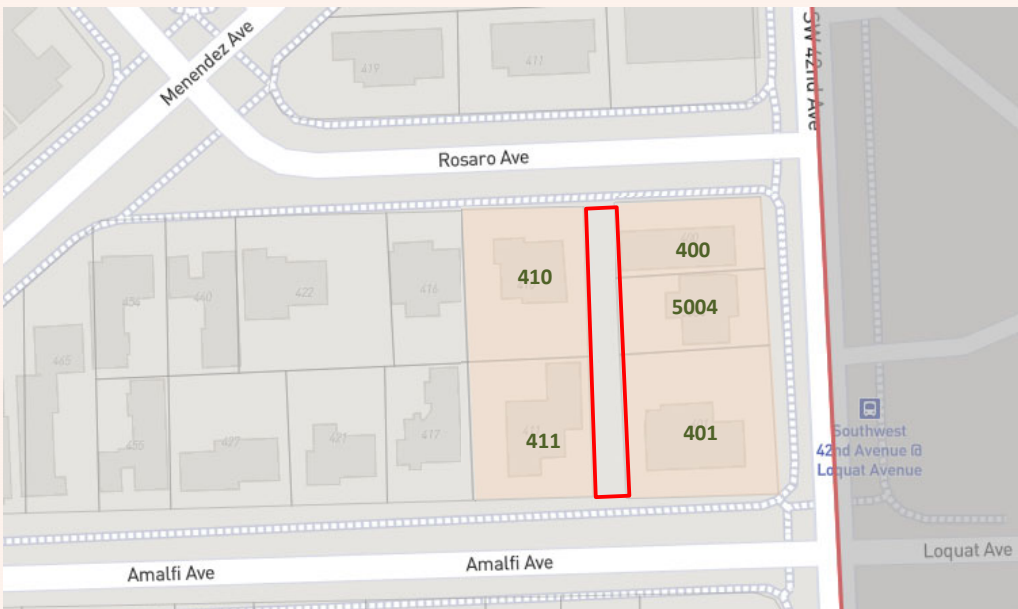
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## EXISTING CONDITIONS



3

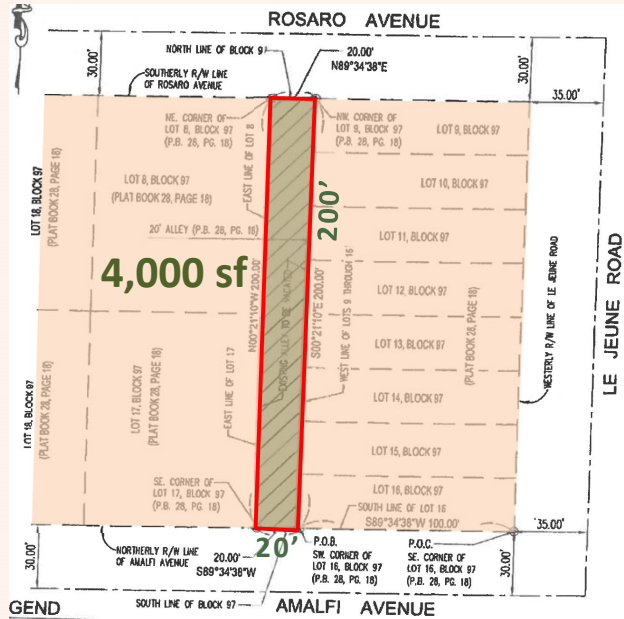
## ALLEY VACATION



4

# ALLEY VACATION

2



5

5

# REVIEW TIMELINE

<b>1</b>	<b>DEVELOPMENT REVIEW COMMITTEE: 05.27.22</b>
<b>2</b>	<b>NEIGHBORHOOD MEETING: 08.31.22</b>
<b>3</b>	<b>PLANNING AND ZONING BOARD: 09.14.22</b>
<b>4</b>	<b>CITY COMMISSION – 1<sup>ST</sup> READING: TBD</b>
<b>5</b>	<b>CITY COMMISSION – 2<sup>ND</sup> READING: TBD</b>

6

6

## PUBLIC NOTIFICATION

<b>2 TIMES</b>	<b>LETTERS TO PROPERTY OWNERS</b> NEIGHBORHOOD MEETING, PZB
<b>2 TIMES</b>	<b>PROPERTY POSTING</b> DRC, PZB
<b>2 TIMES</b>	<b>WEBSITE POSTING</b> DRC, PZB
<b>1 TIME</b>	<b>NEWSPAPER ADVERTISEMENT</b> PZB

7

7

## LETTERS TO PROPERTY OWNERS (1,000 FT)



8

8

## STAFF RECOMMENDATIONS



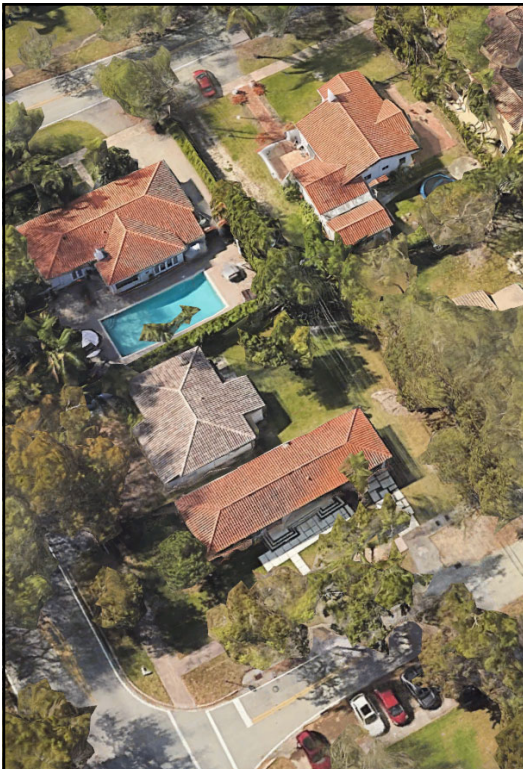
### STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL, WITH CONDITIONS.

THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR APPROVAL ARE SATISFIED.

9



## *Amalfi Alleyway*



ALLEY VACATION

PLANNING & ZONING BOARD  
SEPTEMBER 14, 2022



10