

**City of Coral Gables City Commission Meeting**  
**Agenda Item F-3**  
**August 29, 2017**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

**Mayor Raul Valdes-Fauli**  
**Vice Mayor Pat Keon**  
**Commissioner Vince Lago**  
**Commissioner Frank Quesada**  
**Commissioner Michael Mena**

**City Staff**

**City Manager, Cathy Swanson-Rivenbark**  
**City Attorney, Craig E. Leen**  
**City Clerk, Walter J. Foeman**  
**Deputy City Clerk, Billy Urquia**

**Public Speaker(s)**

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Agenda Item F-3 [11:48:45 a.m.]

An Ordinance of the City Commission of Coral Gables, Florida, 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 a repealer provision, severability clause, and providing for an effective date. (07-12-17 PZB recommended approval, Vote 6-0).

Mayor Valdes-Fauli: I would like to take up F-3, vacation of an alley.

City Attorney Leen: Because, it quasi-judicial let me just read it into, pardon me, vacation of an alley – there is a debate whether it’s quasi-judicial or not, believe it or not, but we’d like to follow the procedure so let me just read it into the..., it’s also an ordinance on First Reading. An Ordinance of the City Commission of Coral Gables, Florida, 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 a repealer provision, severability clause, and providing for an effective date. On July 12, 2017, the Planning and Zoning Board recommended approval by a vote of 6-0. Because we are going to be following the formalities, I'd ask that those testifying be sworn in.

City Clerk Foeman: Would you raise your right hand please? Do you solemnly swear or affirm that the testimony you provide this morning would be the truth and nothing but the truth to the best of your ability.

Mayor Valdes-Fauli: Yes sir.

Planning and Zoning Director Trias: May I have the PowerPoint please. Mayor, the issue today is only the vacation of an alley. The alley as you can see is located in a slightly strange way with respect to the property. If you look at the aerial photograph you can see that the alley is an area that is currently used for parking, basically it's a parking lot and it happens to be an alley right there. The existing conditions, as you can see, are ready for a project and the property is zoned commercial, property is zoned there is no request for change of land use or change of zoning. The process was followed with the public notifications that we had two letters to the property owners, two postings of the property, three website postings and newspaper advertising as required...

Mayor Valdes-Fauli: Excuse me, is there any discussion on this or anybody wants to testify or any questions from the Commissioners?

City Manager Swanson-Rivenbark: We did brief each one of you during your pre-agenda briefings.

Mayor Valdes-Fauli: Pardon?

City Manager Swanson-Rivenbark: We did brief each one of you during the pre-agenda.

Mayor Valdes-Fauli: Any questions?- do I hear a motion?

Vice Mayor Keon: I'll make a motion.

Commissioner Quesada: Second.

Mayor Valdes-Fauli: Do you want to testify; it's been moved and seconded. All you can do at this point is mess it up.

City Attorney Leen: Are you fine with not presenting...?

Mr. Garcia-Serra: Sometimes it's better to just sit down and be quiet.

City Attorney Leen: Mr. Clerk note that everything is incorporated into the record, there is a staff report.

Mayor Valdes-Fauli: Very much so. Will you call the roll please?

Commissioner Lago: Yes

Commissioner Mena: Yes

Commissioner Quesada: Yes

Vice Mayor Keon: Yes

Mayor Valdes-Fauli: Yes

(Vote: 5-0)

Mr. Garcia-Serra: Thank you very much.

Mayor Valdes-Fauli: Very good presentation (laughter).

[End: 11:52:00 a.m.]