



City of Coral Gables
CITY COMMISSION MEETING
August 28, 2018

ITEM TITLE:

Ordinance on First Reading. Alley Vacation. An Ordinance of the City Commission of Coral Gables approving the 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 two-hundred and seventy (270) feet in length lying between Lots 38-48, 1-10 and a portion of Lot 11, and the dedication of substitute perpetual access and utility easement on Lot 38 in Block 20, Coral Gables Section "K" (2151 Salzedo Street), Coral Gables, Florida; providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The application was deferred by the Applicant at the Planning and Zoning Board 06.13.18 meeting to the following meeting. The Planning & Zoning Board at their 07.11.18 meeting recommended approval (vote: 5 - 0).

BRIEF HISTORY:

The proposed City of Coral Gables Public Safety Building includes the vacation of an alley to construct a facility of 5 stories, located at 2151 Salzedo Street. The project includes approximately 116,260 square feet of office space and 72,740 square feet of garage including 163 parking spaces. The project is bisected by a 20 foot alley at the middle of the Property. The Property lies south of Minorca Avenue and north of Alcazar Avenue.

The request is approval to vacate, abandon, and close a portion of the alley that presently runs through the Property. The intention is to provide an alternative access easement on the east side of the property to Alcazar Avenue in order to access the parking area on the north side of property on Minorca Avenue and the remaining eastern portion of the alley. Vacating the existing 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 bisects two surface parking lots. The Project 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 Project will also feature a more pedestrian-friendly, aesthetically-pleasing, and a public access easement on Alcazar Avenue.

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.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		


OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
07.11.18	Planning and Zoning Board	Recommended approval (vote: 5-0).

PUBLIC NOTIFICATION(S):

Date	Form of Notification
05.11.18	Courtesy notices mailed to all affected properties within 1,500 feet.
05.31.18	Courtesy notification.
05.31.18	Sign posting of property.
06.01.18	June Planning and Zoning Board legal advertisement.
05.31.18	Posted Planning and Zoning Board June agenda on City web page / City Hall.
06.08.18	Posted Planning and Zoning Board staff report on City web page.
06.29.18	July Planning and Zoning Board legal advertisement.
06.29.18	Posted Planning and Zoning Board July agenda on City web page / City Hall.
07.06.18	Posted Planning and Zoning Board staff report on City web page.
08.12.18	Public Hearing Notification mailed to all affected properties.
08.24.18	City Commission meeting agenda posted on City web page.

APPROVED BY:

Asst. Director of Development Services for Planning and Zoning


EXHIBIT(S):

- A. Draft Ordinance.
- B. 06.13.18 Planning and Zoning Division Staff report and recommendation with attachments.
- C. Excerpts of 07.11.18 Planning and Zoning Board Meeting Minutes.
- D. 08.12.18 Public Hearing Notification with attachments.