



**City of Coral Gables
CITY COMMISSION MEETING
May 7, 2024**

ITEM TITLE:

Ordinance on First Reading. Vacation and Abandonment.

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 seventy (70) foot wide Biltmore Drive between Lots 1 and 2 in Block 25 and Lot 1 in Block 27, Riviera Section Part 1 (757 Blue Road), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

At the April 10, 2024 meeting, the Planning and Zoning Board recommended approval (vote: 6-0).

BRIEF HISTORY:

The City of Coral Gables Public Works Department submitted an Application for consideration to vacate the remaining portion of Biltmore Drive that is north of the Blue Road traffic circle. Biltmore Drive is platted to dead-end into the canal and is not serving a purpose as an unimproved right-of-way. The right-of-way, together with the abutting lots, are only being used to provide access for canal maintenance. Additionally, the remaining portion of Biltmore Drive does not have any hardscape elements nor has any roadway development plans. The purpose of the vacation is to execute the park improvement project known as the "Blue Road Open Space" at 757 Blue Road with quality landscape design and pedestrian amenities.

Planning & Zoning Board

At the April 10, 2024 meeting, the Planning and Zoning Board briefly asked how the unimproved portion of Biltmore Drive will be divided to execute the park improvement project at 757 Blue Road. Staff clarified the park will cover $\frac{3}{4}$ of the right-of-way, while the abutting neighbor will deed the $\frac{1}{4}$ of their portion to the City.

The application package submitted is provided as Exhibit A. The draft Ordinance for the vacation is provided as Exhibit B.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

PUBLIC NOTIFICATION(S):

Date	Form of Notification
03.17.23	Mailed Notification for Neighborhood Meeting.
03.21.24	Mailed Notification for Planning & Zoning Board Meeting.
03.21.24	Property Posting.
03.25.24	Legal advertisement for Planning & Zoning Board.
04.05.24	Planning and Zoning Board meeting agenda and staff report on City web page/City Hall.
04.24.24	Mailed Notification for City Commission.
04.30.24	City Commission meeting agenda posted on City webpage.

EXHIBIT(S):

- A. Application Submittal Package.
- B. Draft Ordinance.
- C. 04 10 24 PZB Staff Report with Attachments.
- D. Excerpt of 04 10 24 PZB Meeting Minutes.

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.	\$0		
2.	\$0		
Total:	\$0		
Fiscal Impact: The approval of the vacation will not have a direct fiscal impact on the City.			