



City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables

Application: **Public Safety Building - Alley Vacation**

Property: 2151 Salzedo Street

Public Hearing: Planning and Zoning Board

Date & Time: June 13, 2018; 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 property referred to as 2151 Salzedo Street "Public Safety Building." The Ordinance under consideration is as follows:

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 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 Avenue), Coral Gables, Florida; 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).

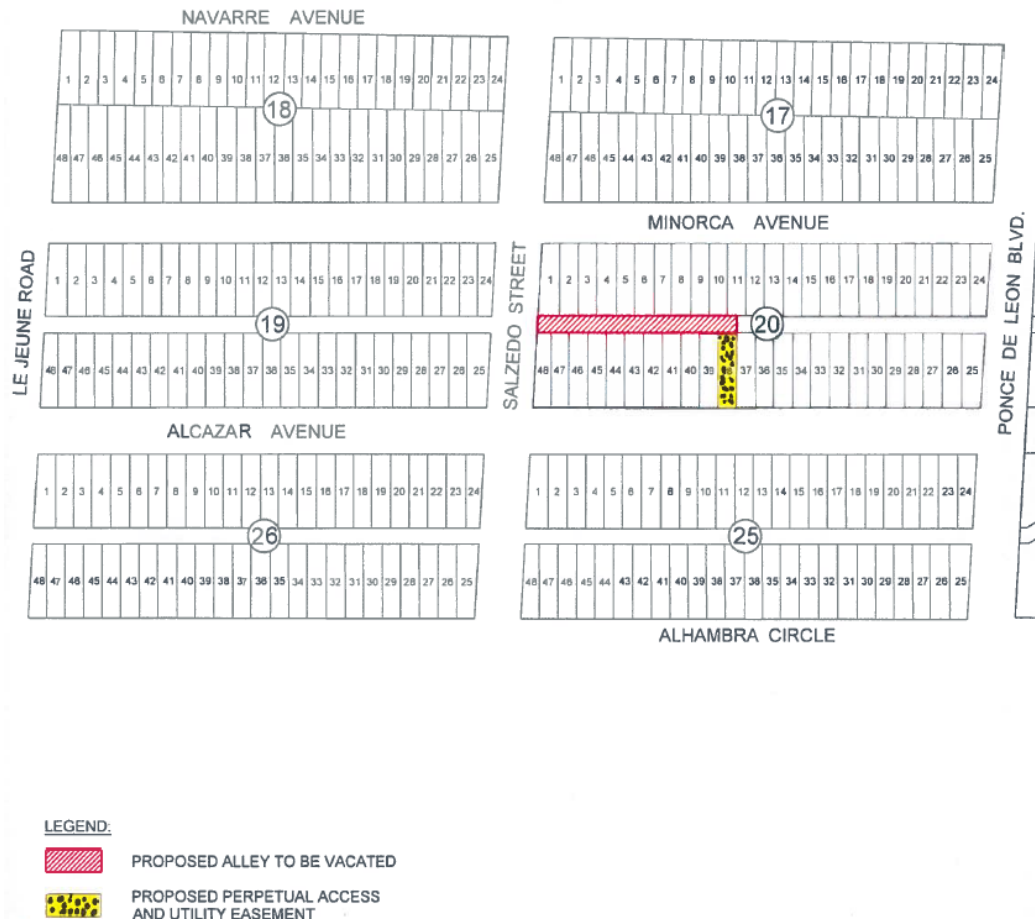
2. APPLICATION SUMMARY

The 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 application package is provided as Attachment A.

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.

Location Map



Location of Project Site



Property Designations and Surrounding Uses

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

Existing Property Designations

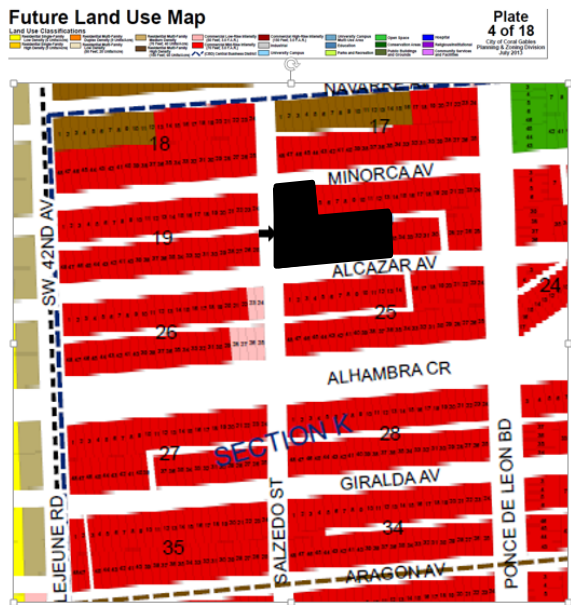
Comprehensive Plan Future Land Use Map designation	Commercial High-Rise Intensity (150 Feet; 3.0 F.A.R.)
Zoning Map designation	(C) Commercial District
Special District Designation	(CBD) Central Business District

Surrounding Land Uses

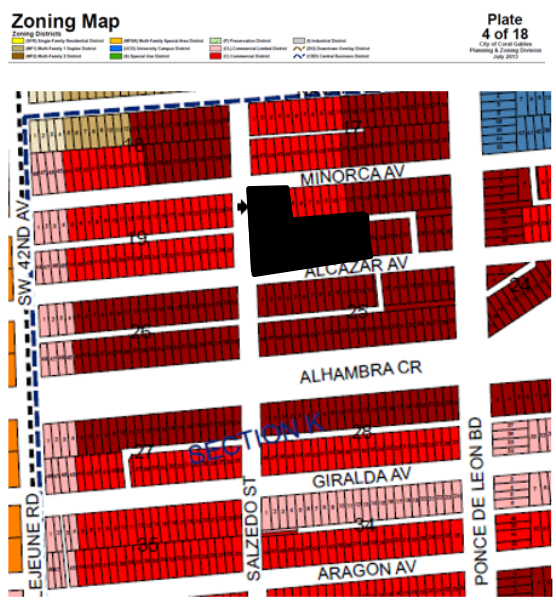
Location	Existing Land Uses	CP Designations	Zoning Designations
North	One(1) story office building and parking lot	Commercial Mid-Rise Intensity (70 Feet; 3.0 F.A.R.)	Commercial (C) District
South	Thirteen (13) stories office building with structured parking	Commercial High-Rise Intensity (150 Feet; 3.0 F.A.R.)	Commercial (C) District
East	One (1) story office building	Commercial High-Rise Intensity (150 Feet; 3.0 F.A.R.)	Commercial (C) District
West	Four (4) stories office building and two(2) stories retail building	Commercial Mid-Rise Intensity (70 Feet; 3.0 F.A.R.)	Commercial (C) District

The subject property currently has the existing land use and zoning designations, as illustrated in the following maps:

Existing Future Land Use Map



Existing Zoning Map



City Review Timeline

The submitted application has undergone the following City reviews:

Type of Review	Date
Development Review Committee	03.30.18
Planning and Zoning Board	06.13.18
City Commission	TBD

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.

Pursuant to the City Code requirements, Staff recommends approval of the proposed alley vacation.

The standards provided in Zoning Code Section 3-1203, "Standards for review" and the Applicant's response to each standard is as follows:

"The Zoning Code specifies that applications for the abandonment and vacation of public streets, alleyways and other non-fee interests may be approved provided the following is demonstrated:

STANDARD FOR REVIEW	STAFF FINDING
<p>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.</p>	<p>The alley is not currently being used for its intended purpose. It is serving as a driveway for the parking area of the existing parking lot. The project is designed so that delivery of goods and services, trash pick-up and vehicular circulation are maintained and conducted internal to the structure, or within enclosed service bays.</p>
<p>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.</p>	<p>The City is proposing a Public Safety Building on the site and does not have any planning effort underway that identifies this alleyway for future use.</p>
<p>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 applicant provides 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."</p>	<p>The alley vacation is part of Public Safety building project. The Project will internalize the traditional functions of an alley, including service and loading functions, as well as by providing structured parking and a public access easement on Alcazar Ave.</p>

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

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

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
1.	Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2.	Objective FLU-1.1. Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Complies
3.	Objective FLU-1.2. Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.	Complies
4 .	Policy FLU-1.3.3. Non-residential uses designated in the Comprehensive Plan which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions or industrial traffic, shall provide buffering such as landscaping, walls and setbacks, when located adjacent to or across the street from incompatible uses such as residential uses.	Complies
5 .	Policy FLU-1.11.1. Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
6.	Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
7.	Objective DES-1.1. 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
8.	Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	
9.	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
10.	Policy DES-1.2.1. Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for but not limited to the following: creative use of architecture to promote public realm improvements and pedestrian amenities; provide a visual linkage between contemporary architecture and the existing and new architectural fabric; encourage landmark opportunities; and creation of public open spaces.	Complies
11.	Policy DES-1.2.2. Require that private development and public projects are designed consistent with the City’s unique and historical Mediterranean appearance in balance with contemporary architecture.	Complies
12.	Objective MOB-1.1. Provide solutions to mitigate and reduce the impacts of vehicular traffic on the environment, and residential streets in particular with emphasis on alternatives to the automobile including walking, bicycling, public transit and vehicle pooling.	Complies
13.	Policy MOB-1.1.2. Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.	Complies
14.	Policy MOB-1.1.4. Support incentives that promote walking, bicycling and public transit and those that improve pedestrian and bicycle access to/and between local destinations such as public facilities, governmental facilities, schools, parks, open space, employment centers, downtown, commercial centers, high concentrations of residential, private/public schools, University of Miami and multimodal transit centers/stations.	Complies
15.	Policy MOB-1.1.5. Improve amenities within public spaces, streets, alleys and parks to include the following improvements: seating; art; architectural elements (at street level); lighting; bicycle parking; street trees; improved pedestrian crossing with bulb-outs, small curb radii, on-street parking along sidewalks, pedestrian paths and bicycle paths to encourage walking and cycling with the intent of enhancing the feeling of safety.	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, and proffered by the Applicant.

4. PUBLIC NOTIFICATION

A notification was provided to all property owners within 1,500 feet of the property boundary as per Zoning Code. Approximately 866 notices were mailed on May 31, 2018. A copy of the legal advertisement and courtesy notice are provided as Attachments B and C.

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

Public Notice

Type	Date
Courtesy notification - 1,500 feet mailed from Public Works	05.11.18
Courtesy notification sent by Planning and Zoning	05.31.18
Posting of property	05.31.18
Legal advertisement	06.01.18
Posted agenda on City web page/City Hall	05.31.18
Posted Staff report on City web page	06.08.18

5. STAFF RECOMMENDATION

The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends **approval** of the Application with conditions.

Summary of the Basis for Approval

As enumerated in the Findings of Fact contained herein, Staff finds the Application is in compliance with the Comprehensive Plan, Zoning Code and other applicable City Codes, subject to the identified conditions of approval.

6. ATTACHMENTS

- A. Submittal package.
- B. 06.01.18 Legal notice.
- C. 05.31.18 Courtesy notice mailed to all property owners within 1,500 feet.

Please visit the City's webpage at www.coralgables.com to view all application materials. The complete application 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,



Ramon Trias
Assistant Director of Development Services
for Planning and Zoning
City of Coral Gables, Florida



The City of Coral Gables

Public Works Department

2800 SW 72 AVENUE
MIAMI, FLORIDA 33155

May 15, 2018

Mr. Ramon Trias
Planning and Zoning Director
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134

Re: *New Public Safety Building Alley Vacation
2151 Salzedo Street*

Dear Mr. Trias:

This shall serve as the City of Coral Gables Letter of Intent in connection with the proposed alley vacation for the subject building. The site is located on the east side of Salzedo Street between Alcazar Avenue on the south, and Minorca Avenue on the north. The new building will be five stories with approximately 116,260 square feet of office space and a 72,740 square feet parking garage with 163 parking spaces.

Based on the foregoing, we look forward to your Department's favorable consideration of this request. Should you require any additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eduardo Santamaria", is written over a circular stamp.

Eduardo "Ed" Santamaria, PE, CGC, LEED AP, ENV SP
Public Works Director

c: Cathy Swanson-Rivenbark, ICMA-CM, AICP, CEcD, City Manager
Peter J. Iglesias, PE, Assistant City Manager
Ernesto R. Pino, Assistant Public Works Director



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: 2151 Salzedo Street

Property/project name: Coral Gables Public Safety Building

Legal description: Lot(s) lots 1 thru 4 & 38 thru 48 included and the 20 ft alley laying between block 20

Block(s) 20 Section (s) Coral Gables Section "K"

Property owner(s): City of Coral Gables

Property owner(s) mailing address: 405 BILTMORE WAY

Telephone: Business 305-460-5001 Fax _____

Other _____ Email esantamaria @ coralgables.com



City of Coral Gables Planning Division Application

Applicant(s)/agent(s): City of Coral Gables/ Public Works Department

Applicant(s)/agent(s) mailing address: 2800 SW 72nd Avenue, Miami, Florida 33155

Telephone: Business 305-460-5001 Fax _____

Other _____ Email esantamaria @ coralgables.com

Property information

Current land use classification(s): Parking

Current zoning classification(s): Parking

Proposed land use classification(s) (if applicable): Commercial high rise

Proposed zoning classification(s) (if applicable): _____

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.



City of Coral Gables Planning Division Application

- 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: EDUARDO SANTAMARIA DIRECTOR OF PUBLIC WORKS CITY OF CORAL GABLES
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:

Address:

Telephone: 305-460-5001

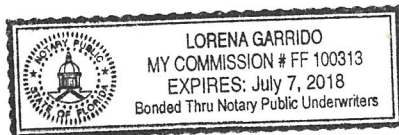
Fax:

Email: esantamaria@coralgables.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 17th day of May by ED SANTAMARIA
(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 _____



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:
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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:	Applicant(s)/Agent(s) Print Name:
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Address:

Telephone:	Fax:	Email:
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NOTARIZATION

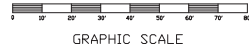
STATE OF FLORIDA/COUNTY OF

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 _____

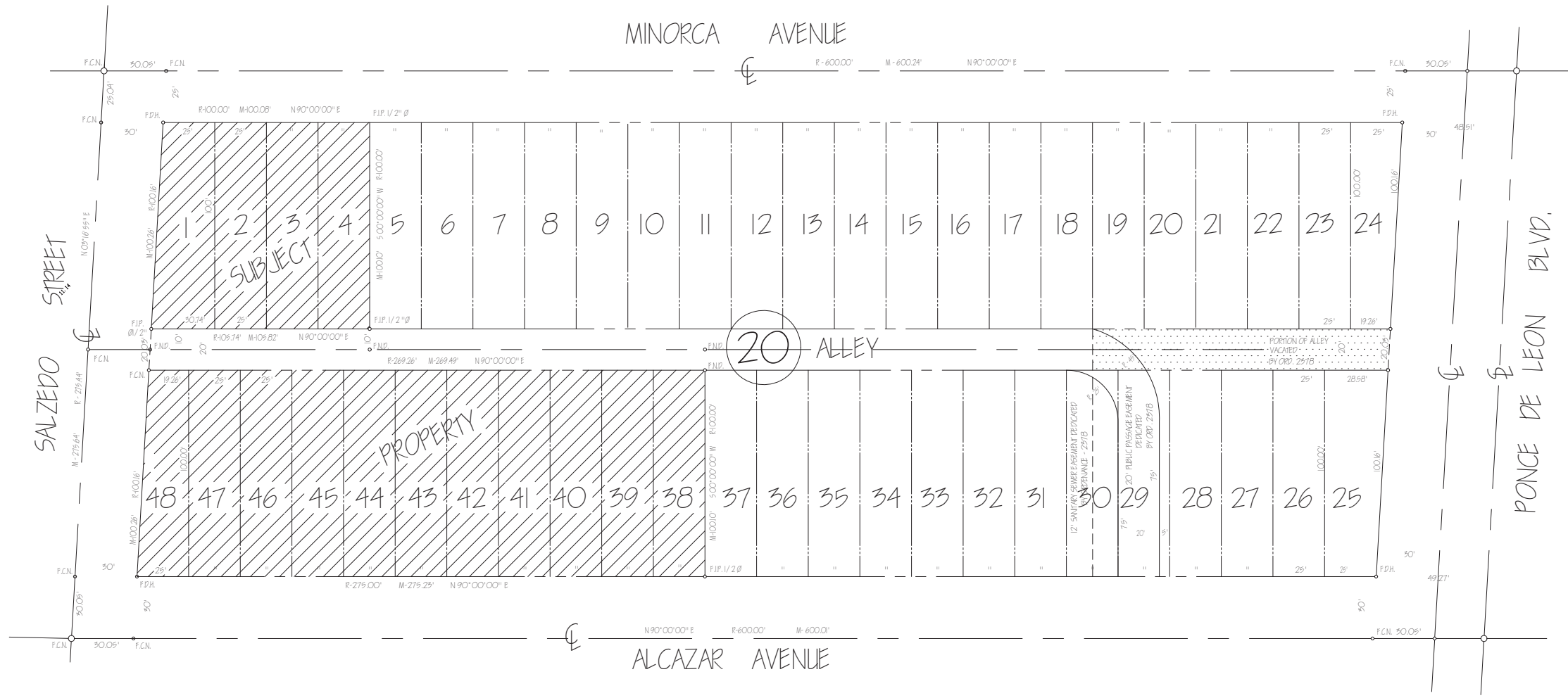
MAP OF BOUNDARY SURVEY OFF STREET PARKING LOT NO. 6



DEPARTMENT OF PUBLIC WORKS
DIVISION OF ENGINEERING

BOUNDARY SURVEY
OFF STREET PARKING LOT NO. 6
2151 SALZEDO STREET

SITE PLAN



ABBREVIATIONS AND LEGEND:

- SECTION LINE
- CENTER LINE
- F.I.P. FOUND IRON PIPE
- F.N.D. FOUND NAIL-DISC.
- F.C.N. FOUND CUT NAIL
- S.N.D. SET NAIL-DISC.
- R/W RIGHT-OF-WAY LINES
- F.D.H. FOUND DRILL HOLE
- F.P.K.N. FOUND P.K. NAIL
- R RECORD
- M MEASURED
- PROPERTY LINES
- - - STREET CENTER LINE

NO.	DATE	REVISIONS	BY:
1	10/2017	UPDATED SURVEY	J.M.

THOMAS D. SPRINGER, P.E.
ENGINEERING DIVISION SUPV.

285 ARAGON AVENUE
CORAL GABLES, FLORIDA
(305) 460-5014

CONSULTANT

I HEREBY CERTIFY THAT THE "BOUNDARY AND TOPOGRAPHIC SURVEY" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AS RECENTLY SURVEYED AND PLATED UNDER OUR DIRECTION, ALSO THAT THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN, AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES, AND CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

DRAW	DESIGN	CHECK	APR
J.M.	J.M.	J.M.	J.M.
F.B.	SCALE	DATE	
4-02	1"=30'	04-30-2002	
JOB NO.	SHEET NO.		
02-18	1 OF 3		

BY: JUAN D. MARTINEZ
PROFESSIONAL SURVEYOR & MAPPER
CERTIFICATE No. 4727
STATE OF FLORIDA

FILE NO. 12740

SURVEYOR'S NOTES:

THE OFF THE STREET PARKING LOT # 6 DESCRIBED HEREON LIE WITHIN LOTS 1 THRU 4 AND 25 THRU 48, INCLUSIVE, IN BLOCK 57, OF THE PLAT OF CORAL GABLES SECTION "K" (B-95). THERE ARE NO EASEMENTS OR SETBACK RESTRICTIONS NOTED ON THE FACE OF THE SAID PLAT.

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, OR EASEMENTS OF RECORD, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY OR THE CITY OF CORAL GABLES, AS THE CASE MAY BE.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NORTH ARROW AND BEARINGS ARE BASED ON A SYSTEM WHERE THE CENTER LINE OF ALCAZAR AVENUE IS ASSUMED TO BEAR NORTH 90° 00' 00" EAST.

ELEVATIONS ARE REFERRED TO NATIONAL GEODESIC VERTICAL DATUM OF 1929 (M.S.L.), AND REFERRED TO PERMANENT CITY OF CORAL GABLES BENCH MARK NO. 407, THE SAME BEING IN THE CONCRETE SIDEWALK LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF PONCE DE LEON BLVD. WITH MINORCA AVENUE. ELEVATION: 111.5 FT.

THE NATIONAL FLOOD INSURANCE RATE MAP FOR FLORIDA, COMMUNITY PANEL NO. 120659-0190-J FROM DATE 09/30/72 AND REVISED WITH AN EFFECTIVE DATE OF 03/10/94 PUBLISHED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, DELINEATES THE HEREIN DESCRIBED PARCEL OF LAND TO BE SITUATED WITHIN ZONE "X1"

NO EXCAVATION OR DETERMINATION WAS MADE AS TO HOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES, ONLY THOSE UTILITIES WITNESSED BY VISIBLE APPURTENANT EVIDENCE ARE SHOWN HEREON. THERE MAY BE ADDITIONAL UTILITIES NOT WITNESSED OR OTHERWISE KNOWN TO THE SURVEYOR.

WATER LINES SHOWN HEREON ARE BASED ON MIAMI-DADE COUNTY WATER AND SEWER AUTHORITY ASBUILT PLANS, NUMBER: EU-25, EU-279, EU-444, E-9756. NO EXCAVATION OR DETERMINATION WAS MADE TO VERIFY THIS INFORMATION.

ALL UTILITIES LOCATIONS SHOULD BE VERIFIED BY OWNER OR HIS AGENT WITH THE APPROPRIATE UTILITY PROVIDER BEFORE USING, OR CONSTRUCTION IF ANY.

THE FOUNDATION OF THE EXISTING BUILDING AND OTHER SURFACE STRUCTURES, AS THEY MAY EXIST WITHIN, UPON, ACROSS, OR ADJUTING THE SUBJECT PROPERTY WERE NOT LOCATED.

SUBSURFACE SOIL CONDITIONS WERE NOT DETERMINED, AS THIS FALLS OUTSIDE THE SCOPE OF THIS SURVEY.

IMPROVEMENTS ARE AS SHOWN, ON THIS DATE 04-09-2002

NOTICE:

REPRODUCTION OF THIS DRAWING ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS BOUNDARY AND TOPOGRAPHIC SURVEY, CERTIFICATE, AND SURVEYOR'S NOTES CONSIST OF TWO (2) SHEETS, EACH SHEET AS INCORPORATED THEREIN SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

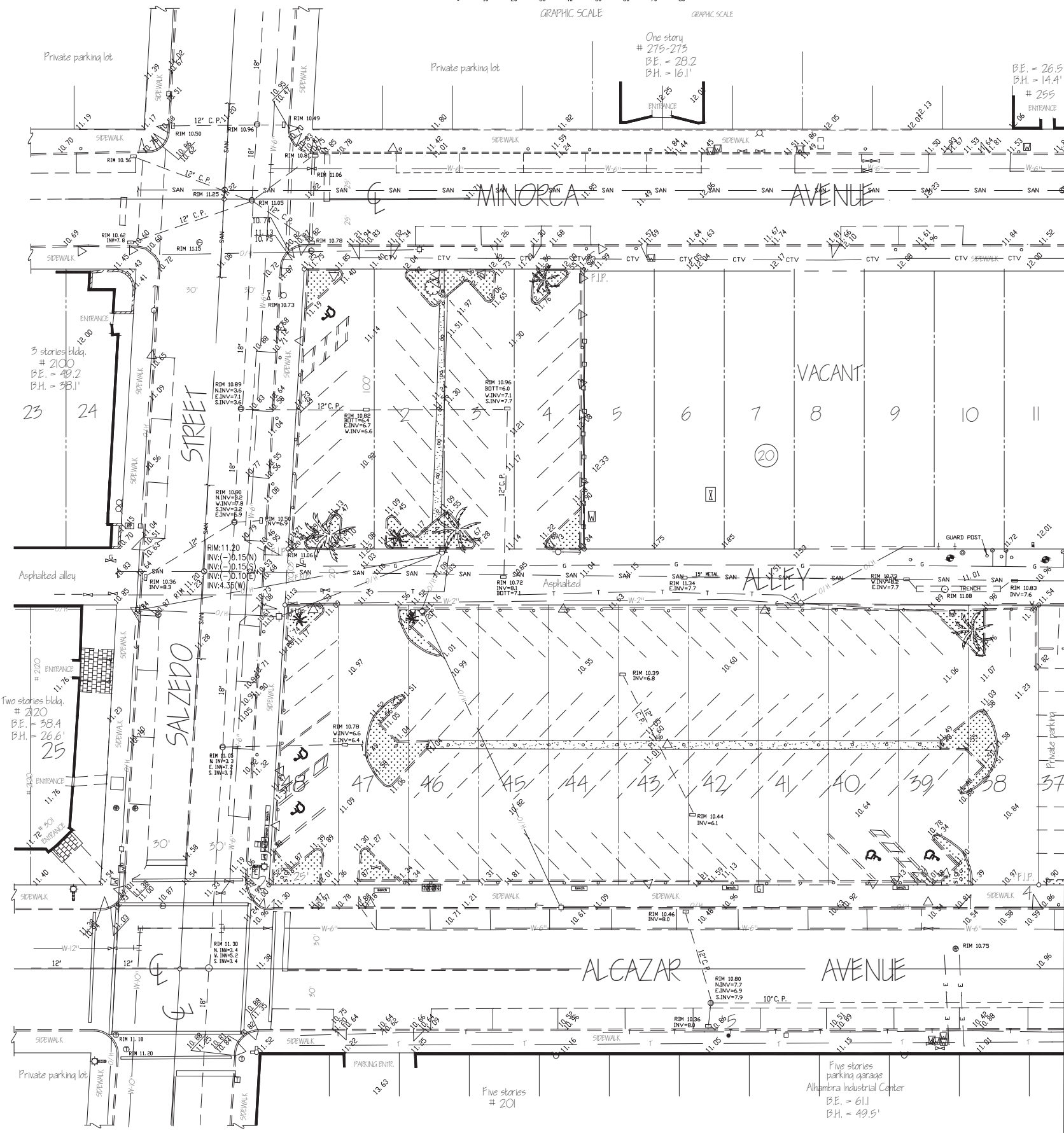
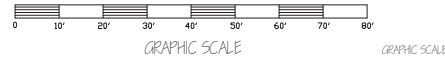
THIS BOUNDARY AND TOPOGRAPHIC SURVEY WERE PREPARED FOR THE PUBLIC WORKS DEPARTMENT OF THE CITY OF CORAL GABLES, FLORIDA.

LEGAL DESCRIPTION:

LOTS 1 THRU 4, AND 25 THRU 48 INCLUSIVE, IN BLOCK 20, OF CORAL GABLES SECTION "K" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, AT PAGE 33, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,

CONTAINING 0.8629 ACRES, MORE OR LESS.

MAP OF TOPOGRAPHIC SURVEY



ABBREVIATIONS AND LEGEND:

- CHAIN LINK FENCE
- ELECTRIC BOX
- HEDGE
- POLE ANCHOR
- UTILITY WOOD POLE
- STREET LIGHT POLE
- CONCRETE LIGHT POLE
- TELEPHONE BOX
- TREE
- PALM TREE
- WATER METER
- WATER LINE
- WATER VALVE
- SECTION LINE
- CENTER LINE
- RIGHT-OF-WAY LINES
- OVERHEAD WIRE
- CLEAR
- CONCRETE BLOCK SLUCCO
- BUILDING ELEVATION
- BUILDING HEIGHT
- EXISTING ELEVATIONS
- CATCH BASIN
- MANHOLE
- DRAINAGE MANHOLE
- SANITARY MANHOLE
- TELEPHONE MANHOLE
- CHAIN
- SPOT LIGHTS
- SIGN
- PARKING METER
- PROPERTY LINES
- STREET CENTER LINE
- ELECTRIC LINE
- GAS LINE
- SANITARY LINE
- TELEPHONE LINE
- WATER LINE
- TRAFFIC LIGHT POLE
- MONITORING WELL
- GAS VALVE
- CLEAN OUT VALVE
- GUARD POLE



DEPARTMENT OF PUBLIC WORKS
DIVISION OF ENGINEERING

BOUNDARY SURVEY
OFF STREET PARKING LOT NO. 6
2151 SALZEDO STREET

SITE PLAN

MATCHLINE A

NO.	DATE	REVISIONS	BY:
1	10/2017	UPDATED SURVEY	J.M.

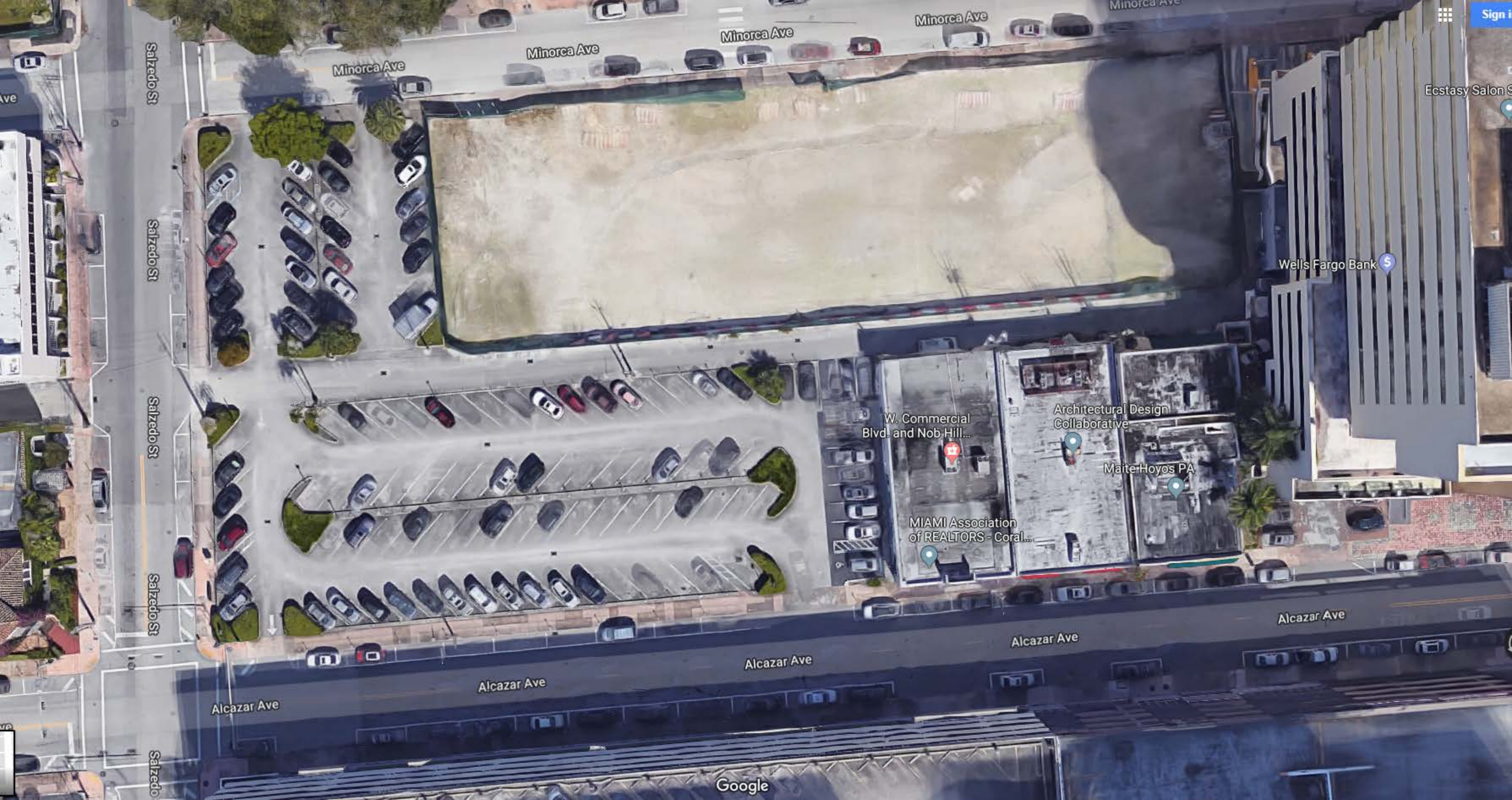
THOMAS D. SPRINGER, P.E.
ENGINEERING DIVISION SUPV.

285 ARAGON AVENUE
CORAL GABLES, FLORIDA
(305) 460-5014

CONSULTANT

DRAWN	DESIGN	CHECK	APR
J.M.	J.M.	J.M.	RAD
F.B.	SCALE	DATE	
4-02	1"=20'	04/30/2002	
JOB NO.	SHEET NO.		
02-18	2 OF 3		

FILE NO.: 2740



Salzedo St

Salzedo St

Salzedo St

Salzedo St

Salzedo

Minorca Ave

Minorca Ave

Minorca Ave

Minorca Ave

Minorca Ave

Alcazar Ave

Alcazar Ave

Alcazar Ave

Alcazar Ave

Alcazar Ave

Google

Ecstasy Salon S

Wells Fargo Bank \$

W. Commercial Blvd. and Nob Hill...

Architectural Design Collaborative

Maite Hoyos PA

MIAMI Association of REALTORS - Coral...

Sign i

May 2016



Google
Salzedo - Minorca looking South

Florida

Jan 2017



Google

Salzedo-Alcazar looking North

May 2016



Salzedo - Minorca looking East

St
Florida
ic
ew - Jan 2017

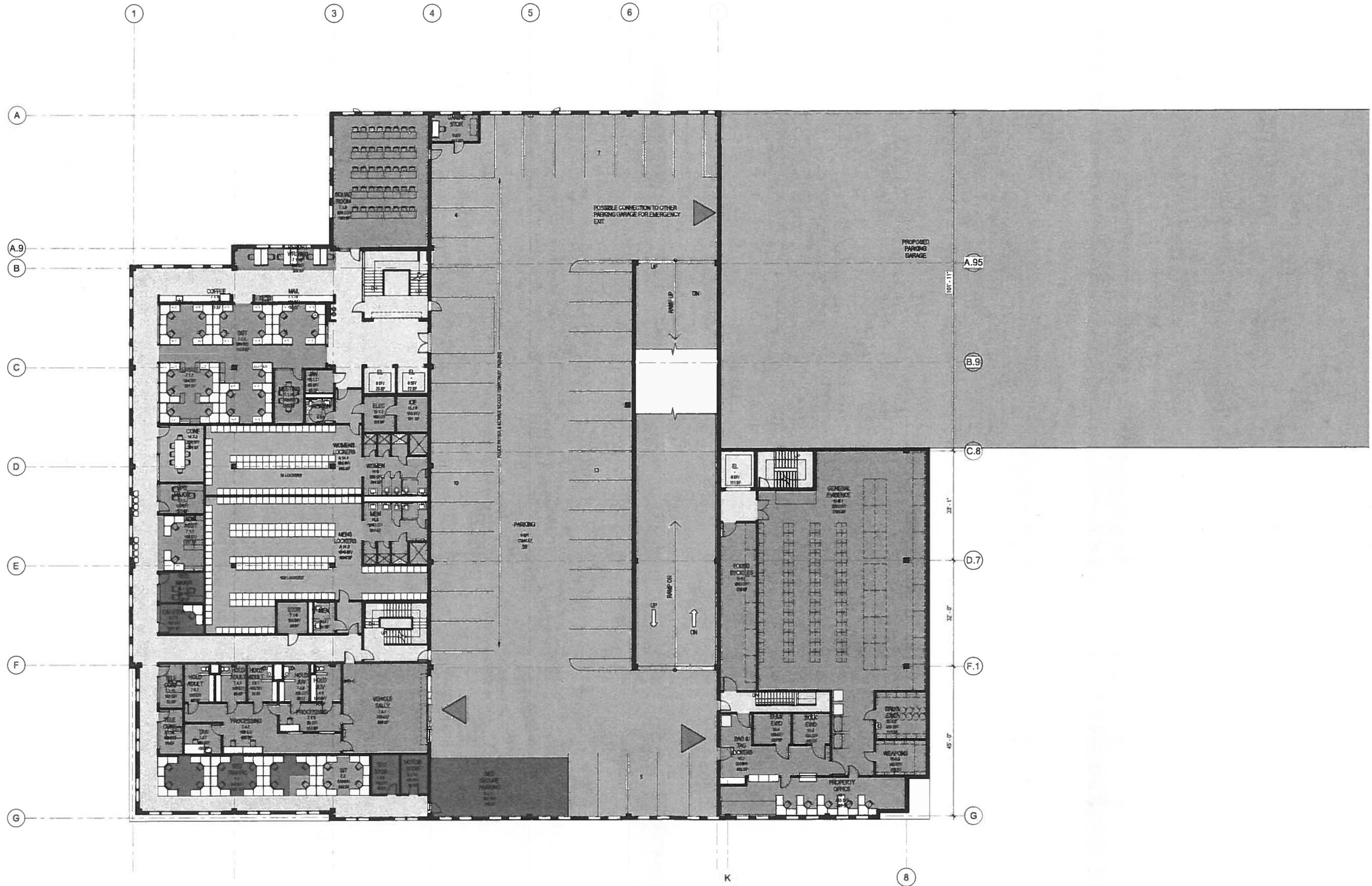


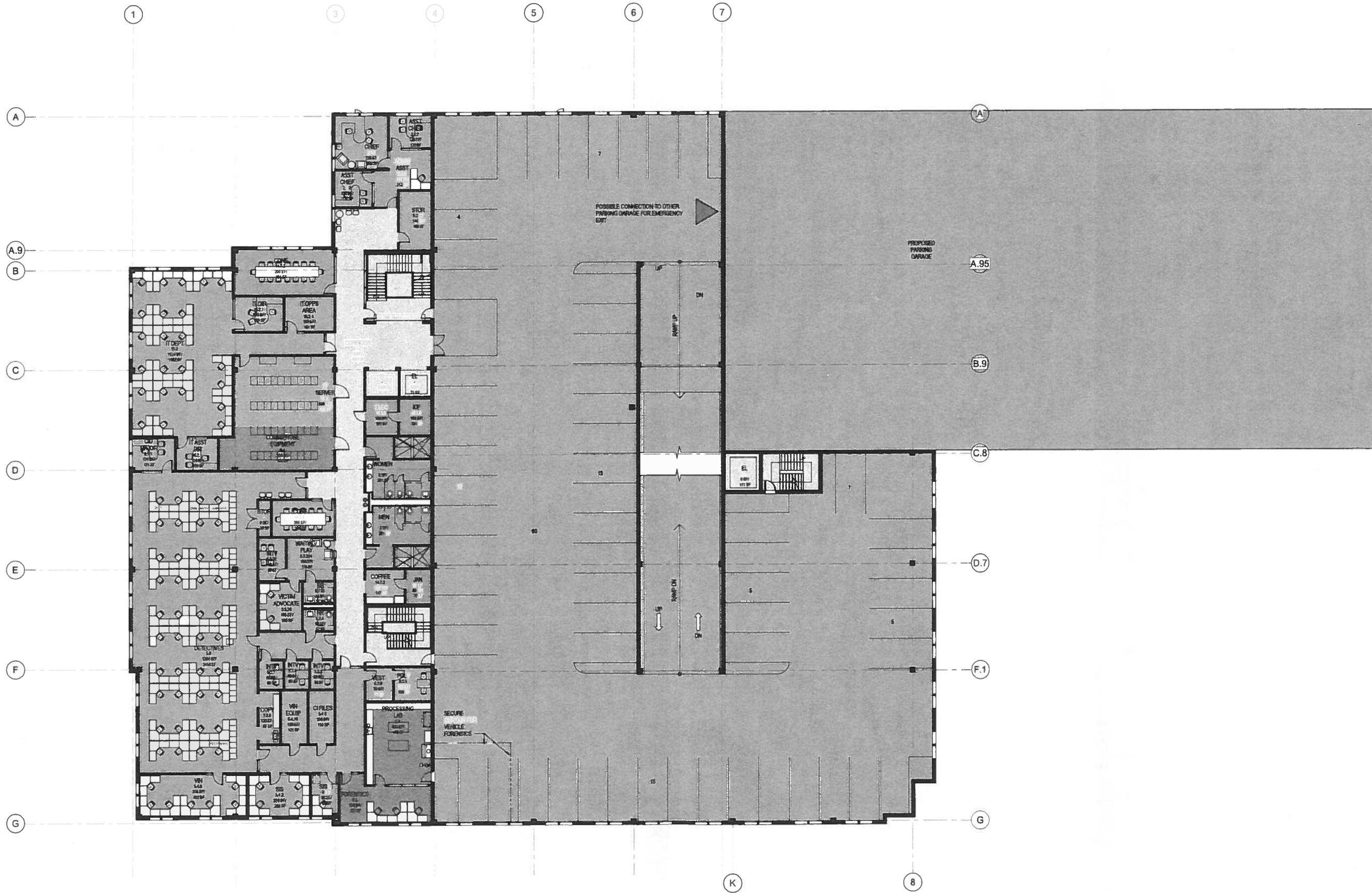
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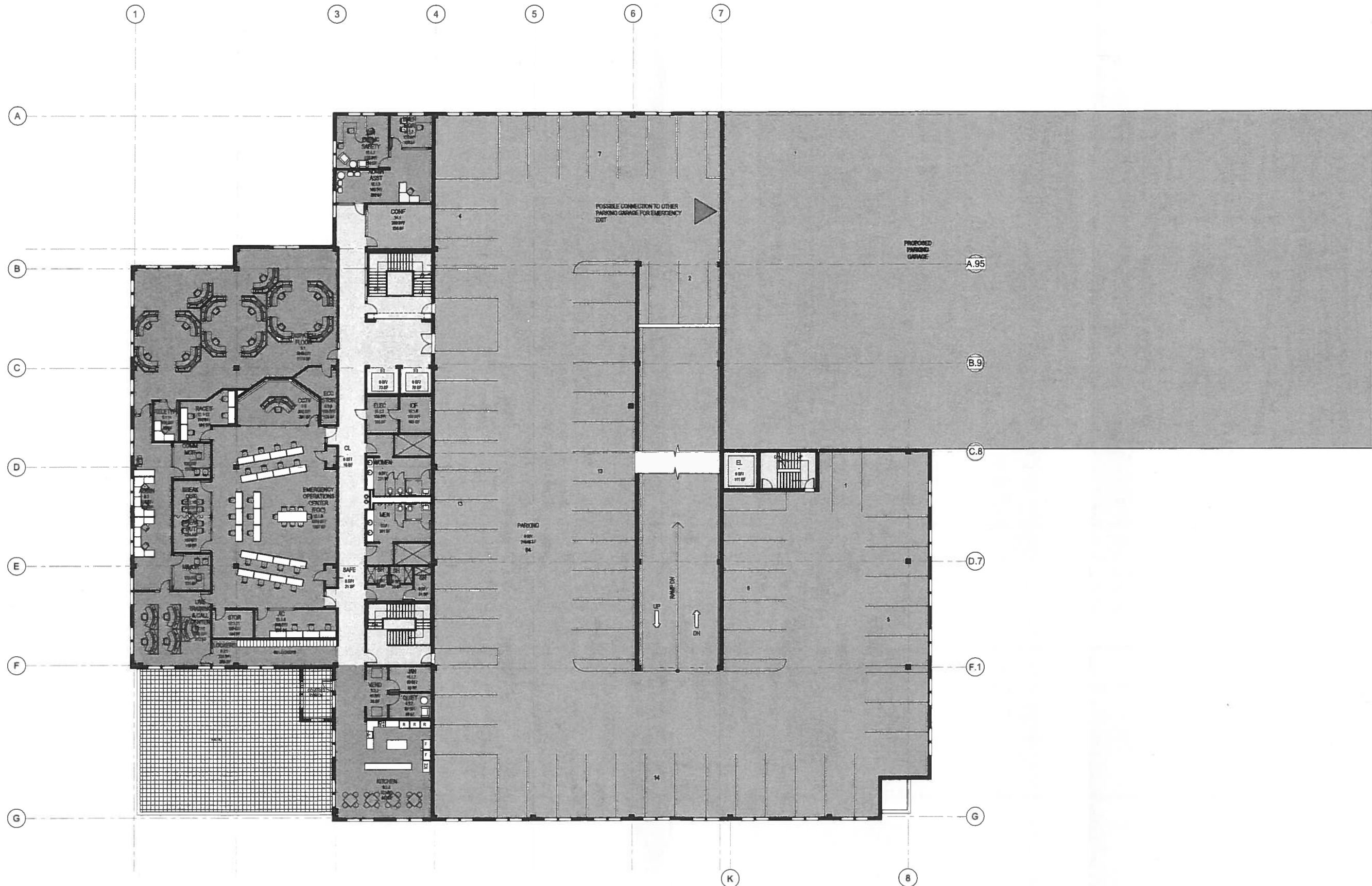
Google

Salzedo - Aveazar looking East









Public Hearing Courtesy Notification

City of Coral Gables

Public Works Department

2800 SW 72 Avenue

Miami, Florida 33155

Email: pwdepartment@coralgables.com

Telephone: (305) 460-5000

Fax: (305) 460-5080

May 11th, 2018

Subject: ***Courtesy Public Hearing Notice.***

Application No. PW-18-03-3561, 2151 Salzedo Street – Proposed alley vacation and dedication of substitute access and utility easement.

Dear Property Owner:

In accordance with Section 62-263 of the Coral Gables City Code, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct a Public Hearing to consider an ordinance to vacate an existing paved alley and dedication of a substitute access and utility easement, located in Block 20, Coral Gables Section "K" (Plat Book 8, Page 33), Coral Gables, Florida.

The Public Hearing will be conducted on Wednesday June 13, 2018 at 6:00 p.m. to consider the above subject matter in the Commission Chambers, 2nd Floor, City Hall, 405 Biltmore Way, Coral Gables, Florida. The proposed alley vacation and substitute access and utility easement is as shown on the attached sketch.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the application will be scheduled for City Commission consideration. Notice of the upcoming City Commission public hearing will be sent to you in the near future.

If you have any questions related to this issue please contact Public Works Department, City of Coral Gables, at 305-460-5000 or pwdepartment@coralgables.com.

Sincerely,



Ed Santamaria, PE, CGC, LEED AP, ENV SP

Director

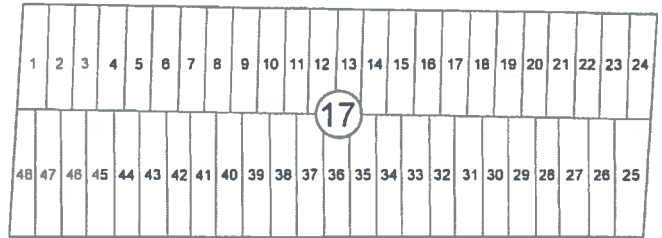
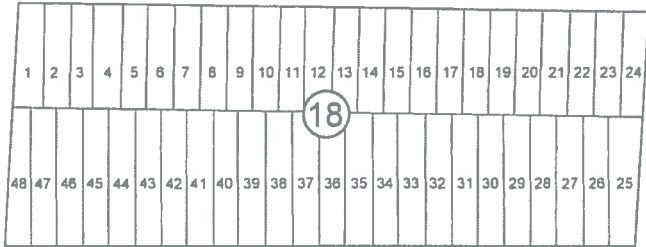
Public Works Department

City of Coral Gables

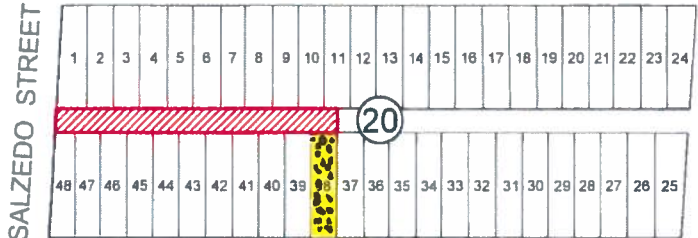
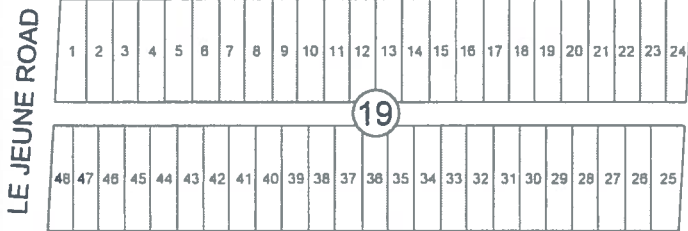
Any person requiring special accommodations (with requests for auxiliary aids or services) in order to attend or for participation in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta, Esq., Director of Labor Relations and Risk Management (E-mail: relejabarrieta@coralgables.com, Telephone : 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

(Mail Date: May 14, 2018)

NAVARRE AVENUE

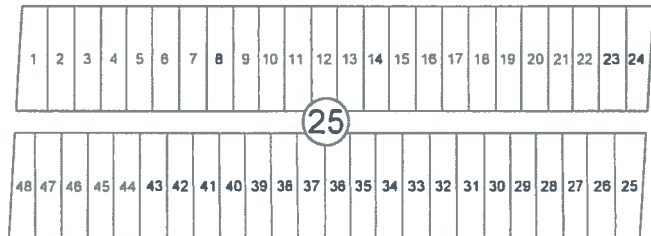
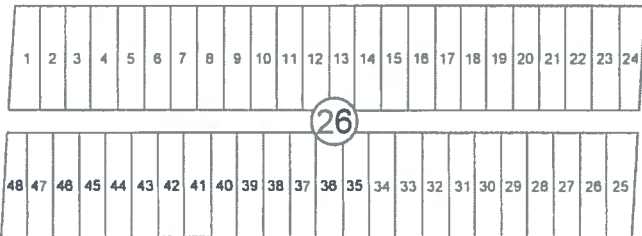


MINORCA AVENUE



PONCE DE LEON BLVD.

ALCAZAR AVENUE



ALHAMBRA CIRCLE

LEGEND:



PROPOSED ALLEY TO BE VACATED



PROPOSED PERPETUAL ACCESS AND UTILITY EASEMENT

SCALE: N.T.S.

APPROVED:

DRAWN: C.M.

JOB No:



DEPARTMENT OF
PUBLIC WORKS
ENGINEERING DIVISION

PROPOSED ALLEY
VACATION AND
EASEMENT DEDICATION

DATE: 03-07-18

FB:

FILE No:

SHEET: 1 OF 1

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday Sunday and
 Legal Holidays
 Miami, Miami-Dade County, Florida

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared JOHANA OLIVA, who on oath says that he or she is the LEGAL CLERK, 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

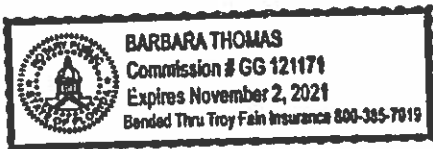

NOTICE OF PUBLIC HEARING
 CITY OF CORAL GABLES - LOCAL PLANNING AGENCY /
 PLANNING AND ZONING BOARD - JUNE 13, 2018

in the XXXX Court,
 was published in said newspaper in the issues of

06/01/2018

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Johana Oliva
 Sworn to and subscribed before me this
 1 day of JUNE, A.D. 2018
Barbara Thomas
 (SEAL)
 JOHANA OLIVA personally known to me

**CITY OF CORAL GABLES, FLORIDA
 NOTICE OF PUBLIC HEARING**

City Public Hearing Dates/Times	Local Planning Agency / Planning and Zoning Board Wednesday, June 13, 2018, 6:00 - 9:00 p.m.
Location	City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 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 Hearings on the following:

1. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Multi-Family Medium Density" Land Use to "Mixed Use" Land Use and extending the "North Ponce de Leon Boulevard Mixed-Use Overlay District" for the property legally described as Lots 5 to 12, Block 12, Douglas Section (100, 114, and 126 Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard), Coral Gables, Florida; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (LPA review)
2. Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review," Division 14, "Zoning Code Text and Map Amendments", from Multi-Family 2 District (MF2) to Commercial District (C) and extending the "North Ponce de Leon Boulevard Mixed- Use Overlay District" for the property legally described as Lots 5 to 12, Block 12, Douglas Section (100, 114, and 126 Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard), Coral Gables, Florida; and providing for severability, repealer and an effective date.
3. An Ordinance of the City Commission of Coral Gables, Florida granting approval of a proposed Planned Area Development (PAD) approval referred to as "Regency on the Park" pursuant to Zoning Code Article 3, "Development Review," Division 5, "Planned Area Development (PAD)," for the construction of a project consisting of a mix of uses including office, live/work, and residential, on the property legally described as Lots 5 to 12, Block 12, Douglas Section (100, 114, and 126 Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for severability, repealer and an effective date.


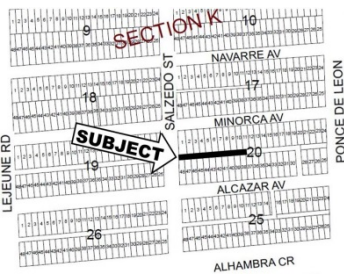
4. A Resolution of the City Commission of Coral Gables, Florida requesting Mixed-Use Site Plan Review pursuant to Zoning Code Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)," for the proposed project referred to as "Regency on the Park" on the property legally described as Lots 5 to 12, Block 12, Douglas Section (100, 114, and 126 Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.
5. 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 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 Seizedo Avenue), Coral Gables, Florida; providing for an effective date.
6. A Resolution of the City Commission of Coral Gables, Florida approving the Final Plat entitled "Plaza Coral Gables" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision," being a re-plat of an approximately 6.731 acre property into seven (7) tracts of land on property assigned Commercial District (C) zoning, on the property legally described as all of blocks 20 and 30, and a portion of the platted alley lying within block 23, Coral Gables Crafts Section (2801, 2901, and 3001 Ponce de Leon Boulevard), Coral Gables, Florida; providing for an effective date.
7. A Resolution of the City Commission of Coral Gables approving the Final Plat entitled "Riviera Dauce" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision," being a re-plat of an approximately 0.29 acre property on two (2) platted lots for residential, multi-family use on property assigned Multi-Family 1 Duplex Residential (MF1) zoning, on the property legally described as Lots 26 and 27, Block 93, Riviera Section Part 2 Revised (Riviera Drive and Menendez Avenue), Coral Gables, Florida; providing for an effective date.

8. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 3, "Development Review," Division 10, "Transfer of Development Rights," providing a procedure to transfer development rights for open space, providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.
9. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 3, "Development Review," Division 10, "Transfer of Development Rights," expanding the receiver sites for the use of transfer development rights to include Blocks 1, 2, 3, 4, 6, 7, 8, and 10 in the Biltmore Section, providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning and Zoning Division at planning@coralgables.com (FAX: 305.460.5327) or 305.460.5211.

Ramon Trias
 Director of Planning and Zoning
 Planning & Zoning Division
 City of Coral Gables, Florida

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1800, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

	<p>City of Coral Gables Courtesy Public Hearing Notice</p> <p>May 31, 2018</p>	
<p>Property:</p>	<p>Public Safety Building 2151 Salzedo Street, Coral Gables, Florida</p>	
<p>Applicant:</p>	<p>City of Coral Gables</p>	
<p>Application:</p>	<p>Alley Vacation</p>	
<p>Public Hearing - Date/Time/ Location:</p>	<p>Planning and Zoning Board June 13, 2018, 6:00 – 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</p>	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board (PZB) will conduct a Public Hearing on June 13, 2018 on the following applications at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida.

To accommodate the proposed Public Safety Building at 2151 Salzedo Street, the public alleyway measuring twenty (20) feet in width by approximately two-hundred and seventy (270) feet in length to be vacated. A proposed perpetual access and utility easement is proposed for Lot 38 within the same Block 20. The request requires two (2) public hearings, including review and recommendation by the Planning and Zoning Board, and approval via Resolution by the City Commission.

The Resolution under consideration is as follows:

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 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 Avenue), Coral Gables, Florida; providing for an effective date.

All interested parties are invited to attend and participate. Please visit the City webpage at www.coralgables.com to view information concerning the application. The complete application is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments regarding the application can be directed to the Planning and Zoning Division at planning@coralgables.com, Fax: 305.460.5327 or Phone: 305.460.5211. Please forward to other interested parties.

Sincerely,

City of Coral Gables, Florida

Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.