

1 MR. BEHAR: Yes.
 2 THE SECRETARY: Alex Bucelo?
 3 MR. BUCELO: Yes.
 4 THE SECRETARY: Nestor Menendez?
 5 MR. MENENDEZ: Yes.
 6 MR. BEHAR: Thank you.
 7 MR. COLLER: Mr. Chairman, there's one
 8 issue before you leave.
 9 Getting back to the Alice Bravo and the
 10 Board voting on it, there's been changes to
 11 attendance and there's -- I don't recall, I
 12 have this in my head, that the Board doesn't
 13 have the authority to waive her attendance,
 14 although she has a very justified reason.
 15 She's stuck on a plane. I tried to reach
 16 Christina to see what the position is.
 17 So I know the sentiment of the Board has
 18 been expressed. I need to get back to
 19 Christina on how the process works for things
 20 of that nature. So I just want to advise the
 21 Board that I'm looking into that.
 22 MR. BEHAR: No problem.
 23 MR. BUCELO: Thank you.
 24 MR. BEHAR: Okay. At this time, again, I
 25 will recuse myself. Mr. Bucelo, please.

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1 MR. BUCELO: Thank you.
 2 Mr. Coller, I guess, if we can have the
 3 next item.
 4 MR. COLLER: Okay. So I just want to make
 5 sure, we're on --
 6 THE SECRETARY: E-1.
 7 MR. BUCELO: E-1.
 8 MR. COLLER: E-1, right?
 9 Okay. Item E-1, an Ordinance of the City
 10 Commission of Coral Gables, Florida, approving
 11 the vacation of a public alleyway pursuant to
 12 Zoning Code Article 14, "Process," Section
 13 14-211, "Abandonment and Vacations" and City
 14 Code Chapter 62, Article 8 "Vacation,
 15 abandonment and closure of streets, easements
 16 and alleys by private owners and the city;
 17 application process," providing for the
 18 vacation of the forty-five foot wide alley
 19 which is approximately one hundred twenty-five
 20 feet in length lying between Tract A and Lots
 21 27 through 31, Book (sic) 156, Riviera Section
 22 Part 8 (1250 S. Dixie Highway), Coral Gables,
 23 Florida; providing for a repealer provision,
 24 severability clause, and providing for an
 25 effective date.

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1 E-1, public hearing.
 2 MS. RUSSO: Good evening, Mr. Chairman,
 3 Members of the Board. For the record, Laura
 4 Russo, with offices at 2334 Ponce de Leon
 5 Boulevard. I am here this evening representing
 6 LCD Acquisitions, Inc., the contract purchaser
 7 of the property that most of you will recognize
 8 as the University Shopping Center, where
 9 Fridays used to be located, and the Bagel
 10 Emporium.

11 That property is bounded by US-1 on sort of
 12 the northwest side, by Mariposa Court --
 13 Mariposa Court, and on the south side by
 14 Madruga. Madruga being a very narrow street,
 15 that for many, many years most people were
 16 convinced that Madruga was actually an alley
 17 behind the building, but it's actually a
 18 platted street.

19 We are here this evening requesting to
 20 vacate the alley that is seventy-five feet wide
 21 by a hundred -- no, forty-five feet wide by a
 22 hundred and twenty-five feet deep, and that --
 23 it actually starts right at one of the
 24 entrances, access points, into the property,
 25 and goes into the property about a hundred

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1 twenty-five feet.
 2 This mess all got created back in 1950.
 3 The original Riviera Section 8 plat was
 4 replatted to vacate the alley that bifurcated
 5 this block, as it did in other blocks that
 6 abutted US-1, the common scenario of an alley
 7 bifurcating, and they replatted in 1950, and
 8 they vacated what they thought was, I guess,
 9 the whole alley, but there was a portion -- the
 10 upper northwest corner of the property was not
 11 included in that replat, and so the alley is
 12 located just south of that portion that was not
 13 part of the replat.

14 And so we are here, the shopping center was
 15 built in the early 1950s. The alley has not
 16 been used by the City for any public purpose,
 17 and it actually is part of the access-way and
 18 part of a landscaping median inside the
 19 shopping center surface parking lot.

20 This property will be developed under the
 21 new City's Rapid Transit Overlay Ordinance that
 22 was created in order to combat the Rapid
 23 Transit Zone of Miami-Dade County. So we are
 24 here this evening requesting that this alley be
 25 vacated. We meet all of the requirements of

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Article 14, in terms of process, and I think, if you've taken a look at Ms. Garcia's Staff report, you will see that it's quite comprehensive, and we meet all of the public policy concerns in the Comprehensive Plan, and all of the requirements of the Zoning Code.

I'm happy to answer any questions you may have.

MR. BUCELO: Thank you.

I guess we'll hear from City Staff.

MS. GARCIA: Thank you. I have a PowerPoint. Thanks, guys.

So we all know where the property is, at Mariposa and Madruga and US-1. The alley actually sits, like Laura said before, on some parking spaces and a drive aisle.

As you'll remember, this Board deferred the previous application, which consisted of many more requests. Today, we're looking at just one of those requests, which is a vacation of this alleyway.

As you can see here, the alley is just forty-five feet in depth and a hundred twenty-five feet wide. You can see the overlaying in a survey. So you can see, it

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mostly is parking, as well as a proper drive aisle.

This was reviewed many years ago, starting in the DRC, back in 2023. This Board deferred this request, along with many other requests, in April of 2024, and here we are again with just the request of the alley vacation.

There has been four notices sent to the property owners. The property was posted. The website was posted. The newspaper advertisement was also published. This is the map that shows that one thousand feet radius from the property. And Staff has reviewed this and has Public Works here, as well, just to talk and answer any questions basically about the alley.

We do recommend approval, with conditions -- two conditions, basically; one linking this approval to a site plan, as approved by the Commission at a future date. The second condition would be that they would have to start construction of the City permitted project within two years of the site plan approval.

That's it. Thank you.

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MR. BUCELO: Thank you.

Any public comment here in the Chamber, Jill?

THE SECRETARY: Not for this item, sir.

MR. BUCELO: Any on Zoom?

THE SECRETARY: No.

MR. BUCELO: And any on the phone?

THE SECRETARY: No.

MR. BUCELO: All right. Let's close the public comment.

Let's open it up to Board discussion.

Mr. Pardo, I'll start with you.

MR. PARDO: One question. Has the alley, the area of the alley, ever paid taxes by the present owner of the --

MS. RUSSO: Yes. It's included in their legal description, and they pay taxes on the parcel.

MR. PARDO: Really?

MS. RUSSO: Yes.

MR. PARDO: Okay. That was it.

MR. ALVAREZ: No comments.

MR. BUCELO: Nestor?

MR. MENENDEZ: None from me, either.

MR. BUCELO: Gonzalo.

MR. SANABRIA: Nice to see you, Ms. Russo.

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MS. RUSSO: How are you?

MR. SANABRIA: And as the applicant's attorney, you feel comfortable with this agreement?

MS. RUSSO: Excuse me, do I feel comfortable with --

MR. SANABRIA: The agreement that we're doing?

MS. RUSSO: The two conditions? Yes, we've agreed to the conditions.

MR. SANABRIA: Good. Well, it's nice to have you agree, and nice to have you in Coral Gables versus The County. So welcome home, Ms. Russo. Thank you very much.

MS. RUSSO: Well, I had nothing to do with the County project. I only work in this city, as you know.

MR. SANABRIA: I know that. I know that. But, anyway, I still welcome you and embrace you here in the Gables, where you belong.

MS. RUSSO: Thank you.

MR. SANABRIA: So thank you, Ms. Russo.

MR. MENENDEZ: Through the Chairman, I have just one question.

MR. BUCELO: Yes.

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MR. MENENDEZ: Ms. Russo, what happens if your client doesn't comply with one of the two? I assume it reverts --

MS. RUSSO: If the application -- the vacation becomes null and void, and that is if construction is not started within two years from the date this is approved. So this still goes to the Commission for two readings. So the approval then takes place like thirty days after that.

But in the meantime, the applicant is working with City Staff and the site plan is being reviewed by City Staff, and we'll go before the City Commission. So I'm very hopeful that won't come up.

MR. MENENDEZ: I'm sure your client --

MR. BUCELO: I have no comment. So let's close the Board discussion.

Is there a motion?

MR. PARDO: I'd like to make a motion to approve Staff recommendation.

MR. COLLIER: Did we indicate, was there anybody in the room that's --

THE SECRETARY: Yes.

MR. COLLIER: We did?

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THE SECRETARY: There was no one.

MR. BUCELO: Thank you.

MR. MENENDEZ: I'll second.

MR. BUCELO: Jill, call the roll, please.

THE SECRETARY: Gonzalo Sanabria?

MR. SANABRIA: Yes.

THE SECRETARY: Ignacio Alvarez?

MR. ALVAREZ: Yes.

THE SECRETARY: Nestor Menendez?

MR. MENENDEZ: Yes.

THE SECRETARY: Felix Pardo?

MR. PARDO: Yes.

THE SECRETARY: Alex Bucelo?

MR. BUCELO: Yes.

Thank you so much.

MS. RUSSO: Thank you very much.

MR. BUCELO: Mr. Collier, can we have the last item, I think?

MR. COLLIER: Mr. Chairman, I believe that Item E-3 and E-4 are related. I just want to confirm that with -- so I'm going to read them both in, but I want everybody to relax, because it's going to take me some time to read these. So bear with me.

Item E-3, an Ordinance of the City

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Commission of Coral Gables, Florida approving amendments to the text and maps of the City of Coral Gables Comprehensive Plan pursuant to small-scale amendment procedures (Section 163.3187, Florida Statutes), and Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," to 1) modify the required Multi-Family densities and height to allow higher intensity within the "University Station Rapid Transit District Overlay," and to allow Multi-Family High Density within the Mixed-Use Overlay Districts located within the "University Station Rapid Transit District Overlay," 2) include additional properties (6100 Caballero Blvd) within the "University Station Rapid Transit District Overlay" on the Mixed-Use Overlay District Map, and 3) amend the Future Land Use Map from "Commercial Low-Rise Intensity" to "Multi Family High Density" for Lots 1&2, Block 5 and Lots 1 thru 3, Block 6, Riviera Waterways Section, Track "K", Addition to Riviera Waterways Section, and Lot 8, Block 208, Riviera Section 14; from "Multi Family Low Density" to "Multi Family High Density" for

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Lots 3&4, Block 5, Riviera Waterways Section; from "Multi Family Duplex Density" to "Multi Family Low Density" for Lot 5, Block 5 and the southern portion of Lot 5, Block 6, Singer Subdivision; from "Commercial Low-Rise Intensity" to "Multi Family Medium Density" for Lot 4, Block 6, Riviera Waterways Section; and from "Multi Family Duplex Density" to "Multi Family Medium Density" for Lot 5-A and the northern portion of Lot 5, Block 6, Singer Subdivision; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

Item E-4, an Ordinance of the City Commission of Coral Gables, Florida providing for map and text amendments to the City of Coral Gables Official Zoning Code pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," by 1) amending Article 2, "Zoning Districts," Section 2-408, "University Station Rapid Transit District Overlay" to a) include requirements for multi-family development and provide regulations for modification and development agreements within the district; b)

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