



# City of Coral Gables Planning and Zoning Staff Report

<b>Property:</b>	<b>Kenmare Street, east of Harlano Street</b>
Applicant:	City of Coral Gables, Public Works Department
Application:	Right-of-way Vacation
Public Hearing:	Planning and Zoning Board / Local Planning Agency
<b>Date &amp; Time:</b>	<b>December 17, 2024; 6:00 p.m. – 9:00 p.m.</b>
Location:	Community Meeting Room, Police and Fire Headquarters, 2151 Salzedo Street, Coral Gables, Florida 33134

## 1. APPLICATION REQUEST

The application request is for approval to vacate the remaining portion of Kenmare Street. The purpose of the vacation of the right-of-way is to relinquish the original dedication to the City for use as a public road. The request requires three public hearings, including review and recommendation by the Planning and Zoning Board, and 1st and 2nd Reading before the City Commission. The Ordinance under consideration is the following:

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 remaining portion of Kenmare Street lying east of Harlano Street, Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (Legal description on file).

## 2. APPLICATION SUMMARY

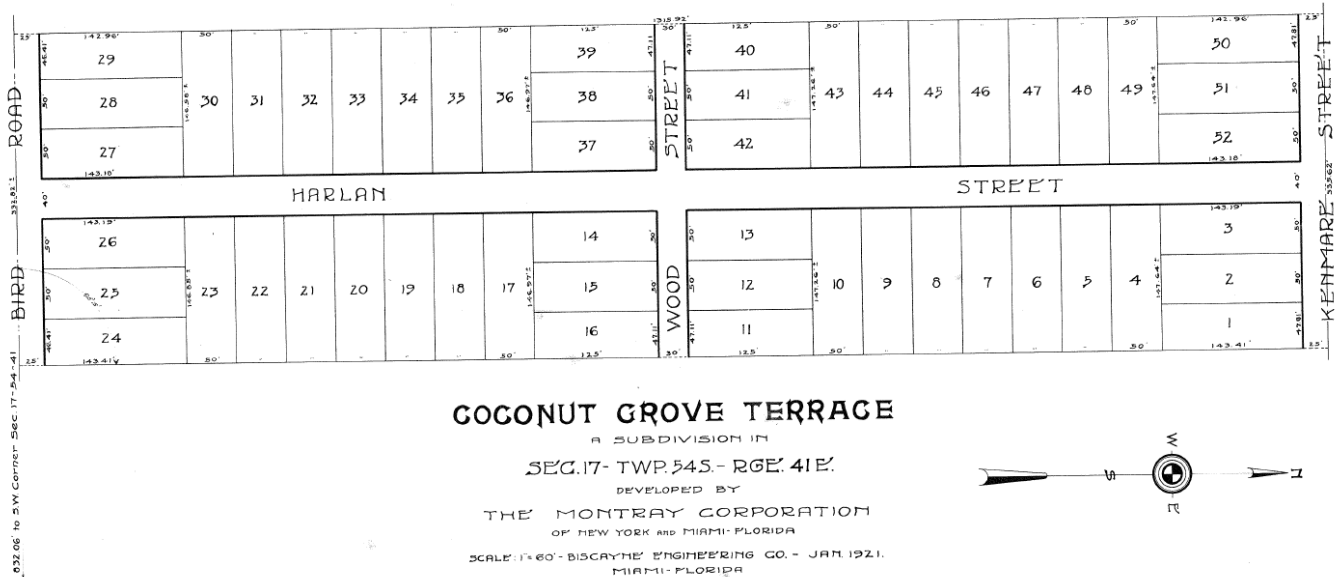
The subject property is approximately 148 feet long by 25 feet wide, 3,700 square feet (0.085 acre) and sits in a Single-family Residential area. The subject property is the remaining portion of Kenmare Street lying east of Harlano Street, that adjoins and abuts the following described properties:

Lots 1, 2 and 3, " Coconut Grove Terrace", according to Plat Book 6, Page 107 of the Public Records of Dade County, Florida; and

Lots 1, 2, 4 and 5, Block 143, " Country Club Section Part Six", according to Plat Book 20, page 1, of the Public Records of Dade County, Florida

The City of Coral Gables Public Works Department (the “Applicant”) submitted an Application for consideration to vacate the remaining portion of Kenmare Street lying east of Harlano Street. As exhibited in the maps below, Kenmare Street is platted to dead-end into the rear of single family residential homes, only accessible from Harlano Street. It is not serving a purpose as a right-of-way and is currently being used solely for parking by neighboring residents.

This segment of Kenmare Street was originally platted and planned on January 19, 1921, within Coconut Grove Terrace, which was not incorporated into Coral Gables until April 29, 1924. Later that year, on October 15, the Country Club Section Part 6 was platted to the north and east of this remaining portion of Kenmare Street. In 1939, further changes were made: on April 4, Harlan Street was renamed to Harlano Street, and on November 21, Ordinance 340 was adopted to establish specific site regulations for Harlano Street. Subsequently, on October 15, 1940, Ordinance 381 was passed, regulating the orientation of lot facings. Additionally, on May 6, 1947, Lot C in Country Club Section 6 was officially dedicated as part of Harlano Street. The west segment of Kenmare Street was eventually vacated by Ordinance No. 1075 and subsequently deeded to the adjoining property owners.

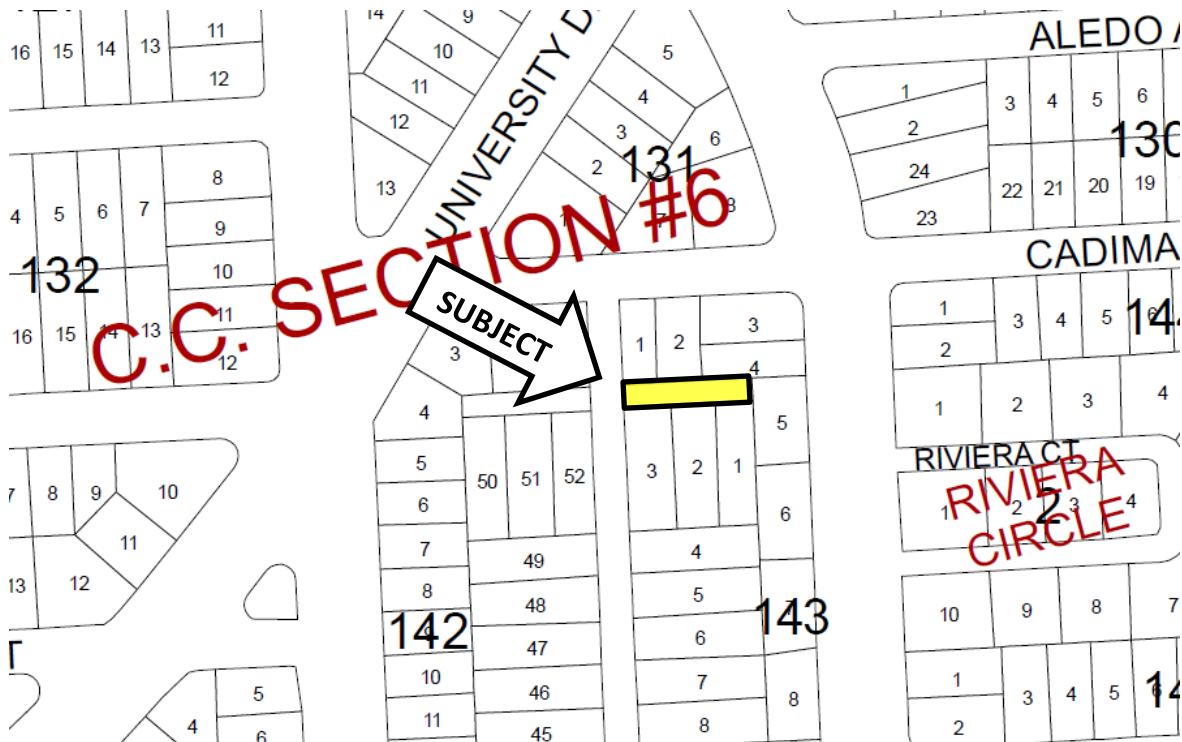


An owner of one of the abutting lots submitted a vacation application for this portion of Kenmare. However, after review and evaluation, the City has decided to proceed with its own city-initiated application to vacate the right-of-way. The City does not hold ownership of the right-of-way and therefore lacks authority over the division of the land or the reversionary interests after the vacation. This vacation would solely release the City’s original dedication of the area as a public road, without determining ownership or control of the underlying property.

Aerial



Block, Lot and Section Location Map



**Site Data and Surrounding Uses**

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

**Existing Property Designations**

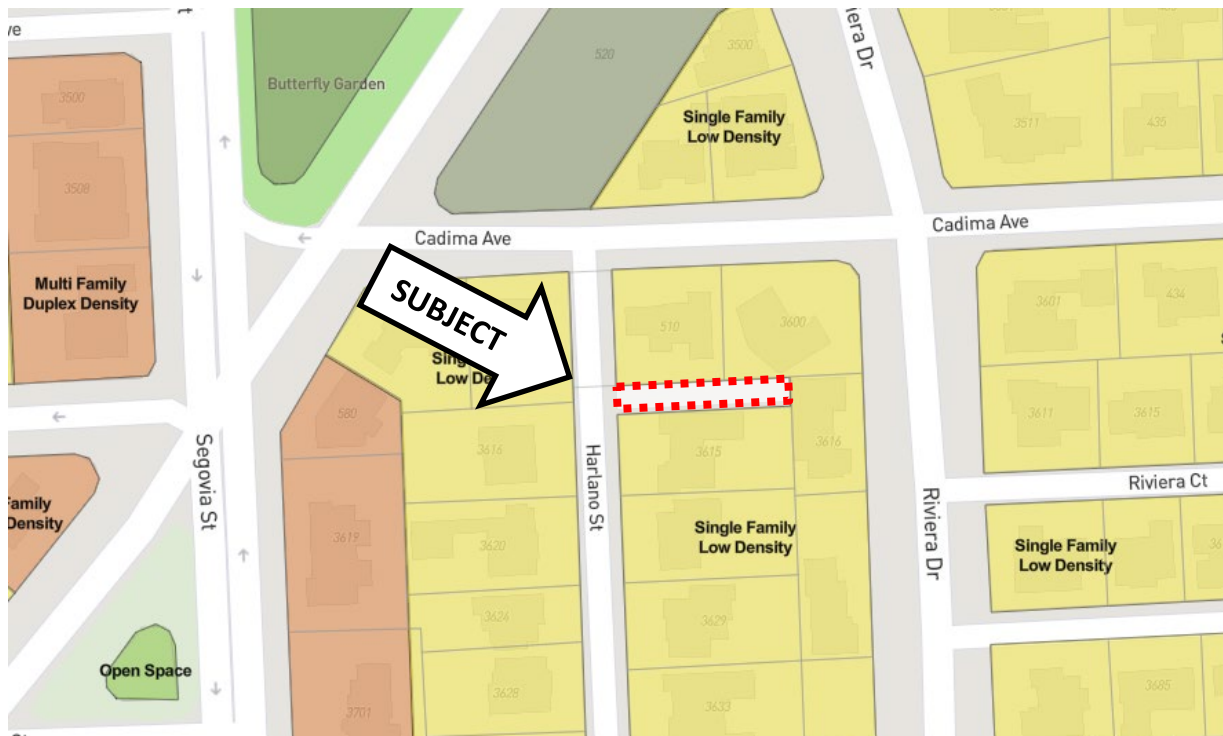
Comprehensive Plan Map designation	N/A
Zoning Map designation	N/A
Coral Gables Redevelopment Infill District	No

**Surrounding Land Uses**

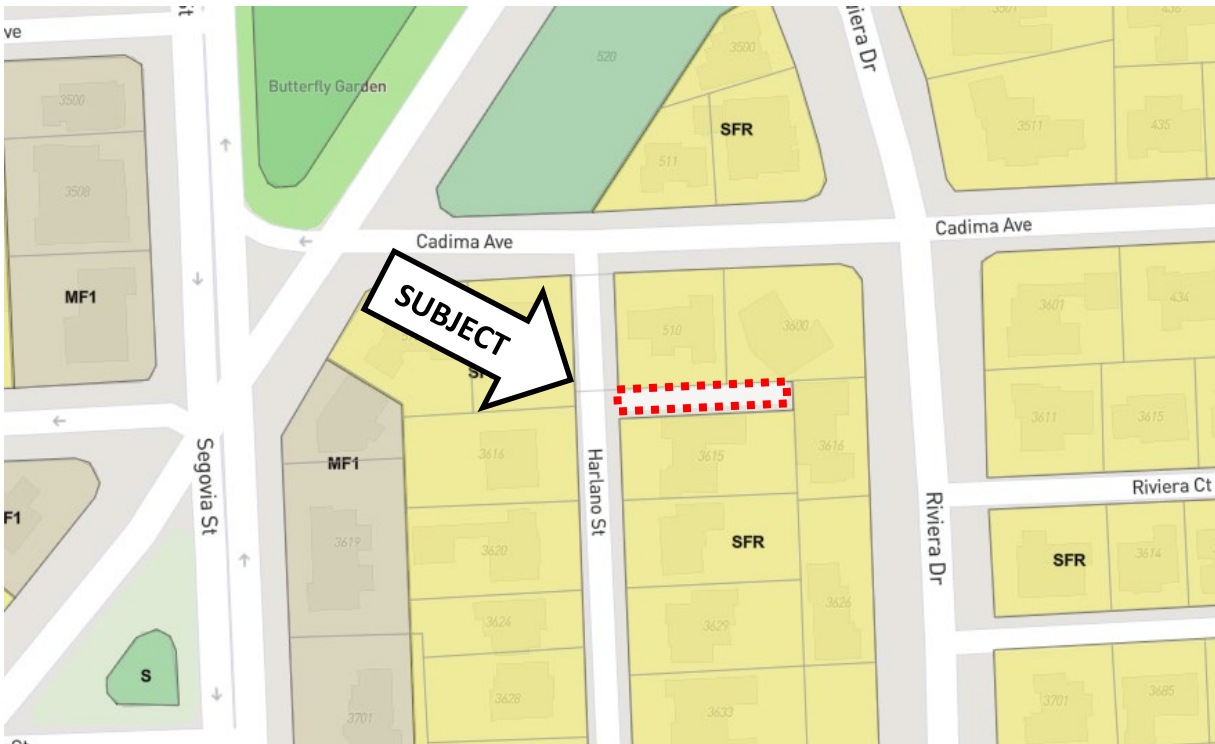
LOCATION	EXISTING LAND USES	CP DESIGNATIONS	ZONING DESIGNATIONS
North	Single-family residential home	Single-Family Low Density	Single-Family Residential (SFR)
South	Single-family residential home	Single-Family Low Density	Single-Family Residential (SFR)
East	Single-family residential home	Single-Family Low Density	Single-Family Residential (SFR)
West	Single-family residential home	Single-Family Low Density	Single-Family Residential (SFR)

The property’s existing land use and zoning designations, as illustrated in the following maps:

**Future Land Use Map**



**Zoning Map**



**3. FINDINGS OF FACT**

**Vacation of Public Right-of-way**

This section of the report presents City Staff’s evaluation of the Application and Findings of Facts for a public right-of-way vacation. The Applicant is proposing to vacate the remaining portion of Kenmare Street, which is roughly 148 feet in length and 25 feet wide.

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.

**Findings of Fact- Vacation**

Per Article 13, Section 14-211.3 of the Zoning Code provides Applications for abandonment and vacation of city streets, alleys, special purpose easements and other non-fee interests which the City may have in real property may be approved provided that it is demonstrated that:

STANDARD FOR REVIEW	APPLICANTS’ RESPONSE
1. The non-fee property interest sought to be abandoned does	<b>Yes.</b> The street has not been utilized by the City for its intended purpose as a public road. This proposed vacation

STANDARD FOR REVIEW	APPLICANTS' RESPONSE
<p>not provide a benefit to the public health, safety, welfare, or convenience, in that it is not being used by the City for any of its intended purposes.</p>	<p>would simply release the City's original dedication of Kenmare Street as a public road, without affecting ownership or control of the underlying property. Therefore, this portion of Kenmare Street aligns with the standards set forth that does not provide a benefit to the public health, safety, welfare, or convenience.</p>
<p>2. The Comprehensive Plan, special purpose plan, or capital improvement program does not anticipate its use.</p>	<p><b>Yes.</b> The vacation of Kenmare Street is consistent with this standard, as neither the Comprehensive Plan, special purpose plans, nor the capital improvement program anticipates the use of this segment of Kenmare Street.</p>
<p>3. 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><b>Yes.</b> Since Kenmare Street is not currently being used as a roadway and not designated for future use or development in any City plans. s</p>
<p>4. 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><b>Yes.</b> At the time of this application, there are no current or incomplete City projects, plans, or development initiatives involving this portion of Kenmare Street. The vacation process aligns with the City's existing objectives and will not disrupt or conflict with any active or anticipated planning efforts. Thus, vacating this segment of Kenmare Street does not pose any risk to current or future City projects.</p>
<p>5. 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 Applicants provide beneficial mitigation in the form of a proffered mitigation plan</p>	<p><b>Yes.</b> The street has not been serving its intended purpose as a public road. The requested public right-of-way vacation will provide a material public benefit by increasing the intensity of use and positively impacting the public health, safety, and welfare, and to support community growth.</p>

STANDARD FOR REVIEW	APPLICANTS' RESPONSE
<p>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>	

*Staff Comments:* Staff’s determination that this application meets the standards for review and is “consistent” with the CP Goals, Objectives and Policies that are identified below based upon compliance with conditions of approval recommended by Staff, and proffered by the Applicant.

**CONSISTENCY EVALUATION OF THE COMPREHENSIVE PLAN (CP) GOALS, OBJECTIVES AND POLICIES**

This section provides those Comprehensive Plan Goals, Objectives and Policies applicable to the proposed re-plat and the determination of consistency:

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
1.	<b>Goal FLU-1.</b> 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.	<b>Objective FLU-1.1.</b> 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.	<b>Objective DES-1.1.</b> 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
4.	<b>Policy MOB-1.1.5.</b> 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

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
5.	<b>Policy PRP-1.1.5.</b> Adhere to the rule of law in making land use decisions, whether legislative, administrative, or quasi-judicial.	Complies
6.	<b>Objective PRP-1.2.</b> Provide transparency in the decision-making processes and procedures so that all people may reasonably participate in decisions that affect their lives and property.	Complies
7.	<b>Policy PRP-1.2.1.</b> Allow public participation from any affected person, as is consistent with controlling law, and be a party to a hearing on any land use decision.	Complies
8.	<b>Policy PRP-1.2.5.</b> Allow every affected person the opportunity to participate early and throughout the decision-making process.	Complies

**Staff Comments:** The above evaluation indicates that the Application for the vacation of the public right-of-way for the remaining portion of Kenmare Street is “consistent” with the Comprehensive Plan’s goals, objectives, and policies as determined by Staff.

The proposed vacation of Kenmare Street aligns with the goals, objectives, and policies of the Future Land Use, Design, Mobility, and Property Rights Elements of the Comprehensive Plan. This action simply releases the City’s original dedication of the area as a public road, without deciding ownership or control of the underlying property.

**4. REVIEW TIMELINE AND PUBLIC NOTIFICATION.**

**City Review Timeline**

The submitted applications have undergone the following City reviews:

TYPE OF REVIEW	DATE
Development Review Committee	07.28.23
Planning and Zoning Board	12.17.24
City Commission (1 <sup>st</sup> reading)	TBD
City Commission (2 <sup>nd</sup> reading)	TBD

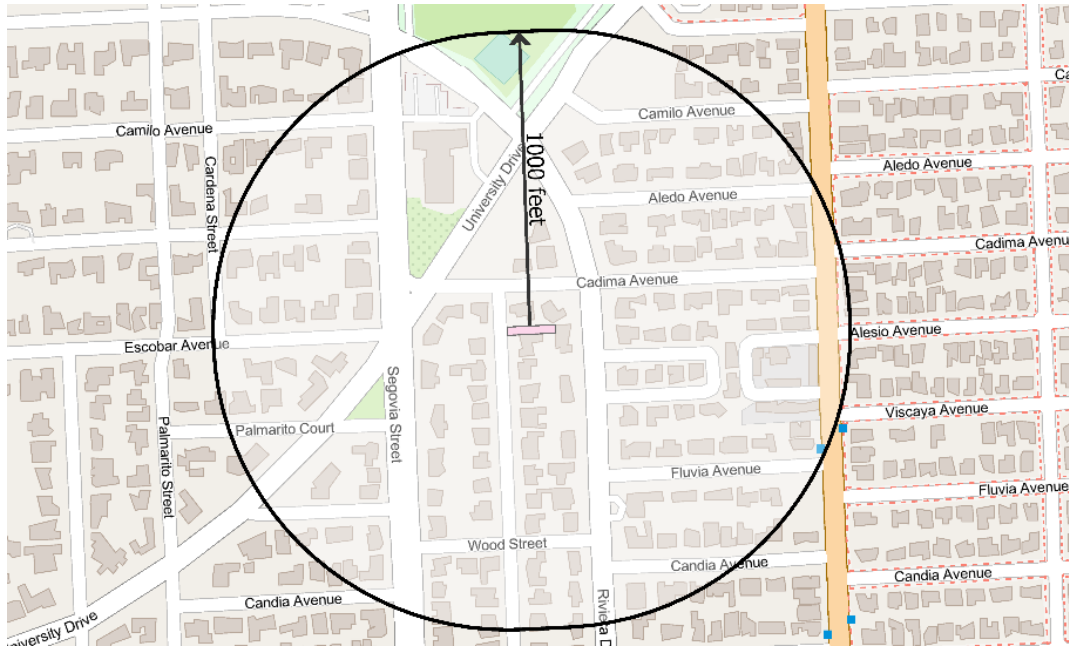
**Public Notification and Comments**

The Applicant held a neighborhood meeting on October 28, 2024.

The Zoning Code requires that a mailed notification be provided to all property owners within 1,000 feet of the property. The notification was sent on October 15, 2024. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 106 notices were mailed. A copy of the legal advertisement and mailed notice are provided as Attachment E. A map of the notice radius is provided below.



*Mailed Notification Radius Map*



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

*Public Notice*

TYPE	DATE
Legal advertisement for PZB	12.04.24
Mailed notification for PZB	12.04.24
Sign posting of property for PZB	12.06.24
Posted Staff report on City web page for PZB	12.12.24

**5. Staff Recommendation.**

The Planning Division based upon the complete Findings of Fact contained within this Report recommends **Approval.**

**ATTACHMENTS**


- A. Submittal package.
- B. Notice mailed to all property owners within 1,000 feet and legal ad.
- C. Summaries and Invitations of Neighborhood Meetings.

Please visit the City’s webpage at [www.coralgables.com](http://www.coralgables.com) to view all Application materials, notices, applicable public comments, minutes, etc. The complete Application and all background information 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,



Jennifer Garcia, AICP, CNU-A  
Assistant Director of Development Services  
for Planning and Zoning  
City of Coral Gables, Florida

	<p><b>City of Coral Gables Public Hearing Notice</b></p>	
<p><b>Applicant:</b></p>	<p><b>City of Coral Gables, Public Works</b></p>	
<p><b>Application:</b></p>	<p><b>Right-of-Way Vacation</b></p>	
<p><b>Property:</b></p>	<p><b>The Remaining Portion of Kenmare Street</b></p>	
<p><b>Public Hearing - Date/Time/ Location:</b></p>	<p><b>PLANNING &amp; ZONING BOARD</b>  <b>Tuesday, December 17, 2024, 6:00 p.m.</b>          Community Meeting Room, Police and Fire Headquarters,          2151 Salzedo Street, Coral Gables, Florida, 33134          e-comments: <a href="http://www.CoralGables.GranicusIdeas.com/meetings">www.CoralGables.GranicusIdeas.com/meetings</a></p>	

**PUBLIC NOTICE** is hereby given that the City of Coral Gables, Florida, the Planning and Zoning Board will conduct a Public Hearing on **Tuesday, December 17, 2024** on the following application at the Coral Gables Community Meeting Room, Police and Fire Headquarters, 2151 Salzedo Street, Coral Gables, Florida:

*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 remaining portion of Kenmare Street lying east of Harlano Street, Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (Legal description on file).*

An Application has been submitted by the City of Coral Gables Public Works Department (the "Applicant") to vacate the remaining portion of Kenmare Street. Kenmare Street is a dead-end roadway accessible only from the east side of Harlano Street, situated between Harlano Street and Riviera Drive, near Cadima Avenue to the north.

The requests require three public hearings, including review and recommendation by the Planning and Zoning Board, and 1st and 2nd Readings before the City Commission.

Additional information may be found at [www.coralgables.com](http://www.coralgables.com). Please forward to other interested parties.

The meeting will also be via Zoom at [www.zoom.us/j/83788709513](http://www.zoom.us/j/83788709513). A dedicated phone line will also be available by dialing: (305) 461-6769, Meeting ID: 837 8870 9513.

The public may also provide any comments by sending an email to [planning@coralgables.com](mailto:planning@coralgables.com) prior to the meeting.

Sincerely,  
*City of Coral Gables, Florida*

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# Legal Ads and Public Notices

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## Public Hearing - Planning and Zoning Board Meeting December

**Coral Gables | Publish Date: Dec 4, 2024**

The Planning and Zoning Board will be holding its regular meeting on Tuesday, December 17th commencing at 6:00 p.m., Community Meeting Room at Coral Gables Police and Fire Headquarters, 2151 Salzedo Street, Coral Gables, Florida 33134. Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. However, the City Commission has established the ability for the public to virtually provide sworn testimony or public comments (non-sworn and without evidentiary value). Any individual who wishes to provide sworn testimony virtually must have their video on and must be sworn in.

**KENMARE STREET VACATION NEIGHBORHOOD MEETING**

**DISCUSSION MINUTES LOCATION: 2151 SALZEDO STREET, CORAL**

**GABLES, FL 33134**

**DATE: OCTOBER 28<sup>TH</sup>, 2024**

**MEETING BEGINNING: 6:00PM**

Hermes Diaz, the Director of the City of Coral Gables Public Works Department began the meeting by explaining to the meeting participants where Kenmare Street is located and that the City was assuming the right of way vacation process that was started by an adjacent property owner.

Director Diaz continued with the presentation by explaining that Kenmare Street was never used as a street. The first plat from 1921 lay down half of the necessary right of way to establish Kenmare Street but the subsequent adjacent plat from 1925 did not lay down the other half nor allow Kenmare Street to extend east or west. The purpose behind this is not known.

In 1958 the City passed Ordinance 1075 vacating the existing portion of Kenmare Street to the west of Harlano Street. No mention was made of the remaining portion of Kenmare Street to the east.

Director Diaz stated that the process to vacate the remaining portion of Kenmare Street east of Harlano Street was initiated by one of the neighboring property owners, but that the process had become difficult, and the City made the determination to assume the position of applicant in the vacation process.

Director Diaz then opened the floor for community input and questions. The attendees asked how the portion of Kenmare Street would be divided once vacated, and the answer from Director Diaz was that it is not the City's decision to make; that once the land is vacated the surrounding property owners will need to either resolve it amongst themselves or pursue the matter through the courts.

Director Diaz stated the next step would be to go before the Planning and Zoning Board for review who will send their recommendation to the City Commission as to whether to vacate or not vacate the remaining portion of Kenmare Street.

Director Couceyro concluded the meeting by informing attendees that if they have any further questions or concerns that they can email the department at [PWDepartment@CoralGables.com](mailto:PWDepartment@CoralGables.com) or visit our website.

**MEETING ADJOURNMENT: 6:30PM**



## The City of Coral Gables

### *Public Works Department*

2800 SW 72n Avenue  
Miami, Florida 33155

October 15, 2024

#### *Notice of neighborhood meeting*

Dear Resident:

The City of Coral Gables, Public Works Department invites you to attend an important community meeting to discuss the proposed vacation of the remaining portion of Kenmare Street located between 510 Cadima Avenue and 3615 Harlano Street, within Coconut Grove Terrace (Plat Book 6 at Page 107), Coral Gables, Florida.

**The meeting will take place: Monday, October 28<sup>th</sup> from 6:00 to 7:00 p.m. at the Coral Gables Public Safety Building – Community Meeting Room A – 2151 Salzedo Street, Coral Gables.**

The proposed roadway vacation is detailed in the attached sketch. This is an opportunity for community members to learn more about the proposal and to express any concerns or support.

We encourage all residents to attend and participate in this important discussion. Your input is valuable to us!

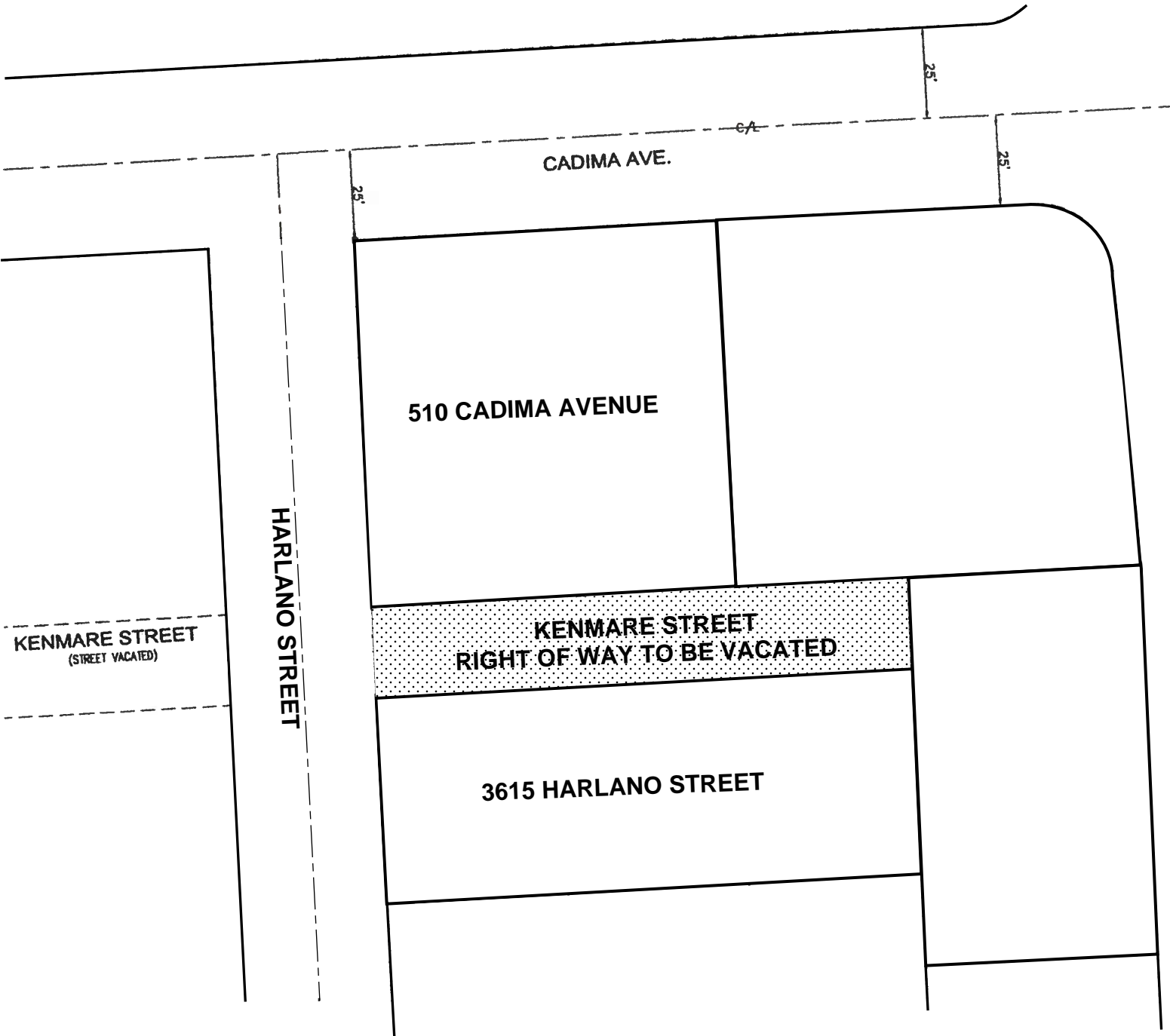
Should you need further information, please feel free to contact the Public Works Department at 305-460-5000.

Sincerely,

Hermes Diaz, P.E.  
Public Works Director

c: Rojas Jr., Amos, City Manager  
Gomez, Joe, Assistant City Manager  
Paul Rodas, P.E., City Engineer  
Ed Hudak, Chief of Police, City of Coral Gables

*Any person requiring special accommodations for participation in the meeting should contact Public Works at 305-460-5000, with requests for auxiliary aids or services at least three business days before the meeting*



CADIMA AVE.

510 CADIMA AVENUE

**KENMARE STREET  
RIGHT OF WAY TO BE VACATED**

3615 HARLANO STREET

HARLANO STREET

KENMARE STREET  
(STREET VACATED)

25'

25'

25'

CA