

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA, APPROVING THE VACATION OF A PUBLIC ALLEYWAY 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 TWENTY (20) FOOT WIDE ALLEY WHICH IS APPROXIMATELY ONE HUNDRED AND FIFTY-FIVE (155) FEET IN LENGTH LYING BETWEEN LOTS 12 THRU 18 AND LOTS 11 AND 19 IN BLOCK 29, CRAFTS SECTION (3000 PONCE DE LEON BLVD, 216 & 224 CATALONIA, 203 UNIVERSITY DR, AND 225 MALAGA), CORAL GABLES, FLORIDA; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, an Application was submitted by the City of Coral Gables requesting approval to vacate, abandon, and close the alley that presently runs from Catalonia Avenue to Malaga Avenue between the boundary lines of Lots 12-18 and 11-19 in Block 29, Coral Gables Crafts Section, Coral Gables, Florida;

**WHEREAS**, the proposed alley vacation is being submitted concurrently with a proposed Comprehensive Plan map amendment, Receipt of Transfer of Development Rights (TDRs), Conditional Use Mixed-Use Site Plan, and re-plat;

**WHEREAS**, comments were solicited from affected utility companies and no objections were received from any of the utility companies;

**WHEREAS**, after notice of public hearing duly published and courtesy notification of all property owners of record within one-thousand five hundred (1,500) feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on February 10, 2021 at which hearing all interested persons were afforded the opportunity to be heard;

**WHEREAS**, at the Planning and Zoning Board's February 10, 2021 meeting, the Board deferred the proposed alley vacation;

**WHEREAS**, after notice of public hearing duly published and courtesy notification of all property owners of record within one-thousand five hundred (1,500) feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on August 11, 2021 at which

hearing all interested persons were afforded the opportunity to be heard;

**WHEREAS**, at the Planning and Zoning Board's August 11, 2021 meeting, the Board recommended denial of the proposed alley vacation (vote: 7-0);

**WHEREAS**, the Applicant revised the application to reduce the number of units, building height, and other changes;

**WHEREAS**, after notice of public hearing duly published and courtesy notification of all property owners of record within one-thousand five hundred (1,500) feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on June 8, 2022 at which hearing all interested persons were afforded the opportunity to be heard;

**WHEREAS**, at the Planning and Zoning Board's June 8, 2022 meeting, the Board recommended approval of the proposed alley vacation (vote: 4-1);

**WHEREAS**, after notice of public hearing duly published and courtesy notification of all property owners of record within one-thousand five hundred (1,500) feet, a public hearing was held before the City Commission on July 25, 2022, at which hearing this item was presented and all interested persons were afforded the opportunity to be heard; and,

**WHEREAS**, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request to vacate an alley as required by the Zoning Code, and including careful consideration of written and oral comments by members of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES THAT:

**SECTION 1.** The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of the Ordinance upon adoption hereof.

**SECTION 2.** The proposed alley vacation that presently runs from Catalonia Avenue to Malaga Avenue between the boundary lines of Lots 12-18 and 11-19 in Block 29, Coral Gables Crafts Section, Coral Gables, Florida shall be and is hereby approved.

**SECTION 4.** This ordinance shall become effective \_\_\_\_\_, 2022.

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2022.

APPROVED:

VINCE C. LAGO  
MAYOR

ATTEST:

BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS  
CITY ATTORNEY