



City of Coral Gables
CITY COMMISSION MEETING
October 25, 2022

ITEM TITLE:

Ordinance on Second Reading. Alley Vacation / Abandonment.

An Ordinance of the City Commission of Coral Gables 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 north-south public alleyway lying between lots 9-16 and lots 8 & 17, Block 97, Coral Gables Riviera Section #2, according to the plat thereof recorded in Plat Book 28, Page 18 of the Public Records of Miami-Dade County, Florida; providing for substitute utility easement, setting forth terms and conditions; providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval with conditions.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their September 14, 2022, meeting recommended approval with Staff's conditions of the proposed Vacation/Abandonment of the alleyway (6-0).

BRIEF HISTORY:

No changes have been made since First Reading.

The owners at 411 and 401 Amalfi, and 5004 LeJeune Road which abut a north-south alley between Amalfi and Rosaro Avenues are requesting to vacate the unpaved alley. The 4,000 square-foot alley is currently unpaved and is not functioning as an active alley, as grass and landscape is the current condition of the right-of-way. There are no other alleyways within the block, nor currently on adjacent blocks.

The original plat of the Riviera Section Part 2 of 1927 includes the alley and illustrates that the alley was intended to service commercial uses facing Le Jeune Road. However, the 8 platted lots facing Le Jeune Road were developed as single-family homes in the 1950's. Furthermore, the homes were designed as front-loaded houses with the garage accessed from the street. As such, the alley was not and is still not utilized as an alley for vehicular access or services.

Although the alley was included in the original plat of the Riviera Section Part 2 to access planned commercial uses, the Historic Resources Department has determined that the vacation of this alley is not an amendment to the historic City Plan because the alley was never fully realized nor built as originally envisioned in the 1920's. Since the alley remained unimproved and the abutting properties were later developed as single-family residences, the Department has determined that the Historic Preservation Board therefore is not required to review and provide a recommendation as it was deemed to not be a City Plan amendment.

Planning & Zoning Board Meeting

At the September 14, 2022, Planning & Zoning Board meeting, the Board members discussed the proposed alley vacation between Amalfi and Rosaro Avenues and any impacts to the neighborhood. The Planning & Zoning Board recommended approval (6-0) with conditions.

The draft Ordinance for the Alley Vacation is provided as Exhibit A. The applicant's submittal is provided as an attachment to the Staff Report as Exhibit B.

PUBLIC NOTIFICATIONS:

Date	Form of Notification
05.27.22	Mailed notification to all property owners within 1,000 feet of the boundary of the subject property for Development Review Committee (DRC) meeting.
08.31.22	Applicant Neighborhood Meeting.
09.01.22	Mailed notification to all property owners within 1,000 feet of the boundary of the subject property for Planning and Zoning Board meeting.
09.02.22	Sign posting of property.
09.02.22	Planning and Zoning Board legal advertisement.
09.09.22	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
09.28.22	Mailed notification to all property owners within 1,000 feet of the boundary of the subject property for First Reading.
10.04.22	City Commission meeting agenda posted on City webpage.
10.14.22	City Commission legal advertisement.
10.18.22	City Commission meeting agenda posted on City webpage.

EXHIBITS:

A. Draft Ordinance – Alley Vacation / Abandonment.