

Law Firm
LAURA L. RUSSO, ESQ., LLC
2655 Le Jeune Road, Suite PH-1F
Coral Gables, Florida 33134

Tel: 305-476-8300
Fax: 305-476-8383

Email: Laura@LauraRussoLaw.com

Via Hand Delivery

September 22, 2020

Ms. Kara Kautz
City of Coral Gables Historical
Resources & Cultural Arts
2327 Salzedo Street
Second Floor
Coral Gables, Florida 33134

Re: Mercedes Benz – Alley Vacation Request – Planning & Zoning Application
Legal: The West 265 feet of alley in Block 10, Coral Gables Craft Section
File No.: 14L-188 (A)

Dear Ms. Kautz,

I represent Brockway/Valencia, LLC and Brockway, Ltd., LLLP in their application to vacate a 265 foot portion of the east-west alley in Block 10 of Coral Gables Craft Section. My clients are under contract with C/LeJeune, LLC to sell their property which this alley bisects and receive a property in exchange. The contract with C/Le Jeune, LLC requires the vacation of the alley. It is intended for the alley vacation to go into effect at the time the property is ready for development by C/LeJeune, LLC.

The contract purchaser will propose a high rise building in the near future. At the time of development, services for which the alley is currently used between Lots 1 West 15 feet of Lot 11 and the West 15 feet of Lot 36 and Lots 37 - 46 will be internalized in the new project.

The alley will then no longer provide a public benefit to the public health, safety, welfare, or convenience since the services provided in the alley will be internalized in the new project. and not visible. The Comprehensive Plan, special purpose plan or capital improvement program does not anticipate the use of this alley. The existing utilities will be relocated from the vacated alley and be placed in the proposed substitute easement. The utility companies have been contacted and they have responded that there is no objection to the vacation of the alley provided that the developer covers the cost of abandoning and relocating the utilities.

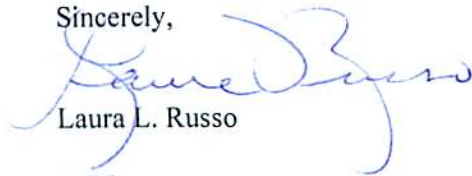
Lot 35 and a portion of Lot 36 as described and shown in the submittal are proffered as a perpetual easement for ingress and egress to the alley and for relocation of existing utilities. All costs relating to the relocation of utilities, pavements, sidewalks, curbing and the necessary removal of same will be borne by the contract purchaser.

Ms. Kara Kautz
September 22, 2020
Page 2

The vacation of this portion of the alley will provide a material public benefit in terms of promoting desired development in the Central Business District and will improve the City's long-term fiscal condition by virtue of the substantial increase in ad valorem taxes resulting from the new development.

In furtherance of our request, we enclose the Planning and Zoning application and required documentation.

Sincerely,



Laura L. Russo

LLR/jp

Cc: Jim Eagleton
Joe Jimenez, Esq.