


“The Mark”
1250 S Dixie Hwy

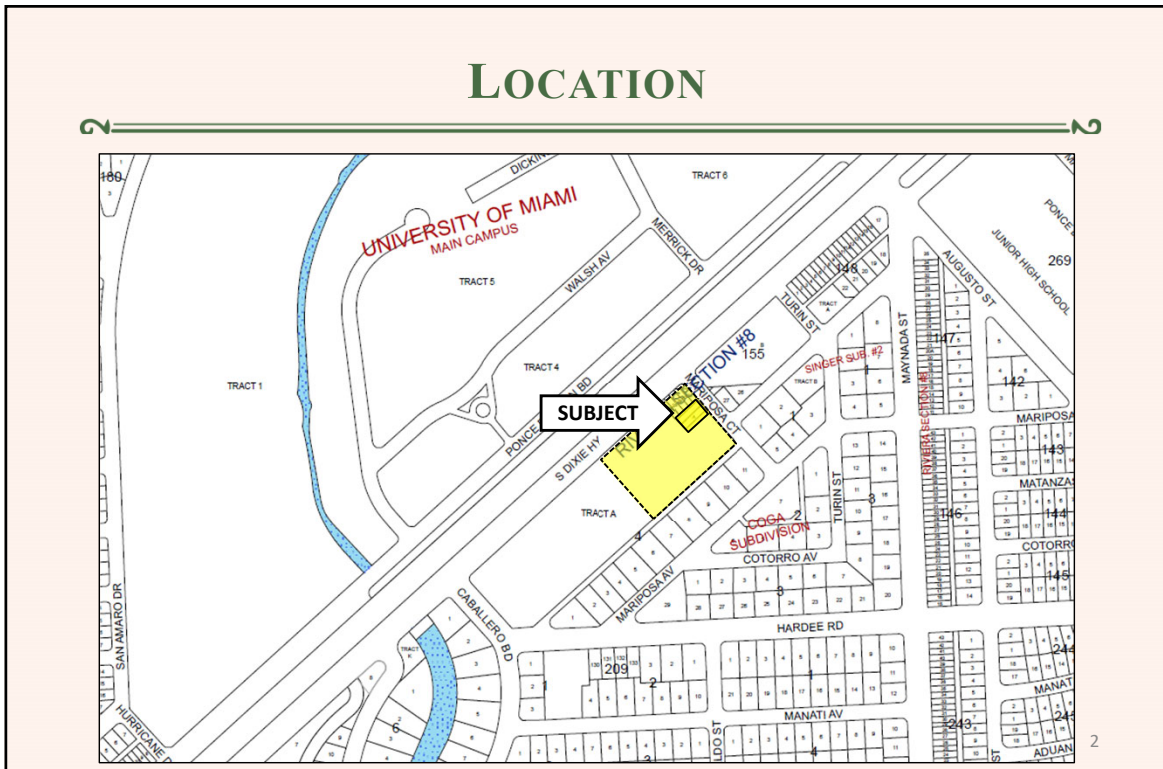
SITE PLAN AND
ALLEY VACATION

CITY COMMISSION
APRIL 14, 2026



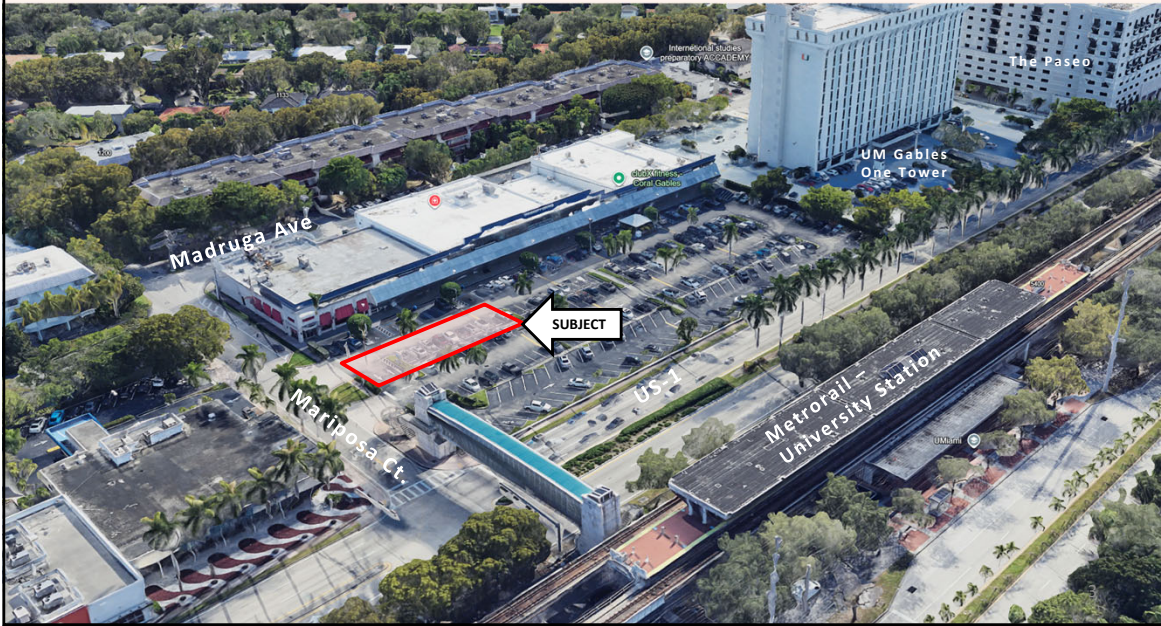
1

LOCATION



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EXISTING CONDITIONS



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PRIOR APPLICATIONS/REQUESTS

PZB DEFERRED REQUESTS OF APRIL 10, 2024:

~~COMPREHENSIVE LAND USE MAP CHANGE~~

~~ZONING CODE MAP CHANGE~~

~~ZONING CODE TEXT AMENDMENT~~

~~PLANNED AREA DEVELOPMENT (PAD)~~

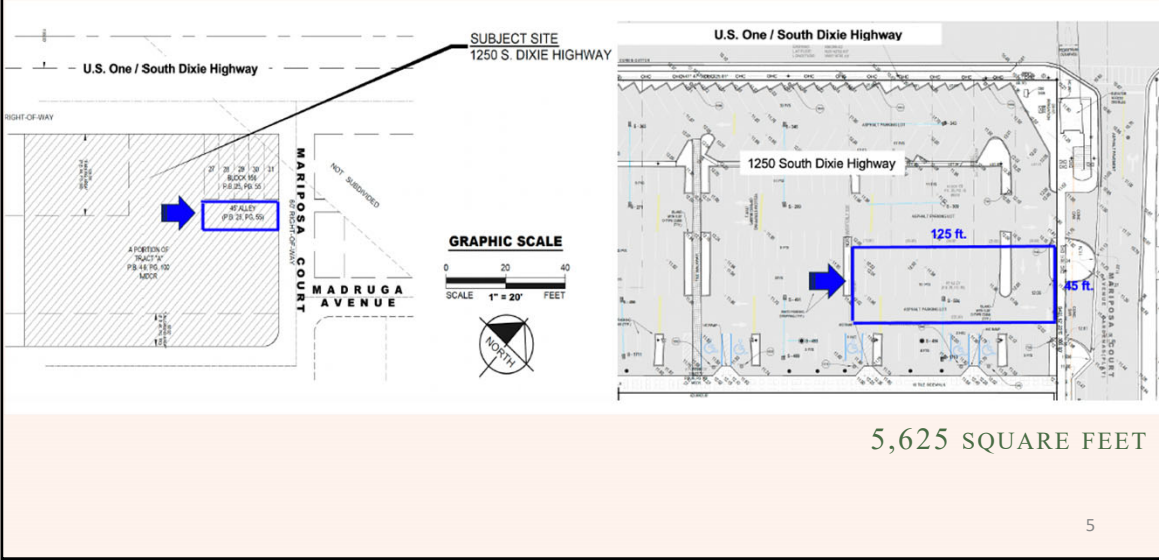
~~VACATION OF ALLEY~~

~~MIXED-USE SITE PLAN AND LIVE/WORK UNITS (CONDITIONAL USE)~~

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ALLEY VACATION

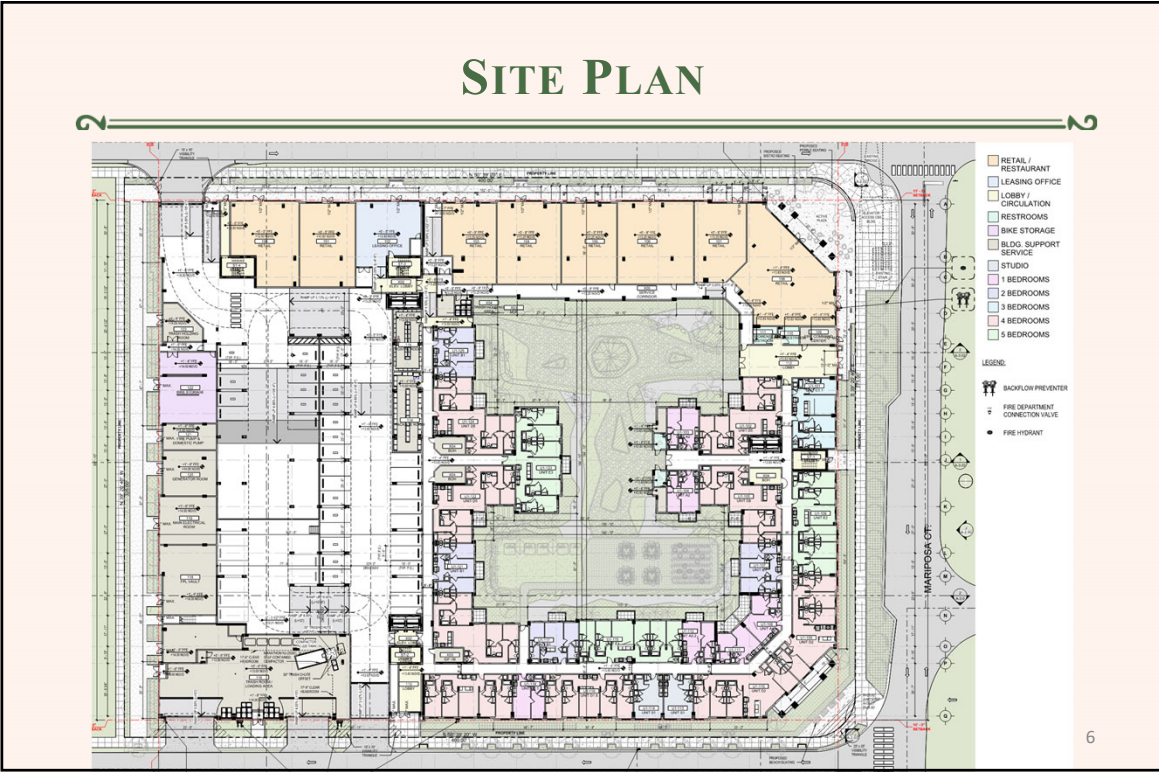


5,625 SQUARE FEET

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SITE PLAN



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SITE PLAN



Standard	Current/Allowed/Required	Proposed
Lot Area	20,000 sq. ft.	132,372 sf (private property) 5,625 sf (proposed alley vacation) 137,997 sf (total building site incl. alley)
Total FAR	3.5 (482,989.50 sf)	3.460 (477,026 sf)
Building height	120' (no Med Bonus height) 147' (+13.5 w/ 5% open space)	105' to roof deck
Proposed Uses:		
Residential	Density: 125 units/acre 3.168 acres x 125 = 396 units	393 units
Commercial	two uses min. per overlay	17,192 sf
Total Required Parking	707.75 * 50% reduction 354 spaces	670 spaces
Open Space	13,799 sf (10%)	21,534 sf (15.62%) accessible to public
Setbacks		
US1 (Front)	20 ft	20 ft
UM Gables One Tower (Side)	0 ft	20 ft
Madruga Ave (Side)	15 ft	15 ft
Mariposa Ct (Side)	0 ft	15 ft

7

REVIEW TIMELINE

1	DEVELOPMENT REVIEW COMMITTEE: 06.30.23, 11.17.23
2	NEIGHBORHOOD MEETING: 01.31.24, 02.21.24
3	BOARD OF ARCHITECTS (PRELIMINARY DESIGN / MED BONUS - PREVIOUS APPLICATIONS): 08.10.23, 10.05.23, 11.16.23
4	TRAFFIC ADVISORY BOARD (COURTESY REVIEW - PREVIOUS APPLICATIONS): 12.19.23
5	PLANNING AND ZONING BOARD: 04.10.24, 02.11.26
6	CITY COMMISSION – 1 ST READING: 04.14.26
7	CITY COMMISSION – 2 ND READING – ALLEY VACATION: TBD

8

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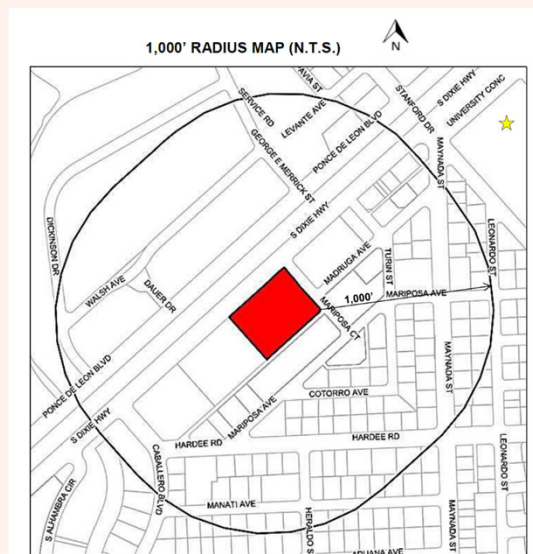
PUBLIC NOTIFICATION

7 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETINGS, DRC, PZB '24, PZB '26, CC - DEFERRED, CC
6 TIMES	PROPERTY POSTING DRCs, BOAs, PZB '24, PZB '26
8 TIMES	WEBSITE POSTING DRCs, BOAs, PZB '24, PZB '26, CC - DEFERRED, CC
3 TIMES	NEWSPAPER ADVERTISEMENT PZB '24, PZB '26, CC

9

9

LETTERS TO PROPERTY OWNERS (1,000 FT)



10

10

STAFF RECOMMENDATIONS

STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL WITH CONDITIONS.

THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR APPROVAL ARE SATISFIED,
SUBJECT TO CONDITIONS OF APPROVAL.

11

CONDITIONS OF APPROVAL

1. **Withdraw any development application(s) with Miami-Dade County upon approval of the alley vacation,** confirmed with a signed affidavit or similar certified evidence to the City Attorney; otherwise the alley vacation shall be deemed null and void.
2. **In conformance with the proposed general site plan submittal package** and approved by the City Commission
3. Initiate **construction of the City-permitted project within two years of the approval;** otherwise the alley vacation shall be deemed null and void

12



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