

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2026-___

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA AMENDING ORDINANCE NO. 2024-11 WHICH APPROVED A PLANNED AREA DEVELOPMENT FOR A PROPOSED PUBLIX GROCERY STORE AND LIQUOR STORE ON THE PROPERTY LEGALLY DESCRIBED AS LOTS 1 THROUGH 48, BLOCK 8, CORAL GABLES CRAFTS SECTION (2551 LE JEUNE RD), CORAL GABLES, FLORIDA; MODIFY CERTAIN CONDITIONS OF APPROVAL DUE TO REVISIONS NECESSITATED BY FLOOD ZONE REQUIREMENTS AND TO REMOVE OR MODIFY CERTAIN OFFSITE TRAFFIC IMPROVEMENTS AND BICYCLE LANES REQUIREMENTS.

WHEREAS, pursuant to Ordinance No. 2024-11 and Resolution No. 2024-59 the City approved a Planned Area Development and site plan for a proposed Publix Grocery Store and Liquor Store (the “Project”) to be located at 2551 Le Jeune Road (the “Property”); and

WHEREAS, Publix Super Markets, Inc. (the “Applicant”) has submitted a request, attached as Exhibit A, to amend Ordinance No. 2024-11 and Resolution No. 2024-59 to modify certain conditions of approval due to flood zone requirements and Americans with Disabilities Act requirements and because Miami-Dade County has rejected plans for proposed traffic and roadway modifications and bicycle lanes required by the conditions of approval; and

WHEREAS, the City Commission has reviewed Publix’s request and approves the amendment of Ordinance No. 2024-11 to modify the conditions of approval as requested.

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

SECTION 1. That the foregoing “Whereas” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption the hereof.

SECTION 2. That Attachment A of Ordinance No. 2024-11 is amended as follows:

- Section 1(a)(i) is replaced in its entirety as follows:
 - i. Maximum building height including all architectural features shall not exceed 67 feet.
- New Section 1(a)(v) is inserted as follows:

v. Updated plans, elevations, and renderings prepared by Fisher Architects dated March 12, 2026;

- Section 1(d)(i) is replaced in its entirety as follows:
 - i. Sufficient width of right-of-way shall be provided on Andalusia and Salzedo for future bicycle lanes to be approved in the future by both Miami-Dade County and the City of Coral Gables
- Section 1(d)(v) is revised to remove the “[r]eduction of travel lanes on Valencia” and the “dedicated northbound left turn lane on Salzedo at Valencia” conditions
- Section 3(c) is revised to remove the condition that “[a]ll arcades shall be flush with the sidewalk grade.
- Section 3(d)(i) is revised to remove mention of “reduction of travel lanes on Valencia,” “dedicated northbound left turn lane on Salzedo at Valencia” and “bicycle infrastructure on Andalusia and Salzedo”
- Section 4(e)(ii) is revised to remove mention of “cycle tracks” and “lane repurposing on Salzedo, reduction of travel lanes on Valencia, dedicated northbound turn lane on Salzedo at Valencia”

SECTION 3. All other provisions of Ordinance No. 2024-11 remain unchanged and in full force and effect.

SECTION 4. That the City Commission authorizes the City Manager and the City Attorney to approve an amended restrictive covenant consistent with the amended conditions approved in this Ordinance, if necessary.

SECTION 5. All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 6. If any section, clause, sentence or phrase of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, then said holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 7. That this Ordinance shall become effective immediately upon its passage and adoption herein.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D., 2026.

APPROVED:

VINCE LAGO

MAYOR

ATTEST:

BILLY URQUIA
CITY CLERK

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

CRISTINA M. SUÁREZ
CITY ATTORNEY