



City of Coral Gables Planning and Zoning Staff Report

Property: 1250 South Dixie Highway

Applicant: LCD Acquisitions, LLC

Application: Abandonment and Vacation of an Alley

Public Hearing: Planning and Zoning Board

Date & Time: February 11, 2026; 6:00 p.m. – 9:00 p.m.

Location: City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida 33134

1. APPLICATION REQUEST

An application has been submitted by LCD Acquisitions, LLC (“LCD”) (the “Applicant”) requesting review and approval of an alley vacation located at 1250 South Dixie Highway, fronting U.S. 1, Mariposa Court, and Madruga Avenue. The request requires three public hearings, including review and recommendation by the Planning and Zoning Board, and 1st and 2nd Reading before the City Commission.

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 forty-five (45) foot wide alley which is approximately one hundred twenty-five (125) feet in length lying between Tract A and Lots 27 through 31, Riviera Section Part 8 (1250 S Dixie Highway), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date (Legal description on file).

2. APPLICATION SUMMARY

The subject alley is located within the property at 1250 South Dixie Highway, which is bounded by U.S. 1, Mariposa Court, and Madruga Avenue. The alley is approximately 5,625 square feet. The vacation request is associated with a proposed mixed-use development known as “The Mark.”

A previous application was submitted for review and included the following requests:

(1) Small-Scale Comprehensive Plan Future Land Use Map Amendment to change the designation from Commercial Low-Rise Intensity to Commercial Mid-Rise Intensity;

- (2) Zoning Code Map Amendment from Mixed-Use District 1 (MX1) to Mixed-Use District 2 (MX-2);
- (3) Zoning Code text amendment to Site Specifics;
- (4) Vacation and Abandonment of a dead-end alley;
- (5) Planned Area Development (PAD);
- (6) Conditional Use Review of a Mixed-Use Site Plan and Live/Work units.

This application was reviewed at a Planning and Zoning Board public hearing on April 10, 2024. Following discussion and review, the Planning and Zoning Board deferred the application.

Subsequently, the City initiated and adopted the University Station Rapid Transit District Overlay on January 27, 2026, which includes the subject property. This overlay district is intended to facilitate mixed-use development adjacent to existing mass transit infrastructure by directing higher-density development along transit corridors and near multimodal stations. As part of the overlay adoption, the land use designation for the property was amended from Commercial Low-Rise Intensity to Commercial High-Rise Intensity, and the zoning district was amended from Mixed-Use 1 (MX-1) to Mixed-Use 3 (MX-3). The overlay includes customized zoning requirements consistent with the intent and provisions of Miami-Dade County's Rapid Transit Zone, which promotes transit-oriented development adjacent to existing mass transit systems.

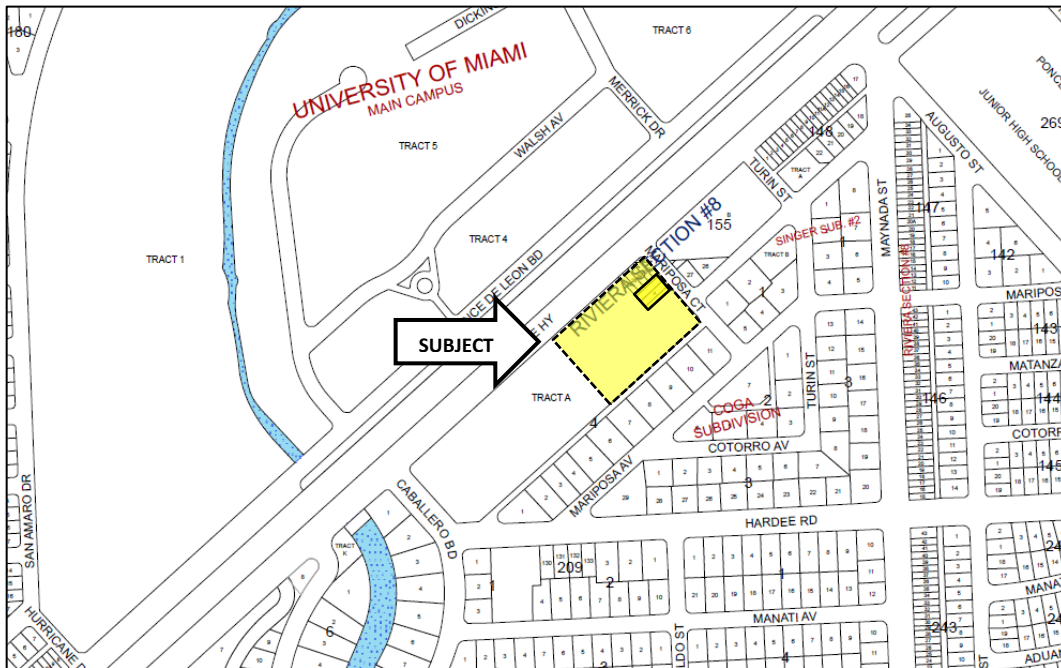
Additionally, under the adopted University Station Rapid Transit District Overlay, proposed buildings are subject to administrative review by City staff, followed by City Commission review. The City Commission is required to consider the application and staff recommendations, conduct a quasi-judicial public hearing and take final action on the application. Accordingly, any future development proposals associated with the site will be subject to review under this adopted Overlay regulations. The current request is limited to the alley vacation.

Currently, the site containing the subject alley is occupied by the University Shopping Center, a retail strip center dating to the 1950s that has accommodated a variety of commercial and medical uses, including Sushi Sake UM, AT&T, Baptist Health Urgent Care and Physical Therapy & Rehabilitation Center. The property is within walking distance of the University of Miami, the University Metrorail Station, The Underline Phase 3 linear park, and Jaycee Park.

Project Location

The subject alley is located within the property bounded by U.S. 1, Mariposa Court, and Madruga Avenue. The property is legally described as a portion of Tract A, together with Lots 27 through 31, and together with that portion of the 45-foot platted alley in Block 156, Riviera Section Part 8 (1250 South Dixie Highway), Coral Gables, Florida, as depicted on the location map and aerial below. The Applicant proposes to vacate the existing 45-foot-wide by 125-foot-long dead-end alley located between Tract A and Lots 27 through 31.

Block, Lot and Section Location Map



Aerial



Site Data and Surrounding Uses

The following tables provide the subject property's designations and surrounding land uses:

Existing Property Designations

Comprehensive Plan Map designation	Commercial High-Rise Intensity
Zoning Map designation	MX-3
Coral Gables Redevelopment Infill District	Yes

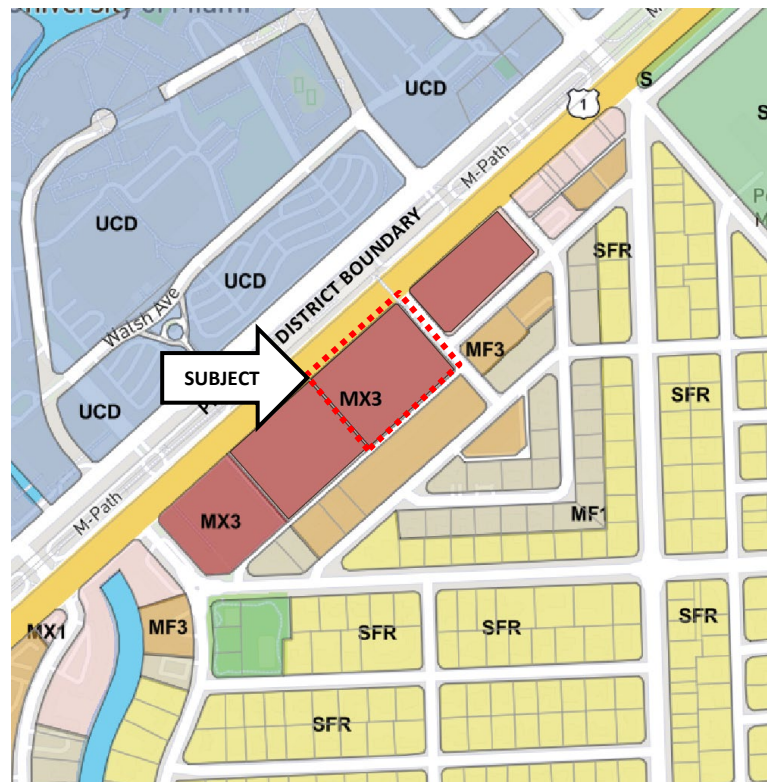
Surrounding Land Uses

LOCATION	EXISTING LAND USES	CP DESIGNATIONS	ZONING DESIGNATIONS
North	US1/University Metrorail Station, Proposed Underline Park	University Use	University Campus District (UCD)
South	Villa Capri Condominiums	Multi-family Low Density	Multi-Family 3 (MF3)
East	Citibank Bank and Drive through	Commercial High-Rise Intensity	Mixed-Use 3 District (MX3)
West	UM Gables One Tower; Thesis/Paseo	Commercial High-Rise Intensity; Mixed Use	Mixed-Use 3 District (MX3)

The property's existing land use and zoning designations, as illustrated in the following maps:

Future Land Use Map

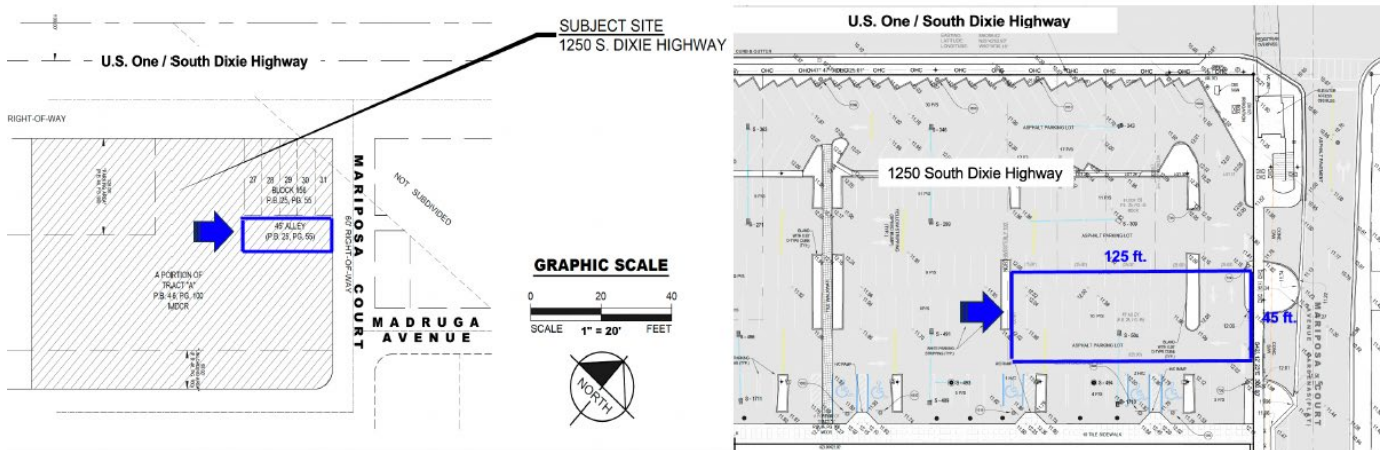
Zoning Map



3. FINDINGS OF FACT

This section of the report presents City Staff's evaluation of the Application and Findings of Facts for an Abandonment and Vacation. The Applicant is proposing to vacate the existing 45-foot wide by 125-feet long dead-end alley lying between Tract A and Lots 27 through 31.

City Code Chapter 62, Article VIII, "Vacation, Abandonment and Closure of Streets, Easements and Alleys by Private Owners and the City; Application Process" provides that the Public Works Department shall review all applications for the vacation of a public right-of-way in accordance with criteria set forth in City Code Sections 62-259 and 62-262.



Findings of Fact- Vacation

Per Article 13, Section 14-211.3 of the Zoning Code provides Applications for abandonment and vacation of city streets, alleys, special purpose easements and other non-fee interests which the City may have in real property be approved provided that it is demonstrated that:

STANDARD FOR REVIEW	EVALUATION
1. The non-fee property interest sought to be abandoned does not provide a benefit to the public health, safety, welfare, or convenience, in that it is not being used by the City for any of its intended purposes.	The existing dead-end alley is not currently being used by the City for any of its intended purposes. The alley has been used as part of the private surface parking lot since the 1953 construction of the University Shopping Center. The alley is not joined to another alley and comprises 1/3 of the width of the site. Additionally, the City currently has no easy access to the platted alley, as it is partially blocked by a landscaped bumpout on Mariposa Court. The Applicant seeks to redevelop the site into a mixed-use with fully internalized loading and parking, and therefore has no need for the dead-end alley.
2. The Comprehensive Plan, special purpose plan, or capital	Since the prior review by the Planning and Zoning Board on April 10, 2024, the City has adopted the University Station

STANDARD FOR REVIEW	EVALUATION
improvement program does not anticipate its use.	Rapid Transit District Overlay and its related amendments to the Comprehensive Plan Text and Map and Zoning Code Text and Map. These adopted policy and regulatory updates emphasize transit-oriented, mixed-use redevelopment in proximity to the University Metrorail Station and the U.S. 1 corridor. The potential vacation of the alley presents an opportunity for coordinated redevelopment consistent with City planning objectives. The anticipated public benefits associated with facilitating a mixed-use redevelopment—subject to future City review and approval—outweigh limited potential service function of the alley in its current configuration. However, if the proposed mixed-use redevelopment does not occur within 2 years, the City intends to utilize the alley as a trolley turn-around to facilitate trolley service between the urban centers of downtown Coral Gables, Design & Innovation District, and the urban center adjacent to the City of South Miami, parking, or other public use that will provide service for any other future development.
3. Provides some benefit to the public health, safety, welfare, or convenience, but the overall benefit anticipated to result from the abandonment outweighs the specific benefit derived from the non-fee property interest, in that the vacation or abandonment will not frustrate any comprehensive plan, special purpose plan, or capital improvement program of the City.	Vacating the alley would enable a comprehensive redevelopment of the site consistent with the University Station Rapid Transit District Overlay and the City's related development policies. The redevelopment envisions mixed-use building(s) with commercial flex space and internalized parking on the ground level and residential units on the upper levels. These improvements would enhance walkability, reduce surface parking coverage, and support multimodal transportation goals within the U.S. 1 corridor. However, the City intends to utilize the alley if the project does not initiate construction within 2 years to be a trolley turn-around to continue trolley service to the southern urban centers of the city, parking, or other public use that would service a future type of development abutting the alley.
4. The vacation or abandonment will not interfere with any planning effort of the City that is underway at the time of the application but is not yet completed.	The alley is located within The University Station Rapid Transit District Overlay that has been adopted recently. Vacating the alley would not preclude implementation of any pending planning effort, as future redevelopment of the site will remain subject to administrative and City Commission review under the adopted Overlay regulations. The City does intend to utilize the alley as a trolley turn-around, parking, or any other public use if the mixed-use

STANDARD FOR REVIEW	EVALUATION
	redevelopment does not occur within 2 years.
5. The vacation or abandonment will provide a material public benefit in terms of promoting the desired development and improves the City's long-term fiscal condition and the Applicants provide beneficial mitigation in the form of a proffered mitigation plan which mitigates the loss of real property, the increase in the intensity of use and/or impacts on the public health, safety and welfare including increased parking and traffic."	The requested vacation of the subject alley is anticipated to provide a material public benefit by facilitating coordinated redevelopment of an underutilized commercial property within the University Station Rapid Transit District Overlay and subject to City's regulations. Redevelopment enabled by the alley vacation is expected to support local economic activity, expand employment opportunities, and contribute to the vitality of the U.S. 1 corridor. Any future development proposal associated with the site will be subject to the review and approval requirements of the University Station Rapid Transit District Overlay, which will mitigate potential impacts. Accordingly, the alley vacation is anticipated to provide a material public benefit that outweighs the loss of the existing non-fee property interest and is consistent with the City's long-term fiscal and planning objectives.

Staff Comments: Staff's determination that this application meets the standards for review and is "consistent" with the CP Goals, Objectives and Policies that are identified below based upon compliance with conditions of approval recommended by Staff and proffered by the Applicant.

CONSISTENCY EVALUATION OF THE COMPREHENSIVE PLAN (CP) GOALS, OBJECTIVES AND POLICIES

This section provides those Comprehensive Plan Goals, Objectives and Policies applicable to the proposed re-plat and the determination of consistency:

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
1.	Goal FLU-1. Protect, strengthen and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2.	Objective FLU-1.1. Preserve Coral Gables as a "placemaker" where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	
3.	Objective FLU-1.2. Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.	Complies
4.	Policy FLU-1.7.1. Encourage effective and proper high-quality development of the Central Business District, the Industrial District and the University of Miami employment centers which offer potential for local employment in proximity to protected residential neighborhoods.	Complies
5.	Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
6.	Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding development, public spaces and open spaces.	Complies
7.	Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	Complies
8.	Goal HOU-1. Provide a supply of housing that addresses the City's needs that shall include a variety of housing opportunities for all income ranges, provide housing diversity to enhance the City's social and economic growth and continue to be a distinctive, diverse, attractive and desirable place to live.	Complies
9.	Objective MOB-1.1. Provide solutions to mitigate and reduce the impacts of vehicular traffic on the environment, and residential streets in particular with emphasis on alternatives to the automobile including walking, bicycling, public transit and vehicle pooling.	Complies
10.	Policy MOB-1.1.1. Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.	Complies
11.	Policy MOB-1.1.2. Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.	Complies
12.	Policy MOB-1.1.3. Locate higher density development along transit corridors and near multimodal stations.	Complies
13.	Policy MOB-1.1.4. Support incentives that promote walking, bicycling and public transit and those that improve pedestrian and bicycle access to/and between local destinations such as public facilities, governmental facilities, schools, parks, open space, employment centers, downtown, commercial centers, high concentrations of residential, private/public schools, University of Miami and multimodal transit centers/stations.	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
14.	Policy MOB-1.1.5. Improve amenities within public spaces, streets, alleys and parks to include the following improvements: seating; art; architectural elements (at street level); lighting; bicycle parking; street trees; improved pedestrian crossing with bulb-outs, small curb radii, on-street parking along sidewalks, pedestrian paths and bicycle paths to encourage walking and cycling with the intent of enhancing the feeling of safety.	Complies
15.	Goal MOB-2. The City will maintain and enhance a safe, convenient, balanced, efficient and interconnected multi-modal system consisting of vehicular, transit, bicycle, and pedestrian transportation options; and will be coordinated with the City's Comprehensive Plan while maintaining the economic viability of the City's businesses, and continued enhancement of the quality of life for the City's neighborhoods.	Complies
16.	Objective MOB-2.2.5. As a vibrant mature City located in rapidly growing Miami-Dade County, the City shall continue to pursue and promote infill and redevelopment in appropriate parts of the City, especially within the City's GRID. The City shall research the following: • The possible expansion and upgrade of the current trolley system to other destinations within the City which may include a northern extension beyond 8th Street and connection to the University of Miami campus. • Potential development incentives and/or economic incentives to promote trolley ridership. Maintain the existing Coral Gables Mediterranean Style Design Standards, which awards density and height bonuses for developments which provide pedestrian amenities thereby encouraging walkability.	Complies

Staff Comments: The above evaluation indicates that the Application Abandonment and Vacation of a Dead-End Alley for a proposed mixed-use project are "consistent" with the Comprehensive Plan's goals, objectives, and policies.

Vacating the alley would create a development opportunity for the site to work with the City on the redevelopment of a high-quality mixed-use project that contributes to the surrounding neighborhood. The site is uniquely situated along U.S. 1, a major commercial corridor, and in close proximity to the University Metrorail Station, the University of Miami, The Underline linear park, Paseo/Thesis, Jaycee Park, nearby commercial properties, and residential neighborhoods. The existing University Shopping Center currently contains several vacant storefronts and is largely occupied by surface parking. Vacating the alley would provide a chance to facilitate redevelopment and better leverage the site's transit-oriented context.

Overall, vacating the alley presents an opportunity to coordinate with the City to provide additional retail, employment, multimodal transportation options, and residential uses, thereby enhancing this area of Coral Gables as a place to live, work, and recreate.

4. REVIEW TIMELINE AND PUBLIC NOTIFICATION AND COMMENTS

City Review Timeline

The submitted applications have undergone the following City reviews:

TYPE OF REVIEW	DATE
Development Review Committee	06.30.23 11.15.23
Board of Architects Conceptual Review (Previous applications)	08.10.23
Board of Architects (Preliminary Design and Mediterranean Architecture - Previous applications)	10.05.23 11.16.23
Traffic Advisory Board (Courtesy Review - Previous applications)	12.19.23
Planning and Zoning Board	04.10.24 02.11.26
City Commission (1 st reading)	TBD
City Commission (2 nd reading)	TBD

Public Notification and Comments

The Applicant held several neighborhood meetings in addition to the two required neighborhood meetings with notification to all property owners within 1,500 of the property for the previous applications.

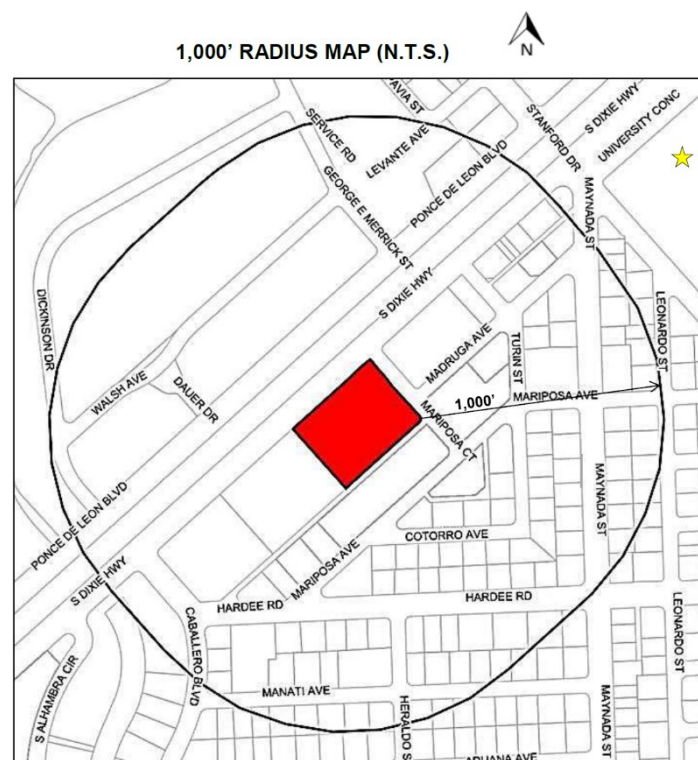
PUBLIC OUTREACH TYPE	DATE(S)	LOCATION	APPROX. ATTENDANCE
Miscellaneous one-on-one meetings with neighbors	06.2023 to 04.10.24	On-site/neighborhood walk around	1-3 persons per meeting
Neighborhood meeting	06.06.23 08.09.23	The Standard at CG (1515 San Remo Ave)	3 25
Villa Capri meeting Board of Directors and residents	08.30.23	Villa Capri Condominium	16 persons signed in; 21+/- attended
Royal Caribbean Condominium Board of Directors and Residents	09.21.23	Zoom Call	7
Required Neighborhood Meeting - Written Public Notice mailed within 1,500 of Property	01.31.24	The Cocoplum Women's Club	53+
Additional (2nd) Neighborhood Meeting - Mailed notice to all Properties within 1,500 of Property	02.21.24	The Cocoplum Women's Club	32+

The Zoning Code requires that a mailed notification be provided to all property owners within 1,500 feet of the property for the previous applications. The notification for the previous applications was sent on March 27, 2024. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 817 notices were mailed.

For the current application request, the Zoning Code requires that a mailed notification be provided to all property owners within 1,000 feet of the property. The mail notification was sent on January 28, 2026. Approximately 439 notices were mailed.

A copy of the legal advertisement and courtesy notice are provided as Attachment B. A map of the notice radius is provided below.

Mailed Notification Radius Map



The following has been completed to solicit input and provide notice of the Application:

Public Notice

TYPE	DATE
Legal advertisement for PZB	03.25.24 01.30.26
Mailed notification for PZB	03.27.24 01.29.26
Sign posting of property for PZB	03.27.24 01.30.26

TYPE	DATE
Posted Staff report on City web page for PZB	04.04.24 02.06.26

5. Staff Recommendation.

The Planning Division based upon the complete Findings of Fact contained within this Report recommends the following:

Staff recommends **Approval, with conditions.**

CONDITIONS OF APPROVAL

1. That the use of the vacated Alleyway shall be in conformance with the proposed general site plan submittal package prepared by Behar Font and approved by the City Commission on (month) (day), 2026, Resolution No. ____.
2. In the event that the Applicant has not initiated the construction of the City-permitted project within two years of the approval of the site plan as determined in the sole discretion of the City Manager or designee, the alley vacation shall be deemed null and void, unless such time period is extended in the discretion of the City Manager.

ATTACHMENTS

- A. Applicant submittal package.
- B. Notice mailed to all property owners.
- C. PowerPoint Presentation.

Please visit the City's webpage at www.coralgables.com to view all Application materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Jennifer Garcia, AICP, CNU-A
Assistant Director of Development Services
for Planning and Zoning
City of Coral Gables, Florida