



*1250 S Dixie Hwy*

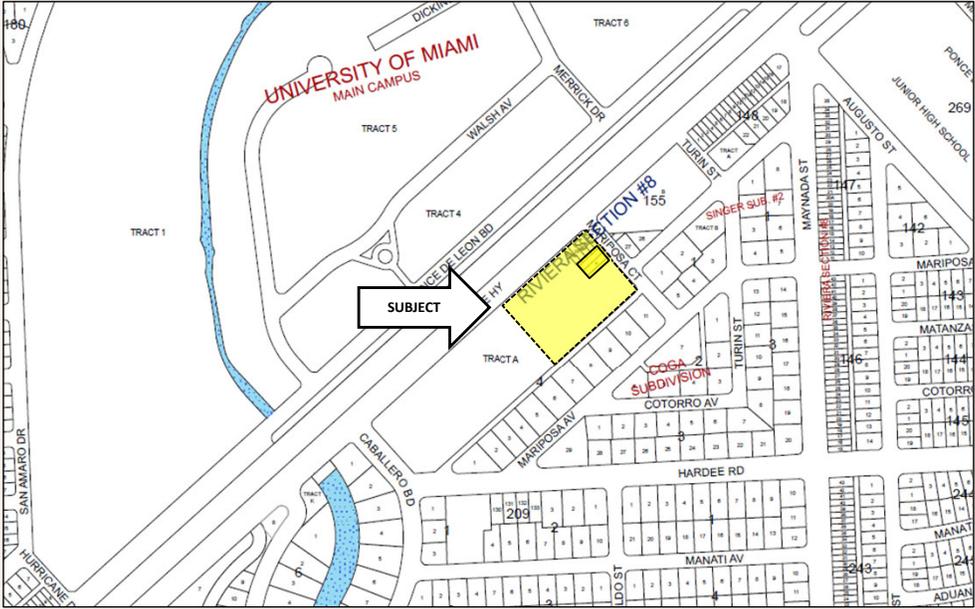
ALLEY VACATION

PLANNING & ZONING BOARD  
FEBRUARY 11, 2026



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**LOCATION**



UNIVERSITY OF MIAMI  
MAIN CAMPUS

TRACT 1, TRACT 4, TRACT 5, TRACT 6

W. ALTON WAY, W. ALTON BLVD, W. ALTON DR

MERRICK DR, JUREL ST, MAYNADA ST, AUGUSTO ST, PONCE

JUNIOR HIGH SCHOOL

269

MARIPOSA 142, MATANZA 143, COTORRO 144, COTORRO 145

HARDEE RD, MANATI AV, ADUAN

209

SUBJECT

SECTION #8 155

SINGER SUB #2

COGA 2 SUBDIVISION

2

2

## 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)~~

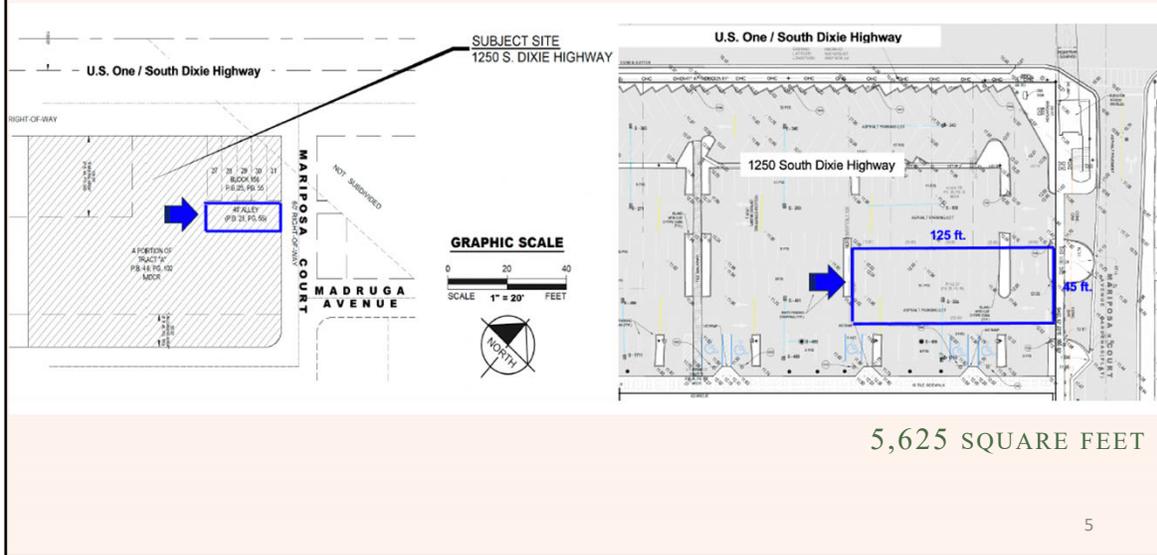
VACATION OF ALLEY

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

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# ALLEY VACATION



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# REVIEW TIMELINE

<b>1</b>	<b>DEVELOPMENT REVIEW COMMITTEE: 06.30.23, 11.15.23</b>
<b>2</b>	<b>NEIGHBORHOOD MEETING: 01.31.24, 02.21.24</b>
<b>3</b>	<b>BOARD OF ARCHITECTS (PRELIMINARY DESIGN / MED BONUS - PREVIOUS APPLICATIONS): 08.10.23, 10.05.23, 11.16.23</b>
<b>4</b>	<b>TRAFFIC ADVISORY BOARD (COURTESY REVIEW - PREVIOUS APPLICATIONS): 12.19.23</b>
<b>5</b>	<b>PLANNING AND ZONING BOARD: 04.10.24, 02.11.26</b>
<b>6</b>	<b>CITY COMMISSION – 1<sup>ST</sup> READING: TBD</b>
<b>7</b>	<b>CITY COMMISSION – 2<sup>ND</sup> READING: TBD</b>

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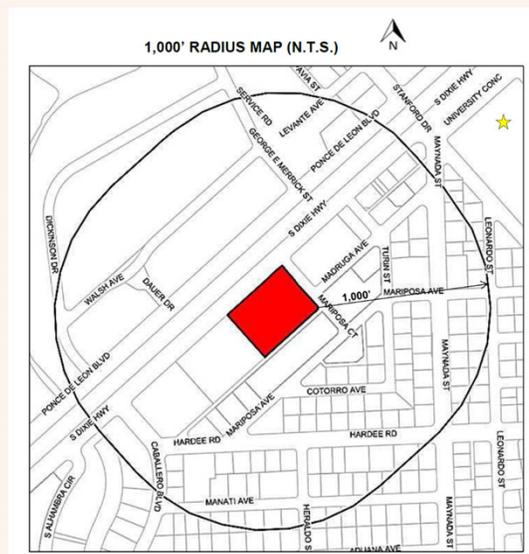
## PUBLIC NOTIFICATION

<b>4 TIMES</b>	<b>LETTERS TO PROPERTY OWNERS</b> NEIGHBORHOOD MEETINGS, PZB '24, PZB '26
<b>6 TIMES</b>	<b>PROPERTY POSTING</b> DRCs, BOAs, PZB '24, PZB '26
<b>6 TIMES</b>	<b>WEBSITE POSTING</b> DRCs, BOAs, PZB '24, PZB '26
<b>2 TIMES</b>	<b>NEWSPAPER ADVERTISEMENT</b> PZB '24, PZB '26

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## LETTERS TO PROPERTY OWNERS (1,000 FT)



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## 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.

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## 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.

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