



1250 S Dixie Hwy

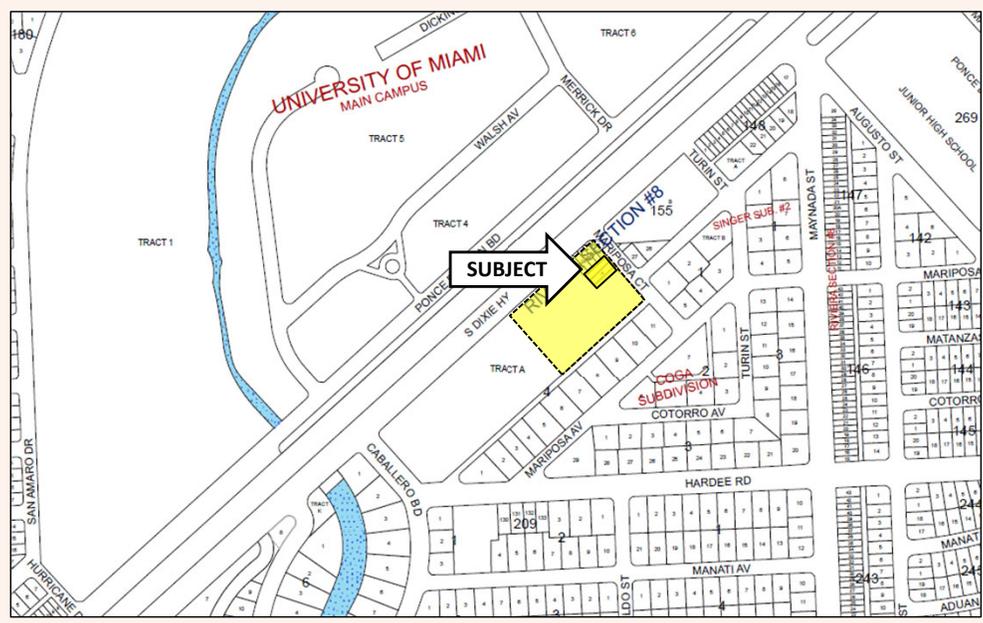
ALLEY VACATION

CITY COMMISSION
MARCH 10, 2026



1

LOCATION



SUBJECT

UNIVERSITY OF MIAMI
MAIN CAMPUS

COGA 2
SUBDIVISION

SINGLER SUB. #2

TRACT 1, TRACT 4, TRACT 5, TRACT 6

SAN ANWARO DR, HURRICANE DR, CABALLERO RD, MARIPOSA AV, HARDEE RD, MANATI AV, ADUAN

100, 209, 243, 244, 269

ALJOSTO ST, JUNIOR HIGH SCHOOL

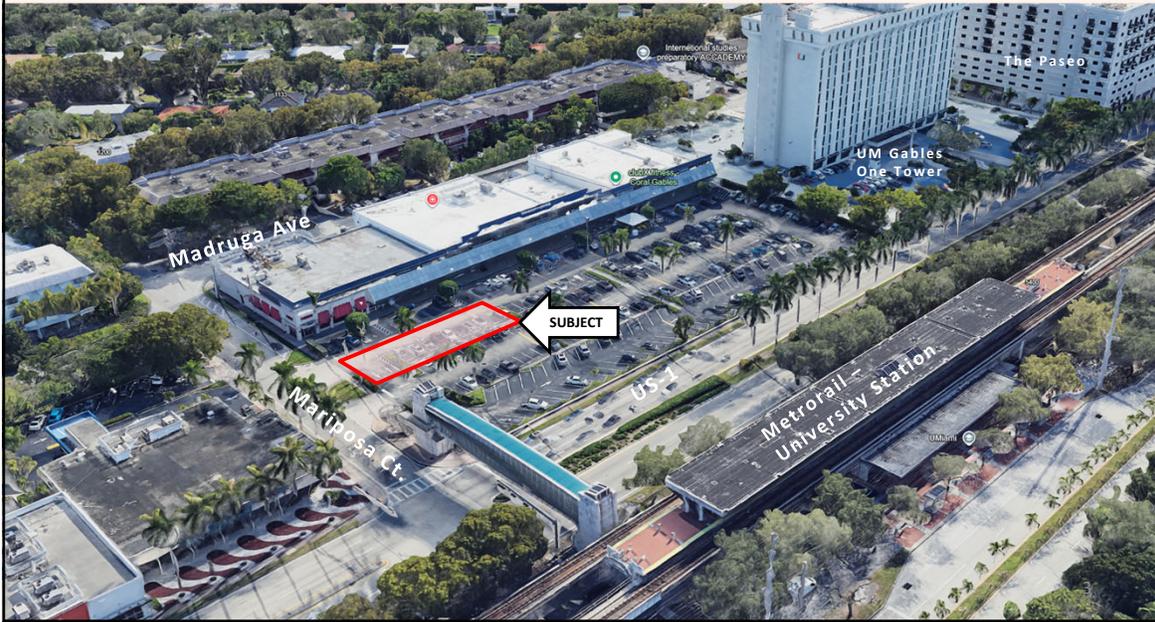
MAYNADA ST, TURIN ST, COTORRO AV

142, 143, 144, 145, 146, 147, 148

2

2

EXISTING CONDITIONS



3

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)~~

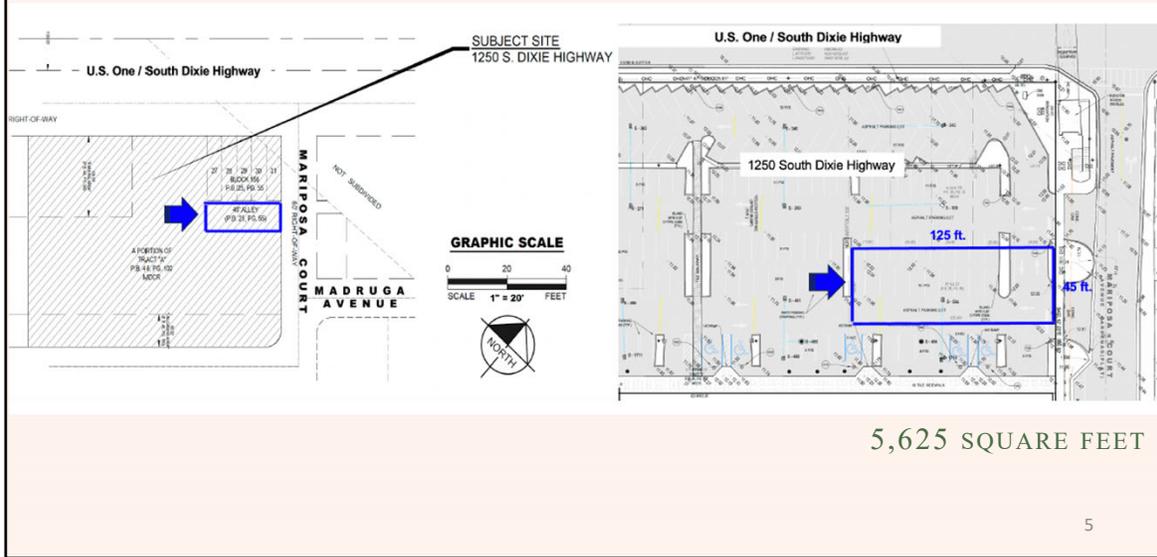
VACATION OF ALLEY

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

4

4

ALLEY VACATION



5

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 – 1ST READING: 03.10.26
7	CITY COMMISSION – 2ND READING: TBD

6

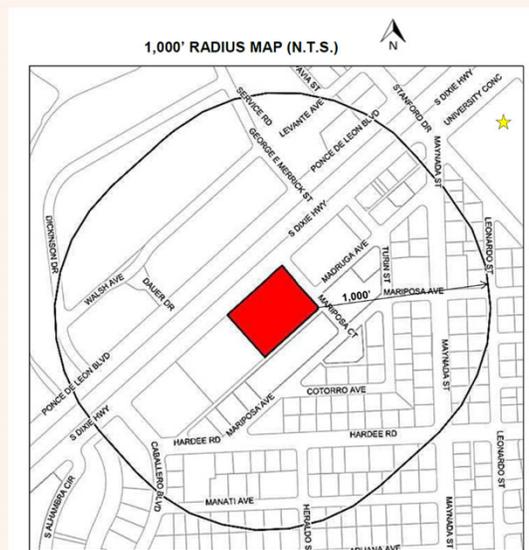
PUBLIC NOTIFICATION

6 TIMES	<p>LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETINGS, DRC, PZB '24, PZB '26, CC</p>
6 TIMES	<p>PROPERTY POSTING DRCs, BOAs, PZB '24, PZB '26</p>
7 TIMES	<p>WEBSITE POSTING DRCs, BOAs, PZB '24, PZB '26, CC</p>
2 TIMES	<p>NEWSPAPER ADVERTISEMENT PZB '24, PZB '26</p>

7

7

LETTERS TO PROPERTY OWNERS (1,000 FT)



8

8

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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