

March 13, 2026

VIA EMAIL

Cristina M. Suárez, Esq.
City Attorney
City of Coral Gables
405 Biltmore Way
Coral Gables, FL 33134

Re: 2551 Le Jeune Road/ Publix Super Markets, Inc./ Modification of Conditions of Approval

Dear Ms. Suárez:

On behalf of Publix Super Markets, Inc. (the "Applicant"), we respectfully request the following modifications to certain conditions in Resolution No. 2024-59 which approved conditional use review of a site plan and Ordinance No. 2024-11 which approved a Planned Area Development for a proposed Publix Grocery Store and Liquor Store (the "Project") to be located at 2551 Le Jeune Road (the "Property").

The preparation and review of building permit plans for the Project has raised the need to modify the conditions of approval listed below. The Property is located within a flood zone which thereby requires the use of ramps and stairs to facilitate entry into the stores from grade level to comply with both federal flood zone requirements and the Americans with Disabilities Act (ADA). It is common in the City of Coral Gables (the "City") for the required transitions to occur within the sidewalk area. After considerable consultation with Miami-Dade County (the "County") and City staff, several of the originally proposed conditions for offsite traffic improvements have been identified as either inconsistent with County transportation standards, or in need of refinement to ensure they accurately reflect the design intent and feasible implementation of the Project. The Applicant submitted plans to the County that included the bicycle lanes memorialized in the City's conditions of approval, but the County rejected the plans and advised that the City must first adopt a City-wide Bicycle Master Plan before any new bicycle lanes may be approved or constructed within the public rights-of-way. In addition, the County has denied proposed traffic and roadway modifications previously contemplated in the conditions of approval. Therefore, we respectfully request that:

- Condition No. 1(a)(i) be replaced with an obligation that the maximum building height including all architectural features shall not exceed 67 feet.
- A new Condition No. 1(a)(v) to reference the updated plans, elevations, and renderings prepared by Fisher Architects dated March 12, 2026.

- Condition No. 1(d)(i) be replaced with an Applicant obligation that sufficient width of right-of-way 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.
- Condition No. 1(d)(v) be revised to remove the “[r]eduction of travel lanes on Valencia” and the “dedicated northbound left turn lane on Salzedo at Valencia” conditions.
- Condition No. 3(c) be revised to remove the condition that “[a]ll arcades shall be flush with the sidewalk grade.”
- Condition 3(d)(i) be 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”.
- Condition 4(e)(ii) be 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”.

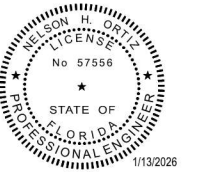
Enclosed with this letter are the updated site plan and renderings indicating where ramps and stairs have been introduced, along with elevations reflecting the slightly increased heights required to meet flood elevation standards (**Exhibit “A”**). Also included, for comparison, are the previous renderings (**Exhibit “B”**). Additionally, enclosed is a copy of the memo from the Miami-Dade Public Works Department summarizing their comments to the proposed off-site traffic improvements (**Exhibit “C”**). Please schedule this request for review and consideration by the City Commission at its April 14, 2026 meeting. If you have any questions, please do not hesitate to contact me at (305) 376-6061. Thank you for your attention to this matter.

Sincerely,



Mario Garcia-Serra, Esq.

Exhibit “A”
UPDATED SITE PLAN, RENDERINGS, AND ELEVATIONS



THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SEALED BY NELSON H. ORTIZ, P.E.
ON THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

FOR THE FIRM: NELSON H. ORTIZ
PE-57556 (CIVIL)

PROJECT TITLE:

**CORAL GABLES PUBLIX
STORE #84 REPLACEMENT**

2551 SOUTH LE JEUNE ROAD
CORAL GABLES, FL 33134

FOLIO NO. 03-4117-005-2020

PUBLIX SUPER MARKETS INC.
3300 PUBLIX CORPORATE PARKWAY
LAKELAND, FLORIDA 33811

ISSUE:

NO. DATE REVISIONS BY
6/26/25 ADDRESS CITY COMMENTS
9/25/25 CITY COMMENTS/COORD.

PROJECT INFORMATION:

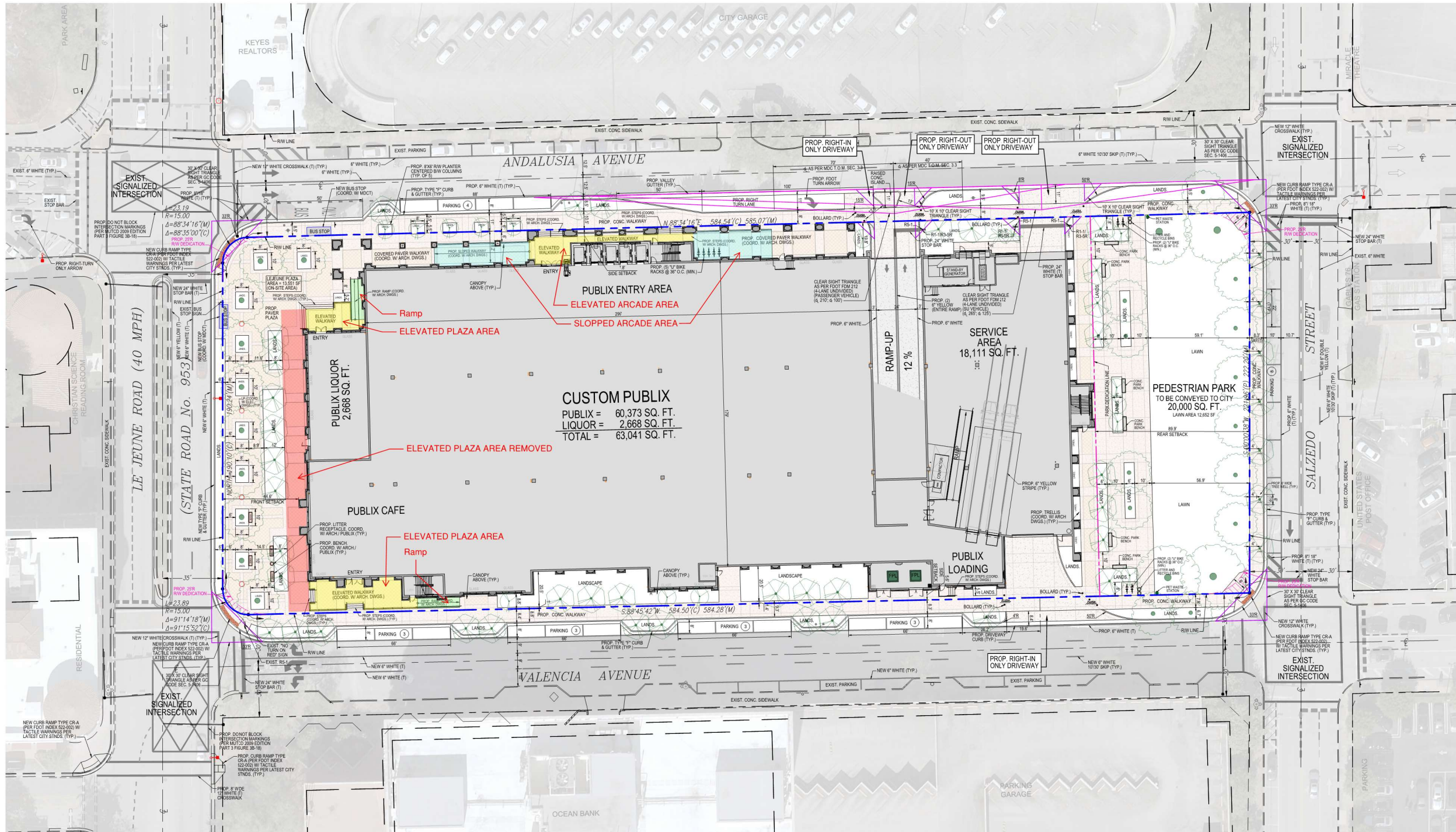
PROJECT NUMBER: 2022-7035
DATE: 09/20/2022
DRAWN BY: P.F.
CHECKED BY: N.H.O.
APPROVED BY: N.H.O.
SCALE: AS SHOWN

SHEET TITLE:

LAYOUT AND SIGNAGE PLAN

SHEET NUMBER:

C-2.1



STRIPING AND SIGNAGE NOTES

- ALL STRIPING IN RIGHT-OF-WAY AND ALL ON-SITE STOP BARS APPLIED TO ASPHALTIC PAVEMENT SHALL BE THERMOPLASTIC WITH A MIXTURE OF 50 PERCENT GLASS SPHERES AND 50 PERCENT SHARP SILICA SAND APPLIED AT A RATE OF 0.20 PSF IN ACCORDANCE WITH FDOT SECTION 711.
- ALL ON-SITE STRIPING APPLIED TO CONCRETE PAVEMENT SHALL BE TRAFFIC PAINT IN ACCORDANCE WITH FDOT SECTION 917.
- ALL SIGNAGE SHALL BE IN ACCORDANCE WITH "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
- SIGN POSTS SHALL BE STEEL CHANNEL IN ACCORDANCE WITH MIAMI-DADE COUNTY/ CITY OF CORAL GABLES PUBLIC WORKS DEPARTMENT STANDARDS AND SHALL BE BREAK-A-WAY.
- STOP SIGNS SHALL BE MOUNTED WITH 7' CLEAR FROM SIGN BOTTOM TO GRADE. WHERE INDICATED, ADDITIONAL SIGNAGE SHALL BE MOUNTED BELOW STOP SIGN.
- PROVIDE REFLECTIVE PAVEMENT MARKERS (RPMs), AS REQUIRED BY MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENTS.
- ALL NEW PAVEMENT MARKINGS SHALL BE SLIP RESISTANT.
- CONTRACTOR SHALL REPLACE ALL EXISTING STRIPING AND STREET MARKINGS DISTURBED DURING PROGRESSION OF WORK, AND/OR AS DIRECTED BY CITY/COUNTY/VDOT REVIEWER.

LAYOUT AND SIGNAGE PLAN

SCALE: 1" = 30'

SITE NOTE

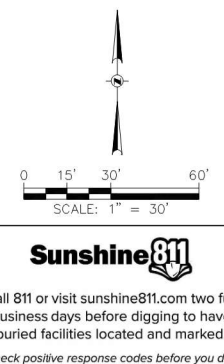
- SPEED LIMIT ALONG LE JEUNE ROAD (S.R. 953) IS 40 M.P.H.

GENERATOR NOTE

PROPOSED LOCATION OF STORAGE TANK(S) AT THE SUBJECT SITE IS NOT WITHIN 500 FEET OF ANY EXISTING COMMUNITY WATER SUPPLY WELL, NOT WITHIN 500 FEET OF ANY NON-TRANSIENT, NON-COMMUNITY WATER SUPPLY WELL, AND NOT WITHIN 100 FEET OF ANY OTHER EXISTING POTABLE WATER SUPPLY WELL.

SIGN LEGEND

- | | | |
|--------------|-------|--------------------------------|
| STOP | R1-1 | 30" X 30" STOP SIGN |
| ONLY | R3-SR | 30" X 36" RIGHT TURN ONLY SIGN |
| DO NOT ENTER | R5-1 | 30" X 30" DO NOT ENTER SIGN |
| | (T) | INDICATES THERMOPLASTIC |



Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!



CORAL GABLES PUBLIX #84 REPLACEMENT CORAL GABLES, FL
DESIGN DEVELOPMENT VALENCIA AVE. & LE JEUNE RD.

03.12.2026





CORAL GABLES PUBLIX #84 REPLACEMENT CORAL GABLES, FL
DESIGN DEVELOPMENT ANDALUSIA AVE. & LE JEUNE RD.

03.12.2026





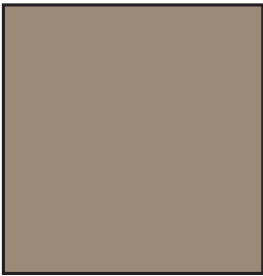
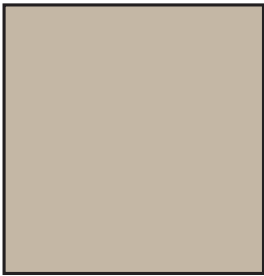
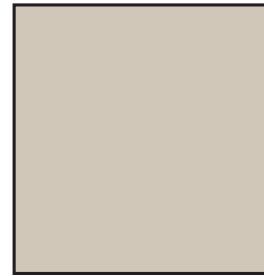
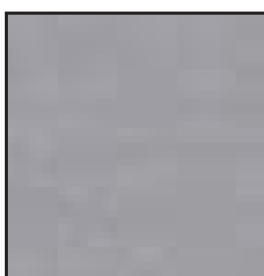
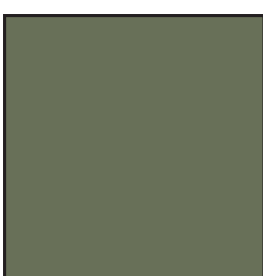
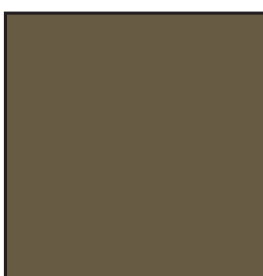
CORAL GABLES PUBLIX #84 REPLACEMENT CORAL GABLES, FL
DESIGN DEVELOPMENT ANDALUSIA AVE.

03.12.2026





LE JEUNE RD. ELEVATION

	PAINT P-1 SW 7508 TAVERN TAUPE		PAINT P-5 SW 7506 LOGGIA		PAINT P-2 SW 7551 GREEK VILLA		PAINT P-3 SW 7036 ACCESS- IBLE BEIGE		PAINT P-4 SW 6178 CLARY SAGE		METAL M-1 ANODIZED ALUMINUM STORE- FRONT		METAL M-2 PAC CLAD AGED COP- PER		METAL M-3 PAC CLAD MANSARD BROWN
			STONE V-1 CORAL SLABS		BRICK BR-1 BELDEN BRICK 3335L GLAZED GREEN		ROOF TILE T-2 BORAL MISSION 2 PIECE CLAY TILE OLD WORLD #3		ROOF TILE T-3 BORAL MISSION 2 PIECE BARREL TILE EL CAMINO BLEND						



CORAL GABLES PUBLIX #84 REPLACEMENT CORAL GABLES, FL
DESIGN DEVELOPMENT

03.12.2026

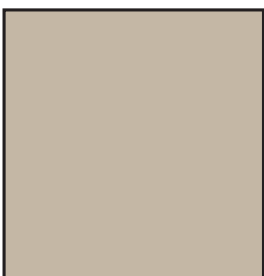
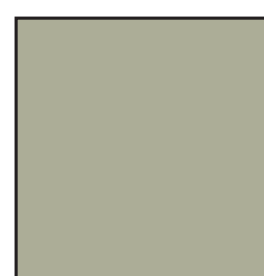
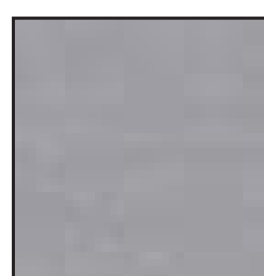




ANDALUSIA AVE. ELEVATION



VALENCIA AVE. ELEVATION

	<u>PAINT P-1</u> SW 7508 TAVERN TAUPE		<u>PAINT P-5</u> SW 7506 LOGGIA		<u>PAINT P-2</u> SW 7551 GREEK VILLA		<u>PAINT P-3</u> SW 7036 ACCESS- IBLE BEIGE		<u>PAINT P-4</u> SW 6178 CLARY SAGE		<u>METAL M-1</u> ANODIZED ALUMINUM STORE- FRONT		<u>METAL M-2</u> PAC CLAD AGED COP- PER		<u>METAL M-3</u> PAC CLAD MANSARD BROWN
			<u>STONE V-1</u> CORAL SLABS		<u>BRICK BR-1</u> BELDEN BRICK 3335L GLAZED GREEN		<u>ROOF TILE T-2</u> BORAL MISSION 2 PIECE CLAY TILE OLD WORLD #3		<u>ROOF TILE T-3</u> BORAL MISSION 2 PIECE BARREL TILE EL CAMINO BLEND						

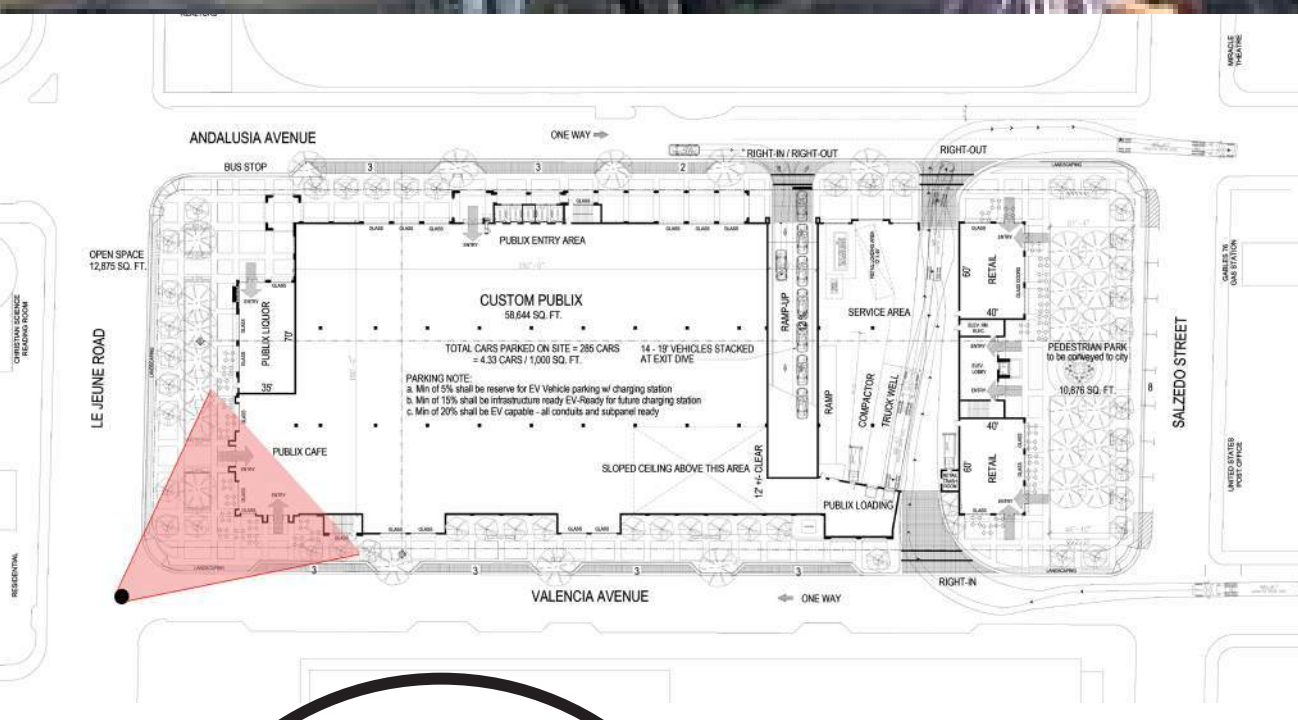


CORAL GABLES PUBLIX #84 REPLACEMENT CORAL GABLES, FL
DESIGN DEVELOPMENT

03.12.2026



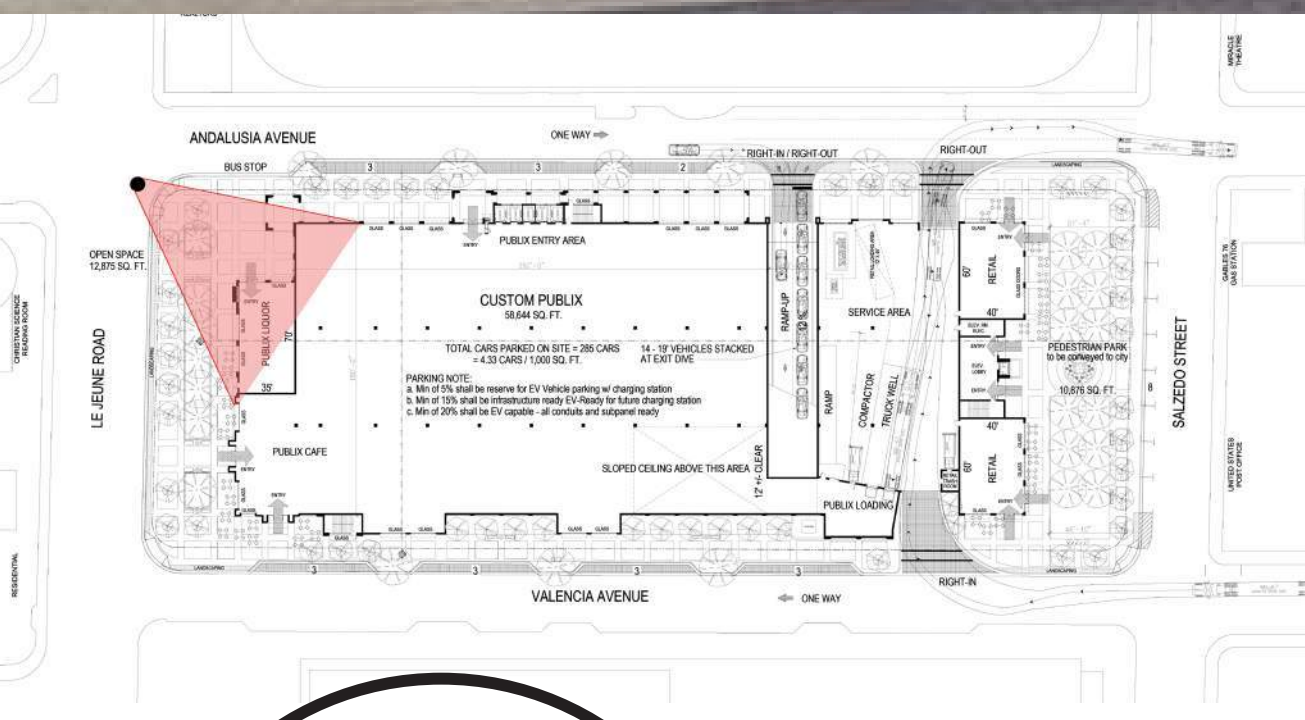
Exhibit “B”
PREVIOUS RENDERINGS



CORAL GABLES PUBLIX #84 REPLACEMENT CORAL GABLES, FL
DESIGN DEVELOPMENT VALENCIA AVE. & LE JEUNE RD.

10.30.2023





CORAL GABLES PUBLIX #84 REPLACEMENT CORAL GABLES, FL
DESIGN DEVELOPMENT ANDALUSIA AVE. & LE JEUNE RD.

10.30.2023





CORAL GABLES PUBLIX #84 REPLACEMENT CORAL GABLES, FL
DESIGN DEVELOPMENT ANDALUSIA AVE.

10.30.2023



Exhibit “C”

MEMO FROM THE MIAMI-DADE PUBLIC WORKS DEPARTMENT

Memorandum



Date: Tuesday, December 17, 2024

Subject: DR 2024007427
Applicant Name: Publix LeJeune 84

PROJECT DESCRIPTION

The project proposes to replace a 43,490 SF supermarket with a 58,302 SF supermarket, 2,500 SF liquor store, and a two-level parking garage. The project is also conveying 20,000 SF of the east corners of the property to the City of Coral Gables as a pedestrian park. Vehicular access to the existing supermarket is provided by four, right-in/right-out driveways located on Andalusia and Valencia Avenues. The proposed site will consolidate vehicular access to a right-in/right-out driveway located on Andalusia Avenue. Loading access will be provided via a right-in driveway on Valencia Avenue and a right-out driveway located on Andalusia Avenue. The project build-out year is 2025.

PROJECT LOCATION

The proposed project is located at 2551 LeJeune Road in Coral Gables.

COMMENTS/RECOMMENDATION

Miami-Dade County Department of Transportation and Public Works (DTPW) has reviewed the subject application. Please submit a response to the comments document along with the resubmittal addressing the comments outlined below:

I. TRAFFIC STUDY REVIEW COMMENTS

~~1. Please clarify if the subject site is required to plat. If yes, please provide the t-plat number.~~

2nd Follow-up 12/17/2024: **Comment addressed.** *The subject site is not required to plat.*

~~2. Future Traffic Conditions~~

~~a. Project Trip Generation. Please clarify why the pedestrian park was not included in the analysis.~~

2nd Follow-up 12/17/2024: **Comment addressed.** *Discussed in a meeting with Miami Dade County staff on October 16, 2024, trips were determined to be excused as the park will be conveyed to the city as a pedestrian improvement with no will be provided for the pedestrian park.*

~~b. Future with Project Intersection Capacity Analysis.~~

- LeJeune Road and Valencia Avenue: Please explain why the westbound left-turn movement volumes in the future conditions with the project are lower than those in the future conditions without the project.

2nd Follow-up 12/17/2024: **Comment addressed.** *The lowered westbound traffic volumes are due to the change in traffic patterns cause by the consolidation of the existing driveways along Velencia and Andalusia.*

- Salzedo Street and Coral Way: Please provide mitigation for the northbound approach as is expected to fail under future conditions.

2nd Follow-up 12/17/2024: **Comment addressed.** *The report has been revised to include signal timing adjustments that improve the approach.*

- Salzedo Street and Valencia Avenue: Please provide mitigation for the westbound approach as is expected to fail under future conditions.

2nd Follow-up 12/17/2024: **Comment addressed.** *The report has been revised to include signal timing adjustments that improve the approach.*

~~3. Turn Lane Requirements~~

- ~~a. Please revise the wording in the traffic study, as it states that a right turn lane is not warranted, while Exhibit 20 indicates that the right turn lane is, in fact, warranted.~~

2nd Follow-up 12/17/2024: **Comment addressed.**

4. Future with Project with Road Diet

- a. Please note that the County is not in agreement with the proposed road diet modifications specified on Section 5 of the report given the following:
 - The delay for the westbound approach at the intersection of LeJeune Road and Valencia Avenue increases during the PM peak period.
 - The results of the analysis show that the roadway modifications along Salzedo Street significantly increases the southbound delay (adds 182.3 second) and travel time (adds 328.9 seconds) along Salzedo Street during the PM peak hour. The results also show that during the PM peak hours, the road diet along Valencia Avenue has a significantly adverse effect on the roadway's delay (adds 343.3 seconds), travel time (adds 1,219 seconds), and queue. The queue caused by this roadway modification will exceed the roadway capacity and cause the queue to spill back past the Salzedo Street/Valencia Avenue intersection, potentially blocking the intersection.

~~5. Please provide mitigation for any movements and/or approaches in which the LOS/delay increases beyond the County's acceptable LOS (LOS E) due to the additional trips added by the proposed development. Please also consider the delay for each individual movement which must be operating at LOS E or better. In addition, the study must specify if the existing turn lanes have sufficient storage~~

~~capacity to accommodate the future 95th percentile queues at the intersections impacted by the subject project.~~

2nd Follow-up 12/17/2024: **Comment addressed.**

II. SITE PLAN REVIEW COMMENTS

For all subsequent submittals, please provide a detailed site and landscape plan.

- ~~6. Exit driveways must comply with clear sight visibility requirements for both pedestrians and vehicular traffic. Provide clear sight visibility triangles on landscape plans to demonstrate compliance with these requirements. Also, please note that on-street parking must comply with section 3.3 of the MDC Traffic Operations manual. For reference, please note that if the posted speed limit is 30 mph a minimum distance of 40' to the right side and 70' to the left side from the center of the driveway must be provided.~~

2nd Follow-up 12/17/2024: **Comment addressed.** *Clear sight visibility triangles are provided.*

- ~~7. A minimum of 6 feet sidewalk must be kept within public right-of-way. For clear representation, please make sure to include the dimensions of the sidewalk on the plans.~~

2nd Follow-up 12/17/2024: **Comment addressed.**

8. SR 953/LeJeune Road/NW 42nd Avenue is part of the State of Florida Highway system. Any improvements within the right of way of SR 953/LeJeune Road/NW 42nd Avenue requires review and approval by the Florida Department of Transportation

2nd Follow-up 12/17/2024: **Comment to be addressed with FDOT.** *Any improvements along LeJeune Road will be submitted to FDOT for approval.*

9. A signed and sealed site plan printed to scale must be submitted for DTPW review. Pavement widths, radii, existing and proposed driveway connections, proposed circulation paths, pedestrian pathways, ramps, sight visibility triangles (pedestrians and vehicular), pavements markings, driveways configuration, lanes widths, signing, etc. must be shown in the submitted site plan. A minimum of 5 feet must be provided from the property line to the driveway.

2nd Follow-up 12/17/2024: **Comment partially addressed.** ***Please provide the width of the proposed bike lane and revise the green paint pavement markings to comply with FDOT FDM Chapter 223, which outlines the standards for green-colored bike lanes. Once the final plans are completed, they must be submitted to the County for review and approval of both the bike lane's design and location. Additionally, a master bike plan must be submitted along with the final plans.***

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Leanne Garcia Fernandez at (305) 439-6491