



City of Coral Gables
CITY COMMISSION MEETING
March 10, 2026

ITEM TITLE:

Ordinances on First Reading. Alley Vacation.

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).

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 02.11.26 meeting recommended approval with conditions of the proposed Alley Vacation (vote: 5-0).

BRIEF HISTORY:

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, and 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. 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.

As part of the University Station Rapid Transit District 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.

Under the recently adopted University Station Rapid Transit District Overlay, proposed buildings are subject to administrative review by City staff, followed by City Commission review and approval. The Site Plan will be submitted to the City Commission for review in conjunction with the upcoming Second Reading for this application.

Planning & Zoning Board

On February 11, 2026, the Planning & Zoning Board reviewed the application, with presentations provided by both the Applicant and Staff. The Board recommended approval consistent with Staff’s report and subject to the stated conditions.

Board members acknowledged the Applicant’s willingness to collaborate with the City and pursue the project in accordance with the City’s regulations rather than alternative development pathways. In response to Board members’ questions, the Applicant confirmed that property taxes for the portion of the alley have been paid by the applicant and expressed agreement with the proposed approval conditions.

The draft Ordinance for the proposed alley vacation is provided as Exhibit A.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)

PUBLIC NOTIFICATION(S):

Date	Form of Notification
11.03.23	Mailed notice for Development Review Committee (DRC).
11.03.23	DRC meeting agenda posted on City webpage.
03.27.24	Mailed notice for Planning & Zoning Board.
03.25.24	PZB Legal Advertisement.
03.27.24	Posted property.
04.04.24	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
01.29.26	Mailed notice for PZB.
01.30.26	PZB Legal Advertisement.
01.30.26	Posted property.
02.06.26	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.

02.24.26	Mailed notice for City Commission meeting.
03.03.26	City Commission meeting agenda posted on City webpage.

EXHIBIT(S):

- A. Applicant Submittal.
- B. Draft Ordinance – Alley Vacation.
- C. 02 11 26 PZB Staff Report with attachments.
- D. Excerpt of 02 11 26 PZB Meeting Minutes.
- E. PowerPoint Presentation.