

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2026-_____

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).

WHEREAS, an Application was submitted by LCD Acquisitions, LLC (“LCD”) (the “Applicant”) requesting approval of an alley vacation located at 1250 South Dixie Highway, fronting U.S. 1, Mariposa Court, and Madruga Avenue, Coral Gables, Florida; and

WHEREAS, the vacation request is associated with a proposed mixed-use development known as “The Mark” and is within the University Station Rapid Transit District Overlay; and

WHEREAS, in accordance with City Code Chapter 62, Article VIII, “Vacation, Abandonment and Closure of Streets, Easements and Alleys by Private Owners and the City; Application Form” requires that the Public Works Department shall review all applications for the vacation of a public right-of-way; and

WHEREAS, after notice of a public meeting and a public notice was mailed to all property owners of record within a one thousand and five hundred (1,500) foot radius from the said property, a public meeting was held before the Development Review Committee on November 17, 2023; and

WHEREAS, after notice of a public hearing being duly published and a public notice was mailed to all property owners of record within a one thousand and five hundred (1,500) foot radius from the said property, a public hearing was held before the Planning and Zoning Board on April 10, 2024, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the Planning and Zoning Board’s April 10, 2024 meeting, the Board deferred the application of the proposed public right-of-way vacation (vote: 5 - 1); and

WHEREAS, after notice of a public hearing being duly published and a public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from the said property, a public hearing was held before the Planning and Zoning Board on February 11, 2026, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the Planning and Zoning Board's February 11, 2026 meeting, the Board recommended approval of the proposed public right-of-way vacation (vote: 5 - 0); and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one thousand (1,000) feet, the City Commission held a public hearing on April 14, 2026 at which hearing all interested persons were afforded an opportunity to be heard and this application was approved on first reading;

WHEREAS, after notice of public hearing duly published, the City Commission held a public hearing on May 5th, 2026 at which hearing all interested persons were afforded an opportunity to be heard and this application was approved;

WHEREAS, public hearings have been completed by the Coral Gables City Commission in consideration of a request to vacate a public right-of-way as required by the Zoning Code, and including careful consideration of written and oral comments by members of the public.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of the Ordinance upon adoption hereof.

SECTION 2. 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 is vacated with the following conditions:

1. That the Applicant shall withdraw any development application(s) with Miami-Dade County upon approval of the alley vacation. The Applicant shall submit a signed affidavit or similar certified evidence to the City Attorney before 5 p.m. the day following the adoption of this Ordinance that confirms all County applications have been withdrawn to be effective upon expiration of the appeal period. In the event that the Applicant does not withdraw County applications, the alley vacation shall be deemed null and void.
2. 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 April 14, 2026, Resolution No. 2026-97.
3. 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.

SECTION 3. That all ordinances or part of ordinances inconsistent or in conflict herewith shall be and they are hereby repealed insofar as there in conflict of inconsistency.

SECTION 4. This ordinance shall become effective _____, 2026.

PASSED AND ADOPTED THIS ____ DAY OF _____ A.D., 2026.

APPROVED:

VINCE LAGO
MAYOR

ATTEST:

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

BILLY URQUIA
CITY CLERK

CRISTINA SUAREZ
CITY ATTORNEY