



City of Coral Gables
CITY COMMISSION MEETING
May 5, 2026

ITEM TITLE:

Ordinance on Second 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, with conditions.

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:

There have been no updates since the First Reading for the Alley Vacation request. The Site plan subject to the alley vacation request was approved on April 14, 2026.

An application has been submitted by LCD Acquisitions, LLC ("LCD") (the "Applicant") requesting review and approval to vacate a 5,625 square-foot dead-end alley located at 1250 South Dixie Highway, fronting U.S. 1, Mariposa Court, and Madruga Avenue.

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. The subject property was later included within Miami-Dade County's newly adopted Coral Gables / University Station Subzone in September 2025 which supersedes municipal zoning limitations.

Planning & Zoning Board

On February 11, 2026, the Planning & Zoning Board reviewed the application for the Alley Vacation. 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 with the County. The Board recommended approval consistent with Staff's recommendation and subject to the stated 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 (deferred).
04.01.26	Mailed notice for City Commission meeting.
04.07.26	City Commission meeting agenda posted on City webpage.
04.24.26	Legal Advertisement
04.28.26	City Commission meeting agenda posted on City webpage.

EXHIBIT(S):

- A. Draft Ordinance – Alley Vacation.