



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**April 14, 2026**

**ITEM TITLE:**

**Ordinance 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).

**Resolution. Conditional Use Review for Mixed-Use Site Plan.**

A Resolution of the City Commission of Coral Gables, Florida approving site plan review pursuant to Zoning Code Article 2, "Zoning Districts" Section 2-408, "University Station Rapid Transit District Overlay," for a proposed mixed-use project referred to as "The Mark" on the property 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, Block 156, 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:**

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 and develop a mixed-use project located at 1250 South Dixie Highway, fronting U.S. 1, Mariposa Court, and Madruga Avenue. The proposed building will have a maximum height of 105' / 9 stories, including 393 units. The total number of parking spaces proposed is 670 spaces. Approximately 16,462 square feet of commercial space is proposed.

A previous application was submitted for review by the Planning & Zoning Board 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. 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.

As part of the City's newly adopted University Station Rapid Transit District Overlay, 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.

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. Below summarizes the proposed site plan:

| PROJECT DATA                         |   |   |
|--------------------------------------|---|---|
| Standard                             | Current/Allowed/Required  | Proposed  |
| Lot Area                             | 20,000 sq. ft.  | 132,372 sf (private property)<br>5,625 sf (proposed alley vacation)<br>137,997 sf (total building site incl. alley) |
| Zoning                               | Mixed-Use 3 (MX3)   | Mixed-Use 3 (MX3)   |
| Land Use                             | Commercial High-Rise Intensity  | Commercial High-Rise Intensity  |
| Overlay                              | University Station Rapid Transit District Overlay                         | University Station Rapid Transit District Overlay   |
| Total FAR                            | 3.5 (482,989.50 sf)   | 3.460 (477,026 sf)  |
| Building height                      | 120' (no Med Bonus height)<br>147' (+13.5 w/ 5% open space)               | 105' to roof deck   |
| <b>Proposed Uses:</b>                |   |   |
| Residential                          | Density: 125 units/acre<br>3.168 acres x 125 = 396 units                  | 393 units   |
| Commercial                           | a min. of two uses shall be included,<br>with no min. or max. per overlay | 17,192 sf   |
| <b>Parking</b>                       |   |   |
| <i>Residential Units (393 units)</i> |   |   |
| Studio, 44 x1 space                  | 44 spaces   |   |
| 1BR, 62 units x 1 space              | 62 spaces   |   |
| 2BR, 88 units x 1.75 space           | 154 spaces  |   |
| 3BR, 8 units x 2.25 space            | 18 spaces   |   |
| 4BR, 146 units x 2.25 space          | 328.5 spaces  |   |
| 5BR, 45 units x 2.25 space           | 101.25 spaces   |   |
| Restaurant/Retail/Commercial         | Ground floor uses – Exempt from parking                                   |   |
| <b>Total Parking</b>                 | 707.75 * 50% reduction<br><b>354 spaces required</b>                      | <b>670 spaces provided</b>  |
| <b>Open Space</b>                    | 13,799 sf (10%)   | 21,534 sf (15.62%) accessible to public   |
| <b>Setbacks</b>                      |   |   |
| US1 (Front)                          | 20 ft   | 20 ft   |
| UM Gables One Tower (Side)           | 0 ft  | 20 ft   |
| Madruga Ave (Side)                   | 15 ft   | 15 ft   |
| Mariposa Ct (Side)                   | 0 ft  | 15 ft   |

### **Planning & Zoning Board**

On February 11, 2026, the Planning & Zoning Board reviewed the application of 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 submitted package by the Applicant is provided as Exhibit A. The draft Ordinance for the proposed alley vacation is provided as Exhibit B, and the draft Resolution for the site plan review is provided as Exhibit C.

### **LEGISLATIVE ACTION:**

| Date: | Resolution/Ordinance No. | Comments |
|-------|--------------------------|----------|
|-------|--------------------------|----------|

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**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

| <b>Date</b> | <b>Board/Committee</b> | <b>Comments (if any)</b> |
|-------------|------------------------|--------------------------|
|             |                        |                          |

**PUBLIC NOTIFICATION(S):**

| <b>Date</b> | <b>Form of Notification</b>   |
|-------------|---|
| 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.  |

**EXHIBIT(S):**

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