

City of Coral Gables



Agenda - Final

Wednesday, August 12, 2026

6:00 PM

Police and Fire Headquarters, Community Meeting Room

Planning and Zoning Board

Chairperson Alexander Bucelo

Vice Chairperson Alice Bravo

Board Member Robert Behar

Board Member Ignacio Alvarez

Board Member Shane McGlashen

Board Member Felix Pardo

Board Member Gonzalo Sanabria

The Planning and Zoning Board will be holding its regular board meeting on Wednesday, August 12, 2026 commencing at 6 p.m.

Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. However, the Planning and Zoning Board has established the ability for the public to virtually provide sworn testimony or public comments (non-sworn and without evidentiary value). Any individual who wishes to provide sworn testimony virtually must have their video on and must be sworn in.

Members of the public may join the meeting in person or via Zoom at (<https://zoom.us/j/83788709513>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 837 8870 9513. The public may comment on an agenda item using the City's E-comment function which may be found on the City's website at: (www.coralgables.com/pzb) once the meeting's agenda is published, or by sending an email to planning@coralgables.com.

NOTE: The public comment period to send any E-comments and emails shall conclude by the close-of-business the day prior to the Planning & Zoning Board meeting. Any emails received after the deadline will not be read or and will not be distributed during the meeting.

The Meeting will also be broadcasted live for members of the public to view on the City's website (www.coralgables.com/cgvtv) as well as Channel 77 on Comcast.

A. CALL TO ORDER**B. ROLL CALL****C. APPROVAL OF THE MINUTES**

- C.-1. [26-1866](#) Planning and Zoning Board Meeting Minutes of June 17, 2026.

Attachments: [06 17 26 PZB Meeting Minutes w additional comments submitted by the public.](#)
[06 17 26 Meeting full page](#)

D. CHANGES TO THE AGENDA**E. PUBLIC HEARING*****SWEARING IN OF INTERESTED PARTIES***

SIGN-IN SHEET: Those who wish to address the Board during the public hearing portion must legibly record their name and address on the sign-in sheet with the item(s) they wish to address at the recording secretary's table. The primary purpose of the sign-in sheet is to record the attendance at the meeting and to assist in the accurate recording of the minutes.

PROCEDURE: The following format shall be used; however, the Chairperson in special circumstances may impose variations.

- Identification of item by Chairperson
- Disclosure statement by Board members
- Presentation by Staff
- Applicant or Agent presentation
- Public comment-support/opposition
- Public comment closes - Board discussion
- Motion, discussion and second of motion
- Board's final comments
- Vote

NEW BUSINESS**Items E-1 thru E-6 are related University of Miami.**

- E.-1. [26-1859](#) An Ordinance of the City Commission of Coral Gables, Florida amending the Comprehensive Plan of the City of Coral Gables, pursuant to expedited state review Procedures in Section 163.3184, Florida Statutes and Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," 1) to increase the maximum Floor Area Ratio (FAR) for the "University Campus" land use category; 2) to include hospital use and increase retail use within the Multi-Use Zone; and 3) to modify the boundaries of the "University Campus Multi-Use Area" to include the Central Energy Plant building and extend southwest to Red Road and northeast to the Mahoney-Pearson Parking Garage, excluding properties that are not owned by the University of Miami; providing for a repealer provision, severability clause, codification, and an effective date. (LEGAL DESCRIPTION ON FILE)

Attachments: [08 12 26 - Staff Report - University of Miami](#)
[Attachment A Applicant's Submittal](#)
[Attachment B 08 12 26 PZB Mailed Public Notice](#)
[Attachment C Public Works Traffic Acceptance Memo](#)
[Attachment D PowerPoint Presentation](#)

- E.-2. [26-1860](#) An Ordinance of the City Commission of Coral Gables, Florida requesting amendments to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," and Small Scale Amendment Procedures (ss. 163.3187, Florida Statutes), to change from "Commercial Low-Rise Intensity" to "University Use" for Lot 3, less the southwest one-half, Lots 4 and 5, and Lots 14 through 17, Block 192, Riviera Section 14, Second Revised Plat, Coral Gables (1530 Levante Avenue, 5827 Ponce de Leon Boulevard, and 5855 Ponce de Leon Boulevard); providing for a repealer provision, severability clause, and an effective date. (LEGAL DESCRIPTION ON FILE)

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- E.-3. [26-1861](#) An Ordinance of the City Commission of Coral Gables, Florida providing for a Text Amendment to the City of Coral Gables Official Zoning Code pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," by 1) amending Article 16, "Definitions," to clarify Health Center and relocate the University Campus Frontage definitions to Appendix D, "University Campus District (UCD);" 2) amending Appendix A, "Site Specific Zoning Regulations," Section A-89 to remove inconsistent Site Specifics for the properties owned by the University of Miami; 3) amending Appendix D, "University Campus District (UCD)" to update and increase the permitted square feet to Floor Area Ratio (FAR) of 1.0 with a FAR definition; to redefine the University Campus Frontages and revise the associated performance standards; to include hospital use and revise the other allowed uses with related requirements to the Campus Sub-Areas Table; and update other requirements; providing for a repealer provision, severability clause, codification, and providing for an effective date.

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- E.-4. [26-1862](#) An Ordinance of the City Commission of Coral Gables, Florida making Zoning District boundary changes pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," from "Mixed-Use 1 (MX1)" to "University Campus District (UCD)" for Lot 3, less the southwest one-half, Lots 4 and 5, and Lots 14 through 17, Block 192, Riviera Section 14, Second Revised Plat, Coral Gables (1530 Levante Avenue, 5827 Ponce de Leon Boulevard, and 5855 Ponce de Leon Boulevard), and to modify the boundaries of the "University Campus Multi-Use Area Overlay District" to include the Central Energy Plant building and extend southwest to Red Road and northeast to the Mahoney-Pearson Parking Garage, excluding properties that are not owned by the University of Miami; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)

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- E.-5. [26-1863](#) An Ordinance of the City Commission of Coral Gables, Florida amending and restating the City of Coral Gables and University of Miami Development Agreement, adopted by Ordinance No. 2010-31 on 09.28.10, pursuant to Zoning Code Article 14, Section 14-217, "Development Agreements," for the University of Miami Coral Gables Campus; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)

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- E.-6. [26-1864](#) A Resolution of the City Commission of Coral Gables, Florida, requesting Conditional Review pursuant to Article 14, "Process" Section 14-203, "Conditional Uses," and Appendix D, "University Campus District (UCD)," for the University of Miami Campus Master Plan to reflect Comprehensive Plan and Zoning amendments; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)

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- E.-7. [26-1865](#) An Ordinance of The City Commission of Coral Gables, Florida, providing for text amendments to The City of Coral Gables Official Zoning Code by amending Article 14, "Process," Section 14-217, "Development Agreements," to amend the maximum duration of Development Agreements and certain requirements to ensure consistency with State Statutes; and providing for repealer provision, severability clause, codification, and providing for an effective date.

Attachments: [08 12 26 PZB Staff Report - Development Agreements w attachment](#)

F. ADJOURNMENT

NOTE

Any person who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, must register with the City Clerk, prior to engaging in lobbying activities before city staff, boards, committees and/or the City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall.

Any person, or persons, wishing to appeal any decision made by the City Commission with respect to any matter considered at this meeting or hearing, will require a verbatim record of the proceeding upon which the appeal is based. Interested persons should, therefore, take the necessary steps to ensure that a verbatim record of the proceedings is made which contains the testimony and evidence upon which the appeal is based.

Any person making impertinent or slanderous remarks or who become boisterous while addressing the Commission, shall be barred from further audience before the Commission by the Chair, unless permission to continue or again address the Commission is granted by the majority vote of the Commission Members present. Clapping, applauding, heckling or verbal outbursts or any remarks in support or opposition to a speaker shall be prohibited. Signs or placards shall not be permitted in Commission Chambers.

Any person with a disability requiring communication assistance (such as a sign language interpreter or other auxiliary aide or service) in order to attend or participate in the meeting should contact the City's ADA Coordinator, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: cfriedman@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600), at least three (3) business days before the meeting.

Any person who needs assistance in another language in order to speak during the public hearing or public comment portion of the meeting should contact the City's ADA Coordinator, Clifford R. Friedman, Director of Human Resources & Risk Management (E-mail: cfriedman@coralgables.com, Telephone: 305-722