

	City of Coral Gables Notice of Public Hearing	
Applicant:	City of Coral Gables	
Application:	University Station Rapid Transit Overlay District	
Property:	1150, 1190, 1250, 1320, and 1350 South Dixie Highway	
Public Hearing - Date/Time/ Location:	CITY COMMISSION Wednesday, December 10, 2025, 6:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134 e-comments: www.CoralGables.GranicusIdeas.com/meetings	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning & Zoning Board will conduct a Public Hearing on **Wednesday, December 10, 2025**, for text amendments to the Coral Gables Comprehensive Plan for the “University Station Rapid Transit Overlay District” adjacent to the University Metrorail Station. The proposed District includes the parcels fronting the station bounded by South Dixie Hwy, Caballero Blvd, Madruga Ave, and Turin St. The proposed text amendments provide special allowances for a mix of uses and a floor area ratio (FAR) maximum of 3.5 to better align with Miami-Dade County’s recently adopted Coral Gables / University Station Subzone. The requests require three public hearings, including review and recommendation by the Planning and Zoning Board, and 1st and 2nd Reading before the City Commission. (Ordinance Format)

An Ordinance of the City Commission of Coral Gables, Florida, granting approval of proposed amendments the text of the City of Coral Gables Comprehensive Plan pursuant to expedited state review procedures (S. 163.3184, Florida Statutes) and Zoning Code Article 14, “Process,” Section 14-213, “Comprehensive Plan Text and Map Amendments,” to simplify the mix of uses when developed within the “University Station Rapid Transit District Overlay” and allow a maximum floor area ratio (FAR) of 3.5; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

Additional information may be found at www.coralgables.com. Please forward to other interested parties. The meeting will also be via Zoom at www.zoom.us/j/83788709513. A dedicated phone line will also be available by dialing: (305) 461-6769, Meeting ID: 837 8870 9513.

The public may also provide comments by sending an email to planning@coralgables.com prior to the day before the scheduled meeting.

Sign up to receive future public notices via email at <https://shorturl.at/N3X6w>.

Sincerely,

City of Coral Gables, Florida