



**City of Coral Gables
CITY COMMISSION MEETING
June 2, 2026**

ITEM TITLE:

Ordinance on First Reading. Amendment to Ordinance No. 1952.

An Ordinance of the City Commission amending Ordinance No. 1952, as amended, which changed the zoning on Lots 1, 2, 3, 20, 21, 22, 23, and 24 Block 120 and Lots 1 thru 5, Block 131, Country Club Section 6, (430, 440, 450, and 520 University Drive), Coral Gables, Florida, to remove certain conditions of approval for Lots 1 thru 5, Block 131 (520 University Drive): (1) that limit the use of the property to overflow parking, and (2), that revert the zoning of the property under certain circumstances to single-family zoning; all other conditions of approval contained in Ordinance No. 1952 shall remain in effect.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 05.20.26 meeting recommended approval with conditions of the proposed amendment to the ordinance (vote: 5-2).

BRIEF HISTORY:

The City of Coral Gables is requesting to amend certain conditions of Ordinance No. 1952 which changed the zoning of properties located at 430, 440, 450, and 520 University Drive. In 1972, the City Commission adopted the change of zoning from Single-Family Residential zoning to Special Use zoning. The ordinance included four conditions of approval related to restricting the natural environment of the properties; limiting the use for overflow parking; providing for ingress and egress on University Drive and closing access to the properties when not used for parking; and reverting the zoning of the properties to single family residential use if not needed for overflow parking. Records show that the city did not erect a perimeter fence or other means of closing; all remaining conditions have been complied with during the last 50+ years.

The proposed amendment to Ordinance No. 1952 (provided as Attachment A) affects only the property located at 520 University Drive to remove the restriction to use this property only for overflow parking for the Youth Center and the Library. The City is currently considering to improve the property at 520 University Drive with a dog park, and may desire to make other improvements with pathways/trails, trees, seating, and other appropriate features. All other conditions - including keeping the property in a park-like manner and ingress / egress from University Drive - would remain in effect. Likewise, all current conditions and limitations for the properties at 430, 440, and 450 University Drive would remain unchanged.

Planning & Zoning Board

On May 20, 2026, the Planning & Zoning Board reviewed the City's proposed changes to Ordinance No. 1952. Public comment from neighbors included concerns about locating a dog park at 520

University Drive, such as increased traffic and parking demands for accessing the potential park. A few emailed public comments were also received and distributed to the Board that expressed similar concerns, and desired to keep the property as an open and unprogrammed green space. Some Board members echoed the community's comments and stated that dog parks should be in the City's denser areas (downtown, North Ponce, etc) where private outdoor space is limited, and not in single-family neighborhoods with most homes that include backyards. Other Board members acknowledged that the proposed amendments are solely related to zoning, and not the decision to build a dog park. After the failed motions to defer and to deny, the Board ultimately recommended approval with additional conditions (vote: 5-2) to provide a parking and traffic study for the Commission meeting. The Board also recommended that if any park would be built at 520 University Drive, that the design includes a buffer between the proposed park and abutting residential properties.

Staff at Public Works, Parking, Community Recreation, and City Clerk Office reevaluated the parking needs in the immediate area as it relates to election voting needs at the library and high activity at the Youth Center and potential impacts from nearby Christ Journey Church. The subject property was found to not be needed for overflow parking; a summary of the findings are summarized in a Staff memo.

The draft Ordinance is provided as Exhibit A. The May 20, 2026, Staff Report is provided as Exhibit B.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
01.11.72	Ordinance No. 1952	
11.13.25	Resolution No. 2025-452	
01.22.26	Resolution No. 2026-36	

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)

PUBLIC NOTIFICATION(S):

Date	Form of Notification
05.07.26	Mailed notice for PZB.
05.08.26	PZB Legal Advertisement.
05.08.26	Posted property.
05.15.26	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
05.20.26	Mailed notice for City Commission meeting.
05.26.26	City Commission meeting agenda posted on City webpage.

EXHIBIT(S):

- A. Draft Ordinance.
- B. 05 20 26 PZB Staff Report with attachments.
- C. Excerpt of 05 20 26 PZB Meeting Minutes.
- D. PowerPoint Presentation.