City of Coral Gables
Planning and Zoning Staff Report

Property: **University of Miami**

Applicant: University of Miami

Application:
1. Comprehensive Plan Text and Map Amendments,
2. Comprehensive Plan Small-scale Map Amendments,
3. Zoning Code Text Amendments,
4. Zoning Code Map Amendments,
5. Amend and Restate the University of Miami Development Agreement,
6. Conditional Use Review - Campus Master Plan Amendments

Public Hearing: Planning and Zoning Board

Date & Time: August 12th, 2026, 6:00 – 9:00 p.m.

Location: Community Meeting Room, Police and Fire Headquarters,
405 2151 Salzedo Street, Coral Gables, Florida, 33134

1. APPLICATION REQUEST

The Application requests are for Comprehensive Plan Text and Map Amendments, Comprehensive Plan Small-scale Map Amendments, Zoning Code Text and Map Amendments, Amend and Restate the University of Miami Development Agreement, Conditional Use Review for the Campus Master Plan Amendments for University of Miami.

1. **Comprehensive Plan Text and Map Amendment.** *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)*

2. **Comprehensive Plan Map Amendment.** *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)*

3. **Zoning Code Text Amendments.** *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; and 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.*

4. **Zoning Code Map Amendments.** *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)*

5. **University of Miami Development Agreement.** *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)*

6. **Conditional Use Review - Campus Master Plan Amendments.** *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)*

The application requests require review and recommendation by the Planning and Zoning Board at one (1) public hearing, and consideration by the City Commission at two (2) public hearings.

2. APPLICATION SUMMARY

The University of Miami (hereinafter referred to as "University"), has submitted proposed Comprehensive Plan Text and Map Amendments, Comprehensive Plan Small-scale Map Amendments, Zoning Code Text and Map amendments, amendments to the University of Miami Development Agreement, and Conditional Use review for the Campus Master Plan. The proposed amendments require public hearing review by the Planning and Zoning Board and City Commission review at two (2) public hearings.

As a significant institutional presence in the City of Coral Gables for a century, the University of Miami has grown in tandem with the City, contributing educational, cultural, and economic resources that benefit residents and the

broader community. As modern universities continue to evolve to meet the demands of academic excellence, research innovation, and student life, the University faces increasing challenges related to student enrollment and campus development. In order to sustain its competitive standing and accommodate long-term growth, the University is requesting amendments that will allow additional development capacity, ensure consistency across the City's regulatory framework, and provide for the conveyance of land for public use.

The application includes six (6) specific requests, summarized as follows:

1. **Comprehensive Plan Text and Map Amendment**
   Request to amend the Comprehensive Plan Policy Flu-1.1.6, Table Flu-5 and Future Land Use Map:
   - to increase the maximum Floor Area Ratio (FAR) from 0.7 to 1.0 for the "University" land use designation on the Coral Gables Campus.
   - to include hospital use within the Multi-Use Zone
   - to increase retail use from fifteen percent (15%) to twenty percent (20%) for the Multi-Use Zone
   - to designate almost 14 acres of additional campus land to "University Campus Multi-Use Area" along Ponce de Leon Boulevard. The amendment would include the existing Central Energy Plant building at 1233 Theo Dickinson Drive and extend the existing Multi-Use Area designation southwest to Red Road and northeast to the existing Mahoney-Pearson Parking Garage, excluding properties that are not owned by the University of Miami.

   The proposed amendment is provided in Attachment A – Exhibit E.
2. **Comprehensive Plan Map Small-scale Amendment**
   Request to amend the Comprehensive Plan Future Land Use Map:
   - to change from "Commercial Low-Rise Intensity" to "University Use" for the properties located at 1530 Levante Avenue, 5827 Ponce de Leon Blvd., and 5855 Ponce de Leon Blvd. The properties are currently owned by the applicant.

   The proposed amendment is provided in Attachment A – Exhibit E.
3. **Zoning Code Text Amendment**
   Request to amend Article 16, Appendix A, and Appendix D, University Campus District (UCD), to:
   - to clarify Health Center definition
   - to move the University Campus Frontage definitions to Appendix D, following the related requirements
   - to remove inconsistent Site Specifics for the University-owned properties
   - to update the permitted square feet to Floor Area Ratio (FAR) definition and allow FAR of 1.0, consistent with the proposed Comprehensive plan amendment. The current code requires the total combined permitted square feet for the University Campus District shall be 6.8 million square feet of gross floor area.
   - to revise the performance standards for University Campus Frontages regarding setbacks and stepbacks, redefine the University Campus Frontages A through C to include all frontages, and remove the previous University Campus Frontages D and E
   - to increase retail use from 15% to 20% in the Multi-use Zone, consistent with the Comprehensive Plan text amendment.
   - to add hospital use and related requirements to the Campus Sub-Areas Table, with conditional use review required for a hospital containing more than 100 beds,
   - to update the requirements related to the Design Manual
   - to permit antenna / telecommunication facilities to exceed 10 feet of the permitted height within the Campus Core / University Multi-Use Zone

   The proposed amendment is provided in Attachment A – Exhibit F.
4. **Zoning Code Map Amendment**
   Request to amend the Zoning Map:
   - to change from "Mixed-use 1" to "University Use" for the properties located at 1530 Levante

Avenue, 5827 Ponce de Leon Blvd., and 5855 Ponce de Leon Blvd. The proposed change is consistent with the proposed Land Use amendment.

- to expand the boundaries of the "University Campus Multi-Use Area Overlay District" by including the existing Central Energy Plant building and extend southwest to Red Road and northeast to the existing Mahoney-Pearson Parking Garage, excluding properties that are not owned by the applicant. The proposed change is consistent with the proposed Comprehensive Plan map amendment.

The proposed amendment is provided in Attachment A – Exhibit F.

5. **Development Agreement Amendment**

Major amendments to the University of Miami Development Agreement (Ordinance No. 2010-31, adopted September 28, 2010) as follows:

- to increase the maximum permitted student enrollment from 13,000 to 17,500 students.
- to update the permitted square feet to Floor Area Ratio (FAR) definition and allow Floor Area Ratio (FAR) 1.0 that is consistent with the proposed Comprehensive plan amendment
- to convey the Lee Lincoln Parcel to the City for development as a public park.
- to revise the Development Agreement payment schedule to include an annual increase of four percent (4%) per annum;
- to allow a hospital to be located within the Multi-Use area
- to transfer a total of seventy (70) metered parking spaces (including ADA parking spaces) on campus streets from the City to the University, and improving the west portion of Levante Avenue to install and utilize parking meters to also be managed by the University;
- to remove the inconsistent requirement for transmittal to the State, pursuant to the updated State Statute;
- other minor updates.

The proposed amendment is provided in Attachment A.

6. **Conditional Use Review - Campus Master Plan Amendments**

Request to amend the Campus Master Plan Development Chart to reflect the proposed increase in intensity:

- to update the Campus Master Plan to reflect the proposed expansion of the University Campus Multi-Use Area and the proposed Future Land Use and Zoning Map amendments for the three University-owned properties, ensuring consistency among the Campus Master Plan, Comprehensive Plan, and Zoning Map;
- to revise the development chart to include the additional area permitted under the proposed Floor Area Ratio (FAR)
- to update the Development Chart to include minor amendments for consistency with recent proposed and permitted projects.

The proposed amendment is provided in Attachment A – Exhibit I.

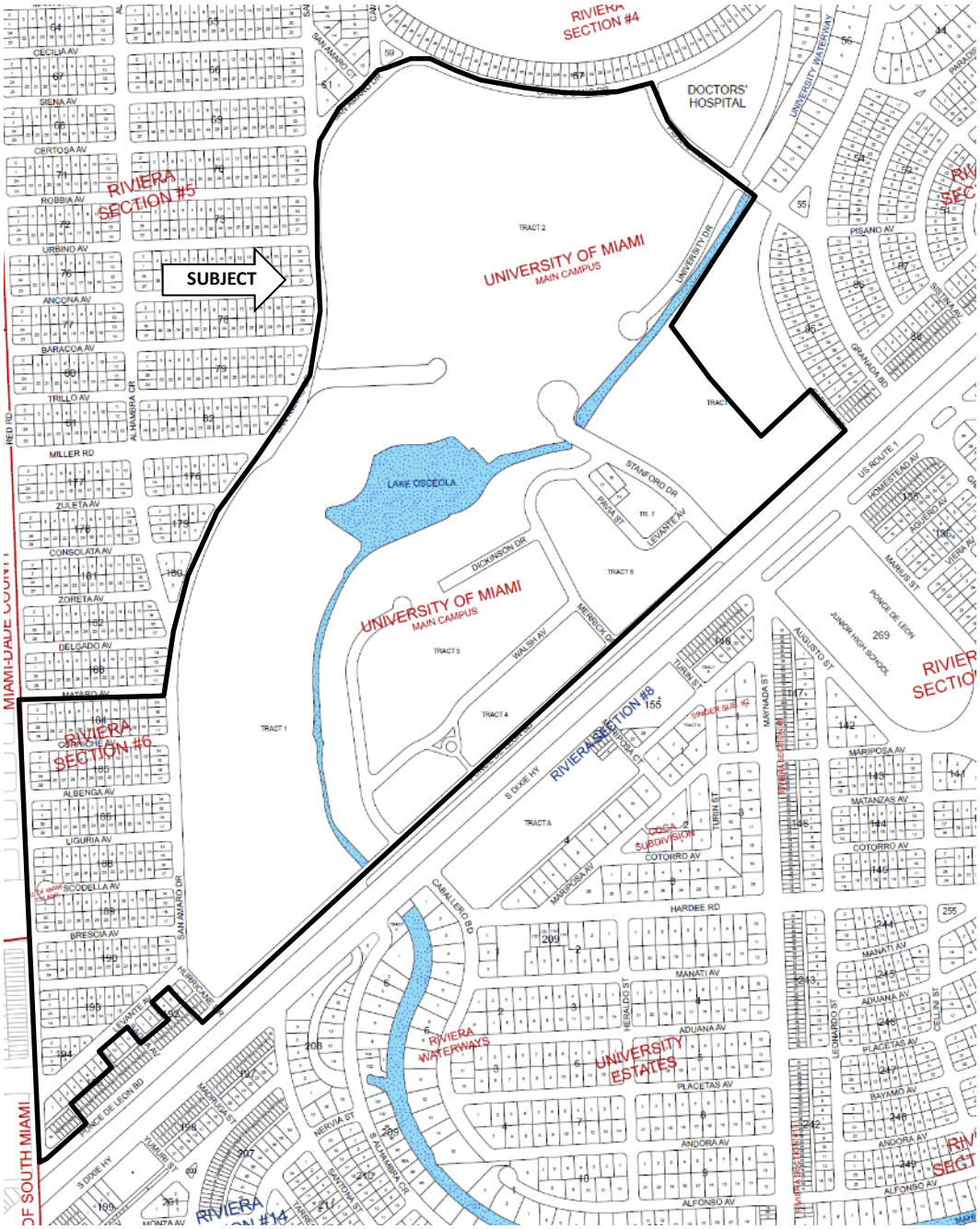
Project Location

The subject property encompasses the area of the adopted University of Miami Master Plan, generally bounded by Ponce de Leon Boulevard, Red Road (SW 57th Avenue), Mataro Avenue, San Amaro Drive, Campo Sano Avenue, Pisano Avenue, and Carillo Street. The campus fronts the Metrorail and University Station, as well as the US-1 corridor along its southeast edge, while the remaining edges are surrounded by established residential neighborhoods and a small portion of the City boundary.

The property is designated University Use on the Future Land Use Map and is zoned University Campus District (UCD). Under the adopted Master Plan, the campus is organized into three (3) distinct geographic areas for review and development purposes, designed to ensure compatibility with surrounding uses. These areas include the Campus Core Area, where the majority of University development is directed; the Campus Transition Area, a 225-

foot-wide zone intended to mediate between the Core and adjacent neighborhoods; and the Campus Buffer Area, a 75-foot-wide band that provides additional protection to residential edges along San Amaro Drive and Campo Sano Avenue. Together, the Transition and Buffer areas create a framework for gradual scale transitions, reinforcing the City's intent to encourage growth within the core while safeguarding adjoining neighborhoods. There are no proposed changes within either of the Campus Buffer or Transitional Areas.

Aerial Map



Lot, Subdivision, and Plat Map

Site Data and Surrounding Uses. The following tables provide the subject property's designations and surrounding land uses:

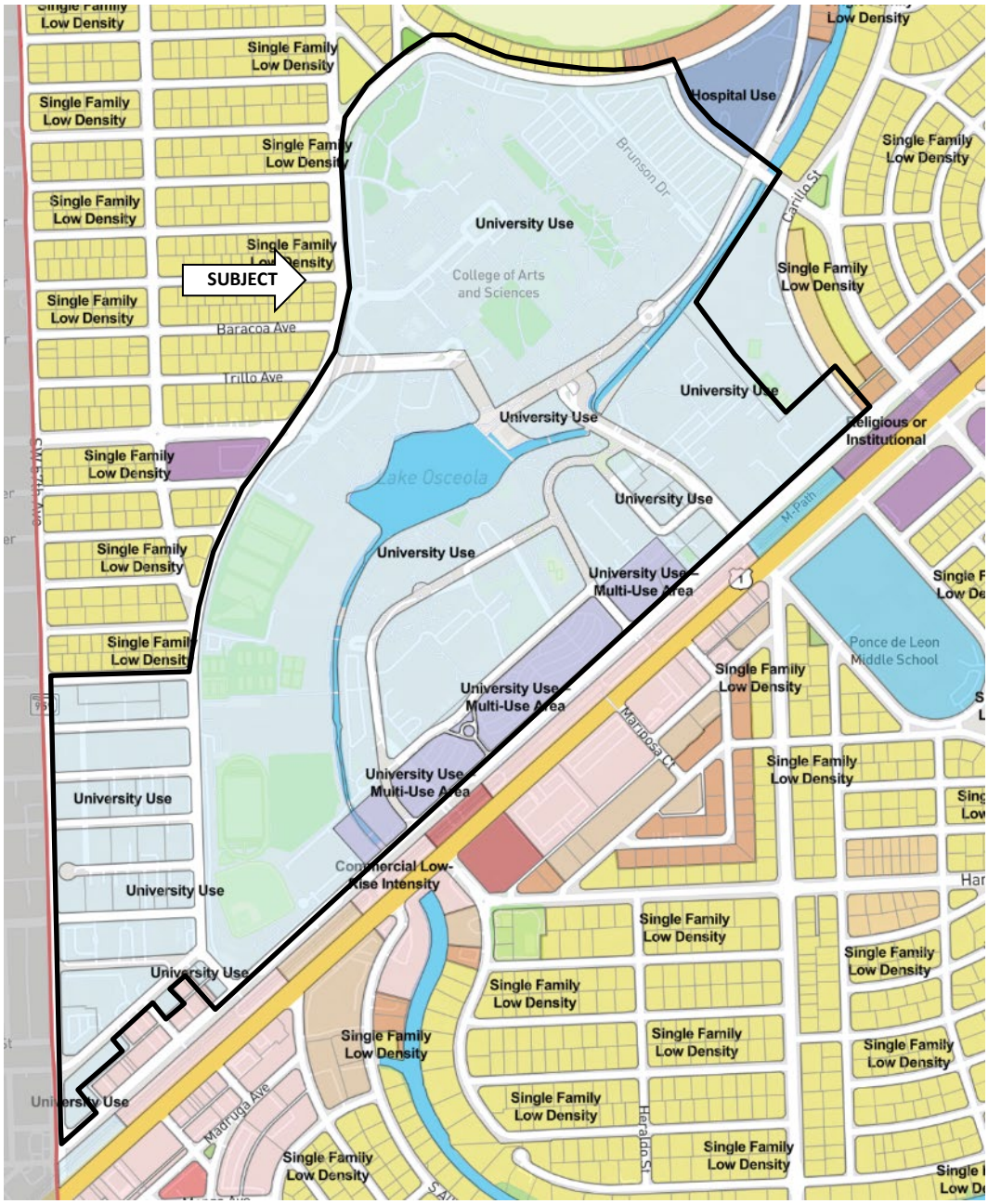
Existing Property Designations

Future Land Use Map designation	University Use
Zoning Map designation	University Campus District (UCD)

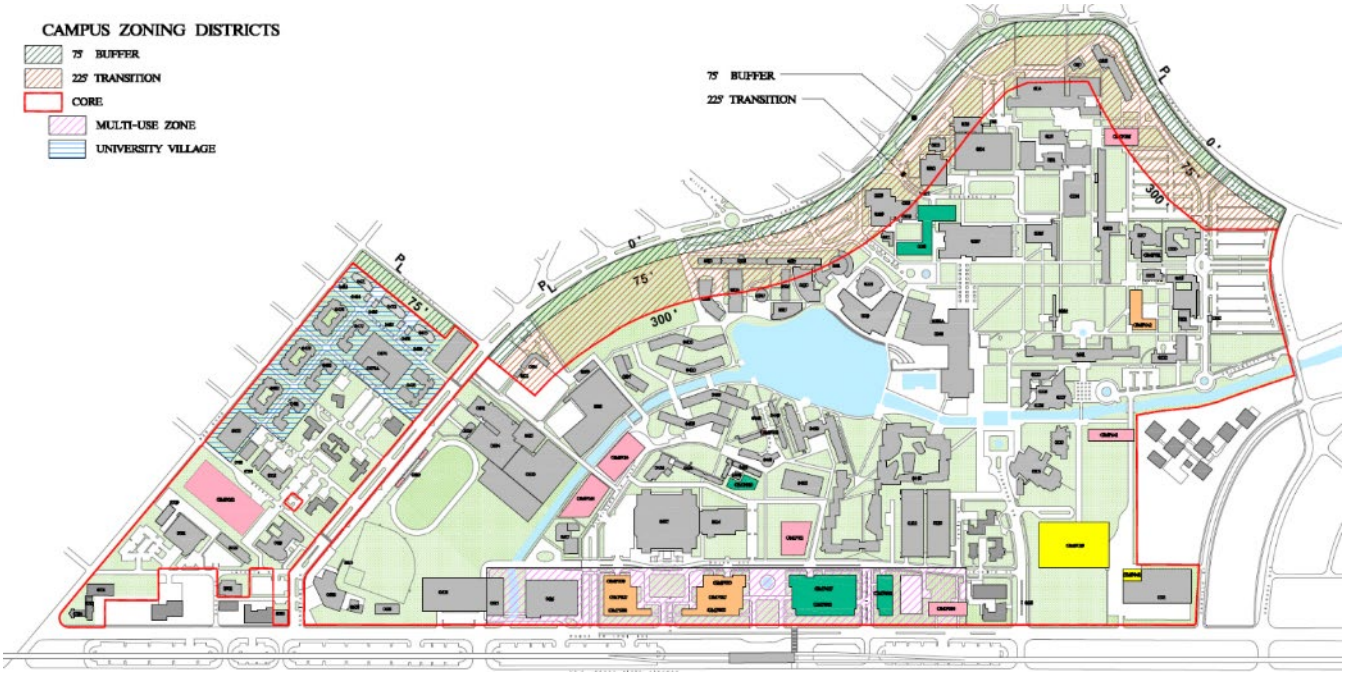
Surrounding Land Uses

LOCATION	EXISTING LAND USES	FLUM DESIGNATIONS	ZONING DESIGNATIONS
North	Residential	Single-Family Low Density; Multi Family Duplex Density	Single-Family Residential; Multi-Family 1 Duplex (MF1);
South	Office; Residential; School;	Commercial Low-Rise Intensity; Mixed Use; Multi Family Low Density; Educational Use;	Mixed Use 1 (MX1); Mixed-Use 3 (MX3); Multi-Family 3 (MF3); Special Use (S)
East	Residential; School; Hospital	Single-Family High Density; Single-Family Low Density; Multi Family Duplex Density; Hospital Use	Multi-Family 1 (MF1); Single-Family Residential; Special Use (S)
West	Residential	Single-Family Low Density	Single-Family Residential

Existing Zoning Map



Existing Future Land Use Map



Adopted Campus Master Plan

3. PROPOSED AMENDMENTS

All proposed amendments, the Comprehensive Plan text and map amendments, Zoning Code text and map amendments, Development Agreement, and Campus Master Plan are provided in Attachment A.

4. FINDINGS OF FACT

This section of the report presents City Staff's evaluation of the Application and Findings of Fact. The City's responsibility is to review the Application for consistency with the City's Comprehensive Plan (CP) Goals, Objectives, and Policies, compliance with the Zoning Code, and compliance with other applicable portions of the City Code.

A. Comprehensive Plan Text and Map Amendments

The application proposes amendments to the Comprehensive text as follows:

- to amend the Comprehensive Plan text to increase the maximum Floor Area Ratio (FAR) from 0.7 to 1.0 for the "University" land use designation on the Coral Gables Campus. This change is intended to support the continued growth of the University campus.
- to include hospital use within the Multi-Use Zone
- to increase retail use from fifteen percent (15%) to twenty percent (20%) for the Multi-Use Zone

The proposed Comprehensive Plan text amendment is provided below in ~~strikethrough~~/underline format:

Table FLU-5. Other Land Uses.			
Classification	**Description**	**Density / Intensity**	**Height**

University Campus	Land uses for learning, research, living and other uses which are ancillary to a university campus.		Maximum F.A.R. of ~~0.7~~ 1.0 for the entire campus as a planned development site.	Per the Zoning Code.
	Sub-Category			
	University Campus Multi-use Area	In addition to the uses in Table FLU-5 hereinabove, this category shall include other land uses that are associated or affiliated with the university, or directly supportive of the university's mission to educate and nurture students, to create knowledge, and to provide service to the community. Such other uses shall include lodging, conference center, governmental/public sector, research, office, and medical/ healthcare, including hospital, uses. Retail uses ancillary to or which serve the other use(s) permitted in the University Campus and University Campus Multi-Use Area may be integrated in an amount not to exceed ~~fifteen percent (15%)~~ twenty percent (20%) of the total floor area.		

The application includes requests to amend the Comprehensive Plan map to:

- change from "Commercial Low-Rise Intensity" to "University Use" for the properties located at 1530 Levante Avenue, 5827 Ponce de Leon Blvd., and 5855 Ponce de Leon Blvd. The properties are currently owned by the applicant.
- to designate almost 14 acres of additional campus land to "University Campus Multi-Use Area" along Ponce de Leon Boulevard. The amendment would include the Central Energy Plant building and extend the existing Multi-Use Area designation southwest to Red Road and extend northeast to the Mahoney-Pearson parking garage building, excluding properties that are not owned by the applicant.

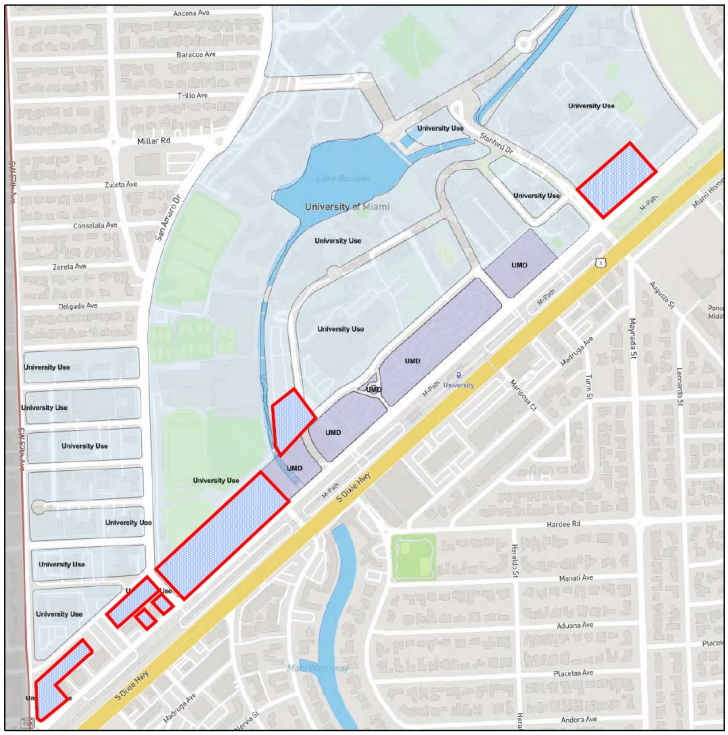
The properties proposed for land use designation changes are properties that have been acquired by the University of Miami but have retained their previous land use designations. The proposed change will provide a consistent University institutional designation for the properties following the transfer of ownership.

The Multi-Use Area is a sub-category within the University Use land use designation and is intended to accommodate ancillary university-related uses such as hotels, research facilities, and other accessory functions permitted on the UM campus. The existing boundaries of the Multi-Use Area are generally defined by Ponce de Leon Boulevard, Stanford Drive, Walsh Avenue, and the Flipse Building, as illustrated in the existing Future Land Use map. The proposed expansion recognizes the evolving role of Ponce de Leon Boulevard as a major urban edge of the University campus and its strategic relationship to the US-1 corridor. By extending the Multi-Use Area designation, the amendment provides flexibility to accommodate university development in a location consistent with broader corridor development patterns.

The proposed map amendments are shown on the following maps:

Land Use Category Change from Commercial Low-Rise Intensity to University Campus

Proposed Future Land Use Change



Land Use Sub-Category Change to University Campus Multi-Use Area Sub-Category

Proposed Multi-use Area Change

Findings of Fact – Comprehensive Plan Text and Map Amendment

Zoning Code Section 3-1506 provides review standards for Comprehensive Plan amendments:

Standard	Staff Evaluation
1. Whether it specifically advances any objective or policy of the Comprehensive Land Use Plan.	The proposed text and map amendments advance multiple Comprehensive Plan policies by supporting the continued development of the University of Miami as a major educational, research, healthcare, cultural, and employment center within the City. Increasing the maximum FAR from 0.7 to 1.0 provides additional capacity for modern academic and research facilities, student housing and services, healthcare uses, and other university-related development within the established campus. The addition of hospital uses within the Multi-Use area recognizes the relationship between higher education, medical research, clinical services, and community healthcare, while increasing ancillary retail from fifteen percent (15%) to twenty percent (20%) provides additional flexibility for services supporting students, faculty, staff, patients, and visitors. The extension will further concentrate ancillary and potentially higher-intensity uses along Ponce de Leon Boulevard and the US-1 corridor supports efficient land use, transit access, internal trip capture,

	and coordinated campus development while protecting campus edges adjacent to established residential neighborhoods. The small-scale map amendments further advance the Plan by redesignating three University-owned properties from "Commercial Low-Rise Intensity" to "University Use," thereby integrating them into a consistent institutional land use framework.
2. Whether it is internally consistent with the Comprehensive Land Use Plan.	The amendments are internally consistent with the Comprehensive Plan because they retain the overall University Campus land use designation and continue to direct development within the defined campus boundary. The proposed FAR increase supports institutional growth while maintaining the established Campus Core, Transition, and Buffer Area framework. The Multi-Use Area is generally located along Ponce de Leon Boulevard, which serves as a major urban edge of the campus and has a strategic relationship to the US-1 corridor. Hospital and retail uses within the University Campus Multi-Use Area remain ancillary to the University's institutional mission and do not alter the fundamental character of the land use designation. The proposed Multi-Use Area expansion applies to a defined portion of University-owned land generally located along Ponce de Leon Boulevard. Extending the designation along this frontage and including additional ancillary within the area provides flexibility for coordinated university development in a location consistent with broader corridor development patterns, while limiting ancillary and higher-intensity activity along campus edges adjacent to residential neighborhoods. Future development will remain subject to the Zoning Code, Campus Master Plan, and applicable Campus Core, Transition, Buffer Area, and development-review requirements. The small-scale Future Land Use Map change for the three University-owned properties will establish a consistent institutional designation following their acquisition and eliminate the inconsistency between ownership, intended use, and existing land use designation.
3. Its effect on the level of service of public infrastructure.	The proposed amendments are not expected to reduce adopted levels of service for public infrastructure. The University campus and the affected properties are served by established regional roadways, the University Metrorail Station, the Underline, bus and trolley services, pedestrian and bicycle facilities, and existing water, sewer, stormwater, and municipal utility systems. Although the FAR increase, hospital uses, expanded ancillary retail, and Multi-Use Area expansion may accommodate additional development, the amendments do not approve any specific development project. Future projects will remain subject to project-specific concurrency review and analysis of transportation, water, sewer, stormwater, emergency services, and utility capacity. Locating additional university-related uses along Ponce de Leon Boulevard and near the US-1 transit corridor also supports transit use, walking, bicycling, shared facilities, and internal trip capture,

	thereby promoting more efficient use of the surrounding transportation network.
4. Its effect on environmental resources.	The amendments apply to an established urban campus and to previously developed or urbanized properties with existing infrastructure. They are not anticipated to directly affect significant environmental resources. Future development will remain subject to all applicable City and Miami-Dade County requirements related to stormwater management, tree preservation, landscaping, open space, environmental protection, and protection of natural and historic resources.
5. Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables.	The amendments do not change any residential land use designation and are not expected to directly reduce the availability of affordable housing within the City. The proposed text changes are limited to the intensity and supportive uses permitted within the University Campus and Multi-Use Area, while the proposed map changes apply exclusively to University-owned properties. The increased development capacity may also create additional opportunities for on-campus student housing, allowing more students to reside within the campus and potentially reducing demand and competition for rental housing in surrounding neighborhoods.
6. Any other effect that the City determines is relevant to the City Commission's decision on the application.	The amendments will provide a more unified and coordinated land use framework for the University's long-term growth and will reinforce its role as a premier institution of higher education, research, healthcare, culture, and employment. Increasing the existing FAR limitation with a maximum FAR of 1.0 provides flexibility to accommodate future academic, research, student-service, housing, and healthcare needs while concentrating development within appropriate areas of the campus. The addition of hospital uses and the increase in ancillary retail will support a more complete campus environment and may provide services benefiting the University community and surrounding residents. Redesignating the three University-owned properties will align their land use designation with their ownership and intended institutional use. Extending the University Campus Multi-Use Area along Ponce de Leon Boulevard recognizes the strategic role of the corridor as a major urban edge of the campus and an appropriate location for ancillary and higher-intensity university-related development. Collectively, the amendments support efficient land use, access to transit, internal trip capture, coordinated redevelopment, and high-quality urban design while preserving the established transition and buffer framework adjacent to surrounding residential neighborhoods.

Staff's Findings: Based upon the Findings of Fact provided herein, Staff finds that the proposed Comprehensive Plan Text and Map Amendments satisfy the review standards of Zoning Code Section 14-213.6.

The proposed increase in maximum FAR from 0.7 to 1.0 will provide the University with additional development capacity to accommodate anticipated long-term growth in academic, research, student housing, student services, healthcare, and related institutional functions. The increased FAR will remain subject to the University Campus District regulations, Campus Master Plan, Development Agreement, concurrency requirements, and the established Campus Core, Transition, and Buffer Area framework. These controls will continue to direct higher-intensity development toward appropriate portions of the campus while protecting surrounding residential neighborhoods.

The proposed addition of hospital uses within the University Campus Multi-Use Area recognizes the relationship between the University's educational, research, clinical, and community healthcare functions. It provides the potential for a community-serving healthcare facility within an area strategically located along Ponce de Leon Boulevard and the US-1 corridor. The corresponding Zoning Code provisions will further regulate hospital uses review based on the provided bed number, thereby allowing the City to evaluate project-specific transportation, infrastructure, neighborhood compatibility, and operational impacts.

The proposed increase in ancillary retail from fifteen percent (15%) to twenty percent (20%) will provide additional flexibility for retail and service uses that support students, faculty, staff, patients, visitors, and other permitted campus functions. Because these uses will remain ancillary to or supportive of the University's principal institutional uses and will be concentrated within the Multi-Use Area, the amendment will not alter the fundamental institutional character of the University Campus designation.

The proposed expansion of the University Campus Multi-Use Area will extend the designation along University-owned land fronting Ponce de Leon Boulevard. This area serves as a major urban edge of the campus and has a direct functional and spatial relationship to the US-1 corridor and University Metrorail Station. Concentrating ancillary and potentially higher-intensity university-related uses within this corridor location supports coordinated development, transit use, pedestrian and bicycle access, shared facilities, and internal trip capture. It also helps limit such activity along campus edges adjoining established residential neighborhoods.

The proposed small-scale Future Land Use Map amendment for the properties located at 1530 Levante Avenue, 5827 Ponce de Leon Boulevard, and 5855 Ponce de Leon Boulevard will change their designation from "Commercial Low-Rise Intensity" to "University Use." These properties are owned by the University but retain their former commercial designation. The amendment will eliminate this inconsistency and establish a unified institutional land use designation consistent with their ownership, intended use, and relationship to the surrounding campus.

Collectively, the proposed text and map amendments establish a clearer, more consistent, and more flexible land use framework for the University's future development. The amendments support continued institutional growth, reinforce the strategic role of Ponce de Leon Boulevard and the US-1 corridor, promote efficient use of existing infrastructure, and maintain the regulatory protections intended to preserve the character and quality of life of surrounding neighborhoods.

B. <u>Zoning Code Text Amendment</u>

The stated purpose of the University Campus District (UCD) is to provide for the establishment and continuing operation of the University as an institution of higher education. The intent of the UCD provisions is to provide a comprehensive set of regulations by which the University's growth can be governed and reviewed. These regulations have the effect of supplanting requirements listed within existing districts by requiring an organized Development Plan which protects the public interest, ensures compatibility with surrounding neighborhoods, establishes a plan for growth upon which the University, surrounding neighbors and the City can rely, protects against incongruent design and the destruction of natural features and streamlines the permit approval process.

The proposed Zoning Code text amendment seeks to revise certain items in Article 16. Definition, Appendix A. Site Specific Zoning Regulations, Appendix D. University Campus District (UCD), to support the University's long-term growth while maintaining consistency with the City's Comprehensive Plan. Specifically, the amendments include:

- Clarifying the Health Center definition;
- Moving the University Campus Frontage definitions to Appendix D, following the related requirements, to be more user-friendly and avoid confusion;
- Removing inconsistent Site Specifics for University-owned properties;
- Updating the permitted square footage standard to a Floor Area Ratio (FAR) standard and allowing a Floor Area Ratio (FAR) of 1.0, consistent with the proposed Comprehensive Plan amendment. The current Code requires that the total combined permitted square footage for the University Campus District shall not exceed 6.8 million square feet of gross floor area;
- Revising the performance standards for University Campus Frontages regarding setbacks and stepbacks, redefining University Campus Frontages A through C to include all frontages, and removing the previous University Campus Frontages D and E;
- Increasing retail use from fifteen percent (15%) to twenty percent (20%) in the Multi-Use Zone, consistent with the Comprehensive Plan text amendment;
- Adding hospital use and related development requirements to the Campus Sub-Areas Table, with conditional use review required for a hospital containing more than 100 beds; and
- Updating the requirements related to the Design Manual.
- Permitting antenna / telecommunication facilities to exceed 10 feet of the permitted height within the Campus Core / University Multi-Use Zone (Note: All telecommunication requirements in Section 3-800 still apply, including the maximum height from grade to highest point be limited to 120 feet, or 200 feet for good cause)

The proposed text amendments are provided in Attachment A – Exhibit F.

Findings of Fact – Zoning Code Text Amendment

In accordance with Section 14-212.5 of the Zoning Code, the Planning and Zoning Board shall not recommend adoption of, and the City Commission shall not adopt, text amendments to these land Zoning Code unless the text amendment:

Standard	Staff Evaluation
a. Promotes the public health, safety, and welfare.	**Yes.** The proposed text amendments promote the public health, safety, and welfare by establishing a clearer and more coordinated regulatory framework for the University's long-term development. The amendments allow hospital use within the University Multi-Use Zone, creating the potential for a community-serving hospital of up to 100 beds that could benefit students, faculty, staff, and surrounding residents. A hospital with more than 100 beds would require conditional use review, allowing the City to evaluate transportation, infrastructure, neighborhood compatibility, and operational impacts and to impose appropriate conditions. The Multi-Use Zone is intended to accommodate ancillary university-related uses, including lodging, research, office, medical, healthcare, hospital, and supporting retail uses. It is generally

	located along Ponce de Leon Boulevard, which serves as a major urban edge of the campus and has a strategic relationship to the US-1 corridor. Concentrating these ancillary uses within the Multi-Use Zone provides flexibility for future university development in a location consistent with broader corridor development patterns, while limiting such activity along campus edges adjacent to established residential neighborhoods. The amendments also refine frontage, setback, stepback, height, parking, landscaping, pedestrian, and design standards to support high-quality campus development and protect surrounding residential neighborhoods. Updating the Design Manual requirements will further ensure that future projects are reviewed under consistent architectural and urban-design standards.
b. Does not permit uses the Comprehensive Plan prohibits in the area affected by the text amendment.	**Yes.** The proposed amendments do not permit uses prohibited by the Comprehensive Plan. The University Campus District will continue to accommodate university-related educational, residential, research, office, medical, healthcare, and ancillary uses consistent with the University Campus land use designation. The amendments clarify permitted medical and healthcare uses, establish hospital use within the University Multi-Use Zone, and require conditional use review for a hospital containing more than 100 beds. The increase in retail use from fifteen percent (15%) to twenty percent (20%) also remains limited to the Multi-Use Zone and is consistent with the corresponding Comprehensive Plan text amendment. The Multi-Use Zone is intended to accommodate ancillary university-related uses along Ponce de Leon Boulevard, where the campus has a direct relationship to the US-1 corridor and surrounding urban development. Concentrating these uses in this location supports coordinated campus growth while helping protect campus frontages adjacent to residential neighborhoods. The proposed changes therefore maintain the institutional character and intended function of the University Campus District.
c. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.	**Yes.** The amendment replaces the existing 6.8-million-square-foot campus-wide limitation with a maximum FAR of 1.0 for University-owned properties within the University Campus District, consistent with the proposed Comprehensive Plan amendment. It also establishes the method for calculating FAR and identifies areas excluded from the calculation. By aligning the Zoning Code intensity standard with the proposed Comprehensive Plan FAR, the amendment ensures that future development will remain within the permitted intensity threshold. The requested FAR increase will provide flexibility to accommodate modern academic and research facilities, student services, healthcare uses, and related development within the campus, while maintaining the established framework for concentrating growth in

	appropriate areas and protecting surrounding neighborhoods.
d. Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less than the minimum requirements of the Comprehensive Plan.	**Yes.** The proposed text amendments are not expected to cause public infrastructure to operate below adopted levels of service. Although the amendments provide additional development capacity and permit hospital and expanded ancillary retail uses, they do not approve a specific development project. Future projects will remain subject to concurrency review and project-specific analysis of transportation, water, sewer, stormwater, emergency services, and other infrastructure. The proposed amendments concentrate additional development along Ponce de Leon Boulevard and near the University Metrorail Station that further supports transit access and internal trip capture.
e. Does not directly conflict with any objective or policy of the Comprehensive Plan.	**Yes.** The proposed amendments do not directly conflict with the Comprehensive Plan. They support policies encouraging continued investment in the University of Miami employment center, development near major transportation and transit corridors, efficient use of established infrastructure, and protection of adjacent residential neighborhoods. The revised frontage standards continue to provide graduated development controls around the campus, while the updated Design Manual provisions guide architectural design, pedestrian connectivity, landscaping, screening of parking structures, and compatibility with surrounding development. The amendments therefore provide greater flexibility for institutional growth while maintaining the Comprehensive Plan's objectives for high-quality and context-sensitive development.

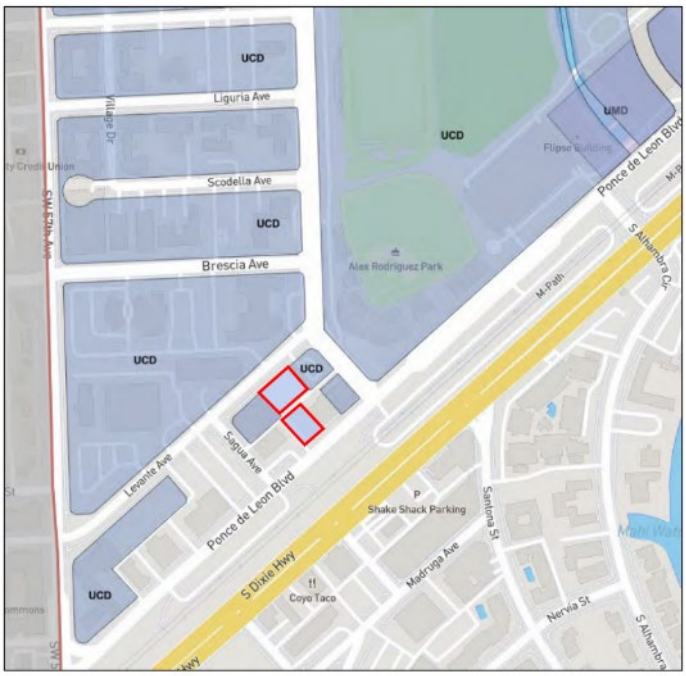
Staff comments. Based upon the Findings of Facts provided herein, Staff finds the Application satisfies the provisions of the Zoning Code for the proposed Zoning Code Text Amendment. The amendments maintain consistency with the Comprehensive Plan, establish clearer and more coordinated standards for future campus development, align the permitted intensity with the proposed FAR of 1.0, and regulate hospital, retail, frontage, design, and other university-related uses within the appropriate campus subareas. The amendments also preserve the established framework for protecting surrounding residential neighborhoods through applicable setback, stepback, height, performance standards, design-review, and conditional use requirements. Accordingly, Staff finds that the proposed text amendments promote the public health, safety, and welfare and provide an appropriate regulatory framework for the University's continued long-term growth.

C. Zoning Map Amendment

The application includes requests to amend the Zoning Map, consistent with the proposed amendments to the Comprehensive Plan Future Land Use Map, including:

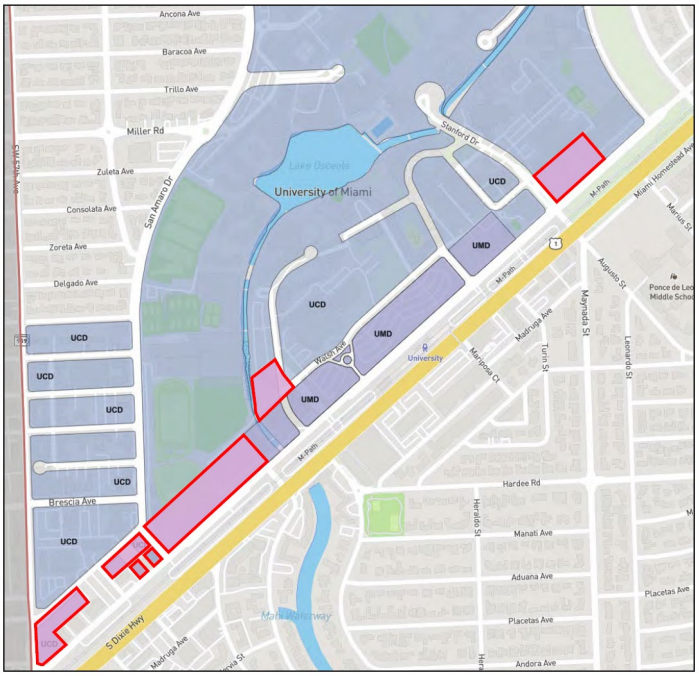
- changing from "Mixed-use 1" to "University Use" for the properties located at 1530 Levante Avenue, 5827 Ponce de Leon Blvd., and 5855 Ponce de Leon Blvd. The proposed change is consistent with the proposed Land Use amendment.

- modifying the boundaries of the "University Campus Multi-Use Area Overlay District" to include the existing Central Energy Plant building and extend southwest to Red Road and extend northeast to the existing Mahoney-Pearson parking garage, excluding properties that are not owned by the applicant. The proposed change is consistent with the proposed Comprehensive Plan map amendment.



Zoning map change from Mixed Use 1 (MX1) to University Campus District (UCD)

Proposed Future Land Use Change



Zoning map change to extend the boundaries of the Overlay District – University Use Multi-Use Area (UMD)

Proposed Multi-use Area Change

Findings of Fact – Zoning Map Amendment

Zoning Code Section 14-212.4 provides review standards for Zoning Code Map amendments:

Standard	Staff Evaluation
1. **It is consistent with the Comprehensive Plan in that:**	
a. Does not permit uses which are prohibited in the future land use category of the parcel proposed for development.	**Yes.** The proposed Zoning Map Amendment is consistent with the corresponding Future Land Use Map Amendment. Changing the three University-owned properties from Mixed-Use 1 (MX1) to University Campus District (UCD) will align the zoning designation with the proposed University Use land use designation. The expansion of the University Campus Multi-Use Area Overlay District will apply only to University-owned properties and will permit university-related and ancillary uses consistent with the University Campus Multi-Use Area sub-category.

b. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use category of the parcel proposed for development.	**Yes.** The proposed zoning designations will not allow development intensity in excess of that permitted by the applicable Future Land Use designation. Development within the UCD and Multi-Use Area Overlay will remain subject to the maximum FAR, height, use, and development standards established in the Comprehensive Plan, Zoning Code, Campus Master Plan, and Development Agreement.
c. Will not cause a decline in the level of service for public infrastructure to a level of service which is less than the minimum requirements of the Comprehensive Plan.	**Yes**. The proposed map amendment is not expected to reduce adopted levels of service for public infrastructure. The properties are within or adjacent to the established campus and are served by existing roadways, transit, and municipal utility systems. Future development will remain subject to project-specific concurrency, transportation, water, sewer, stormwater, and infrastructure-capacity review.
d. Does not directly conflict with any objective or policy of the Comprehensive Plan.	**Yes.** The amendment does not conflict with the Comprehensive Plan. It supports policies encouraging high-quality development within the University of Miami employment center, higher-intensity development near transit corridors, and protection of surrounding residential neighborhoods through the established Campus Core, Transition, and Buffer Area framework.
2. **Will provide a benefit to the City in that it will achieve two or more of the following objectives**	
a. Improve mobility by reducing vehicle miles traveled for residents within a one-half (1/2) mile radius by: i. Balancing land uses in a manner that reduces vehicle miles traveled; ii. Creating a mix of uses that creates an internal trip capture rate of greater than twenty (20%) percent; iii. Increasing the share of trips that use alternative modes of transportation, such as transit ridership, walking, or bicycle riding.	**Yes.** The proposed expansion directs university-related and ancillary uses on the campus, to Ponce de Leon Boulevard and the US-1 corridor in close proximity to the University Metrorail Station and existing transit and bus services. Concentrating compatible uses within the campus in this location supports walking, bicycling, transit ridership, bus and trolley ridership, shared parking, and internal trip capture among campus destinations. It also allows students, faculty, staff, patients, and visitors to access multiple uses within the campus without generating a separate vehicle trip for each destination, thereby reducing dependence on private automobiles and supporting more efficient use of the surrounding transportation network.
b. Promote high-quality development or redevelopment in an area that is experiencing declining or flat property values.	**Yes.** The amendment will facilitate coordinated redevelopment and reinvestment of University-owned properties along Ponce de Leon Boulevard. Applying consistent campus zoning and development standards will promote unified, high-quality urban design, strengthen the physical relationship between the campus and the corridor, and enhance one of the City's significant urban edges fronting the US-1 corridor.

c. Create affordable housing opportunities for people who live or work in the City of Coral Gables.	**Yes.** The amendment will not directly affect the availability of affordable housing within the City. The properties proposed for rezoning and the proposed Multi-Use Area expansion apply exclusively to University-owned land. Although the amendment does not directly create affordable housing, it may provide additional development capacity for on-campus student housing. Accommodating more students within the University campus could reduce competition for rental housing in surrounding neighborhoods and help preserve housing availability for people who live or work in the City.
d. Implement specific objectives and policies of the Comprehensive Plan.	**Yes.** The amendment implements Comprehensive Plan policies that support the University of Miami as a major educational and employment center, encourage development near transit, promote efficient use of existing infrastructure, and maintain compatibility with nearby residential neighborhoods.
3. Will not cause a substantial diminution of the market value of adjacent property or materially diminish the suitability of adjacent property for its existing or approved use.	**Yes.** The proposed amendment is not anticipated to substantially diminish the value or suitability of adjacent properties. The zoning changes apply to University-owned land and direct additional activity primarily along Ponce de Leon Boulevard and the US-1 corridor. Future development will remain subject to applicable setbacks, stepbacks, design review, landscaping, buffering, and Campus Master Plan requirements intended to protect adjacent properties and surrounding residential neighborhoods.

Staff comments. The requests for a Zoning Code Map Amendment are connected to and consistent with the requests for the proposed Comprehensive Land Use Map Amendments. Based upon the Findings of Facts provided herein, Staff finds the Application satisfies the provisions of the Zoning Code for the proposed Zoning Code Map Amendments.

D. Amendment of Development Agreement

The City Commission may enter into development agreements in accordance with the provisions of Zoning Code Article 14, Section 14-217. "Development Agreements" and Chapter 163, Florida Statutes to encourage a stronger commitment to comprehensive and capital facilities planning, ensure the provision of adequate public facilities for development, encourage the efficient use of resources, and reduce the economic cost of development.

Zoning Code Section 14-217.6. provides the standards for review of a development agreement, as follows:

"In reaching a decision as to whether or not the development agreement should be approved, approved with changes, approved with conditions, or disapproved, the City Commission and the Planning and Zoning Board shall determine whether the development agreement is consistent with and furthers the goals, policies and objectives of the Comprehensive Plan."

The proposed Development Agreement is provided in Attachment A.

Findings of Fact –Development Agreement Amendment

Staff's Findings: The request proposes to amend the Development Agreement to:
(1) update the maximum gross floor area to Floor Area Ratio (FAR) definition, and allow Floor Area Ratio (FAR) of 1.0,
(2) increase the permitted student enrollment from 13,000 to 17,500,
(3) convey the Lee Lincoln Parcel to the City for the development of a public park
(4) revise the Development Agreement payment schedule to include an annual increase of four percent (4%) per annum;
(5) transfer a total of seventy (70) metered parking spaces (including ADA parking spaces) on campus streets from the City to the University, and improving the west portion of Levante Avenue to install and utilize parking meters;
(6) remove the inconsistent requirement for transmittal to the State, pursuant to the updated State Statute; and
(7) allow a hospital within the Multi-Use area, and other minor changes.

As the University continues to grow and respond to the evolving demands of higher education, the proposed increases in FAR and enrollment capacity will support continued advancement in teaching, research, healthcare, innovation, and student life. Replacing the existing gross-floor-area limitation with a maximum FAR of 1.0 will provide a clearer and more flexible development standard that is consistent with the related Comprehensive Plan and Zoning Code amendments, thereby maintaining consistency across the City's regulatory framework.

The proposed enrollment increase will allow the University to accommodate anticipated long-term growth within the established campus. Future development associated with the increased enrollment and development capacity will remain subject to the Campus Master Plan, applicable development review procedures, concurrency requirements, and the established Campus Core, Transition, and Buffer Area standards intended to protect surrounding neighborhoods.

In recognition of the proposed increase in development intensity and enrollment, the University will convey the Lee Lincoln Parcel to the City for development as a public park. The parcel is located along the campus edge adjacent to an established residential neighborhood and will provide a public recreational amenity, additional open space, and a physical buffer between campus activity and nearby residential properties.

The revised payment schedule, including the annual four percent (4%) increase, will ensure that the University's financial obligations remain responsive to increasing costs over the term of the Agreement and continue to support the public services, facilities, and improvements associated with campus growth.

The proposed transfer of seventy (70) metered parking spaces will clarify responsibility for the management and operation of parking spaces located on campus streets. The related improvements to the western portion of Levante Avenue and installation of parking meters will support coordinated parking management, improve the functionality of the campus transportation system, and facilitate more efficient use of existing parking resources.

Removing the outdated State transmittal requirement will bring the Development Agreement into conformity with current Florida law and eliminate an inconsistent procedural provision. The remaining minor revisions will update terminology, improve clarity, and ensure internal consistency throughout the Agreement.

The standards identified in Section 14-217.6 for the proposed Zoning Code text amendment are **satisfied**. The proposed amendment to the Development Agreement is consistent with and furthers the Goals, Objectives and Policies of the Comprehensive Plan as have been specified and identified in the following section of this report.

E. Conditional Use review of the Campus Master Plan

The application includes a request to amend the Campus Master Plan Development Chart to reflect the proposed Comprehensive Plan and Zoning amendments. Pursuant to Zoning Code Section D.1, University Campus District (UCD), subsection E, Modifications to the Adopted Campus Master Plan, such amendments shall be reviewed and approved by the City of Coral Gables in accordance with the conditional use requirements in Section 14-203 of the Zoning Code.

The amendments include:

- to update the Campus Master Plan to reflect the proposed expansion of the University Campus Multi-Use Area and the proposed Future Land Use and Zoning Map amendments for the three University-owned properties, ensuring consistency among the Campus Master Plan, Comprehensive Plan, and Zoning Map;
- Revising the Development Chart to include the additional area permitted under the proposed Floor Area Ratio (FAR); and
- Updating the Development Chart to include minor amendments for consistency with recent proposed and permitted projects.

The proposed Campus Master Plan Development Chart is provided in Attachment A – Exhibit I.

Findings of Fact – Conditional Use

To provide an overview of the purpose and intent of the Conditional Use provisions, Zoning Code Section 14-203, "Purpose and Applicability" provides for the following:

> *"The purpose of providing for conditional uses within each zoning district is to recognize that there are uses which may have beneficial effects and serve important public interests, but which may, but not necessarily, have adverse effects on the environment, particularly residential areas, overburden public services, or change the desired character of an area. Individualized review of these uses is necessary due to the potential individual or cumulative impacts that they may have on the surrounding area or neighborhood. The review process allows the imposition of conditions to mitigate identified concerns or to deny the use if concerns cannot be resolved."*

A Conditional Use review must comply with Zoning Code Section 14-203.8, "Standards for Review" as follows:

STANDARD	STAFF EVALUATION
A. The proposed conditional use is consistent with and furthers the goals, objectives and policies of the Comprehensive Land Use Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.	**Yes.** The proposed amendment to the Campus Master Plan Development Chart is consistent with the related Comprehensive Plan, Zoning Code, and Development Agreement amendments. The Campus Master Plan will be updated to reflect the proposed expansion of the University Campus Multi-Use Area and the redesignation of the three University-owned properties, ensuring consistency among the Campus Master Plan, Comprehensive Plan Future Land Use Map, and Zoning Map. Revising the Development Chart to reflect the proposed maximum FAR of 1.0 and incorporating recent campus projects supports coordinated long-term planning, maintains consistency among the City's regulatory documents, and furthers policies supporting the University of Miami as a major educational, research, healthcare, cultural, and employment center. Future development will remain subject to the applicable Campus Master Plan, development-review, design, and concurrency requirements.
B. The available use to which the property may be put is appropriate to the	**Yes.** The subject property is an established university campus designated "University Use" and zoned University Campus District.

property that is subject to the proposed conditional use and compatible with existing and planned uses in the area.	The proposed Development Chart amendment does not introduce an unrelated use; rather, it updates the Campus Master Plan boundaries, subareas, the permitted development capacity and campus inventory within the existing institutional framework. The three University-owned properties will be incorporated into a consistent institutional framework, while the expanded Multi-Use Area will accommodate university-related ancillary uses along Ponce de Leon Boulevard. Additional floor area will be directed to the Campus Core Area, including the University Multi-Use Zone, where higher-intensity university development is planned and appropriate. Future projects will remain subject to the applicable performance standards and project-specific development review.
C. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City.	**Yes.** The amendment supports continued institutional growth within the defined campus boundary while preserving the established Campus Core, Transition, and Buffer Area framework. Concentrating additional development within the Campus Core Area and University Multi-Use Zone, which primarily front major urban corridors such as Ponce de Leon Boulevard, establishes an appropriate urban spatial relationship and strategically locates future higher-intensity development. Directing the proposed increase in development capacity to the Campus Core Area also limits higher-intensity activity along campus edges adjoining established residential neighborhoods to protect the surrounding communities. The Development Chart provides a coordinated mechanism for tracking campus development but does not independently approve the location, design, or operation of any specific building.
D. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.	**Yes.** The proposed amendments are not anticipated to adversely or unreasonably affect nearby properties. The redesignation of the three parcels establishes consistency with their University ownership and intended institutional use, while the Multi-Use Area expansion directs ancillary activity toward Ponce de Leon Boulevard rather than residential campus edges. The Campus Transition and Buffer Areas will remain in place. Future development will continue to comply with applicable standards governing setbacks, stepbacks, height, landscaping, screening, parking, circulation, and design. Project-specific impacts will be evaluated through the applicable development-review process.
E. The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures.	**Yes.** The campus is surrounded by residential, institutional, educational, office, commercial, and healthcare uses. Updating the Campus Master Plan to reflect the proposed map amendments will create a more unified institutional development pattern for University-owned land. The expanded Multi-Use Area is located primarily along Ponce de Leon Boulevard, where university-related ancillary uses are compatible with the broader urban and transit corridor context. The proposed Development Chart amendment remains compatible with this context by concentrating additional development within the established Campus Core Area and applying graduated development standards near surrounding neighborhoods.

	The Campus Transition and Buffer Areas will continue to provide physical, visual, and dimensional separation between higher-intensity campus development and adjacent residential properties.
F. The parcel proposed for development is adequate in size and shape to accommodate all development features.	**Yes.** The University campus is a large, comprehensively planned site with established internal roadways, pedestrian connections, open spaces, utilities, parking facilities, and distinct development subareas. Incorporating the three University-owned properties and the expanded Multi-Use Area into the Campus Master Plan provides a coordinated framework for their future use. The proposed additional floor area will be implemented through individual projects within the Campus Core Area. Each project will remain subject to site-specific review to confirm that the proposed building, circulation, parking, landscaping, open space, service access, and infrastructure can be appropriately accommodated.
G. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.	**Yes.** Updating the Development Chart provides a current and transparent framework for monitoring campus development and ensuring consistency with the established and proposed land use, zoning, and intensity standards. The amendment supports educational, research, healthcare, student housing, and student-service functions that provide institutional and community benefits. Future projects will remain subject to all applicable life-safety, environmental, infrastructure, architectural, urban-design, and development-review requirements.
H. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.	**Yes.** The proposed amendment is limited to the Campus Master Plan Development Chart and does not approve specific driveways, circulation improvements, or parking facilities. The campus is served by surrounding major roadways, the University Metrorail Station, bus and trolley services, internal streets, pedestrian routes, bicycle facilities, and campus transit. Concentrating additional development within the Campus Core Area and primarily along major urban frontages will help minimize interaction with surrounding residential streets. Each future project will be reviewed for safe and efficient vehicular, pedestrian, bicycle, service, emergency, and parking circulation.
I. The proposed conditional use satisfies the concurrency standards of Section 14-218 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.	**Yes.** The proposed amendments update the Campus Master Plan and Development Chart to reflect the proposed Comprehensive Plan and Zoning Code amendments but do not authorize construction of a specific project. The expanded Multi-Use Area and additional development capacity are directed toward the Campus Core Area and major urban and transit corridors, supporting efficient use of existing infrastructure, transit access, and internal trip capture, and limiting activity along residential campus edges. Future development utilizing the additional FAR will remain subject to project-specific concurrency review and analysis of transportation, water, sewer, stormwater, emergency services, and other public facilities to ensure that adopted levels of service are maintained.

Staff's Findings: Based upon the Findings of Fact provided herein, Staff finds that the proposed amendment to the

Campus Master Plan satisfies the conditional use review standards of Zoning Code Section 14-203.8.

Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies

This section provides those CP Goals, Objectives and Policies applicable to the Application and the determination of consistency:

Ref. No.	Comprehensive Plan Goals, Objectives and Policies	Staff Review
1.	**Policy GOV-1.1.4.** Encourage the formation of neighborhood and civic organizations to facilitate effective participation in the community; build relationships between City staff and organizations to enhance communication between the parties with the intent of providing an additional opportunity to communicate with City staff, applicable boards/committees, and the City Commission.	Complies
2.	**Policy GOV-1.1.5.** Ensure that resident's concerns regarding incompatible or inconsistent development are addressed in conformance with established provisions of the City Code, Comprehensive Plan, and Zoning Code provisions; and coordinate with established neighborhood organizations in the planning and implementation of neighborhood improvements – such as historic preservation, infrastructure, traffic calming, landscaping, public safety, and other quality of life issues.	Complies
3.	**Policy FLU-1.1.7.** A concurrency impact analysis is completed for all development orders issued by the City. This includes changes in use, building permits, and change in zoning or conditional use applications. Applicants are required to satisfy all concurrency conditions prior to issuance of a building permit.	Complies
4.	**Policy FLU-1.3.3.** Non-residential uses designated in the Comprehensive Plan which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions or industrial traffic, shall provide buffering such as landscaping, walls and setbacks, when located adjacent to or across the street from incompatible uses such as residential uses.	Complies
5.	**Objective FLU-1.4.** Provide for protection of natural and historic resources from development and/or redevelopment together with continued maintenance.	Complies
6.	**Policy FLU-1.4.3.** Historic sites shall be identified and protected, and performance standards for development and sensitive reuse of historic resources shall be established.	Complies
7.	**Policy FLU-1.7.1.** Encourage effective and proper high quality development of the Central Business District, the Industrial District and the University of Miami employment centers which offer potential for local employment in proximity to protected residential neighborhoods.	Complies
8.	**Policy FLU-1.11.1.** Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
9.	**Objective FLU-1.12.** The City shall enforce the recently adopted Zoning Code which maintains the high aesthetic community design standards.	Complies
10.	**Objective FLU-1.13.** The City shall enforce the recently adopted Zoning Code which creates, preserves and maintains scenic vistas in keeping with the classic traditions as embodied in the original city plan.	Complies
11.	**Policy FLU-1.14.1.** The City shall enforce Zoning Code provisions which continue to address the location and extent of residential and non-residential land uses consistent with the Future Land Use Map in order to preserve the character of existing neighborhoods.	Complies
12.	**Goal FLU-3.** The City as a part of its development review process shall engage public/community participation and collaboration to provide for a transparent development	Complies

Ref. No.	Comprehensive Plan Goals, Objectives and Policies	Staff Review
	review process.	
13.	**Policy DES-1.1.5.** Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	Complies
14.	**Policy DES-1.1.6.** Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
15.	**Policy DES-1.1.7.** Preserve residential properties to assure that future development will be in conformity with the foregoing distinctive character, with respect to type, intensity, design and appearance.	Complies
16.	**Policy MOB-1.1.2.** Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.	Complies
17.	**Policy MOB-1.1.3.** Locate higher density development along transit corridors and near multimodal stations.	Complies
18.	**Policy MOB-1.1.8.** Protect residential areas from parking impacts of nearby nonresidential uses and businesses and discourage parking facilities that intrude, impact and increase traffic into adjacent residential areas.	Complies
19.	**Objective MOB-2.7.** The City's Comprehensive Plan, this element and all applicable plans and programs shall protect and minimize any potential traffic impacts to the community and residential neighborhoods.	Complies

Staff Comments: The above evaluation indicates that the requests collectively support the continued advancement of the University of Miami as a major institutional, educational, research, healthcare, cultural, and employment center within the City, while maintaining compatibility with surrounding residential neighborhoods. In particular, the application furthers Policy FLU-1.7.1 by supporting high-quality development within the University of Miami employment center in proximity to protected residential neighborhoods. It also advances Policies MOB-1.1.2 and MOB-1.1.3 by directing additional development toward an established campus near the US-1 transit corridor and University Metrorail Station, thereby supporting walking, bicycling, public transit, infill, and more efficient use of existing infrastructure.

The proposed Campus Core, Transition, and Buffer Area framework, together with applicable frontage, setback, stepback, performance standards, and design requirements, supports Policy FLU-1.3.3, Policy FLU-1.14.1, and Policies DES-1.1.5 through DES-1.1.7 by concentrating higher-intensity development in appropriate campus areas, providing protection from potentially incompatible impacts, promoting unified civic design, and preserving the character of nearby residential districts. The proposal also supports Policy MOB-1.1.8 and Objective MOB-2.7 by limiting the intrusion of campus-related parking and traffic into adjacent residential areas and requiring future projects to address potential transportation impacts.

Future development will remain subject to concurrency review consistent with Policy FLU-1.1.7, as well as applicable site-plan, design-review, environmental, infrastructure, and permitting requirements. The public hearing and notification process also furthers Goal FLU-3 and Policies GOV-1.1.4 and GOV-1.1.5 by providing opportunities for public participation and consideration of neighborhood concerns.
Overall, the application is consistent with the Comprehensive Plan's intent to accommodate institutional growth in a coordinated manner that promotes mobility, efficient use of land and infrastructure, high-quality urban design,

neighborhood compatibility, and protection of the public health, safety, and welfare. Therefore, Staff's determination is that this application is consistent with the Comprehensive Plan Goals, Objectives and Policies.

5. REVIEW TIMELINE AND PUBLIC NOTIFICATION

City Review Timeline

The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Development Review Committee	06.26.26
Planning and Zoning Board	08.12.26
City Commission – 1st Reading	TBD
City Commission – 2nd Reading	TBD

Public Notification and Comments

The Applicant held a neighborhood meeting on 02. 04, 2026, with notification to all property owners within 1,500 feet of the property. A copy of each meeting invitation and attendance list is on file with the Planning Division. Summaries of the meetings are provided under Attachment A.

Article 15, "Notices," Section 15-100 of the Zoning Code requires notification be provided to all property owners within 1,500 feet of the property within City limits, and within a five hundred (500) foot radius of the property beyond the City limits. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed; and provides for an opportunity to submit comments. There were 2,327 notices, including 9 internationally mailed on 07. 29, 2026 to notify property owners of the Planning and Zoning Board meeting. A copy of the notice is provided as Attachment B. A map of the notice radius is provided below, with the City limits illustrated in a dashed red line.

Notification Radius Map

The following has been completed to solicit input and provide notice of the Application:

PUBLIC NOTICE	DATE
Mailed Notification for Applicant neighborhood meeting	01.27.26
Applicant neighborhood meeting	02.04.26
Mailed Notification for PZB meeting	07.29.26
Sign posting of property	07.31.26
Legal advertisement	07.31.26
Posted Staff report on City web page	08.07.26

6. STAFF RECOMMENDATION

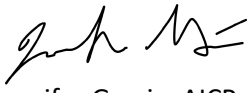
Staff recommends **Approval.**

7. ATTACHMENTS

A. Applicant's submittal package.
B. Notice mailed to all property owners within 1,500 feet of the property.
C. Public Works Traffic Acceptance Memo.
D. PowerPoint Presentation.

Please visit the City's webpage at www.coralgables.com to view all Application materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Jennifer Garcia, AICP, CNU-A
Assistant Director of Development Services
for Planning and Zoning
City of Coral Gables, Florida