



City of Coral Gables Notice of Public Hearing

Applicant:	City of Coral Gables
Application:	University Station Rapid Transit Overlay District Amendment
Property:	1150, 1190, 1250, 1320, 1350 South Dixie Highway, and 6100 Caballero Blvd
Public Hearing - Date/Time/ Location:	PLANNING & ZONING BOARD Wednesday, February 11, 2026, 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, February 11, 2026**, regarding proposed text and map amendments to the Coral Gables Comprehensive Plan and Zoning Code for the “University Station Rapid Transit Overlay District,” adjacent to the University Metrorail Station. The proposed amendments to the district include the addition of properties and revisions to associated regulations for multi-family buildings to promote more consistent development within the station area.

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)

- 1. Comprehensive Plan Map and Text amendments.** *An Ordinance of the City Commission of Coral Gables, Florida, approving amendments to the text and maps of the City of Coral Gables Comprehensive Plan pursuant to small-scale amendment procedures (Section 163.3187, Florida Statutes), and Zoning Code Article 14, “Process,” Section 14-213, “Comprehensive Plan Text and Map Amendments,” to 1) modify the required Multi-Family densities and height to allow higher intensity within the “University Station Rapid Transit District Overlay,” and to allow Multi-Family High Density within the Mixed-Use Overlay Districts located within the “University Station Rapid Transit District Overlay,” 2) include additional properties (6100 Caballero Blvd) within the “University Station Rapid Transit District Overlay” on the Mixed-Use Overlay Districts Map, and 3) amend the Future Land Use Map from “Commercial Low-Rise Intensity” to “Multi Family High Density” for Lots 1&2, Block 5 and Lots 1 thru 3, Block 6, Riviera Waterways Section, Track “K”, Addition to Riviera Waterways Section, and Lot 8, Block 208, Riviera Section 14; from “Multi Family Low Density” to “Multi Family High Density” for Lots 3&4, Block 5, Riviera Waterways Section; from “Multi Family Duplex Density” to “Multi Family Low Density” for Lot 5, Block 5 and the southern portion of Lot 5, Block 6, Singer Subdivision; from “Commercial Low-Rise Intensity” to “Multi Family Medium Density” for Lot 4, Block 6, Riviera Waterways Section; and from “Multi Family Duplex Density” to “Multi Family Medium Density” for Lot 5-A and the northern portion of Lot 5, Block 6, Singer Subdivision; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (Legal description on file)*

2. **Zoning Code and Map amendments.** *An Ordinance of the City Commission of Coral Gables, Florida providing for map and text amendments 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 2, "Zoning Districts," Section 2-408, "University Station Rapid Transit District Overlay" to a) include requirements for multi-family development and provide regulations for modification and development agreements within the district; b) add additional properties (6100 Caballero Boulevard) to the boundary of the "University Station Rapid Transit District Overlay", 2) amending Appendix A, "Site Specific Zoning Regulations," to remove inconsistent Site Specifics, 3) amending Article 14, "Process," Section 14-204, "Transfer of Development Rights," to expand Transfer of Development Rights (TDRs) receiving sites within the "University Station Rapid Transit District Overlay," and 4) amend the Zoning Map from "Mixed-Use 1 (MX1)" to "Multi Family 4 (MF4)", for Lots 1&2, Block 5 and Lots 1 thru 3, Block 6, Riviera Waterways Section, Track "K", Addition to Riviera Waterways Section, and Lot 8, Block 208, Riviera Section 14, from "Multi Family 3 (MF3)" to "Multi Family 4 (MF4)" for Lots 3&4, Block 5, Riviera Waterways Section; from "Multi Family 1 (MF1)" to "Multi Family 3 (MF3)" for Lot 5, Block 5 and the southern portion of Lot 5, Block 6, Singer Subdivision; from "Mixed-Use 1 (MX1)" to "Multi Family 2 (MF2)" for Lot 4, Block 6, Riviera Waterways Section; and from "Multi Family 1 (MF1)" to "Multi Family 2 (MF2)" for Lot 5-A and the northern portion of Lot 5, Block 6, Singer Subdivision; providing for repealer provision, severability clause, codification, and providing for an effective date. (Legal description on file)*

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://arcg.is/zOeKv>.

Sincerely,

City of Coral Gables, Florida