

	City of Coral Gables Public Hearing Notice	
Applicant:	University of Miami	
Applications:	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. Restate and amend the University of Miami Development Agreement, 6. Conditional Use Review - Campus Master Plan Amendments	
Property:	University of Miami	
Public Hearing - Date/Time/ Location:	PLANNING & ZONING BOARD Wednesday, August 12, 2026, 6:00 p.m. Community Meeting Room, Police and Fire Headquarters, 2151 Salzedo Street, Coral Gables, Florida, 33134 e-comments: www.CoralGables.GranicusIdeas.com/meetings	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board will conduct a Public Hearing on **Wednesday, August 12, 2026** at the Community Meeting Room, Police and Fire Headquarters, 2151 Salzedo Street, Coral Gables, Florida.

An application has been submitted by Jeffrey Bass, Esq., of Bass Law, on behalf of the University of Miami (the "Applicant") to the City of Coral Gables, requesting review of multiple requests for Comprehensive Plan Text and Map amendments, Zoning Code Text and Map amendments, University of Miami Development Agreement amendments, and Conditional Use Review for the Campus Master Plan. The amended and restated Development Agreement is proposed to be extended and includes the transfer of the Lee Lincoln site; student enrollment increase; community programs for residents; total square footage increase; transfer the management of on-campus parking; athletics ticket programs for residents; expansion of uses along Ponce de Leon Boulevard, including hospital; and other modifications to the current Development Agreement.

The following 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.

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; 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)*

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 any comments by sending an email to planning@coralgables.com prior to the meeting.

Sign up to receive future public notices via email at <https://arcg.is/zOeKv>.

Sincerely,

City of Coral Gables, Florida