



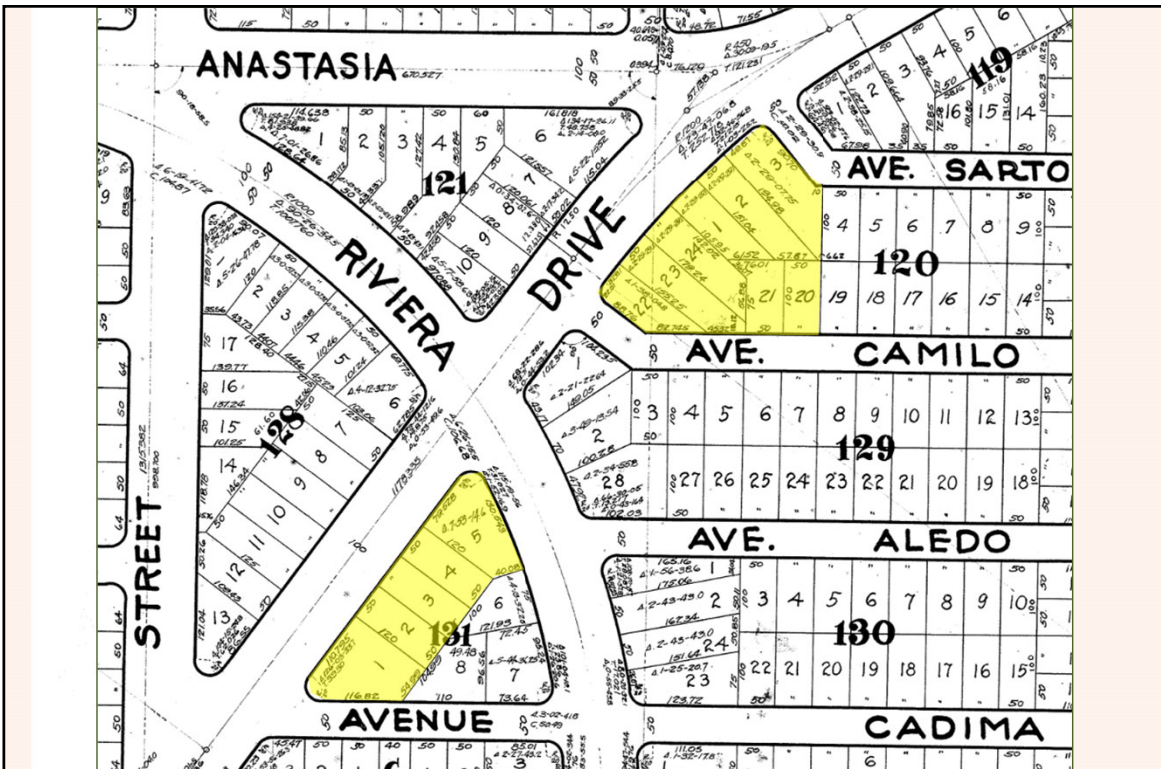
# 520 University Drive

AMENDMENTS TO ORDINANCE NO. 1952

PLANNING & ZONING BOARD  
MAY 20, 2026



1



2

ORDINANCE NO. 1952

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "PARKING CODE", BY CHANGING THE COURSE OF COURSE ON LOTS 1, 2, LOTS 21, 22, 23 AND 24, BLOCK 129 AND LOTS 1 THROUGH 5 INCLUSIVE, BLOCK 131, "COUNTRY CLUB SECTION, PART 0", CORAL GABLES, FLORIDA, AND REPEALING ALL ORDINANCES INCONSISTENT HEREBY.

WHEREAS, the City Commission, at its regular meeting held October 13, 1970, passed and adopted Resolution No. 1422 directing that a public hearing be held on the **reasoning** of the following:

(A) On Lots 20 and 21, Block 129, "Country Club Section, Part 0", from 80' Single Family Residential Use (SFR) minimum sq. ft. floor area to "M" Use.

(B) On Lots 1 through 5, inclusive, and Lots 22 through 24, inclusive, Block 129, "Country Club Section, Part 0", and Lot 2, Block 129, "Country Club Section, Part 0", and Lots 1 through 5, inclusive, Block 131, "Country Club Section Part 0", from 80' Single Family Residential Use (SFR) minimum sq. ft. floor area to "M" Use.

The letter symbol "M" to permit subject property to be used as municipal offstreet parking lots in connection with the Coral Gables Public Library and the Coral Gables City Municipal Youth Center.

(A) The **forementioned** lots shall not be paved, but shall be kept in a park-like manner and the trees and foliage on the said lots shall be preserved in their present state as much as is feasible.

(B) That it is the intention of the Commission that the said lots should be used only for overflow parking from the Youth Center and the Library.

(C) That ingress and egress shall only be from University Drive and that there shall be erected a means of closing said lots should there be no necessity for additional parking for the Youth Center and the Library.

(D) That in the event the above described property shall not be needed for municipal offstreet parking lots, then the property shall revert to single **family** residential use.

CONDITIONS HEREBY be and the same hereby are repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS ELEVENTH DAY OF JANUARY, A. D. 1971.

APPROVED:

*[Signature]*  
CITY COMMISSIONER

ATTEST:

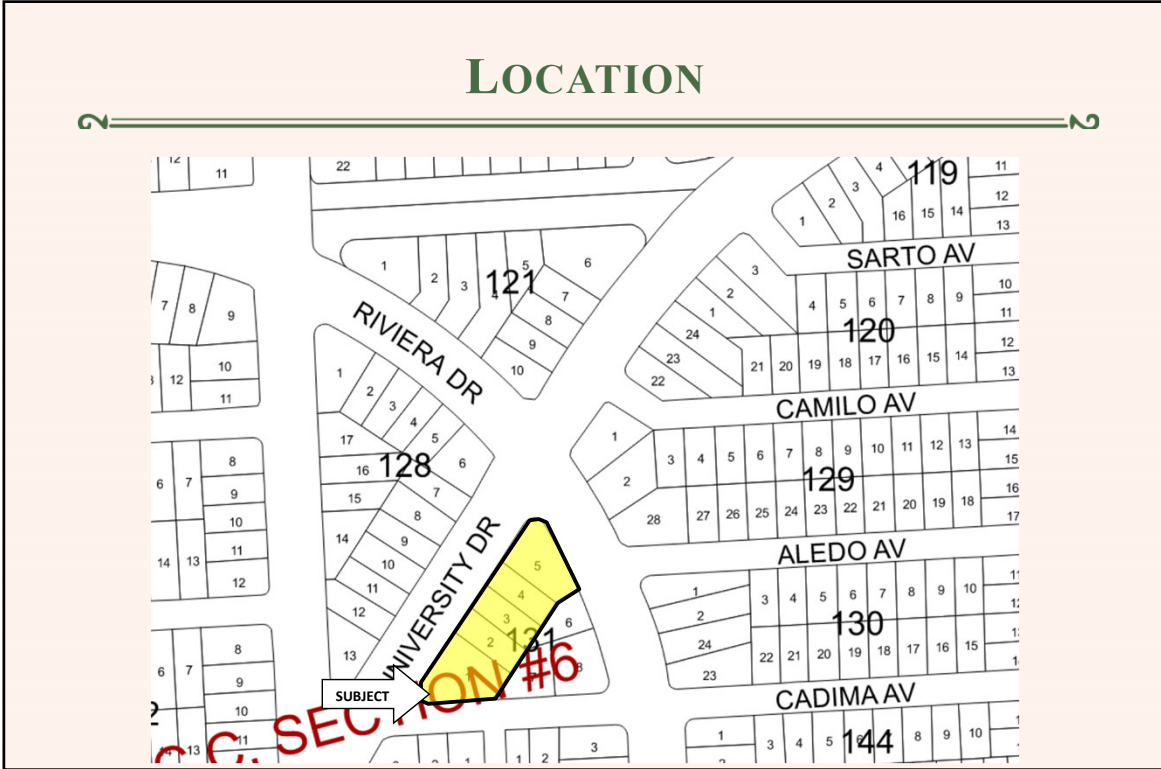
*[Signature]*  
CITY CLERK

3



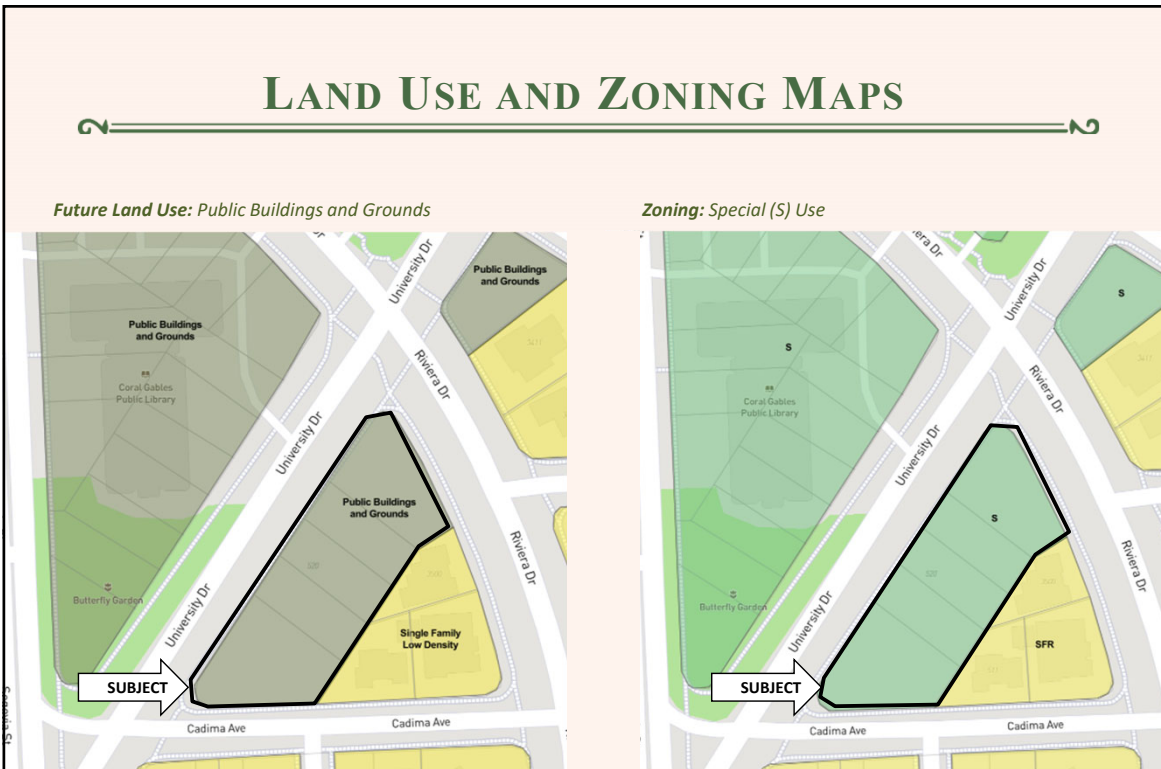
4

## LOCATION



5

## LAND USE AND ZONING MAPS



6

## PROPOSED AMENDMENTS

- ~~A. The aforementioned lots property at 520 University Drive shall not be paved for off-street parking. The property but shall be kept in a park-like manner and the trees and foliage of the said lots property shall be preserved in their present state as much as is feasible.~~
- ~~B. That it is the intention of the Commission that the said property at 520 University lots should only may be used for overflow parking from the Youth Center and the Library on unimproved surfaces, and may also function as a public park.~~
- ~~C. When used for temporary overflow parking, That ingress and egress shall only be from University Drive, unless other streets are necessary for safety as determined by the Police Department and that there shall be erected a means of closing said lots should there be no necessity for additional parking for the Youth Center and the Library.~~
- ~~D. That in the event the above described property shall not be needed for municipal offstreet parking lots, then the property shall revert to single family residential use.~~

7

## REVIEW TIMELINE

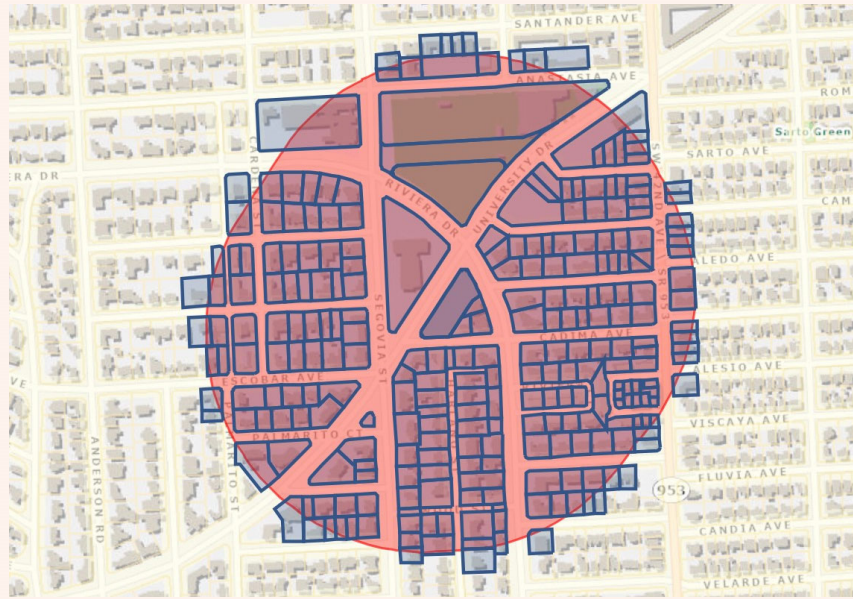
<b>1</b>	<b>PLANNING AND ZONING BOARD: 04.10.24</b>
<b>2</b>	<b>CITY COMMISSION – 1<sup>ST</sup> READING: TBD</b>
<b>3</b>	<b>CITY COMMISSION – 2<sup>ND</sup> READING: TBD</b>
8	

8

## LETTERS TO PROPERTY OWNERS (1,000 FT)

2

2



9

9

## PUBLIC NOTIFICATION

<b>1 TIME</b>	<b>LETTERS TO PROPERTY OWNERS</b> PZB
<b>1 TIME</b>	<b>PROPERTY POSTING</b> PZB
<b>1 TIME</b>	<b>WEBSITE POSTING</b> PZB
<b>1 TIME</b>	<b>NEWSPAPER ADVERTISEMENT</b> PZB

10

10

## COMPREHENSIVE PLAN CONSISTENCY



STAFF'S DETERMINATION IS THAT THIS APPLICATION IS CONSISTENT WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.

11

## STAFF RECOMMENDATIONS



### STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL.

THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR APPROVAL ARE SATISFIED.

12



# *520 University Drive*

AMENDMENTS TO ORDINANCE NO. 1952

PLANNING & ZONING BOARD  
MAY 20, 2026

