

THE CITY OF CORAL GABLES

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COMMISSION AMENDING ORDINANCE NO. 1952, AS AMENDED, WHICH CHANGED THE ZONING ON LOTS 1, 2, 3, 20, 21, 22, 23, AND 24 BLOCK 120 AND LOTS 1 THRU 5, BLOCK 131, COUNTRY CLUB SECTION 6, (430, 440, 450, AND 520 UNIVERSITY DRIVE), CORAL GABLES, FLORIDA, TO REMOVE CERTAIN CONDITIONS OF APPROVAL FOR LOTS 1 THRU 5, BLOCK 131 (520 UNIVERSITY DRIVE): (1) THAT LIMIT THE USE OF THE PROPERTY TO OVERFLOW PARKING, AND (2), THAT REVERT THE ZONING OF THE PROPERTY UNDER CERTAIN CIRCUMSTANCES TO SINGLE-FAMILY ZONING; ALL OTHER CONDITIONS OF APPROVAL CONTAINED IN ORDINANCE NO. 1952 SHALL REMAIN IN EFFECT.

WHEREAS, the City of Coral Gables City Commission adopted Ordinance No. 1952 that approved changes to zoning from Single-Family Residential use to Special Use, for properties located at 430, 440, 450, and 520 University Drive, Coral Gables, Florida; and

WHEREAS, Ordinance No. 1952 was adopted with certain conditions that limits the use of the properties to overflow parking for the Youth Center and the Coral Gables Library; and

WHEREAS, the City requests to remove certain conditions of approval for the 520 University Drive property included in Ordinance No. 1952 related to using the land only for overflow parking, with all other conditions of approval to remain in effect; and

WHEREAS, after notice of a public hearing being duly published and public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from said property, a public hearing was held before the Planning and Zoning Board on May 20, 2026, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the May 20, 2026, Planning and Zoning Board meeting, the Board recommended approval (vote: 5-2) of the request, with additional recommendations to the City Commission to review a parking and traffic study, and require a buffer any proposed park and the abutting properties; and

WHEREAS, at the May 20, 2026, Planning and Zoning Board meeting, the Board, as part of its recommendation of approval of the Application, found that the Application satisfied the criteria as required to recommend approval pursuant to Section 14-203 of the Zoning Code; and

WHEREAS, after notice was duly published and public notice was mailed to all property owners of record within a one thousand (1,000) foot radius from said property, a public hearing for First Reading was held before the City Commission on June 2, 2026 at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the City Commission was presented with the proposed amendments to Ordinance No. 1952 for the property at 520 University Drive, and after due consideration and discussion made findings of fact and found that the Application satisfied the criteria as required to approve the proposed amendments on First Reading; and

WHEREAS, after notice duly published, a public hearing for Second Reading was held before the City Commission, at which hearing all interested parties were afforded the opportunity to be heard.

NOW THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:

SECTION 1. The foregoing ‘WHEREAS’ clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The Applicant’s request for amendments to Ordinance No. 1952 pursuant to Zoning Code Article 14, “Process,” to apply solely to the property located at 520 University Drive is hereby approved to read as follows¹:

- A. The ~~forementioned 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~~ It is the intention of the Commission that the said property at 520 University Drive ~~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.~~

SECTION 3. All other conditions of approval contained in Ordinance No. 1952 shall remain in effect of the application.

SECTION 4. All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 5. This ordinance shall become effective upon the date of its adoption

¹ Deletions are indicated by ~~strikethrough~~. Insertions are indicated by underline.

herein.

PASSED AND ADOPTED THIS _____ DAY OF _____, A.D. 2026.

APPROVED:

VINCE LAGO
MAYOR

ATTEST:

BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CRISTINA SUAREZ
CITY ATTORNEY