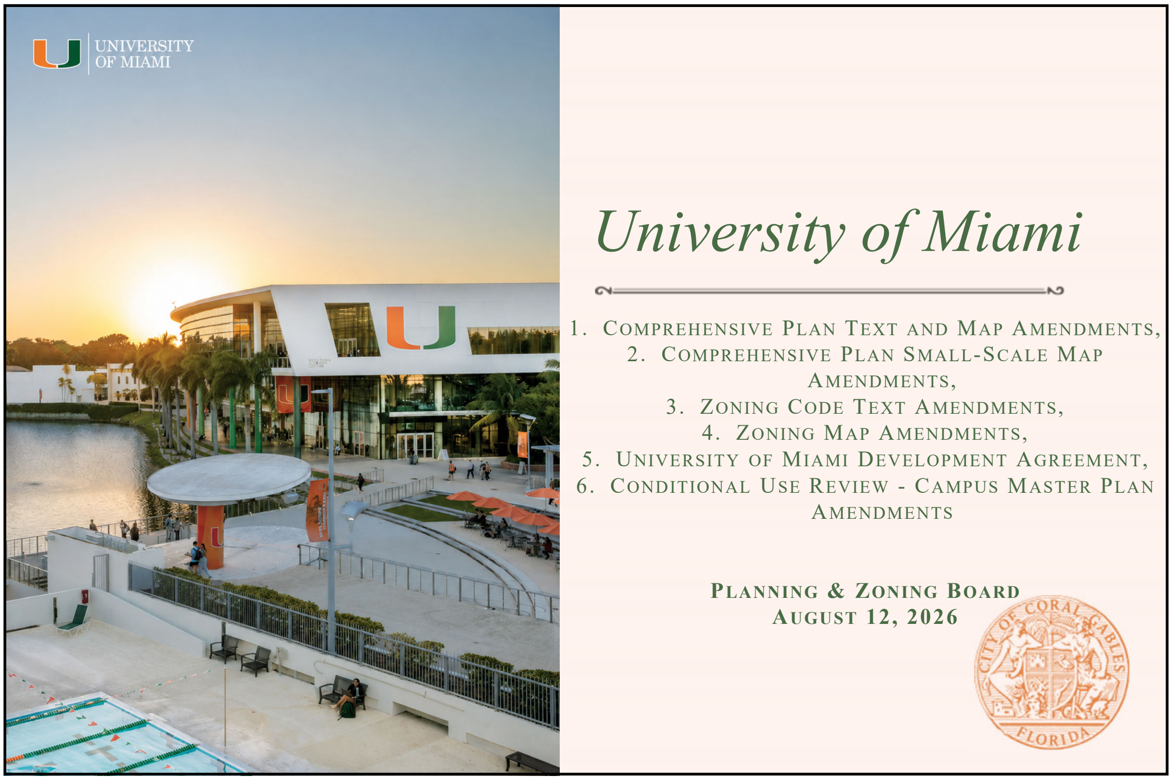
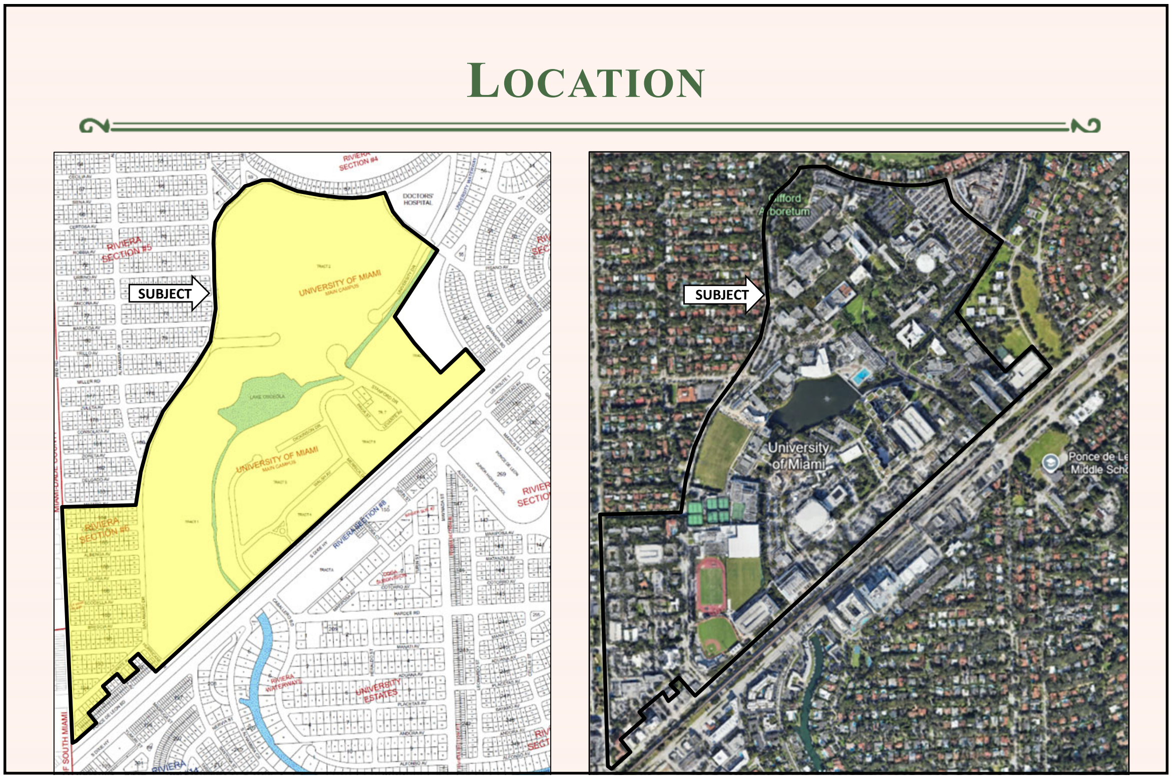

UNIVERSITY OF MIAMI

University of Miami

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

Planning & Zoning Board
August 12, 2026

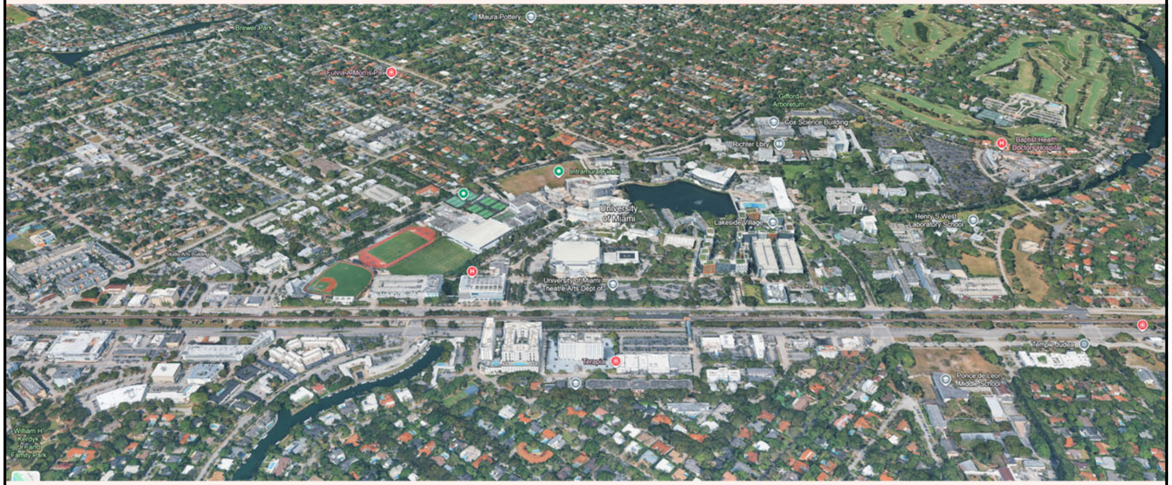
CITY OF CORAL GABLES FLORIDA



LOCATION

SUBJECT
UNIVERSITY OF MIAMI MAIN CAMPUS
LAKE OSCEOLA
RIVIERA SECTION #4
DOCTORS' HOSPITAL
RIVIERA SECTION #5
RIVIERA WATERWAYS
UNIVERSITY ESTATES
SUBJECT
Gifford Arboretum
University of Miami
Ponce de Le
Middle Sch

EXISTING CONDITIONS



REQUEST #1 & #2:
COMPREHENSIVE PLAN TEXT AND MAP AMENDMENTS
COMPREHENSIVE PLAN SMALL-SCALE MAP AMENDMENTS

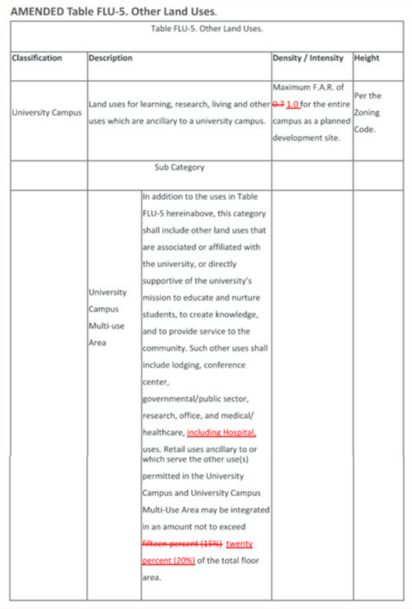
REQUEST #3:
ZONING CODE TEXT AMENDMENTS

REQUEST #4:
ZONING MAP AMENDMENTS

REQUEST #5:
RESTATE AND AMENDMENTS TO THE UNIVERSITY OF MIAMI DEVELOPMENT AGREEMENT

REQUEST #6:
CONDITIONAL USE - CAMPUS MASTER PLAN AMENDMENTS

COMPREHENSIVE PLAN TEXT AMENDMENTS



AMENDED Table FLU-5. Other Land Uses.

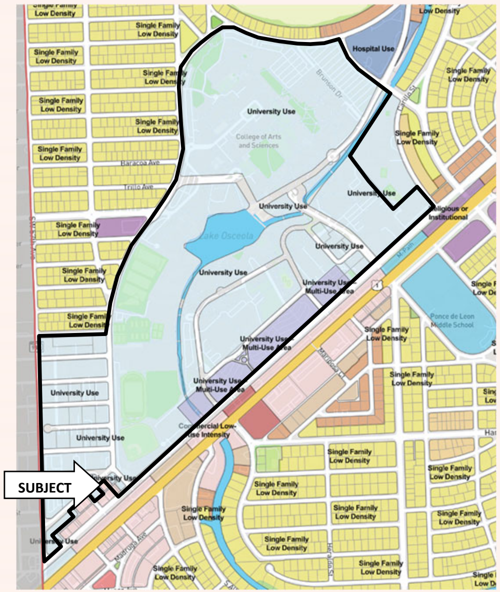
Table FLU-5. Other Land Uses.				
Classification	**Description**		**Density / Intensity**	**Height**
University Campus	Land uses for learning, research, living and other uses which are ancillary to a university campus.		Maximum F.A.R. of ~~0.7~~ 1.0 for the entire campus as a planned development site.	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.		

TABLE FLU-5 (UNIVERSITY CAMPUS DESIGNATION):

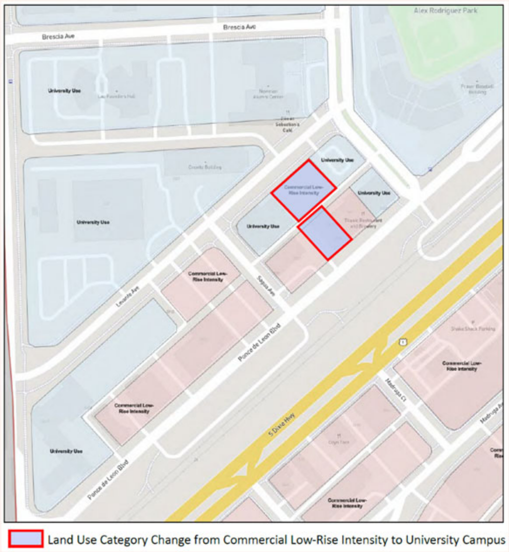
- To increase the maximum Floor Area Ratio (FAR) from **0.7 to 1.0** for the "University" land use designation on the Coral Gables Campus.
- To include **hospital use** within the Multi-Use Zone
- To increase retail use from fifteen percent (15%) to **twenty percent (20%)** for the Multi-Use Zone

COMPREHENSIVE PLAN MAP AMENDMENTS

Existing Future Land Use Map


Single Family Low Density
Low Density
Hospital Use
University Use
College of Arts and Sciences
Baracoa Ave
Tricia Ave
Lake Osceola
University Use Multi-Use Area
Religious or Institutional
Ponce de Leon Middle School
Commercial Low-Rise Intensity
SUBJECT

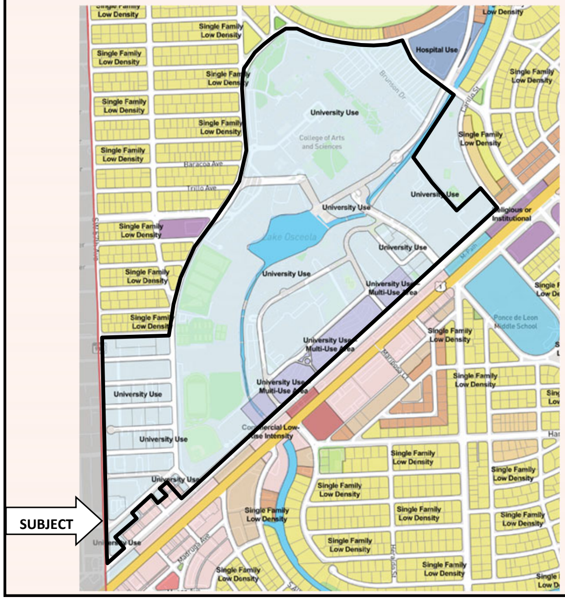
Proposed Future Land Use Change


Brescia Ave
University Use
Commercial Low-Rise Intensity
Ponce de Leon Blvd
S Dixie Hwy

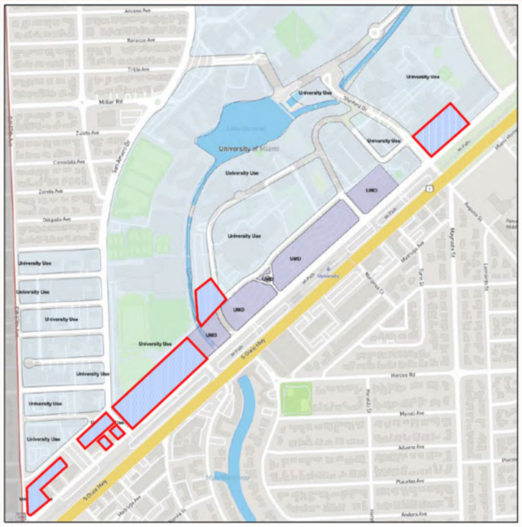
🟥 Land Use Category Change from Commercial Low-Rise Intensity to University Campus

COMPREHENSIVE PLAN MAP AMENDMENTS

Existing Future Land Use Map


SUBJECT
Hospital Use
University Use
College of Arts and Sciences
Lake Osceola
Single Family Low Density
University Use Multi-Use Area
Commercial Low-Rise Intensity
Religious or Institutional
Ponce de Leon Middle School
Low Density

Proposed Multi-Use Area Expansion


University of Miami
University Use
UMD

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

ZONING CODE TEXT AMENDMENTS

Appendix D, University Campus District (UCD):

- Update square feet (6.8 million sqft) to Floor Area Ratio and allow **FAR of 1.0** (approximately 10.5 million sqft)
- Increase **retail use from 15% to 20%** in the Multi-use Zone
- 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
- Revise the requirements for **University Campus Frontages** regarding setbacks and stepbacks, redefine Frontages A - C to include all frontages, and remove Frontages D and E
- Permit **antenna / telecommunication** facilities to exceed 10 feet of the permitted height within the Campus Core / University Multi-Use Zone
- Update the requirements related to the **Design Manual**

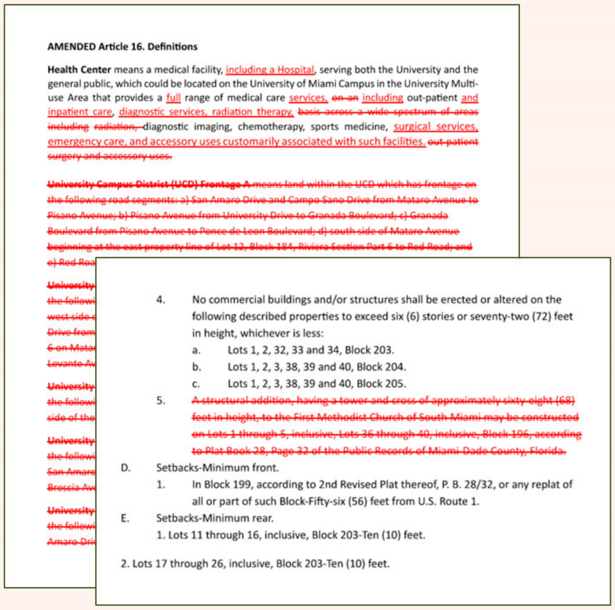
ZONING CODE TEXT AMENDMENTS

Article 16. Definitions

- Clarify Health Center definition
- Move the University Campus Frontage definitions to Appendix D, following the related requirements

Appendix A. Site Specific Zoning Regulations

- Remove inconsistent Site Specifics for the University-owned properties



AMENDED Article 16. Definitions

Health Center means a medical facility, including a Hospital, serving both the University and the general public, which could be located on the University of Miami Campus in the University Multi-use Area that provides a full range of medical care services, ~~on an~~ including out-patient and inpatient care, diagnostic services, radiation therapy, ~~basis across a wide spectrum of areas including radiation,~~ diagnostic imaging, chemotherapy, sports medicine, surgical services, emergency care, and accessory uses customarily associated with such facilities. ~~out-patient surgery and accessory uses.~~

~~**University Campus District (UCD) Frontage A** means land within the UCD which has frontage on the following road segments: a) San Amaro Drive and Campo Sano Drive from Mataro Avenue to Pisano Avenue; b) Pisano Avenue from University Drive to Granada Boulevard; c) Granada Boulevard from Pisano Avenue to Ponce de Leon Boulevard; d) south side of Mataro Avenue beginning at the east property line of Lot 12, Block 184, Riviera Section Part 6 to Red Road; and e) Red Roa~~

~~**University**~~
~~the followi~~
~~west side~~
~~Drive from~~
~~6 on Matar~~
~~Levante Av~~

~~**University**~~
~~the followi~~
~~side of the~~

~~**University**~~
~~the followi~~
~~San Amaro~~
~~Brescia Av~~

~~**University**~~
~~the followi~~
~~Amaro Dri~~

4. No commercial buildings and/or structures shall be erected or altered on the following described properties to exceed six (6) stories or seventy-two (72) feet in height, whichever is less:
   a. Lots 1, 2, 32, 33 and 34, Block 203.
   b. Lots 1, 2, 3, 38, 39 and 40, Block 204.
   c. Lots 1, 2, 3, 38, 39 and 40, Block 205.
5. ~~A structural addition, having a tower and cross of approximately sixty-eight (68) feet in height, to the First Methodist Church of South Miami may be constructed on Lots 1 through 5, inclusive, Lots 36 through 40, inclusive, Block 196, according to Plat Book 28, Page 32 of the Public Records of Miami-Dade County, Florida.~~

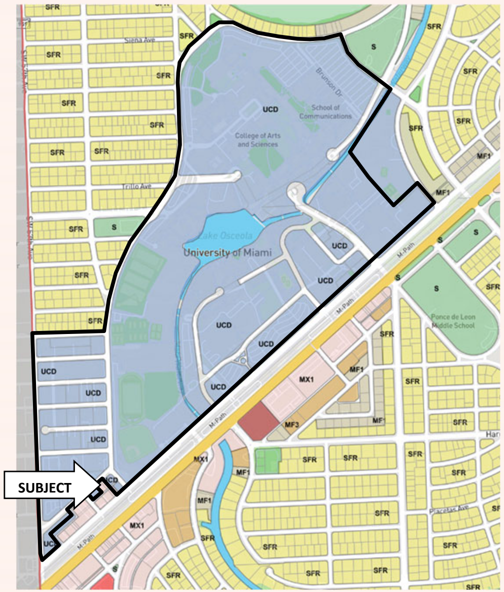
D. Setbacks-Minimum front.
   1. In Block 199, according to 2nd Revised Plat thereof, P. B. 28/32, or any replat of all or part of such Block-Fifty-six (56) feet from U.S. Route 1.

E. Setbacks-Minimum rear.
   1. Lots 11 through 16, inclusive, Block 203-Ten (10) feet.

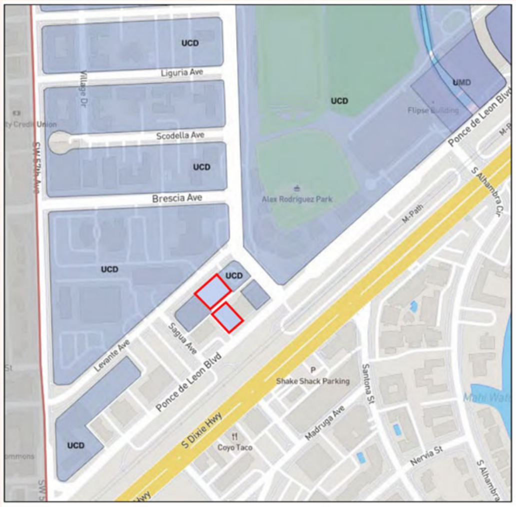
2. Lots 17 through 26, inclusive, Block 203-Ten (10) feet.

ZONING MAP AMENDMENTS

Existing Zoning Map

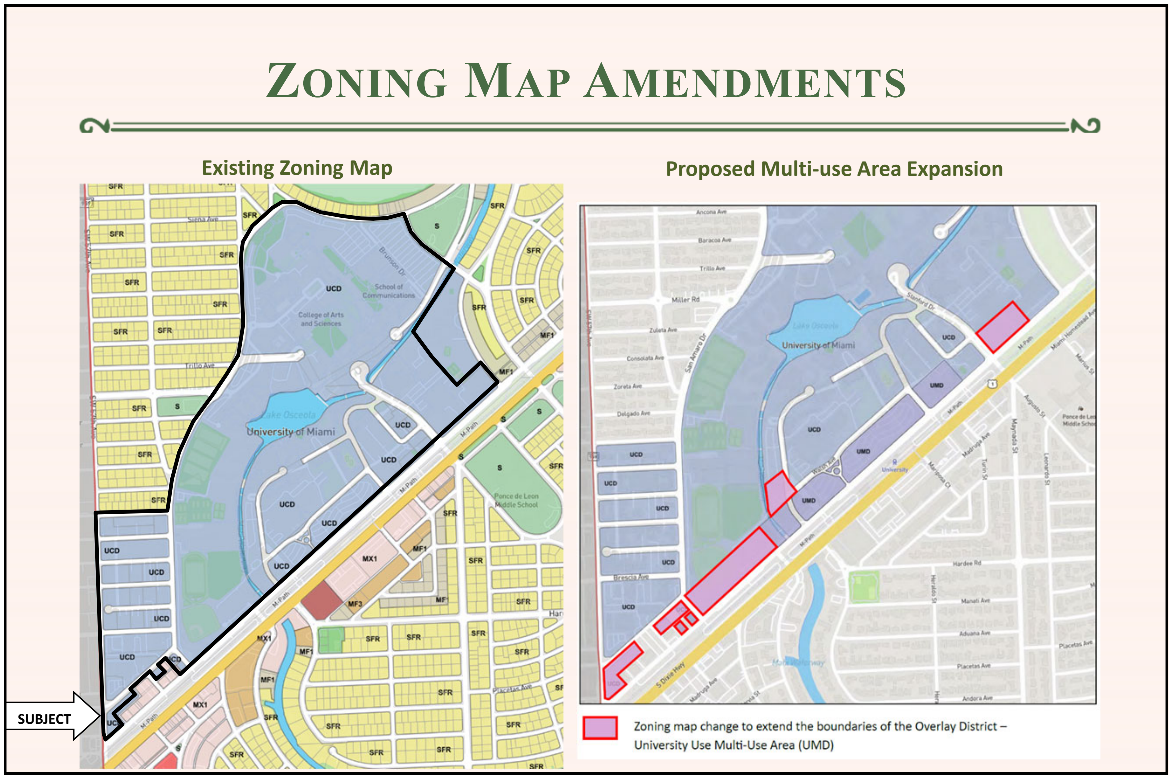

SFR
Siena Ave
UCD
School of Communications
College of Arts and Sciences
Brunson Dr
Trillo Ave
S
MF1
Lake Osceola
University of Miami
M-Path
Ponce de Leon Middle School
MX1
MF3
SUBJECT

Proposed Zoning District


UCD
Liguria Ave
Scodella Ave
Brescia Ave
Village Dr
SW 57th Ave
Credit Union
UMD
Flipse Building
Alex Rodriguez Park
Ponce de Leon Blvd
M-Path
S Alhambra Cir
Levante Ave
Sagua Ave
S Dixie Hwy
Shake Shack Parking
Santona St
Madruga Ave
Coyo Taco
Nervia St

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

ZONING MAP AMENDMENTS



Existing Zoning Map

Proposed Multi-use Area Expansion

SUBJECT
University of Miami
Lake Osceola
UCD
SFR
MF1
MX1
MF3
S
UMD
Ponce de Leon Middle School
M-Path
S Dixie Hwy

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

DEVELOPMENT AGREEMENT

THE CITY OF CORAL GABLES AND UNIVERSITY OF MIAMI DEVELOPMENT AGREEMENT

- Adopted by Ordinance No. 2010-31 on 09.28.2010
- Balance the needs of the University with the health, safety, and welfare of the City and its residents

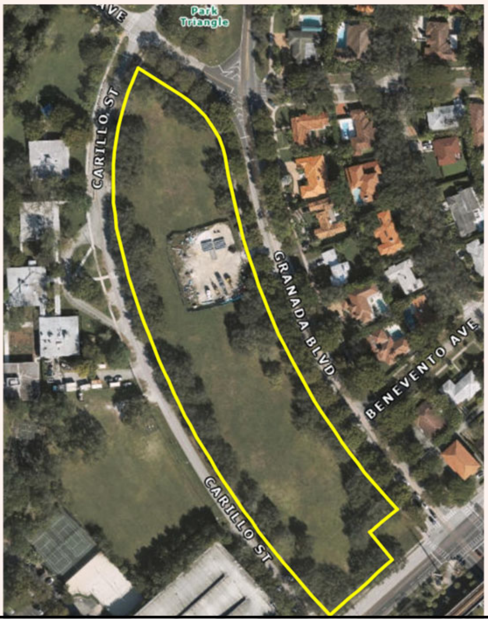
PUBLIC BENEFIT:

- UM Lecture Series: 6 lectures featuring members of the faculty and distinguished speakers
- UM Concert Series: 4 concerts presented by the Frost School of Music
- UM Cultural Program: 2 cultural programs
- “Meet the Docs”: Quarterly lectures on a wide range of issues by Miller School of Medicine faculty
- Football: Buy 1 get 2 free ticket program; “Coral Gables Day” of the Football game
- Other sports: 1,000 free tickets for basketball and baseball games

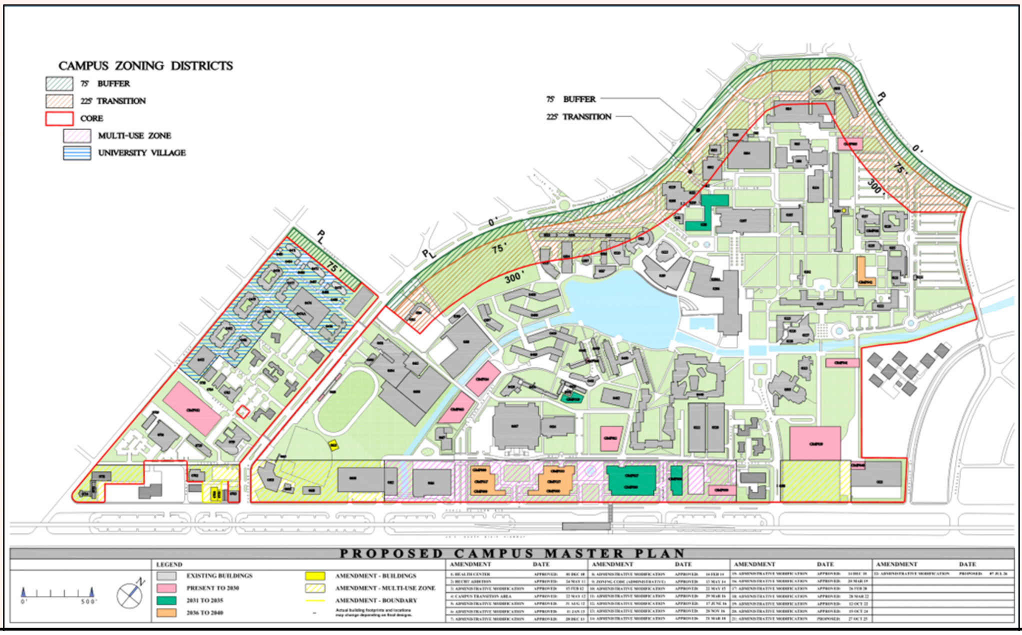
DEVELOPMENT AGREEMENT

AMENDMENTS:

- Increase the student enrollment from **13,000 to 17,500** students
- Convey the **5.5-acre Lee Lincoln Parcel** to the City as a public park
- Update the permitted square feet to Floor Area Ratio (FAR) for **FAR of 1.0**
- Revise the payment schedule to include an **annual increase of 4%** per annum
- **Transfer 70 City-managed metered parking spaces** to the University, and install/utilize meters on Levante (also managed by the University)


Park Triangle
CARILLO ST
GRANADA BLVD
BENEVENTO AVE
CARILLO ST

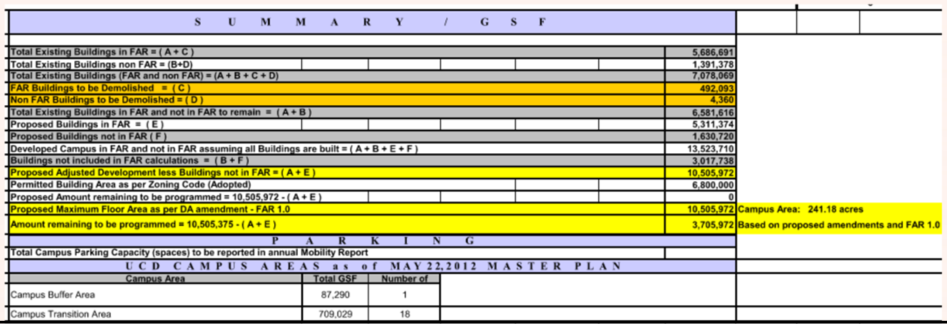
CONDITIONAL USE – CAMPUS MASTER PLAN


CAMPUS ZONING DISTRICTS
75' BUFFER
225' TRANSITION
CORE
MULTI-USE ZONE
UNIVERSITY VILLAGE
75' BUFFER
225' TRANSITION
PL
0'
75'
300'
PROPOSED CAMPUS MASTER PLAN
LEGEND
EXISTING BUILDINGS
PRESENT TO 2030
2031 TO 2035
2036 TO 2040
AMENDMENT - BUILDINGS
AMENDMENT - MULTI-USE ZONE
AMENDMENT - BOUNDARY
Actual building footprints and locations may change depending on final designs.
AMENDMENT
DATE
0'
500'
N

CONDITIONAL USE – CAMPUS MASTER PLAN

CAMPUS MASTER PLAN AMENDMENTS:

- Update the Campus Master Plan with proposed **expansion of University Campus Multi-Use Area** and **proposed Future Land Use and Zoning Map amendments** for the 3 University-owned properties
- Revise the **Development Chart** to include the proposed **Floor Area Ratio (FAR)**
- Update the Development Chart to include **minor amendments** for recent projects



SUMMARY / GSF		
Total Existing Buildings in FAR = (A + C)	5,686,691	
Total Existing Buildings non FAR = (B+D)	1,391,378	
Total Existing Buildings (FAR and non FAR) = (A + B + C + D)	7,078,069	
FAR Buildings to be Demolished = (C)	492,093	
Non FAR Buildings to be Demolished = (D)	4,360	
Total Existing Buildings in FAR and not in FAR to remain = (A + B)	6,581,616	
Proposed Buildings in FAR = (E)	5,311,374	
Proposed Buildings not in FAR (F)	1,630,720	
Developed Campus in FAR and not in FAR assuming all Buildings are built = (A + B + E + F)	13,523,710	
Buildings not included in FAR calculations = (B + F)	3,017,738	
Proposed Adjusted Development less Buildings not in FAR = (A + E)	10,505,972	
Permitted Building Area as per Zoning Code (Adopted)	6,800,000	
Proposed Amount remaining to be programmed = 10,505,972 - (A + E)	0	
Proposed Maximum Floor Area as per DA amendment - FAR 1.0	10,505,972	Campus Area: 241.18 acres
Amount remaining to be programmed = 10,505,375 - (A + E)	3,705,972	Based on proposed amendments and FAR 1.0
PARKING		
Total Campus Parking Capacity (spaces) to be reported in annual Mobility Report		

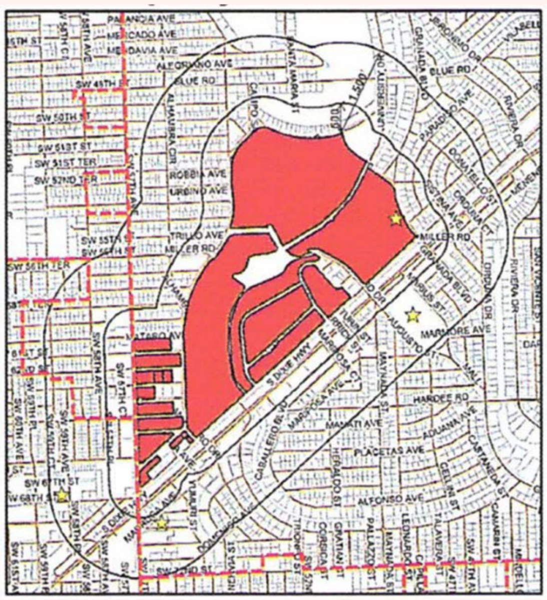
UCD CAMPUS AREAS as of MAY 22, 2012 MASTER PLAN

Campus Area	Total GSF	Number of
Campus Buffer Area	87,290	1
Campus Transition Area	709,029	18

REVIEW TIMELINE

1	DEVELOPMENT REVIEW COMMITTEE: 06.26.26
2	NEIGHBORHOOD MEETING: 02.04.26
3	PLANNING AND ZONING BOARD: 08.12.26
4	CITY COMMISSION – FIRST READING: TBD
5	TRANSMIT THE AMENDMENT TO STATE AND REGIONAL AGENCIES
6	CITY COMMISSION – SECOND READING: TBD

LETTERS TO PROPERTY OWNERS (1,500 FT)



PUBLIC NOTIFICATION

2 TIMES	**LETTERS TO PROPERTY OWNERS** NEIGHBORHOOD MEETING, PZB
3 TIMES	**PROPERTY POSTING** DRC – 2 TIMES, PZB
3 TIMES	**WEBSITE POSTING** DRC – 2 TIMES, PZB
1 TIME	**NEWSPAPER ADVERTISEMENT** PZB

COMPREHENSIVE PLAN CONSISTENCY

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

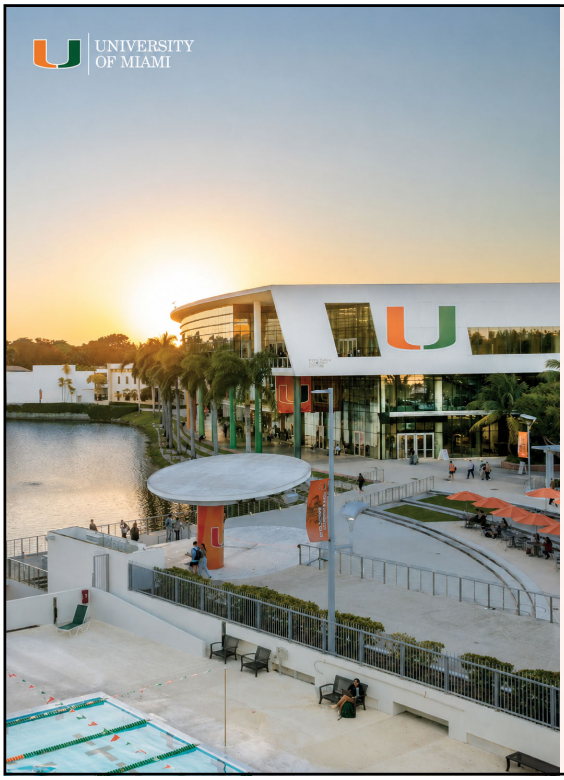
STAFF RECOMMENDATIONS

STAFF RECOMMENDATION:

STAFF RECOMMENDS **APPROVAL**.

THE APPLICATION **COMPLIES** WITH THE FINDINGS OF FACT.

THE STANDARDS FOR APPROVAL ARE **SATISFIED**.



University of Miami

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City of Coral Gables
Florida