



**City of Coral Gables
CITY COMMISSION MEETING
January 27, 2026**

ITEM TITLE:

Ordinances on Second Reading. Comprehensive Plan Map and Text Amendments, and Zoning Code Map and Text Amendments.

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 modify the required mix of uses when developed within the “University Station Rapid Transit District Overlay,” to allow a maximum floor area ratio (FAR) of 3.5, to provide policies to implement the “University Station Rapid Transit District Overlay;” to amend the Future Land Use Map from “Commercial Low-Rise Intensity” to “Commercial High-Rise Intensity”, and to create the “University Station Rapid Transit District Overlay” on the Mixed-Use Overlay Districts Map, for Blocks 155 and 156, Coral Gables Riviera Section Part 8, Tract “A,” Replat of Coral Gables Riviera Section Part 8, which are the properties bounded by South Dixie Highway, Caballero Boulevard, Madruga, and Turin Street (1150, 1190, 1250, 1320, and 1350 South Dixie Highway); providing for a repealer provision, providing for a severability clause, and providing for an effective date.
2. **Zoning Code and Map.** 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,” to create Section 2-408, “University Station Rapid Transit District Overlay” for promoting the use of mass transit facilities and pedestrian activities along transit corridors and near multimodal stations; 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 to the “University Station Rapid Transit District Overlay,” and 4) making Zoning District boundary changes from “Mixed-Use 1 (MX1)” to “Mixed-Use 3 (MX3)” and creating the “University Station Rapid Transit District Overlay” boundary for Blocks 155 and 156, Coral Gables Riviera Section Part 8, and Tract “A,” Replat of Coral Gables Riviera Section Part 8, which are the properties bounded by South Dixie Highway, Caballero Boulevard, Madruga, and Turin Street (1150, 1190, 1250, 1320, and 1350 South Dixie Highway), and to create the “University Station Rapid Transit District;” providing for repealer provision, severability clause, codification, and providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 12.10.25 meeting recommended approval of the proposed Comprehensive Plan text amendment (vote: 6-0), and at their 07.02.25 meeting recommended approval of the proposed Comprehensive Plan map amendments (vote: 5-1), and recommended approval with conditions of the proposed Zoning Code text and map amendments (vote: 5-1).

BRIEF HISTORY:

Since the First Readings of the proposed Comprehensive Plan map and text amendments, the separate ordinances have been combined into a single ordinance to amend both the maps and text of the Comprehensive Plan. Per Florida State Statute 163.3187, proposed text amendments to the Comprehensive Plan that are directly related to and adopted simultaneously with may be processed for adoption as a small scale Comprehensive Plan amendment. As such, the two ordinances - that were approved separately by the City Commission at separate meetings - have been combined into a single ordinance for final adoption.

The proposed Zoning Code text of the University Station Rapid Transit District Overlay has also been revised since First Reading as follows:

- Maximum Floor Area Ratio (FAR) of 3.5
- Coral Gables Mediterranean style architecture required
- US-1 setback of 20 feet to be measured from curb
- Upper-story stepbacks to be provided by design, and not required
- Rear setback of 15 feet, measured from curb
- Minimum unit size of 400 square feet
- Clarification that cantilevered open balconies may project into setback no more than 6 feet
- Minimum of 2 uses are required with mandatory commercial on US-1, without minimum or maximum thresholds
- Update of parking reduction to encompass $\frac{1}{4}$ mile from the multi-modal
- Development Review Official may approve minor deviations from Zoning Code
- Clarify the formatting of the Site Specifics zoning regulations for properties within the District

On September 3, 2025, the Miami-Dade County Board of County Commissioners adopted an ordinance creating the “Gables/University Station Subzone” within the County’s Rapid Transit Zone (RTZ). In response to the County’s ongoing RTZ expansion and its implications for local land use control, the City initiated its own regulatory framework to ensure that development adjacent to the University Metrorail Station remains consistent with community expectations, established planning principles, and Coral Gables’ long-standing architectural and urban design standards.

The City’s proposed “University Station Rapid Transit District Overlay” was presented to the Planning and Zoning Board on July 2, 2025, when the Board recommended approval for the Comprehensive Plan map amendments and the Zoning Code text and map amendments related to the proposed overlay.

The draft ordinances for the proposed Comprehensive Plan map amendments and Zoning Code text and map amendments were later revised multiple times and approved on First Reading by the City Commission on October 28, 2025. At First Reading, the Commission discussed concerns for the potential redevelopment project, formerly known as ‘The Mark,’ continuing with the County’s

development path. The Commission therefore voted to select the Mayor, along with the City Manager, to meet and negotiate with the project's representatives.

Upon meeting with the representatives and to support the regulatory framework contemplated in the proposed overlay, the City advanced a related Comprehensive Plan text amendment to add a new Comprehensive Plan policy establishing the University Station Rapid Transit District Overlay and outline the land use, transit-oriented development, mixed-use, community engagement, and multimodal mobility objectives that will guide development within the district. Additionally, the amendment introduces a simplified mix of allowable uses and establishes a maximum floor area ratio (FAR) of 3.5 for properties within the future overlay district. The proposed Comprehensive Plan text changes are therefore intended to ensure consistency with the anticipated overlay district and to align City policy with Miami-Dade County's recently adopted Coral Gables/University Station Subzone to provide an alternative development path.

The proposed Zoning Code text was also amended after discussions with the representatives of 'The Mark,' to include measuring the required setbacks from the curb, removing required upper-story stepbacks, reducing rear setback to 15 feet, and clarifying certain language regarding balconies, expedited review, and other provisions.

Planning & Zoning Board

At the December 10, 2025, Planning & Zoning Board meeting, the Board reviewed the proposed Comprehensive Plan text amendment and reaffirmed that the proposed Comprehensive Plan text amendment would align City policy with Miami-Dade County's recently adopted Coral Gables/University Station Subzone. Meanwhile, the Board also discussed the potential need to expand the City's overlay district to include additional properties that may be impacted, specifically the property along the Mahi Canal at the intersection of US-1.

At the July 2, 2025, Planning & Zoning Board meeting, the Board reviewed and discussed the proposed Comprehensive Plan map amendments and Zoning Code text and map amendments related to the City proposed Rapid Transit District Overlay. The sponsoring Miami-Dade County Commissioner attended the meeting to explain the intent and purpose of the County's proposal, as well as to respond to the questions from the Board members.

The draft Ordinance for the Comprehensive Plan text and map amendments is provided as Exhibit A. The draft Ordinance for the Zoning Code text and map amendments is provided as Exhibit B.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)

PUBLIC NOTIFICATION(S):

Date	Form of Notification
11.25.25	Mailed notice for PZB.
11.26.25	PZB Legal Advertisement.
12.05.25	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
12.30.25	Mailed notice for City Commission meeting.
01.02.26	City Commission legal advertisement.
01.06.26	City Commission meeting agenda posted on City webpage.
01.14.26	Mailed notice for City Commission meeting.
01.16.26	City Commission legal advertisement.
01.20.26	City Commission meeting agenda posted on City webpage.

EXHIBIT(S):

- A. Draft Ordinance – Comprehensive Plan Map and Text Amendments.
- B. Draft Ordinance – Zoning Code Map and Text Amendments.