



**City of Coral Gables
CITY COMMISSION MEETING
December 9, 2025**

ITEM TITLE:

Ordinance on First Reading, Zoning Code Text Amendment.

An Ordinance of the City Commission providing for a text amendment to the City of Coral Gables Official Zoning Code by of amending Article 7, “Sustainability and Resilience Standards,” Section 7-102, “Green Building Requirements,” to provide National Green Building Standard (NGBS) Silver Certification as an acceptable option for compliance; providing for a 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 11.19.25 meeting recommended approval (vote: 6-1).

BRIEF HISTORY:

Staff has drafted a text amendment to Section 7-102, “Green Building Requirements,” of Article 7, “Sustainability and Resilience Standards.” The current Zoning Code provision requires certain new construction to achieve at least LEED Silver or FGBC Silver Certification within twenty-four (24) months of receiving a Certificate of Occupancy or Completion. The proposed amendment adds National Green Building Standard (NGBS) Silver Certification with Energy Star Certification as an additional compliance option. NGBS, an ANSI-accredited program developed by the National Association of Home Builders (NAHB) and the International Code Council (ICC), focuses on residential sustainability and measurable performance outcomes. By including NGBS Silver with Energy Star, the City updates its standards to reflect national best practices and provides greater flexibility for developers while maintaining high environmental and energy-efficiency benchmarks.

To date, the City’s Green Building Program includes:

Certification Type Completed Pending

LEED	13	1
FGBC	3	4
NGBS	3	7

These figures highlight the City’s ongoing commitment to sustainable, high-performance buildings and the increasing use of NGBS as a preferred certification path.

Planning & Zoning Board

At the November 19, 2025, Planning and Zoning Board meeting, staff clarified that the proposed text amendment simply expands the menu of qualifying certification systems and does not alter the existing requirement that buildings over 20,000 square feet comply with green-building standards. Board members expressed support, emphasizing that LEED is not the only valid certification system. One Board member urged the City to lead by example and apply the same certification requirements to City facilities. The Board reached consensus to move the staff recommendation forward and recommended approval (6–1) with the condition that all accredited green building certifications recognized in the State of Florida be permitted and that the City should not be exempt from or able to waive green building compliance for City projects.

PUBLIC NOTIFICATIONS:

Date	Form of Notification
10.7.2025	City Commission meeting agenda posted on City webpage.
11.07.25	Planning and Zoning Board legal advertisement.
11.14.25	Planning and Zoning Board meeting agenda posted on City webpage.
11.26.25	City Commission legal advertisement.
12.02.25	City Commission meeting agenda posted on City webpage.

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.	\$0		
2.	\$0		
Total:	\$0		
Fiscal Impact: None			

EXHIBITS:

- A. Draft Ordinance.
- B. 11 19 25 Planning & Zoning Board Staff Report with attachments.
- C. Excerpt of 11 19 25 PZB Meeting Minutes.