

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2026-__

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.

WHEREAS, 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), establishing County regulatory jurisdiction over properties within a quarter-mile of the University Metrorail Station and superseding the City of Coral Gables’ Comprehensive Plan and Zoning Code for those properties; and

WHEREAS, in response to the County’s RTZ expansion, the City of Coral Gables initiated a regulatory framework to provide an alternative development path under City authority, ensuring that development adjacent to the University Metrorail Station remains

consistent with community expectations, established planning principles, and the City's long-standing architectural and urban design standards; and

WHEREAS, the City of Coral Gables Comprehensive Plan encourages higher-density, transit-oriented development adjacent to multimodal transportation hubs, in order to facilitate compact, mixed-use development that leverages proximity to the existing mass transit system; and

WHEREAS, after notice was duly published and notifications were provided to all properties within one-thousand five-hundred (1,500) feet of the district boundaries, the Planning and Zoning Board reviewed the proposed University Station Rapid Transit District Overlay on July 2, 2025, and recommended approval of the Comprehensive Plan Map amendments and associated Zoning Code text and map amendments (vote: 5–1); and

WHEREAS, after notice was duly published and notifications were provided to all properties within one-thousand five-hundred (1,500) feet of the district boundaries, the City Commission approved the draft ordinances for the Comprehensive Plan Map amendments and associated Zoning Code Text and Map amendments related to the proposed overlay on First Reading on October 28, 2025, and directed the Mayor and City Manager to engage with project representatives regarding redevelopment activity within the area; and

WHEREAS, the City advanced a related Comprehensive Plan Text amendment to support the regulatory framework contemplated in the proposed overlay district which is now included in this Ordinance as set forth below; and

WHEREAS, the proposed Comprehensive Plan Text amendments establish a new policy for the University Station Rapid Transit District Overlay, introducing a simplified mix of allowable uses, and setting a maximum floor area ratio (FAR) of 3.5 in order to align City policy with Miami-Dade County's adopted Gables/University Station RTZ Subzone and provide an alternative development path under City review authority; and

WHEREAS, after notice was duly published and notifications provided to all properties within one-thousand five-hundred (1,500) feet of the district boundaries, a public hearing was held before the Planning and Zoning Board on December 10, 2025, at which the Planning and Zoning Board reviewed and recommended approval of the proposed Comprehensive Plan Text amendments (vote: 6–0); and

WHEREAS, after notice of public hearing was duly published and notifications were provided to all properties within one-thousand five-hundred (1,500) feet of the district boundaries, the City Commission held a public hearing on January 13, 2026, at which hearing all interested persons were afforded the opportunity to be heard and the application for text amendments to the Comprehensive Plan was approved on First Reading; and

WHEREAS, pursuant to Section 163.3187(1)(b), Florida Statutes, text changes that relate directly to, and are adopted simultaneously with, a small-scale Future Land Use Map amendment are permissible under the adoption process of small-scale Comprehensive

Plan amendments; and therefore, the Comprehensive Plan small-scale map amendment approved on First Reading on October 28, 2025, and the Comprehensive Plan text amendment approved on First Reading on January 13, 2026, were consolidated into this Ordinance; and

WHEREAS, the proposed Comprehensive Plan Text and Map Amendments is being submitted concurrently with proposed Zoning Code Text and Map Amendments; and

WHEREAS, after notice was duly published and notifications were provided to all properties within one-thousand five-hundred (1,500) feet of the district boundaries, 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; and after due consideration and discussion, the amendment on Second Reading was approved.

NOW THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES THAT:

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 requested small-scale map amendments to the City of Coral Gables Comprehensive Plan as provided in Attachment “A” from “Commercial Low-Rise Intensity” to “Commercial High-Rise Intensity,” and creates the “University Station Rapid Transit District Overlay” 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 Street, and Turin Street (1150, 1190, 1250, 1320, and 1350 South Dixie Highway) are hereby approved.

Simultaneously, the requested text amendments to the City of Coral Gables Comprehensive Plan as provided in Attachment “B”¹ to add a new Comprehensive Plan policy establishing the University Station Rapid Transit District Overlay; outlining applicable objectives; introducing a simplified mix of allowable uses; and establishing a maximum floor area ratio (FAR) of 3.5 for properties within the future overlay district. The amendment relates directly to Blocks 155 and 156, Coral Gables Riviera Section Part 8, Tract “A,” Replat of Coral Gables Riviera Section Part 8, bounded by South Dixie Highway, Caballero Boulevard, Madruga Street, and Turin Street (1150, 1190, 1250, 1320, and 1350 South Dixie Highway) are hereby approved.

SECTION 3. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 4. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

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

SECTION 5. Pursuant to Section 163.3187(5)(c), Florida Statutes, the effective date of the small-scale comprehensive plan amendment approved by this ordinance shall be thirty-one (31) days after adoption by the Commission, if the amendment is not timely challenged.

SECTION 6. This Ordinance shall become effective upon the date of its adoption.

PASSED AND ADOPTED THIS ____ DAY OF____, A.D., 2026.

(Moved: / Seconded:)

(Yea:)

(; Vote)

APPROVED:

VINCE LAGO
MAYOR

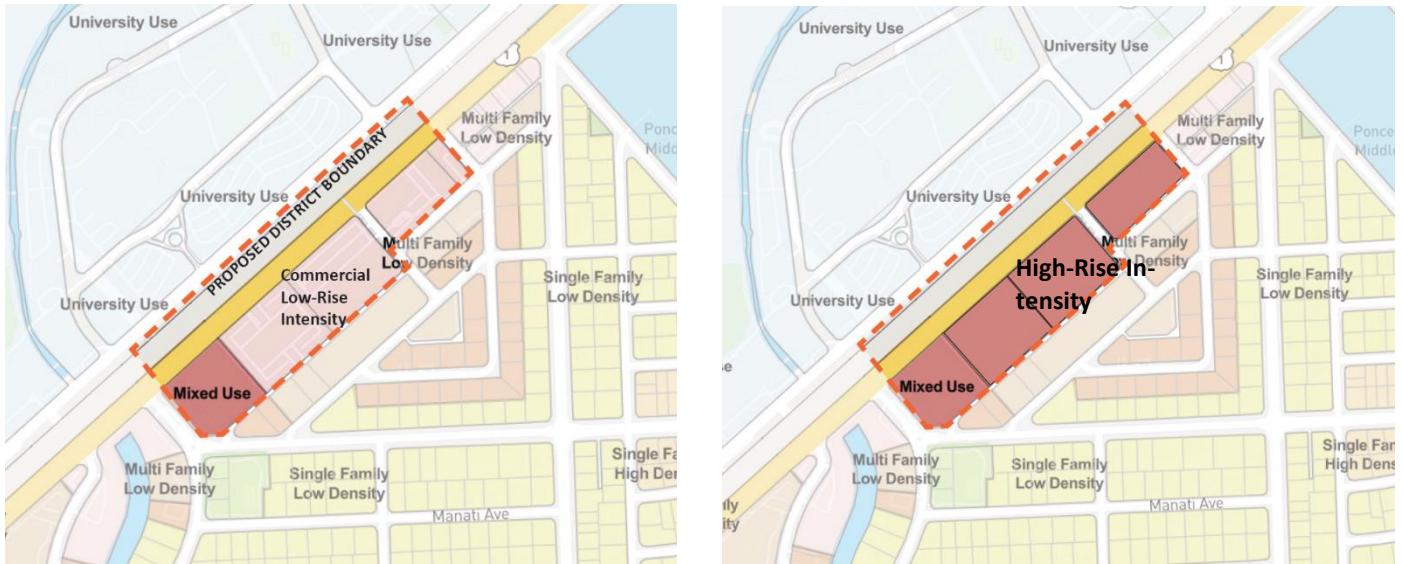
ATTEST:

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

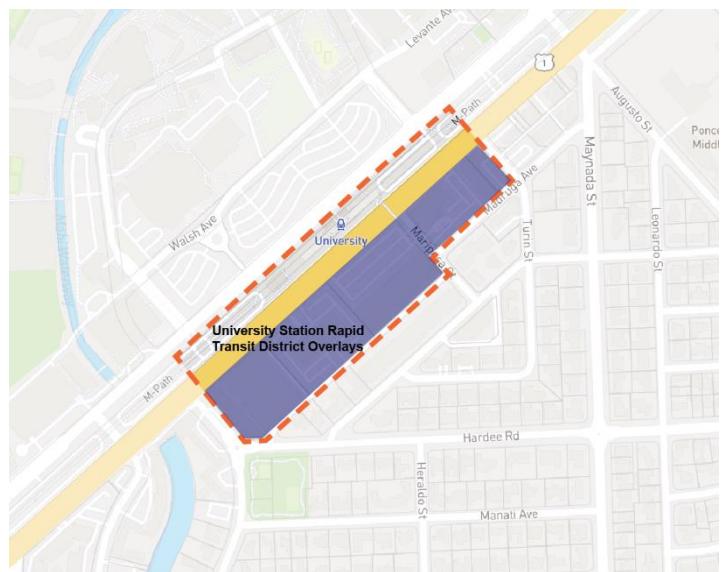
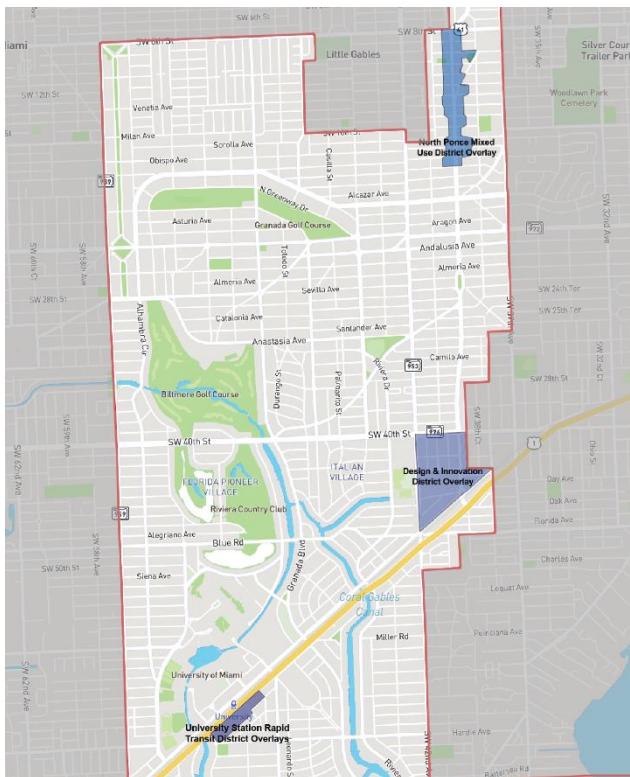
BILLY Y. URQUIA
CITY CLERK

CRISTINA SUAREZ
CITY ATTORNEY

Attachment "A"



Future Land Use Map



Mixed-Use Overlay District Map

Attachment “B”

The Comprehensive Plan of the City of Coral Gables is hereby amended to read as follows²:

Future Land Use Element

Policy FLU-1.1.3.

Commercial land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-2. Commercial Land Uses.

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Classification	Description	Density / Intensity	Height
Commercial Low-Rise Intensity.	This category is oriented to low intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office, and mixed use.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs). Residential use shall only be permitted as part of a mixed-use development as provided herein with maximum of 125 units/acre. Density shall be unlimited for properties within the Central Business District (CBD) and the Design & Innovation District. Within a Mediterranean Village development: <ol style="list-style-type: none">1. residential use shall be permitted, and2. the intensity of the project shall be regulated by a maximum F.A.R. of four (4.0), and shall be controlled by an approved Mediterranean Village PAD Plan	Up to 50' maximum (no limitation on floors), or up to 77' maximum (with a maximum of 2 additional floors) with architectural incentives per the Zoning Code. If developed pursuant to Design & Innovation District regulations: Up to 120' maximum (limitation of 10 floors) with architectural incentives per the Zoning Code.
Commercial Mid-Rise Intensity.	This category is oriented to medium intensity pedestrian and neighborhood commercial uses, including residential, re-	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs). Residential use shall only be permitted as part of a mixed-use development as provided herein with maximum of 125 units/acre. Density shall be unlimited for properties	Up to 70' maximum (no limitation on floors), or up to 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code. If developed pursuant to Design & Innovation District regulations: Up to 120' maximum (lim-

² Deletions are indicated by strikethrough. Insertions are indicated by underline.

	<p>tail, services, office, and mixed use.</p>	<p>within the Central Business District (CBD) and the Design & Innovation District.</p> <p>Within a Mediterranean Village development:</p> <ol style="list-style-type: none"> 1. residential use shall be permitted, and 2. the intensity of the project shall be regulated by a maximum F.A.R. of four (4.0), and shall be controlled by an approved Mediterranean Village PAD Plan 	<p>itation of 10 floors) with architectural incentives and up to 137.5' maximum with parks incentives per the Zoning Code.</p>
Commercial High-Rise Intensity.	<p>This category is oriented to the highest intensity commercial uses, including residential, retail, services, office, and mixed use.</p>	<p>Maximum F.A.R. of 3.0, or 3.5 with architectural incentives, <u>or 3.5 if developed pursuant to University Rapid Transit District Overlay</u>. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs).</p> <p>Residential use shall only be permitted as part of a mixed-use development as provided herein with maximum of 125 units/acre. Density shall be unlimited for properties within the Central Business District (CBD) and the Design & Innovation District.</p> <p>Within a Mediterranean Village development:</p> <ol style="list-style-type: none"> 1. residential use shall be permitted, and 2. the intensity of the project shall be regulated by a maximum Floor Area Ratio ("F.A.R.") of four (4.0), and shall be controlled by an approved Mediterranean Village Planned Area Development ("PAD") Plan, and 3. additional height may be granted for specified uses or provide architectural embellishment 	<p>Up to 150' maximum (no limitation on floors), or 190.5' maximum (with a maximum 3 additional floors) with architectural incentives per the Zoning Code.</p> <p>If developed pursuant to an approved PAD, within the Central Business District (CBD) and limiting density to 100 units/acre: Up to 205.5' maximum with architectural incentives per the Zoning Code.</p>

Policy FLU-1.1.5.

Mixed-Use land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-4. Mixed-Use land use.

Classification	Description

MXD, Mixed-Use or MXOD, Mixed-Use Overlay Districts (<u>MXOD</u>).	Mixed uses are permitted to varying degrees in the multi-family residential, commercial, and industrial land use categories, pursuant to underlying land use regulations and applicable Zoning Code provisions.
	<p>The general intent of the MXD is to promote a multi-faceted pedestrian friendly environment comprised of an assortment of uses, including the following:</p> <ul style="list-style-type: none"> • Residential; • Retail/Commercial; • Office; • Industrial; and • Public Open Spaces. <p>No single use may comprise more than eighty-five (85%) percent of the MXD floor area ratio. <u>However, if developed pursuant to the University Station Rapid Transit District Overlay, a minimum of two (2) uses shall be included, with no minimum or maximum percentage thresholds.</u></p> <p>A maximum of 125 units/acre shall be allowed. Density shall be unlimited for properties within the Central Business District (CBD) and the Design & Innovation District.</p> <p>The proportionate mix of uses shall be reviewed per development application. The following table establishes minimum and maximum thresholds based upon the FAR of the <u>Mixed-use</u> building. <i>See Table FLU-4.1 below</i></p> <p>Additional MXD or Mixed Use Overlay District (MXOD) development standards, including maximum intensities, and height, are provided in the Zoning Code.</p>
MXOD, Mixed-Use Overlay Districts (<u>MXOD</u>).	<p>An MXOD may be permitted as an overlay in the Multi-Family Medium Density, Commercial and Industrial land use categories (see FLU-2: Mixed-Use Overlay District Map).</p> <p>Properties within the MXOD have the option of developing their property in accordance with the underlying land use.</p>

Policy FLU-1.9.5.

Establish and implement a University Station Rapid Transit District Overlay, which should include:

1. A boundary for the District, adopted on the Future Land Use Map.
2. Zoning regulations that would locate higher density and intensity development near the University Station MetroRail Station to encourage housing and other compatible uses that are supportive of pedestrian activities on the ground level of mixed-use buildings.
3. High density and housing development along the US-1 corridor that is consistent with the goals of the Miami-Dade County's Strategic Miami Area Rapid Transit (SMART) plan to promote increased ridership of the rapid transit system.

4. Expedited development opportunity that serves as an alternative, compatible development path under the City's review authority and jurisdiction, with greater opportunities for community engagement.
5. Development strategies that provide greater mixed-use and housing opportunities in close proximity to transit, employment, park systems, and educational institutions, and promote and encourage use of mass transit facilities and pedestrian activities along the US-1 corridor.