

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2025-433

A RESOLUTION OF THE CITY COMMISSION APPROVING AN INTERLOCAL AGREEMENT WITH MIAMI-DADE COUNTY RELATING TO THE REVIEW OF APPLICATIONS FOR DEVELOPMENT WITHIN THE CORAL GABLES / UNIVERSITY SUBZONE OF THE RAPID TRANSIT ZONE (“RTZ”) PURSUANT TO SECTION 4 OF MIAMI-DADE COUNTY ORDINANCE NO. 25-90; PROVIDING FOR AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Miami-Dade County has pursuant to the Ordinance No.25-90 (the “Ordinance”) expanded the Rapid Transit Zone by establishing the Coral Gables/University Station Subzone authorizing the Board of County Commissioners to approve development within this subzone; and

WHEREAS, the Coral Gables/University Station Subzone is wholly within the City of Coral Gables and is adjacent to a residential neighborhood; and

WHEREAS, Section 4 of the Ordinance provides that the County and the City negotiate, subject to the approval of the City and the County an interlocal agreement, “related to any additional concerns or considerations which may arise in the future with respect to this ordinance and the RTZ process, including for example, additional points for formal input from the City of Coral Gables and how such processes would best work together with the City of Coral Gables’ existing processes and existing staffing;” and

WHEREAS, the City Commission desires to authorize the City Manager to negotiate and enter into the Agreement with the County in substantially the form attached hereto as Exhibit “A” relating to the review of applications for development within the Coral Gables / University Subzone of the Rapid Transit Zone; and

WHEREAS, the City Commission finds that this Resolution is in the best interest and welfare of the residents of the City;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA, 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 Resolution upon adoption hereof.

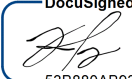
SECTION 2. That the City is authorized to execute an Interlocal Agreement between Miami-Dade County and the City of Coral Gables substantially in form attached as Exhibit “A” and any subsequent amendments, extensions, renewals, or related documents necessary to implement the Agreement, subject to the approval of the City Attorney as to form, content, and legal sufficiency.

SECTION 3. That this Resolution shall become effective upon the date of its passage and adoption herein.


PASSED AND ADOPTED THIS EIGHTEENTH DAY OF NOVEMNBER, A.D.
2025.

(Moved: Lara / Seconded: Anderson)
(Unanimous Voice Vote)
(Agenda Item: D-3)

APPROVED:

DocuSigned by:

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VINCE LAGO
MAYOR

ATTEST:

DocuSigned by:

358417D2FA884FF...
BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

DocuSigned by:

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CRISTINA M. SUÁREZ
CITY ATTORNEY

INTERLOCAL AGREEMENT
BETWEEN THE CITY OF CORAL GABLES AND MIAMI-DADE COUNTY
FOR THE REVIEW OF APPLICATIONS FOR DEVELOPMENT WITHIN
THE CORAL GABLES/UNIVERSITY SUBZONE OF THE RAPID TRANSIT
ZONE (“RTZ”) PURSUANT TO SECTION 4 OF ORDINANCE NO.25-90

This Interlocal Agreement (the “Agreement”) is hereby entered into by and between the City of Coral Gables, Florida (City) and Miami-Dade County (County) as pursuant to Section 4 of Ordinance No. 25-90 as follows:

WHEREAS, Miami-Dade County has pursuant to the Ordinance No.25-90 (the “Ordinance”) expanded the Rapid Transit Zone by establishing the Coral Gables/University Station Subzone authorizing the Board of County Commissioners to approve development within this subzone; and

WHEREAS, the Coral Gables/University Station Subzone is wholly within the City of Coral Gables and is adjacent to a residential neighborhood; and

WHEREAS, the Ordinance recognizes, “...the City of Coral Gables is well known for its ample tree canopy, and this Board wishes to ensure that the tree and landscaping requirements for this new Coral Gables/University Station Subzone will be consistent with the tree canopy and landscaping goals that the City of Coral Gables has expressed and carried out elsewhere within its boundaries.”; and

WHEREAS, the Ordinance provides, “as part of the development approval process, applicants would be requested to include proffered community benefits as part of an application in order to address or otherwise mitigate impacts from the proposed development, and depending on the particular application and the particular impacts, such proffered community benefits could potentially include pedestrian related improvements, off-site tree plantings, improvements related to stormwater management, public water and sewer infrastructure, or improvements related to transit;” and

WHEREAS, the Ordinance declares as part of its intent, “... to create this new Coral Gables/University Station Subzone of the RTZ, together with its particular standards, procedures, processes, and criteria that have been developed in consideration of the particular character of the City of Coral Gables...”; and

WHEREAS, the Ordinance specifies that the standards of the Coral Gables / University Station Subzone, “... further the unique land use characteristics of this area... and are consistent with, and support the City’s

commitment to design and architecture, trees and landscaping, principles or urban planning, including responding to the existing conditions of the City...”;

WHEREAS, the Ordinance allows the permitted uses to be in accordance with the Brickell Station Subzone, however, the Coral Gables / University Station Subzone is adjacent to an established residential neighborhood;

WHEREAS, Section 4 of the Ordinance provides that the County and the City negotiate, subject to the approval of the City and the County an interlocal agreement, “related to any additional concerns or considerations which may arise in the future with respect to this ordinance and the RTZ process, including for example, additional points for formal input from the City of Coral Gables and how such processes would best work together with the City of Coral Gables’ existing processes and existing staffing.”

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein and the mutual benefits to be derived from this Agreement as well as being authorized pursuant to Section 4 of the Ordinance the City and the County agree as follows:

1. The County shall notify the City Staff of the pre-application conference and any Development Impact Committee (“DIC”) meetings concurrently with other County staff, including the distribution of the application and submittal for development.
2. Prior to an Applicant filing for DIC review and recommendation, the City Architect shall meet with the Applicant for administrative review and comment.
3. Where a proposed development exceeds a Floor Area Ratio of 5.0, special consideration shall be given to the proposed development's compatibility with the surrounding neighborhood.
4. Where a proposed development fails to provide a minimum 20-foot setback on US-1, or a 10-foot setback with a flush 10-foot arcade, special consideration shall be given to the proposed development's compatibility with the neighboring properties.
5. Where a proposed development with property over 300 feet in depth facing US-1, fails to provide a minimum 25 feet rear setback, special consideration shall be given to the proposed development's compatibility with the surrounding multi-family and single-family neighborhood.
6. Encroachments into any City alley or City right-of-way shall be reviewed for approval by the City.

7. The City's impact fees shall be collected prior to the issuance of any building permit.
8. Uses that are not consistent with the permitted uses in Article 3 of the City's Zoning Code shall require additional consideration for compatibility with the surrounding neighborhood.
9. The City shall be responsible to review and issue sign permits.
10. City Staff shall participate in any administrative site plan review ("ASPR") following approval of a special exception by the Board of County Commissioners.