



City of Coral Gables
CITY COMMISSION MEETING
April 14, 2026

ITEM TITLE:

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

- 1. Comprehensive Plan Text and Maps.** 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 1) modify the required Multi-Family densities and height to allow higher intensity within the "University Station Rapid Transit District Overlay," and to allow Multi-Family High Density within the Mixed-Use Overlay Districts located within the "University Station Rapid Transit District Overlay," 2) include additional properties (6100 Caballero Blvd) within the "University Station Rapid Transit District Overlay" on the Mixed-Use Overlay Districts Map, and 3) amend the Future Land Use Map from "Commercial Low-Rise Intensity" to "Multi Family High Density" for Lots 1&2, Block 5 and Lots 1 thru 3, Block 6, Riviera Waterways Section, Track "K", Addition to Riviera Waterways Section, and Lot 8, Block 208, Riviera Section 14; from "Multi Family Low Density" to "Multi Family High Density" for Lots 3&4, Block 5, Riviera Waterways Section; from "Multi Family Duplex Density" to "Multi Family Low Density" for Lot 5, Block 5 and the southern portion of Lot 5, Block 6, Singer Subdivision; from "Commercial Low-Rise Intensity" to "Multi Family Medium Density" for Lot 4, Block 6, Riviera Waterways Section; and from "Multi Family Duplex Density" to "Multi Family Medium Density" for Lot 5-A and the northern portion of Lot 5, Block 6, Singer Subdivision; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (Legal description on file)
- 2. Zoning Code Text 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," Section 2-408, "University Station Rapid Transit District Overlay" to a) include requirements for multi-family development and provide regulations for modification and development agreements within the district; b) add additional properties (6100 Caballero Boulevard) to the boundary of the "University Station Rapid Transit District Overlay", 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 within the "University Station Rapid Transit District Overlay," and 4) amend the Zoning Map from "Mixed-Use 1 (MX1)" to "Multi Family 4 (MF4)", for Lots 1&2, Block 5 and Lots 1 thru 3, Block 6, Riviera Waterways Section, Track "K", Addition to Riviera Waterways Section, and Lot 8, Block 208, Riviera Section 14, from "Multi Family 3 (MF3)" to "Multi Family 4 (MF4)" for Lots 3&4, Block 5, Riviera Waterways Section; from "Multi Family 1 (MF1)" to "Multi Family 3 (MF3)" for Lot 5, Block 5 and the southern portion of Lot 5, Block 6, Singer

Subdivision; from "Mixed-Use 1 (MX1)" to "Multi Family 2 (MF2)" for Lot 4, Block 6, Riviera Waterways Section; and from "Multi Family 1 (MF1)" to "Multi Family 2 (MF2)" for Lot 5-A and the northern portion of Lot 5, Block 6, Singer Subdivision; providing for repealer provision, severability clause, codification, and providing for an effective date. (Legal description on file)

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 02.11.26 meeting recommended approval of the proposed Comprehensive Plan text and map amendments (vote: 5-0), and recommended approval of the proposed Zoning Code text and map (vote: 5-0).

BRIEF HISTORY:

As requested by the City Commission at First Reading, a neighborhood meeting was held on April 7, 2026, 6pm at Firehouse 4 to provide public information regarding the proposed amendments. A total of 14 residents attended in person, and 14 participated via the virtual meeting link. The presentation provided background information on the Rapid Transit District and the proposed amendments. All questions from residents were addressed and discussed.

One change has been made since First Reading regarding the Green Building requirements to be more consistent with the County's regulations. Buildings within the City's Overlay District will be required to meet Green Building standards, however, the final certification requirements will be determined by the City Manager. No other changes have been made since First Reading.

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). The County RTZ Subzone establishes County regulatory jurisdiction over designated parcels within one-quarter mile of the University Metrorail Station, which includes its own development standards, permitted uses, design guidelines, and review procedures administered exclusively at the County level.

In response to the County's RTZ expansion and the resulting implications for local land use authority, the City adopted the "University Station Rapid Transit District Overlay" in January 2026 as a local regulatory framework to ensure that development in the University Station area remains consistent with community expectations, adopted planning principles, and Coral Gables' established architectural and urban design standards. The City's Overlay District is intended to complement transit-supportive land use patterns while preserving the City's character and aesthetic identity, and is generally consistent with the County RTZ Subzone regulations. The Overlay encompasses parcels generally bounded by South Dixie Highway, Caballero Boulevard, Madruga Avenue, and Turin Street.

The property owner of the adjacent and assembled properties at 6100 Caballero Boulevard is actively discussing with the County to be incorporated into the County's Rapid Transit Zone (RTZ). Therefore, the City is proposing amendments to address multi-family uses within the City's overlay district and incorporate the properties to be within the boundaries of the "University Station Rapid Transit District Overlay."

Planning & Zoning Board

At the February 11, 2026 Planning & Zoning Board meeting, the Board discussed that the proposed incorporation would provide an alternative development pathway for the properties, as compared to development under the County’s RTZ, thereby facilitating more contextually appropriate development and ensuring consistency with the intent of the anticipated overlay district. Board members further discussed additional development potential under the Live Local Act. Staff clarified that, under the existing Mixed-Use district, a potential Live Local project could be eligible; however, under the proposed Multi-Family district designation, such eligibility would be disqualified based on current State law.

The Board also discussed Staff’s proposed tiered reduction in height transitioning from US-1 toward the single-family residential district and the use of setbacks as a buffer to protect adjacent single-family areas. Staff clarified the density of the proposed additional properties, and further compared the total units allowed with the City’s proposed zoning districts and all-encompassing by the County.

Following the Planning & Zoning Board meeting, the setback and off-street parking design requirements adjacent to mixed-use districts and US1 were further updated to address the property owner’s design concerns. The property owner consent letter was also updated, as suggested by the Planning & Zoning Board.

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
01.29.26	Mailed notice for Planning & Zoning Board meeting.
01.30.26	PZB Legal Advertisement.
01.30.26	Posted property.
02.06.26	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
02.23.26	Mailed notice for City Commission meeting First Reading.
03.03.26	City Commission meeting agenda posted on City webpage.
03.24.26	Mailed notice for Neighborhood meeting.
03.30.26	Mailed notice for City Commission meeting Second Reading.
04.03.26	City Commission legal advertisement.
04.07.26	City Commission meeting agenda posted on City webpage.

EXHIBIT(S):

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