

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2025-__

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA, AMENDING THE FUTURE LAND USE MAP AND MIXED-USE OVERLAY DISTRICTS MAP OF THE CITY OF CORAL GABLES COMPREHENSIVE PLAN PURSUANT TO ZONING CODE ARTICLE 14, “PROCESS,” SECTION 14-213, “COMPREHENSIVE PLAN TEXT AND MAP AMENDMENTS,” AND SMALL SCALE AMENDMENT PROCEDURES (SS. 163.3187, FLORIDA STATUTES), FROM “COMMERCIAL LOW-RISE INTENSITY” TO “COMMERCIAL HIGH-RISE INTENSITY” AND TO CREATE 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, 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, the Miami-Dade County Board of County Commissioners adopted an expansion of the County’s Rapid Transit Zone (RTZ) that established the Coral Gables/University Station Subzone; and

WHEREAS, the recently adopted County subzone, titled “Coral Gables / University Station Rapid Transit Zone (RTZ) Expansion,” preempts the City’s zoning regulations, comprehensive planning framework, and established public review processes; 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, the US-1 corridor has been the subject of extensive discussion, planning efforts, and public engagement over several years, during which the City has worked closely with neighborhood stakeholders and has developed a detailed understanding of the community’s values, context, and vision for future development; and

WHEREAS, the City of Coral Gables has a longstanding history of collaboration and coordination with Miami-Dade County, and continues to prioritize intergovernmental cooperation while maintaining a leadership role in local, regional, and state-level planning initiatives; and

WHEREAS, the County's RTZ subzone supersedes the City's Comprehensive Plan and Zoning Code, the City seeks to retain local review authority and regulatory jurisdiction over properties within the proposed overlay district to ensure compatibility with adopted plans and community standards; and

WHEREAS, to be consistent with the intent and provisions of the County's Rapid Transit Zone—while also preserving the City's established character, aesthetic standards, and procedural safeguards—the City of Coral Gables is proposing the creation of the University Station Rapid Transit District Overlay as a local regulatory framework for transit-oriented development within this corridor; and

WHEREAS, the proposed change of land use is being submitted concurrently with proposed Zoning Code Text and Map Amendments; and

WHEREAS, after notice was duly published, a public hearing was held before the Planning and Zoning Board on July 2, 2025, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the Planning and Zoning Board was presented with the proposed University Station Rapid Transit District Overlay and requested amendments, and after due consideration, recommended approval (vote: 5 to 1) of the map amendments; and

WHEREAS, after notice of public hearing was duly published and notifications of all property owners of record within one-thousand and five hundred (1,500) feet, the City Commission held a public hearing on October 28, 2025, at which hearing all interested persons were afforded the opportunity to be heard and this application for change of land use and creation of the district overlay were approved on first reading (vote: 4 to 1); and

WHEREAS, after notice was duly published, 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 City of Coral Gables’ request for a change of land use pursuant to Zoning Code Article 14 “Process,” Section 14-213 “Comprehensive Plan Text and Map Amendments,” a change of land use from “Commercial Low-Rise Intensity” to “Commercial High-Rise Intensity” for and to create 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, and Turin Street (1150, 1190, 1250, 1320, and 1350 South Dixie Highway).

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.

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., 2025.

(Moved: / Seconded:)

(Yeas:)

(; Vote)

APPROVED:

VINCE LAGO
MAYOR

ATTEST:

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

BILLY Y. URQUIA
CITY CLERK

CRISTINA SUAREZ
CITY ATTORNEY