



City of Coral Gables  
CITY COMMISSION MEETING  
August 26, 2025

**ITEM TITLE:**

A RESOLUTION OF THE CITY COMMISSION URGING THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS NOT TO APPROVE, OR ALTERNATIVELY, TO DEFER ITS CONSIDERATION OF, THE PROPOSED ORDINANCE CREATING A NEW CORAL GABLES/UNIVERSITY STATION SUBZONE OF THE RAPID TRANSIT ZONE DISTRICT AND ADDING THE PROPERTY LOCATED AT 1250 SOUTH DIXIE HIGHWAY TO THE CORAL GABLES/UNIVERSITY STATION SUBZONE AND DESIGNATING SUCH PROPERTY UNDER THE EXCLUSIVE JURISDICTION OF MIAMI-DADE COUNTY (Sponsored by Commissioner Castro)

**BRIEF HISTORY:**

On May 6, 2025, the Miami-Dade County Board of County Commissioners approved on first reading an ordinance creating a new Coral Gables/University Station Subzone of the Rapid Transit Zoning District ("RTZ"), to provide standards and procedures which are similar to the standards previously adopted for other subzones of the RTZ but which also include standards, criteria and procedures specifically designed for the proposed new Coral Gables/University Station Subzone. Additionally, the proposed ordinance adds one property, located at 1250 South Dixie Highway (Folio No. 03-4130-00), to the proposed new Coral Gables/University Station Subzone of the RTZ and purports to preempt the City's regulatory authority by granting to Miami-Dade County exclusive regulatory jurisdiction over such property.

The proposed ordinance was considered by the County's Transportation Committee on July 8, 2025, receiving a favorable recommendation and is scheduled to be considered on second reading by the Miami-Dade County Board of County Commissioners on September 3, 2025.

While the City Commission acknowledges certain benefits of transit-oriented developments located on parcels in close proximity to rapid transit stations, it has a significant interest in preserving the City's long-standing character, established aesthetic standards, and procedural safeguards.

The City Commission, in the spirit of its longstanding history of collaboration and coordination with Miami-Dade County, urges the Miami-Dade County Board of County Commissioners not to approve the proposed ordinance on second reading in order to allow further input and collaboration regarding the proposed standards and procedures for the proposed Coral Gables/University Station Subzone.

**ATTACHMENT(S):** Proposed Resolution

**FINANCIAL INFORMATION:**

No.	Amount	Account No.	Source of Funds
1.			

Total:		
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**Fiscal Impact: Not applicable**

**BUSINESS IMPACT:**

N/A