

City of Coral Gables

*405 Biltmore Way
Coral Gables, FL 33134
www.coralgables.com*



Agenda - Final

Wednesday, July 2, 2025

6:00 PM

City Hall, Commission Chambers

Planning and Zoning Board

The Planning and Zoning Board will be holding its regular board meeting on Wednesday, July 2, 2025 commencing at 6 p.m.

Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. However, the Planning and Zoning Board has established the ability for the public to virtually provide sworn testimony or public comments (non-sworn and without evidentiary value). Any individual who wishes to provide sworn testimony virtually must have their video on and must be sworn in.

Members of the public may join the meeting in person or via Zoom at (<https://zoom.us/j/83788709513>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 837 8870 9513. The public may comment on an agenda item using the City's E-comment function which may be found on the City's website at: (www.coralgables.com/pzb) once the meeting's agenda is published, or by sending an email to planning@coralgables.com.

NOTE: The public comment period to send any E-comments and emails shall conclude by the close-of-business the day prior to the Planning & Zoning Board meeting. Any emails received after the deadline will not be read or and will not be distributed during the meeting.

The Meeting will also be broadcasted live for members of the public to view on the City's website (www.coralgables.com/cgtv) as well as Channel 77 on Comcast.

A. CALL TO ORDER**B. ROLL CALL****C. APPROVAL OF THE MINUTES**

- C.-1. [25-9289](#) Planning and Zoning Board Meeting Minutes of March 12, 2025.

Attachments: [03 12 25 PZB Minutes](#)

D. CHANGES TO THE AGENDA**E. DISCUSSION ITEMS****- Nomination of Board-As-A-Whole Member****F. PUBLIC HEARING*****SWEARING IN OF INTERESTED PARTIES***

SIGN-IN SHEET: Those who wish to address the Board during the public hearing portion must legibly record their name and address on the sign-in sheet with the item(s) they wish to address at the recording secretary's table. The primary purpose of the sign-in sheet is to record the attendance at the meeting and to assist in the accurate recording of the minutes.

PROCEDURE: The following format shall be used; however, the Chairperson in special circumstances may impose variations.

- *Identification of item by Chairperson*
- *Disclosure statement by Board members*
- *Presentation by Staff*
- *Applicant or Agent presentation*
- *Public comment-support/opposition*
- *Public comment closes - Board discussion*
- *Motion, discussion and second of motion*
- *Board's final comments*
- *Vote*

NEW BUSINESS

Agenda Items F-1 and F-2 are related.

- F.-1. [25-9279](#) 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, severability clause, and providing for an effective date.

Attachments: [07 02 25 PZB Staff Report - RTZ Overlay District](#)
[Attachment A - Miami-Dade County Ordinance - First Hearing](#)
[Attachment B - University Station RTZ District Overlay Analysis](#)
[Attachment C - Notice](#)
[Attachment D - Public Comments](#)
[Attachment E - PowerPoint Presentation](#)
[Attachment F - PW Memo - Public Infrastructure Analysis](#)

F.-2. [25-9280](#)

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," to create Section 2-408, "University Station Rapid Transit District Overlay" for promoting the use of mass transit facilities and pedestrian activities along transit corridors and near multimodal stations; 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 to the "University Station Rapid Transit District Overlay," and 4) making Zoning District boundary changes from "Mixed-Use 1 (MX1)" to "Mixed-Use 3 (MX3)" and including within the "University Station Rapid Transit District Overlay" boundary for Blocks 155 and 156, Coral Gables Riviera Section Part 8, and 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), and to create the "University Station Rapid Transit District;" providing for repealer provision, severability clause, codification, and providing for an effective date.

Attachments: [07 02 25 PZB Staff Report - RTZ Overlay District](#)
[Attachment A - Miami-Dade County Ordinance - First Hearing](#)
[Attachment B - University Station RTZ District Overlay Analysis](#)
[Attachment C - Notice](#)
[Attachment D - Public Comments](#)
[Attachment E - PowerPoint Presentation](#)
[Attachment F - PW Memo - Public Infrastructure Analysis](#)

F.-3. [25-9281](#)

An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City Of Coral Gables Official Zoning Code, Article 2, "Zoning Districts", Section 2-101, "Single-Family Residential (SFR) District", Section 2-102 "Multi-Family 1 Duplex (MF1) District", and Article 5, "Architecture", Section 5-701 "Minimum standards," and Article 16, "Definitions" to align with the updated Miami-Dade County requirements regarding the stormwater management for single-family and duplex properties; providing for repealer provision, severability clause, codification, and an effective date.

Attachments: [07 02 25 PZB Staff Report - Stormwater Management w attachments](#)

- F.-4. [25-9220](#) An Ordinance of the City Commission providing for a text amendment to the City of Coral Gables Official Zoning Code, amending Article 14 "Process" to revise attendance requirements for the Planning and Zoning Board, Board of Adjustment, the Historic Preservation Board and the Code Enforcement Board; providing for a repealer provision, severability clause, codification, and an effective date.

Attachments: [07 02 25 PZB Staff Report - Board Attendance w attachments](#)

- F.-5. [25-9282](#) An Ordinance of the City Commission of Coral Gables, Florida, amending Article 16, "Definitions," City of Coral Gables Official Zoning Code, by amending the definition of freeboard to modify minimum and maximum freeboard requirements within special flood hazard areas; amending Section 2-101, "Single-family residential (SFR) District, "Subsection (b), "Height," to incorporate required freeboard and floodplain management standards for residences in flood hazard areas; and adding garage floor elevation standards that align with flood-resistant construction requirements; providing for a repealer provision, severability clause, codification, and an effective date.

Attachments: [07 02 25 PZB Staff Report - Freeboard w attachment](#)

G. ADJOURNMENT

NOTE

Any person making impertinent or slanderous remarks or who become boisterous while addressing the Board, shall be barred from further audience before the Board by the Chair, unless permission to continue or again address the Board is granted by the majority vote of the Board Members present. Clapping, applauding, heckling or verbal outbursts or any remarks in support or opposition to a speaker shall be prohibited. Signs or placards shall not be permitted in Commission Chambers.

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided.

Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.