

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2026-__

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)

WHEREAS, the Miami-Dade County Board of County Commissioners adopted an expansion of the County's Rapid Transit Zone (RTZ) to establish the Coral Gables/University Station Subzone; and

WHEREAS, the adopted County subzone, titled "Coral Gables / University Station Rapid Transit Zone (RTZ) Expansion," would preempt the City's zoning regulations, comprehensive planning framework, and established public review processes; and

WHEREAS, in response to the County's RTZ expansion, the City of Coral Gables adopted the "University Station Rapid Transit District Overlay" on January 27, 2026, to provide an alternative development path under City authority, ensuring that development adjacent to the University Metrorail Station remains consistent with community expectations, established planning principles, and the City's long-standing architectural and urban design standards; and

WHEREAS, the property owner of the adjacent and assembled properties located at 6100 Caballero Boulevard is actively coordinating with Miami-Dade County regarding potential inclusion within the County's Rapid Transit Zone (RTZ); and

WHEREAS, in response, the City proposes amendments to address multi-family development within the City's overlay district and to incorporate such properties within the boundaries of the University Station Rapid Transit District Overlay;

WHEREAS, the proposed Zoning Code Text and Map Amendments is being submitted concurrently with proposed Comprehensive Plan Text and Map Amendments; and

WHEREAS, after notice was duly published and notifications were provided to all properties within one-thousand five-hundred (1,500) feet of the district boundaries, a public hearing was held before the Planning and Zoning Board on February 12, 2026, 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 amendments to University Station Rapid Transit District Overlay, and after due consideration, recommended approval (vote: 5 to 0) of the text and map amendments; and

WHEREAS, after notice of public hearing was duly published and notifications were provided to all property owners of record within one-thousand five-hundred (1,500) feet, the City Commission held a public hearing on March 10, 2026, at which hearing all interested persons were afforded the opportunity to be heard, and the application for change of the Zoning Map and Code was approved on First Reading (vote: ____); and

WHEREAS, after notice was duly published and notifications provided to all property owners of record within one-thousand five-hundred (1,500) feet, 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 Official Zoning Code of the City of Coral Gables is hereby amended to read as provided in Attachment A¹.

SECTION 3. The City of Coral Gables’ request for an amendment to the Zoning Map pursuant to Zoning Code Article 14 “Process,” Section 14-212 “Zoning Code Text and Map Amendments,” 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, are hereby approved.

SECTION 4. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 5. 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 6. It is the intention of the Commission of the City of Coral Gables, Florida, that the provisions of this Ordinance shall become and be made part of the “Zoning Code” of the City of Coral Gables, Florida; and that the sections of this “ordinance” may be changed to “section”, “article”, or such other appropriate word or phrase in order to accomplish such intentions.

SECTION 7. If the Official Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

¹ Deletions are indicated by strikethrough. Insertions are indicated by underline.

SECTION 8. This Ordinance shall become effective upon the date of its adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, A.D., 2026.

(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

Attachment “A”

The Official Zoning Code of the City of Coral Gables is hereby amended to read as follows¹:

ARTICLE 2. ZONING DISTRICTS

Section 2-400. District Overlays.

Section 2-408. University Station Rapid Transit District Overlay.

A. Purpose and applicability.

1. The purpose of the University Station Rapid Transit District Overlay is to implement the goals, objectives, and policies of the City’s Comprehensive Plan to locate higher density development along transit corridors and near multimodal stations. These standards are consistent with the intent and provisions of Miami-Dade County’s Rapid Transit Zone that provide for transit-oriented development adjacent to the existing mass transit system.
2. The District is established in order to maintain the following objectives:
 - a. Enhance the aesthetic and physical character of the US-1 corridor to provide for the redevelopment of underutilized buildings and properties that is consistent with the high-quality design and architecture of the City and the goals of the Comprehensive Plan.
 - b. Promote and encourage use of mass transit facilities and pedestrian activities along the US-1 corridor by requiring pedestrian-oriented building design and site planning.
 - c. Provide greater housing opportunities in close proximity to transit, employment, park systems, and educational institutions that are not in environmentally vulnerable and sensitive areas.
 - d. Foster the activation of public areas and streets with a consistent design intent regarding ground floor building design, sidewalks, crosswalks, bike infrastructure, pedestrian amenities, and other elements in the public right-of-way.
 - e. Provide public benefits for adjacent residential neighborhoods to address the potential impacts of new developments that could degrade the aesthetics and welfare of the adjacent neighborhood.
3. Applicability.
 - a. The District applies to properties within a quarter-mile of the University Metrorail Station, ~~and~~ as identified as “University Station Rapid Transit District Overlay” on the official Zoning Map of the City of Coral Gables.

¹ Deletions are indicated by strikethrough. Insertions are indicated by underline.

- b. Unless otherwise provided in this section, all provisions of applicable underlying zoning district designations affecting an individual property shall control use and development. Minor deviations from the underlying zoning district requirements may be approved by the Development Review Official, and shall not include floor area, density, building height, setbacks, and open space.
 - c. All of the standards provided below shall be mandatory for properties seeking approval pursuant to the University Station Rapid Transit District Overlay.
- B. Regulations.
 - 1. Building sites. Buildings on building sites within the District of twenty-thousand (20,000) square feet or more, or with street frontage of two hundred (200) feet or more, shall require site plan review and approval by the City Commission.
 - 2. Height.
 - a. MX3 and MF4 properties in the District shall be at a maximum height of one hundred and twenty (120) feet for habitable space. Additional bonus heights with architectural incentives shall not be applied to MX3 and MF4 properties. MF2 properties shall be at a maximum height of ninety-seven (97) feet for habitable space.
 - b. ~~An additional thirteen feet and six inches (13.5) of A maximum building height of one hundred and fifty (150) feet shall may be granted for MX3 and MF4 properties by the City Commission for each an additional five-ten (510%) percent of publicly accessible landscaped open space beyond the open space requirement of by the underlying Zoning districts provided as on-site publicly accessible open space to a maximum building height of one hundred and forty-seven (147) feet for MX3 properties.~~
 - c. Height of architectural elements, screened mechanical equipment, or other roof elements may exceed the maximum height in the District by a maximum of twenty-five (25) feet.
 - 3. Floor Area Ratio (FAR) and Density.
 - a. The maximum FAR of building sites within the District shall be 3.5.
 - b. Building sites within the District may receive Transfer of Development Rights (TDRs) for a maximum Floor Area Ratio (FAR) of 4.375, pursuant to Section 14-204.5.
 - c. Additional Floor Area Ratio (FAR) with architectural incentives shall not be applied.
 - d. All MX, MF4, and MF2 properties within the District shall be permitted a maximum density of 125 units per acre. Each dwelling unit shall have a minimum unit size of four hundred (400) square feet.
 - 4. Setbacks and Stepbacks.
 - a. US-1: Twenty (20) feet measured from the street curb, except an arcade may encroach into the setback a maximum of ten (10) feet.

- b. Rear setback: For MX building sites with a depth greater than three hundred (300) feet on US1, fifteen (15) feet, measured from the street curb, shall be required with a landscaped area.
- c. Setback: On all building sites abutting a canal or waterway, the minimum setback from the waterway for all buildings shall be ten (10) feet from the canal or waterway. No interior setbacks shall be required along US1. No other minimum setbacks for MX properties shall be required. The front setback of MF properties adjacent to MX properties may be provided within the abutting right-of-way as a landscape area, with a minimum depth of ten (10) feet.
- d. Stepback: On all building sites abutting a canal or waterway and adjacent to SFR or Duplex zoning, a twenty-five (25) foot upper-story stepback shall be provided for all structures above twenty (20) feet in height. No other minimum upper-story stepback shall be required.
- e. Cantilevered open balconies may project into required setback areas within the property line a maximum of six (6) feet.
- e.f. Any parcel abutting Single-Family Residential (SFR) or Multi-Family 1 Duplex (MF1) districts shall provide a 50-foot setback with landscape buffer.

5. Architecture.

- a. The architectural style of any building within the District shall be Coral Gables Mediterranean, excluding architectural incentives, bonuses, and their requirements.
- b. The first four (4) stories of mixed-use buildings, at a minimum, shall be designed to activate the street with habitable space of twenty (20) feet minimum depth and with consistent high-quality materials, such as natural stone, cast-iron, and other materials.
- c. Ground floor commercial is required along the US-1 frontage for MX properties.
- d. Commercial and residential entrances shall be accessed from the public sidewalk and shall be located adjacent to transit stops or to access ~~to~~ multimodal stations.

6. Open space and landscape.

- a. The building and open space frontage on US-1 shall be coordinated with existing and proposed public realm enhancements to ensure a unified and pedestrian-friendly public space.
- b. Pedestrian shading shall be provided with building arcades, overhangs, or shade trees that foster pedestrian activity.
- c. Plant species or landscape design that improves stormwater management shall be provided.
- d. A paseo shall not be required for any building length or frontage.

7. Parking.

- a. Ground floor retail, residential, and restaurants shall be exempt from the parking requirements.

- b. Developments within a quarter (1/4) mile of the ~~multimodal station entrance~~University Metrorail Station shall receive a parking reduction of fifty percent (50%) maximum. An additional twenty-five (25%) reduction may be granted with a parking plan that demonstrates the necessary amount of parking for each individual development.
 - c. Properties shall be eligible to use remote parking in a parking structure that is located within 1000' of the subject site, pursuant to Section 10-108.B.
 - d. Off-street parking shall be set back a minimum of twenty (20) feet from the front property line and shall be screened with habitable linear space; provided however, MF properties adjacent to MX properties may comply with this provision with high-quality architectural treatment and ten (10) feet of landscaping. Off-street parking is prohibited within the setback.
8. Public Benefit.
- a. Landscaping, furniture, shade, water features, art, and other pedestrian amenities shall be incorporated on and off-site to enhance pedestrian activity.
 - b. Developments shall provide sidewalks, crosswalks, safety improvements to intersections, mobility pathways, and other pedestrian connections to adjacent or nearby multi-modal systems.
 - c. Potential impacts of new development on rapid transit infrastructure, adjacent properties, or public facilities shall be addressed with improvements to the transit system infrastructure, connections to transit, traffic calming, emergency services facilities, public parks or public open spaces, tree canopy enhancements, public infrastructure, and other improvements.
9. Expedited Design Review.
- a. All proposed buildings shall be reviewed administratively by city staff. The City Architect shall review and approve the design review on behalf of the Board of Architects per Sec 5-100, prior to the City Commission's consideration of the site plan. The City Architect shall also review and approve the Coral Gables Mediterranean Style Bonus on behalf of the Board of Architects for any MX2 or MX1 application requesting to secure building height bonuses.
 - b. The City Commission shall review the application, the recommendations of staff, and shall conduct a quasi-judicial public hearing and grant the approval, grant the approval subject to specified conditions or deny the application. The City Commission may attach such conditions to the approval that are necessary to ensure compliance with the standards set out in this section.
10. Amendments to an Approved Site Plan.
- a. Minor amendments. Minor amendments to an approved Site Plan within the District may be approved administratively pursuant to the review criteria of Section 14-203.12(A).

- b. Other minor amendments. Other minor amendments, such as minor architectural changes, landscape, or other design changes, may be approved by the City Manager, if the proposed changes do not substantially deviate from and are consistent with the site plan approved by the City Commission.

11. Development Agreement.

The Applicant and the City may enter into a Development Agreement as part of the site plan approval process pursuant to Section 14-217, and shall be reviewed and approved administratively prior to the City Commission's consideration.

ARTICLE 14. PROCESS

Section 14-200. Procedures

Section 14-204. Transfer of Development Rights.

Section 14-204.5. Use of TDRs on receiver sites.

A. Use of TDRs on receiver sites. The receiving sites shall be:

1. Located within the boundaries of the CBD and designated mixed-use zoning, or
2. Located within the boundaries of the North Ponce de Leon Boulevard Mixed Use District and designated mixed-use zoning, or
3. Located within the boundaries of the Design & Innovation District and designated mixed-use zoning, or
4. Located within the boundaries of the University Station Rapid Transit District Overlay ~~and designated mixed-use zoning~~, or
5. Designated by the City Commission when located in a Planned Area Development (PAD) and zoned MX2 or MX3.

Use of TDRs as receiver sites are prohibited on properties within the Zain/Friedman Miracle Mile Downtown District Overlay facing Miracle Mile.

B. Maximum TDR floor area ratio (FAR) increase on receiver sites. An increase of up to twenty-five (25%) percent of permitted gross FAR and approved Mediterranean architectural style bonuses gross FAR may be permitted.

Appendix A. Site Specific Zoning Regulations

Section A-83 - Riviera Section Part 8.

A. Floor area ratio (FAR) Provisions for buildings four (4) or more stories in height.

~~1. See Archived Zoning Code Section 3-6(y).~~

2. Maximum floor area ratio (FAR) for C District buildings four (4) stories in height located on the following described property shall not exceed 1.5: (2829)

a. Lots 1 through 13, inclusive, Block 148.

~~b. Lots 1, 16, 17 and 27 in Block 155.~~

- ~~e. Lots 27, 28, 29, 30 and 31, in Block 156.~~
 - ~~d. All portions of Tract A except for the Southwesterly 360.00 feet of Tract A.~~
 - ~~3. Maximum floor area ratio (FAR) for C District buildings located on the following described property shall not exceed 3.5:~~
 - ~~A. The Southwesterly 360.00 feet of Tract A.~~
 - B. Height of buildings.
 - ~~1. No commercial building shall be constructed or erected on the following described properties to exceed four (4) stories or forty-five (45) feet, whichever is less:~~
 - ~~a. Lots 1 through 13, inclusive, Block 148.~~
 - ~~b. Lots 1, 17, 26 and 27, Block 155.~~
 - ~~e. Lots 27, 28, 29, 30 and 31, Block 156.~~
 - ~~d. All portions of Tract A except for the Southwesterly 360.00 feet of Tract A.~~
 - ~~2. No commercial building shall be constructed or erected on the following described properties to exceed one hundred and twenty-six (126) feet:~~
 - ~~a. The Southwesterly 360.00 feet of Tract A.~~
 - ~~3. No residential or mixed use building shall be constructed or erected on the following described properties to exceed one hundred twenty-two (122) feet:~~
 - ~~a. The Southwesterly 360.00 feet of Tract A.~~
 - ~~C. Setbacks Minimum front.~~
 - ~~1. All portions of Tract A except for the Southwesterly 360.00 feet of Tract A. One hundred and twenty-five (125) feet (P. B. 46, Page 100).~~
 - ~~D. Setbacks Minimum rear.~~
 - ~~1. All portions of Tract A except for the Southwesterly 360.00 feet of Tract A. Fifty (50) feet (P. B. 46, Page 100).~~

Section A-90 - Riviera Waterways Subdivision [Reserved].

- ~~A. Floor area ratio (FAR) provisions for buildings four (4) or more stories in height.~~
 - ~~1. Maximum Floor Area Ratio (FAR) for C District buildings four (4) stories in height located on the following described properties shall not exceed 1.5:~~
 - ~~a. Lots 1 and 2 in Block 5.~~
 - ~~b. Lots 1, 2, 3 and 4 in Block 6.~~
- ~~B. Height of building.~~
 - ~~1. No apartment building shall be constructed or erected on the following described property to exceed four (4) stories or forty five (45) feet in height, whichever is less:~~
 - ~~a. Lots 1 and 2 in Block 5.~~
 - ~~2. No commercial buildings shall be constructed or erected on the following described properties to exceed four (4) stories or forty five (45) feet, whichever is less:~~
 - ~~a. Lots 1 and 2 in Block 5.~~
 - ~~b. Lots 1, 2, 3 and 4, Block 6.~~

Section A-91 - Addition to Riviera Waterways [Reserved].

A. Floor area ratio (FAR) provisions for buildings for four (4) or more stories in height.

- 1. Maximum floor area ratio (FAR) for C District buildings four (4) stories in height located on the following described property shall not exceed 1.5:**

e. Tract K.

B. Height of buildings.

- 1. No apartment building shall be constructed or erected on the following described property to exceed four (4) stories or forty five (45) feet in height, whichever is less:**

a. Tract K.

- 2. No commercial building shall be constructed or erected on the following described property to exceed four (4) stories or forty five (45) feet, whichever is less:**

a. Tract K.