

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,” 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 CREATING 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.

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, 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 adopted RTZ subzone that would supersede 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 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, 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 text and map amendments; and

WHEREAS, after notice of public hearing was duly published and notifications provided to all property owners of record within one-thousand 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 the application for change

of the Zoning Map and Code was approved on First Reading (vote: 4–1), and the Mayor and City Manager were directed to engage with project representatives regarding redevelopment activity within the area; and

WHEREAS, following further engagement with project representatives, updates to the proposed Zoning Code text amendments were made throughout the public hearing review process, including, but not limited to, modifications to the requirements related to Floor Area Ratio (FAR), Mediterranean architectural style, and setback and stepback standards.

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 District” to “Mixed Use 3 District” 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;”

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

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

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.

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

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

(Moved: / Seconded:)

(Yea:)

(; 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 and as identified as "University Station Rapid Transit District Overlay" on the official Zoning Map of the City of Coral Gables.**

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- 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 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 properties.
 - b. An additional thirteen feet and six inches (13.5) of building height may be granted for MX3 properties by the City Commission for each additional five (5%) percent of landscaped open space 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 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: No other minimum setbacks for MX properties shall be required.

- d. Stepback: No 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.

5. Architecture.

- a. The architectural style of any building within the District shall be Coral Gables Mediterranean.
- 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.
- 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 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. 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.

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.~~
 - c. ~~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.~~
 - c. ~~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).~~