

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. 2021-**

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA OPPOSING A MIAMI-DADE COUNTY PROPOSAL TO EXPAND THE RAPID TRANSIT ZONE IN THE INCORPORATED AND UNINCORPORATED AREAS AND CREATE A SMART CORRIDOR SUBZONE.

**WHEREAS**, on October 17, 1978, the Board of County Commissioners of Miami-Dade County (“BCC”) by Ordinance No. 78-74 established the Rapid Transit Zone (“RTZ”) for the Stage I Fixed-Guideway Rapid Transit System; and

**WHEREAS**, when the RTZ was established, the BCC’s intent was to provide a coordinated review and analysis of mass transit facilities necessary to carry on a central metropolitan government in Miami-Dade County (“County”), however, over the years the BCC has continued to increase areas included in the RTZ, emphasizing increased density and more transit-oriented development; and

**WHEREAS**, prior to March 15, 2008, land use plans within the RTZ were prepared pursuant to the Station Area Design and Development (SADD) Program, a joint municipal-county program administered through the Rapid Transit Development Impact Committee (RTDIC); and

**WHEREAS**, in Resolution No. 23224, adopted on February 10, 1981, the City of Coral Gables (“City”) rejected the recommendation of the SADD Program regarding development of areas surrounding the University Station, deciding instead to continue existing land uses in accordance with the City's land use plans, thereby continuing its longstanding tradition of preserving its unique development standards and character; and

**WHEREAS**, the proposed ordinance would amend Chapter 33C of the Miami-Dade County Code to significantly expand the RTZ and create the SMART Corridor Subzone, impose certain minimum zoning standards within the RTZ and SMART Corridor Subzone, and provide the County with ultimate control over what may be developed within the RTZ and SMART Corridor Subzone regardless of the City’s existing zoning regulations; and

**WHEREAS**, the expansion of the County’s jurisdiction to properties within the City threatens the orderly development and the health, safety, order, convenience, prosperity and welfare of the citizens of the City; and

**WHEREAS**, much of the area within the City that would be impacted by the proposed ordinance consists of mature single family and multi-family residential neighborhoods; and

**WHEREAS**, the minimum density and intensity requirements the County would impose pursuant to the proposed ordinance go far beyond what is currently allowed by the Coral Gables

Zoning Code (“Zoning Code”); and

**WHEREAS**, the proposed ordinance seeks to mandate a broad range of permitted uses within the SMART Corridor Subzone not currently permitted in the affected areas by the Zoning Code (depicted in the attached map as Exhibit A); and

**WHEREAS**, the proposed ordinance requires that all residential and mixed-use developments with more than four residential units provide a minimum of 12.5% of their units as workforce housing, eliminating the City’s ability to require a payment in lieu or develop its own workforce housing program; and

**WHEREAS**, the proposed ordinance gives aggrieved or adversely affected parties the ability to appeal certain final decisions of the City to the BCC, and gives the BCC the ability to hear de novo and overrule a zoning decision of the City with regard to the SMART Corridor Subzone; and

**WHEREAS**, the proposed ordinance is unprecedented in that it severely undermines the City’s ability to render final decisions on zoning matters of great import within the City; and

**WHEREAS**, the proposed ordinance seeks to make changes to impact fee schemes by requiring that City impact fees that are duplicative of County impact fees be collected by the County for new projects that are within the SMART Corridor Subzone, potentially invalidating numerous impact fee categories that may help the City offset the impact of increased development on municipal infrastructure; and

**WHEREAS**, the ordinance as drafted would have devastating effects on the scale of development in residential areas of the City and within the City generally;

**WHEREAS**, the residents of Coral Gables have not been consulted about the proposed changes to development standards, as neighborhood meetings, charrettes or public hearings have not taken place; and

**WHEREAS**, the proposed ordinance has not been formally reviewed or discussed with affected municipalities, including the City, and there has been no opportunity as of yet to propose amendments that would enhance the proposal’s compatibility with the unique character of each municipality within the County;

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:**

**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 Resolution upon adoption hereof.

**SECTION 2.** That the City Commission hereby opposes the Miami-Dade County

proposal to expand the Rapid Transit Zone in the incorporated and unincorporated areas and create a SMART Corridor Subzone.

**SECTION 3.** That the City Clerk shall transmit a copy of this resolution to Mayor Levine Cava and to the Board of County Commissioners of Miami Dade County.

**SECTION 4.** That this Resolution shall become effective upon the date of its passage and adoption herein.

APPROVED:

VINCE LAGO  
MAYOR

ATTEST:

BILLY Y. URQUIA  
CITY CLERK

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS  
CITY ATTORNEY