



**City of Coral Gables
CITY COMMISSION MEETING
November 18, 2025**

ITEM TITLE:

Resolution. Interlocal Agreement with Miami-Dade County.

A Resolution of the City Commission approving an interlocal agreement with Miami-Dade County relating to the review of applications for development within the Coral Gables / University Subzone of the Rapid Transit Zone ("RTZ") pursuant to Section 4 of Miami-Dade County Ordinance No. 25-90; providing for authorization; and providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

BRIEF HISTORY:

Pursuant to Miami-Dade County Ordinance No.25-90, Miami-Dade County has expanded the Rapid Transit Zone by establishing the Coral Gables/University Station Subzone authorizing the Board of County Commissioners to approve development within this subzone, which is wholly within the City of Coral Gables.

Section 4 of the Miami-Dade County Ordinance provides that the County and the City negotiate, subject to the approval of the City and the County an interlocal agreement, "related to any additional concerns or considerations which may arise in the future with respect to this ordinance and the RTZ process, including for example, additional points for formal input from the City of Coral Gables and how such processes would best work together with the City of Coral Gables' existing processes and existing staffing."

City Staff has met and discussed the following mutual benefits in regards to any future development applying to Miami-Dade County within the subzone:

1. The County shall notify the City Staff of the pre-application conference and any Development Impact Committee ("DIC") meetings concurrently with other County staff, including the distribution of the application and submittal for development.
2. Prior to an Applicant filing for DIC review and recommendation, the City Architect shall meet with the Applicant for administrative review and comment.
3. Where a proposed development exceeds a Floor Area Ratio of 5.0, special consideration shall be given to the proposed development's compatibility with the surrounding neighborhood.
4. Where a proposed development fails to provide a minimum 20-foot setback on US-1, or a 10-foot setback with a flush 10-foot arcade, special consideration shall be given to the proposed development's compatibility with the neighboring properties.

5. Where a proposed development with property over 300 feet in depth facing US-1, fails to provide a minimum 25 feet rear setback, special consideration shall be given to the proposed development's compatibility with the surrounding multi-family and single-family neighborhood.
6. Encroachments into any City alley or City right-of-way shall be reviewed for approval by the City.
7. The City's impact fees shall be collected prior to the issuance of any building permit.
8. Uses that are not consistent with the permitted uses in Article 3 of the City's Zoning Code shall require additional consideration for compatibility with the surrounding neighborhood.
9. The City shall be responsible to review and issue sign permits.
10. City Staff shall participate in any administrative site plan review ("ASPR") following approval of a special exception by the Board of County Commissioners.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)

PUBLIC NOTIFICATION(S):

Date	Form of Notification
11.13.25	City Commission meeting agenda posted on City webpage.

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.	\$0		
2.	\$0		
Total:	\$0		
Fiscal Impact: None			

EXHIBIT(S):

- A. Draft Resolution.