

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2025-266

A RESOLUTION OF THE CITY COMMISSION REGARDING THE PROPOSED MIAMI-DADE COUNTY RAPID TRANSIT ZONE (RTZ) ORDINANCE; RESPECTFULLY REQUESTING THAT MIAMI-DADE COUNTY INCORPORATE AMENDMENTS PROPOSED BY THE CITY OF CORAL GABLES TO ADDRESS COMMUNITY CHARACTER, QUALITY OF LIFE, AND MUNICIPAL CONCERNS; PROVIDING FOR TRANSMITTAL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Miami-Dade County has proposed amendments to its Zoning Code establishing a Rapid Transit Zone (RTZ) along U.S. 1, including areas located within the municipal boundaries of the City of Coral Gables; and

WHEREAS, the City of Coral Gables has, since its founding, maintained zoning and development standards that are essential to preserving the City’s unique historic character, architectural quality, and community identity; and

WHEREAS, the Coral Gables zoning framework reflects decades of thoughtful planning and has been instrumental in making the City a highly desirable place to live, work, and visit; and

WHEREAS, the proposed County RTZ ordinance, as drafted, would alter development standards and reduce the City’s review authority in ways that could be inconsistent with Coral Gables’ long-standing planning principles and standards; and

WHEREAS, the City has therefore proposed amendments to the County ordinance, attached hereto as **Exhibit “A”**, which are intended to ensure compatibility with Coral Gables’ zoning standards and to safeguard the City’s quality of life;

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

SECTION 1. That 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 the adoption hereof.

SECTION 2. The City of Coral Gables respectfully requests that the Miami-Dade County Board of County Commissioners incorporate the proposed amendments set forth in **Exhibit “A”** (attached hereto and incorporated herein) into the County’s Rapid Transit Zone ordinance in order to preserve the character, integrity, and zoning protections of Coral Gables.

SECTION 3. The City Clerk is directed to transmit a certified copy of this Resolution, with Exhibit “A” attached, to the Mayor and Board of County Commissioners of Miami-Dade County, and the County Attorney.

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

PASSED AND ADOPTED THIS TWENTY-SIXTH DAY OF AUGUST, A.D., 2025.

(Moved: Anderson / Seconded: Lara)

(Yeas: Anderson, Castro, Lara, Lago)

(Unanimous: 4-0 Vote)

(Absent: Fernandez)

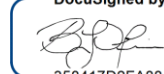
(Agenda Item: F-27)

APPROVED:

DocuSigned by:

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VINCE LAGO
MAYOR

ATTEST:

DocuSigned by:

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BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

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CRISTINA M. SUÁREZ
CITY ATTORNEY

EXHIBIT A

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

Sec. 33C-18. Coral Gables/University Station Subzone.

(C) *Permitted Uses*: Permitted uses shall be in accordance with section 33C-10(C) relating to the Brickell Station Subzone, which are incorporated by reference herein, and shall be consistent with any underlying municipal zoning.

(E) *Development Standards*. Applications for development in the Coral Gables/University Station Subzone shall be governed by the following development regulations:

(2) Setbacks, cubic content, and lot size:

(a) Due to the unique characteristics associated with the high-density or high-intensity, mixed-use developments contemplated for this sub-zone, there shall be minimum sidewalk width of 10 feet facing US1 plus a 10-foot covered arcade ~~no minimum setback from streets~~ at grade. Above the 45 feet, a minimum set back of 10 feet shall be required and above the eighth floor, for the interior/rear property lines, and park rights-of-way. In addition, a 30-foot step-back shall be required for frontages facing residential districts.

(b) There shall be no maximum or minimum limitation on the size of a floor plate.

(c) There shall be no cubic content or minimum lot size requirements.

(d) Notwithstanding the above, the floor plate and all structures and parking facilities above and below ground level shall not encroach any closer than 500 feet away from any single-family residential residence and shall have a 25-foot rear setback with a landscape buffer on parcels greater than 300 feet in depth.

(6) Open Space: The minimum open space requirement shall be 10 percent at ground level, including setback areas and 5 percent above ground level. ~~15 percent of the gross development area.~~ Open space shall include parks, plazas, balconies, terraces, courtyards, arcades/colonnades, pedestrian paths, rooftop green spaces above buildings and parking garages, and transit platform areas improved for pedestrian comfort. Rooftop green spaces shall be planted to improve pedestrian comfort and reduce storm-water run-off.

(7) Signs: Signs visible from public rights-of-way or public areas shall comply with Article 11. "Signs" of the City of Coral Gables Zoning Code. ~~section 33C 3.2.~~ The signage plan submitted with the application for final site plan review shall contain criteria, locations and sizes of signs.

(12) Lighting: Applications for development will comply with the City of Coral Gables Zoning Code Article 12. Ambience Standards.

(13) Impact Fees: Impact fees shall be collected by the municipality providing the corresponding services prior to the issuance of any building permit.