

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2026-__

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA, GRANTING APPROVAL OF PROPOSED AMENDMENTS TO THE TEXT OF THE CITY OF CORAL GABLES COMPREHENSIVE PLAN PURSUANT TO EXPEDITED STATE REVIEW PROCEDURES (S. 163.3184, FLORIDA STATUTES) AND ZONING CODE ARTICLE 14, “PROCESS,” SECTION 14-213, “COMPREHENSIVE PLAN TEXT AND MAP AMENDMENTS,” TO MODIFY THE REQUIRED MIX OF USES WHEN DEVELOPED WITHIN THE “UNIVERSITY STATION RAPID TRANSIT DISTRICT OVERLAY,” TO ALLOW A MAXIMUM FLOOR AREA RATIO (FAR) OF 3.5, AND TO PROVIDE FOR POLICIES TO IMPLEMENT THE “UNIVERSITY STATION RAPID TRANSIT DISTRICT OVERLAY;” PROVIDING FOR A REPEALER PROVISION, PROVIDING FOR A SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on September 3, 2025, the Miami-Dade County Board of County Commissioners adopted an ordinance creating the “Gables/University Station Subzone” within the County’s Rapid Transit Zone (RTZ), establishing County regulatory jurisdiction over properties within a quarter-mile of the University Metrorail Station and superseding the City of Coral Gables’ Comprehensive Plan and Zoning Code for those properties;

WHEREAS, in response to the County’s RTZ expansion, the City of Coral Gables initiated a regulatory framework 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;

WHEREAS, the Planning and Zoning Board reviewed the proposed University Station Rapid Transit District Overlay on July 2, 2025, and recommended approval of the associated Comprehensive Plan and Zoning Code text and map amendments; thereafter, following multiple revisions, the City Commission approved the draft ordinances related to the proposed overlay on First Reading on October 28, 2025, and directed the Mayor and City Manager to engage with project representatives regarding redevelopment activity within the area;

WHEREAS, to support the regulatory framework contemplated in the proposed overlay district, the City is advancing a related Comprehensive Plan text amendment

establishing a new policy for the University Station Rapid Transit District Overlay, introducing a simplified mix of allowable uses, and setting a maximum floor area ratio (FAR) of 3.5 in order to align City policy with Miami-Dade County's adopted Gables/University Station RTZ Subzone and provide an alternative development path under City review authority;

WHEREAS, after notice was duly published and notifications of all properties within one-thousand five-hundred (1,500) feet from the district boundaries, a public hearing was held before the Local Planning Agency (Planning and Zoning Board) on December 10, 2025, at which hearing all interested parties were afforded the opportunity to be heard; and

WHEREAS, the Local Planning Agency (Planning and Zoning Board) was presented with the requested amendments regarding the proposed University Station Rapid Transit District Overlay, and after due consideration, recommended approval (vote: 6 to 0) of the map amendments; and

WHEREAS, after notice of public hearing duly published and notifications of all properties within one-thousand five-hundred (1,500) feet from the district boundaries, the Local Governing Body (City Commission) held a public hearing on January 13, 2026, at which hearing all interested persons were afforded the opportunity to be heard and this application for text amendments to the Comprehensive Plan were approved on first reading to be transmitted to the Florida Department of Commerce;

WHEREAS, amendments to the Comprehensive Plan text are subject to Expedited State Review and were transmitted on (month) (day), 2026, to the Department of Commerce, South Florida Regional Planning Council and other review agencies for review prior to consideration by the City Commission on second reading;

WHEREAS, the Department of Commerce and other reviewing agencies reviewed the amendment, identified no objections, and requested the City of Coral Gables to adopt the proposed amendment;

WHEREAS, after notice duly published, 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. That the request amends the City of Coral Gables Comprehensive

Plan, pursuant to the large-scale amendment procedures set forth in Section 163.3187, Florida Statutes, to add a new Comprehensive Plan policy establishing the University Station Rapid Transit District Overlay; outlining applicable objectives; introducing a simplified mix of allowable uses; and establishing a maximum floor area ratio (FAR) of 3.5 for properties within the future overlay district. The amendment applies to Blocks 155 and 156, Coral Gables Riviera Section Part 8, Tract "A," Replat of Coral Gables Riviera Section Part 8, bounded by South Dixie Highway, Caballero Boulevard, Madruga Street, and Turin Street (1150, 1190, 1250, 1320, and 1350 South Dixie Highway). The ordinance further provides for severability, repealer, codification, and an effective date.

The Comprehensive Plan of the City of Coral Gables is hereby amended to read as provided in Attachment A¹.

SECTION 3. The City Commission, pursuant to First Reading approval of the Ordinance authorizes transmittal of the request, as required by State Statutes, to the Department of Community Affairs (DCA), South Florida Regional Planning Council (SFRPC) and other review agencies for review prior to consideration by the City Commission on second reading.

SECTION 4. All rights, actions, proceedings and Contracts of the City, including the City Commissioners, the City Manager, or any of its departments, boards or officers undertaken pursuant to the existing code provisions, shall be enforced, continued, or completed, in all respects, as though begun or executed hereunder.

SECTION 5. All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 6. If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 7. 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

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

MAYOR

ATTEST:

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

BILLY Y. URQUIA
CITY CLERK

CRISTINA SUAREZ
CITY ATTORNEY

Attachment A

The Comprehensive Plan of the City of Coral Gables is hereby amended to read as follows²:

Future Land Use Element

Policy FLU-1.1.2

Residential land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-1. Residential Land Uses.			
Classification	Description	Density / Intensity	Height
Single-Family Low Density.	Single-family detached homes.	Maximum 6 units/acre.	Per the Zoning Code.
Single-Family High Density.	Single-family detached and attached homes, including town-houses.	Maximum 9 units/acre.	Per the Zoning Code.
Multi-Family Duplex Density.	Duplex homes, including town-houses.	Maximum 9 units/acre <u>per the Zoning Code.</u>	Per the Zoning Code.
Multi-Family Low Density.	Multi-family residential of low height and density.	Maximum 20 units/acre, or 25 units/acre with architectural incentives per the Zoning Code.	Up to 50' maximum (no limitation on floors), or up to 77' maximum (with a maximum of 2 additional floors) with architectural incentives per the Zoning Code.
Multi-Family Medium Density.	Multi-family residential of medium height and density.	Maximum 40 units/acre, or 50 units/acre with architectural incentives per the Zoning Code. If developed pursuant to Residential Infill Regulations (bounded by: Douglas Rd, LeJeune Rd, SW 8th St & Navarre Ave): Maximum 75 units/acre, or 100 units/acre with architectural incentives per the Zoning Code.	Up to 70' maximum (no limitation on floors), or up to 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code. If developed pursuant to Residential Infill Regulations (bounded by: Douglas Rd, LeJeune Rd, SW 8th St & Navarre Ave): Up to 100' maximum with architectural incentives per the Zoning Code.

² Deletions are indicated by strikethrough. Insertions are indicated by underline.

Multi-Family High Density.	Multi-family residential of high height and density.	Maximum 60 units/acre, or 75 units/acre with architectural incentives per the Zoning Code.	Up to 150' maximum (no limitation on floors), or 190.5' maximum (with a maximum 3 additional floors) with architectural incentives per the Zoning Code.
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Policy FLU-1.1.3.

Commercial land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-2. Commercial Land Uses.

Table FLU-2. Commercial Land Uses.			
Classification	Description	Density / Intensity	Height
Commercial Low-Rise Intensity.	This category is oriented to low intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office, and mixed use.	<p>Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs).</p> <p>Residential use shall only be permitted as part of a mixed-use development as provided herein with maximum of 125 units/acre. Density shall be unlimited for properties within the Central Business District (CBD) and the Design & Innovation District.</p> <p>Within a Mediterranean Village development:</p> <ol style="list-style-type: none"> 1. residential use shall be permitted, and 2. the intensity of the project shall be regulated by a maximum F.A.R. of four (4.0), and shall be controlled by an approved Mediterranean Village PAD Plan 	<p>Up to 50' maximum (no limitation on floors), or up to 77' maximum (with a maximum of 2 additional floors) with architectural incentives per the Zoning Code.</p> <p>If developed pursuant to Design & Innovation District regulations: Up to 120' maximum (limitation of 10 floors) with architectural incentives per the Zoning Code.</p>
Commercial Mid-Rise Intensity.	This category is oriented to medium intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office, and mixed use.	<p>Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs).</p> <p>Residential use shall only be permitted as part of a mixed-use development as provided herein with maximum of 125 units/acre. Density shall be unlimited for properties</p>	<p>Up to 70' maximum (no limitation on floors), or up to 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.</p> <p>If developed pursuant to Design & Innovation District regulations: Up to 120' maximum (limitation of 10 floors) with architectural incentives and up to</p>

		<p>within the Central Business District (CBD) and the Design & Innovation District.</p> <p>Within a Mediterranean Village development:</p> <ol style="list-style-type: none"> 1. residential use shall be permitted, and 2. the intensity of the project shall be regulated by a maximum F.A.R. of four (4.0), and shall be controlled by an approved Mediterranean Village PAD Plan 	<p>137.5' maximum with parks incentives per the Zoning Code.</p>
Commercial High-Rise Intensity.	<p>This category is oriented to the highest intensity commercial uses, including residential, retail, services, office, and mixed use.</p>	<p>Maximum F.A.R. of 3.0, or 3.5 with architectural incentives, <u>or 3.5 if developed pursuant to University Rapid Transit District Overlay</u>. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs).</p> <p>Residential use shall only be permitted as part of a mixed-use development as provided herein with maximum of 125 units/acre. Density shall be unlimited for properties within the Central Business District (CBD) and the Design & Innovation District.</p> <p>Within a Mediterranean Village development:</p> <ol style="list-style-type: none"> 1. residential use shall be permitted, and 2. the intensity of the project shall be regulated by a maximum Floor Area Ratio ("F.A.R.") of four (4.0), and shall be controlled by an approved Mediterranean Village Planned Area Development ("PAD") Plan, and 3. additional height may be granted for specified uses or provide architectural embellishment 	<p>Up to 150' maximum (no limitation on floors), or 190.5' maximum (with a maximum 3 additional floors) with architectural incentives per the Zoning Code.</p> <p>If developed pursuant to an approved PAD, within the Central Business District (CBD) and limiting density to 100 units/acre: Up to 205.5' maximum with architectural incentives per the Zoning Code.</p>

Policy FLU-1.1.5.

Mixed-Use land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-4. Mixed-Use land use.

Classification	Description
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MXD, Mixed-Use or MXOD, Mixed-Use Overlay Districts (<u>MXOD</u>).	Mixed uses are permitted to varying degrees in the multi-family residential, commercial, and industrial land use categories, pursuant to underlying land use regulations and applicable Zoning Code provisions.
	<p>The general intent of the MXD is to promote a multi-faceted pedestrian friendly environment comprised of an assortment of uses, including the following:</p> <ul style="list-style-type: none"> • Residential; • Retail/Commercial; • Office; • Industrial; and • Public Open Spaces. <p>No single use may comprise more than eighty-five (85%) percent of the MXD floor area ratio. <u>However, if developed pursuant to the University Station Rapid Transit District Overlay, a minimum of two (2) uses shall be included, with no minimum or maximum percentage thresholds.</u></p> <p>A maximum of 125 units/acre shall be allowed. Density shall be unlimited for properties within the Central Business District (CBD) and the Design & Innovation District.</p> <p>The proportionate mix of uses shall be reviewed per development application. The following table establishes minimum and maximum thresholds based upon the FAR of the <u>Mixed-use</u> building. <i>See Table FLU-4.1 below</i></p> <p>Additional MXD or Mixed Use Overlay District (MXOD) development standards, including maximum intensities, and height, are provided in the Zoning Code.</p>
MXOD, Mixed-Use Overlay Districts (<u>MXOD</u>).	<p>An MXOD may be permitted as an overlay in the Multi-Family Medium Density, Commercial and Industrial land use categories (see FLU-2: Mixed-Use Overlay District Map).</p> <p>Properties within the MXOD have the option of developing their property in accordance with the underlying land use.</p>

Policy FLU-1.9.5.

Establish and implement a University Station Rapid Transit District Overlay, which should include:

1. A boundary for the District, adopted on the Future Land Use Map.
2. Zoning regulations that would locate higher density and intensity development near the University Station MetroRail Station to encourage housing and other compatible uses that are supportive of pedestrian activities on the ground level of mixed-use buildings.
3. Mixed-use development along the US-1 corridor that is consistent with the goals of the Miami-Dade County's Strategic Miami Area Rapid Transit (SMART) plan to promote increased ridership of the rapid transit system.

4. Expedited development opportunity that serves as an alternative, compatible development path under the City's review authority and jurisdiction, with greater opportunities for community engagement.
5. Development strategies that provide greater mixed-use and housing opportunities in close proximity to transit, employment, park systems, and educational institutions, and promote and encourage use of mass transit facilities and pedestrian activities along the US-1 corridor.