

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2026-__

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA, APPROVING AMENDMENTS TO THE TEXT AND MAPS OF THE CITY OF CORAL GABLES COMPREHENSIVE PLAN PURSUANT TO SMALL-SCALE AMENDMENT PROCEDURES (SECTION 163.3187, FLORIDA STATUTES), AND ZONING CODE ARTICLE 14, "PROCESS," SECTION 14-213, "COMPREHENSIVE PLAN TEXT AND MAP AMENDMENTS," TO 1) MODIFY THE REQUIRED MULTI-FAMILY DENSITIES AND HEIGHT TO ALLOW HIGHER INTENSITY WITHIN THE "UNIVERSITY STATION RAPID TRANSIT DISTRICT OVERLAY," AND TO ALLOW MULTI-FAMILY HIGH DENSITY WITHIN THE MIXED-USE OVERLAY DISTRICTS LOCATED WITHIN THE "UNIVERSITY STATION RAPID TRANSIT DISTRICT OVERLAY," 2) INCLUDE ADDITIONAL PROPERTIES (6100 CABALLERO BLVD) WITHIN THE "UNIVERSITY STATION RAPID TRANSIT DISTRICT OVERLAY" ON THE MIXED-USE OVERLAY DISTRICTS MAP, AND 3) AMEND THE FUTURE LAND USE MAP FROM "COMMERCIAL LOW-RISE INTENSITY" TO "MULTI FAMILY HIGH DENSITY" FOR LOTS 1&2, BLOCK 5 AND LOTS 1 THRU 3, BLOCK 6, RIVIERA WATERWAYS SECTION, TRACK "K", ADDITION TO RIVIERA WATERWAYS SECTION, AND LOT 8, BLOCK 208, RIVIERA SECTION 14; FROM "MULTI FAMILY LOW DENSITY" TO "MULTI FAMILY HIGH DENSITY" FOR LOTS 3&4, BLOCK 5, RIVIERA WATERWAYS SECTION; FROM "MULTI FAMILY DUPLEX DENSITY" TO "MULTI FAMILY LOW DENSITY" FOR LOT 5, BLOCK 5 AND THE SOUTHERN PORTION OF LOT 5, BLOCK 6, SINGER SUBDIVISION; FROM "COMMERCIAL LOW-RISE INTENSITY" TO "MULTI FAMILY MEDIUM DENSITY" FOR LOT 4, BLOCK 6, RIVIERA WATERWAYS SECTION; AND FROM "MULTI FAMILY DUPLEX DENSITY" TO "MULTI FAMILY MEDIUM DENSITY" FOR LOT 5-A AND THE NORTHERN PORTION OF LOT 5, BLOCK 6, SINGER SUBDIVISION; PROVIDING FOR A REPEALER PROVISION, PROVIDING FOR A SEVERABILITY

CLAUSE, AND PROVIDING FOR AN EFFECTIVE
DATE. (LEGAL DESCRIPTION ON FILE)

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

WHEREAS, in response to the County’s RTZ expansion, the City of Coral Gables adopted the “University Station Rapid Transit District Overlay” on January 27, 2026, 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; and

WHEREAS, the property owner of the adjacent and assembled properties located at 6100 Caballero Boulevard is actively coordinating with Miami-Dade County regarding potential inclusion within the County’s Rapid Transit Zone (RTZ); and

WHEREAS, in response, the City proposes amendments to address multi-family development within the City’s overlay district and to incorporate such properties within the boundaries of the University Station Rapid Transit District Overlay;

WHEREAS, the proposed Comprehensive Plan Text and Map Amendments is being submitted concurrently with proposed Zoning Code Text and Map Amendments; and

WHEREAS, after notice was duly published and notifications were provided to all properties within one-thousand five-hundred (1,500) feet of the district boundaries, the Planning and Zoning Board reviewed the proposed amendments to the University Station Rapid Transit District Overlay on February 12, 2026, and recommended approval of the Comprehensive Plan text and map amendments and associated Zoning Code text and map amendments (vote: 5–0); and

WHEREAS, after notifications were provided to all property owners of record within one-thousand five-hundred (1,500) feet, the City Commission held a public hearing on March 10, 2026, at which hearing all interested persons were afforded the opportunity to be heard, and the application was approved on First Reading (vote: 4 – 1); and

WHEREAS, pursuant to Section 163.3187(1)(b), Florida Statutes, text changes that relate directly to, and are adopted simultaneously with, a small-scale Future Land Use Map amendment are permissible under the adoption process of small-scale Comprehensive Plan amendments; and

WHEREAS, after notice was duly published and notifications were provided to all properties within one-thousand five-hundred (1,500) feet of the district boundaries, 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 requested small-scale map amendments to the City of Coral Gables Comprehensive Plan as provided in Attachment “A” from “Commercial Low-Rise Intensity” to “Multi Family High Density” for Lots 1&2, Block 5 and Lots 1 thru 3, Block 6, Riviera Waterways Section, Track “K”, Addition to Riviera Waterways Section, and Lot 8, Block 208, Riviera Section 14; from “Multi Family Low Density” to “Multi Family High Density” for Lots 3&4, Block 5, Riviera Waterways Section; from “Multi Family Duplex Density” to “Multi Family Low Density” for Lot 5, Block 5 and the southern portion of Lot 5, Block 6, Singer Subdivision; from “Commercial Low-Rise Intensity” to “Multi Family Medium Density” for Lot 4, Block 6, Riviera Waterways Section; and from “Multi Family Duplex Density” to “Multi Family Medium Density” for Lot 5-A and the northern portion of Lot 5, Block 6, Singer Subdivision, and include additional properties (6100 Caballero Blvd) within the “University Station Rapid Transit District Overlay” on the Mixed-Use Overlay Districts Map, which are the assembled properties at 6100 Caballero Boulevard, are hereby approved.

Simultaneously, the requested text amendments to the City of Coral Gables Comprehensive Plan as provided in Attachment “B”¹ to modify the required Multi-Family densities and height to allow higher intensity within the “University Station Rapid Transit District Overlay,” and to allow Multi-Family High Density within the Mixed-Use Overlay Districts located within the “University Station Rapid Transit District Overlay”. The amendment relates directly to Lots 1 thru 5, Block 5 and Lots 1 thru 5, Block 6, Riviera Waterways Section, Track “K”, Addition to Riviera Waterways Section, and Lot 8, Block 208, Riviera Section 14, which are the assembled properties at 6100 Caballero Boulevard, are hereby approved.

SECTION 3. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 4. 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 5. Pursuant to Section 163.3187(5)(c), Florida Statutes, the effective date of the small-scale comprehensive plan amendment approved by this ordinance shall be thirty-one (31) days after adoption by the Commission, if the amendment is not timely challenged.

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

SECTION 6. 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
MAYOR

ATTEST:

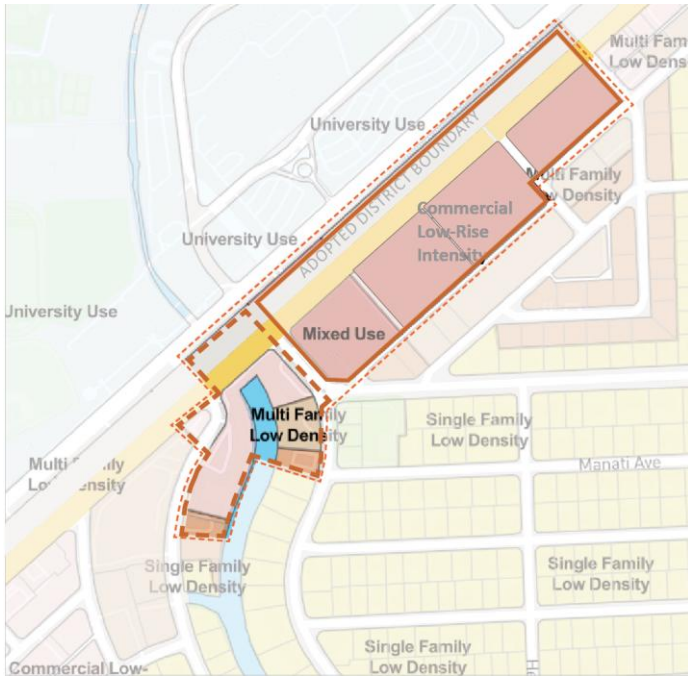
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

BILLY Y. URQUIA
CITY CLERK

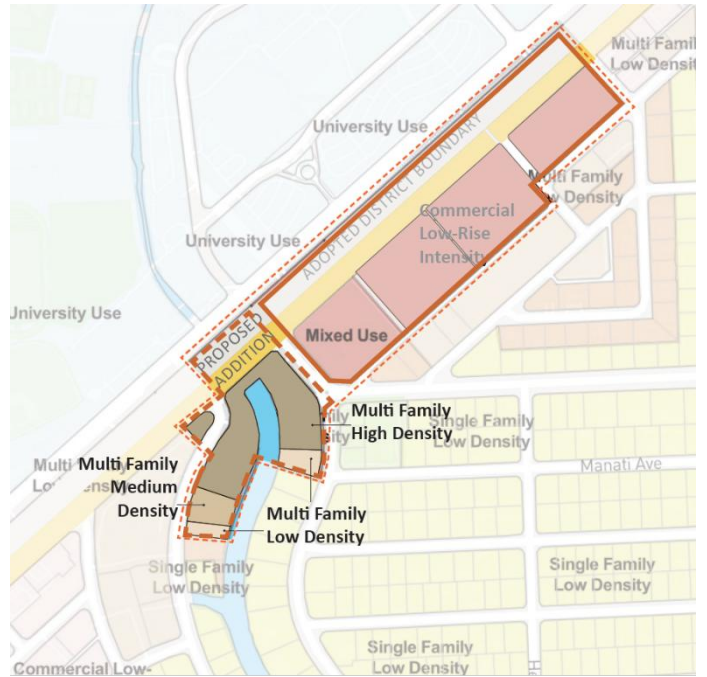
CRISTINA SUAREZ
CITY ATTORNEY

Attachment "A"

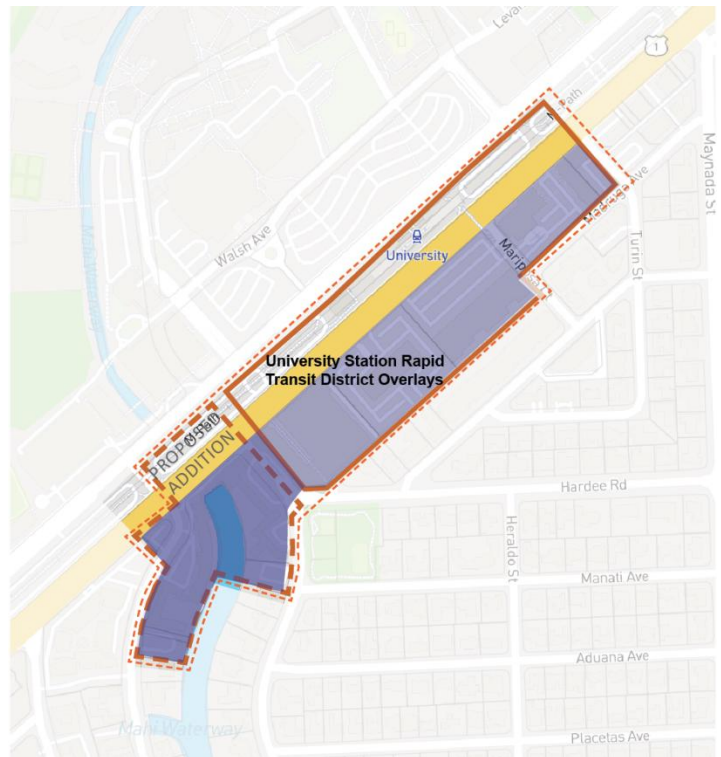
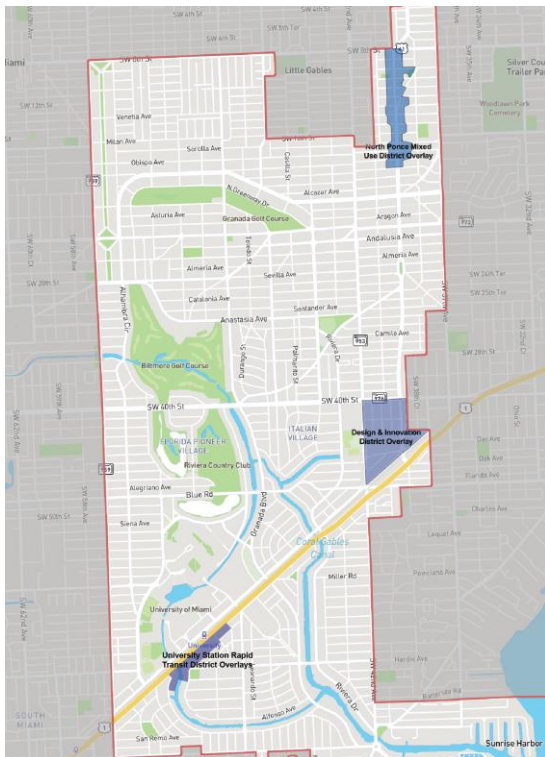
Future Land Use Map



Proposed Future Land Use Map



Mixed-Use Overlay District Map



Attachment “B” – Multi-Family Amendments

The Comprehensive Plan of the City of Coral Gables is hereby amended to read as follows¹:

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 townhouses.	Maximum 9 units/acre.	Per the Zoning Code.
Multi-Family Duplex Density.	Duplex homes, including townhouses.	Maximum 9 units/acre.	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. <u>If developed pursuant to University Station Rapid Transit District Overlay: Maximum 125 units/acre.</u>	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.
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. <u>If developed pursuant to University Station Rapid Transit District Overlay: Maximum 125 units/acre.</u>	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.

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

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
MXD, Mixed-Use or MXOD, Mixed-Use Overlay Districts (MXOD).	<p>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>
	<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. 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.</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 Mixed-use 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 (MXOD).	<p>An MXOD may be permitted as an overlay in the Multi-Family Medium Density, <u>Multi-Family High Density</u>, 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>