

CITY OF CORAL GABLES

- MEMORANDUM -

TO: JENNIFER GARCIA
PLANNING & ZONING DIRECTOR

DATE: JUNE 27, 2025

FROM: HERMES DIAZ
PUBLIC WORKS DIRECTOR

SUBJECT:
CITY OF CORAL GABLES' PROPOSAL
FOR MIXED USE ZONES WITHIN THE
MIAMI-DADE COUNTY
RAPID TRANSIT ZONE

The City of Coral Gables includes several Mixed-Use 1 (MX1) parcels located within Miami-Dade County's Rapid Transit Zone, just south of the University Metrorail Station. Within this area, one Mixed-Use 3 (MX3) property has been developed as The Paseo de la Riviera. The subject parcels are bound by South Dixie Highway, Madruga Avenue, Turin Street, and Caballero Boulevard.

The impact of new developments on public infrastructure—including adjacent roadways, sanitary sewer systems, stormwater facilities, and other utilities—is generally not determined by building height. Additionally, in cases where the existing utility infrastructure lacks sufficient capacity to accommodate a proposed development, the City retains the authority to require capacity enhancements as a condition of project approval.

In conclusion, because the proposed zoning change does not alter the currently permitted residential density of 125 units per acre, the increased building height and potential additional square footage—achieved through amendments to the Future Land Use and Zoning Map, and the application of Transfer of Development Rights (TDRs)—will not result in a decline in the level of service for public infrastructure below the minimum standards established in the City's Comprehensive Plan.

Thank you.

c: Jose Olivo, Deputy Director of Public Works
Paul Rodas, City Engineer