

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY COMMISSION PROVIDING FOR A TEXT AMENDMENT TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE BY AMENDING ARTICLE 7, “SUSTAINABILITY AND RESILIENCE STANDARDS,” SECTION 7-102, “GREEN BUILDING REQUIREMENTS,” TO PROVIDE NATIONAL GREEN BUILDING STANDARD (NGBS) SILVER CERTIFICATION AS AN ACCEPTABLE OPTION FOR COMPLIANCE; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Coral Gables is committed to protecting public safety and property while promoting the long-term sustainability and environmental performance of its built environment through green building practices; and

WHEREAS, Article 7, “Sustainability and Resilience Standards,” and Section 7-102, “Green Building Requirements,” of the City Code establish minimum green building certification requirements for certain new construction; and

WHEREAS, it is necessary to include the National Green Building Standard (NGBS) Silver certification with Energy Star Certification as an acceptable certification option; and

WHEREAS, updating Section 7-102 ensures clarity, consistency, and alignment with contemporary green building standards and practices.

WHEREAS, after notice of public hearing duly published and notified a public hearing was held before the Planning and Zoning Board/Local Planning Agency of the City of Coral Gables on November 19, 2025, at which hearing all interested persons were afforded the opportunity to be heard and these text amendments were recommended for approved (vote: 6 - 1);

WHEREAS, the City Commission held a public hearing on December 9, 2025 at which hearing all interested persons were afforded an opportunity to be heard, and the item was approved on first reading (vote: 5 to 0); and,

WHEREAS, after notice was 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 the item was approved on second reading.

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 Code of the City of Coral Gables is hereby amended as follows¹.

Section 7-102. Green Building Requirements.

A. Green Building Requirements: The following new construction is required, within twenty-four (24) months after the issuance of a Certificate of Occupancy or Completion, whichever is less, to achieve no less than Leadership in Energy and Environmental Design (LEED) Silver certification under the latest applicable version of the LEED Green Building Rating System of the US Green Building Council (USGBC), or Silver certification by the Florida Green Building Coalition (FGBC), or National Green Building Standards (NGBS) ~~Silver certification with Energy Star Certification; under another nationally recognized certification program approved by the City Manager or City Manager's designee:~~

1. All buildings over 20,000 square feet not owned by the City of Coral Gables.
2. City of Coral Gables buildings and buildings constructed on City of Coral Gables property. This requirement may be waived by the City Manager or City Manager's designee if it can be demonstrated that compliance with this requirement would create an unreasonable burden on the construction project that would be inconsistent with furtherance of the economic development goals of the city.
3. Commercial and multi-family buildings where the developers of such property request a right-of-way encroachment (except for awnings and signs), abandonment or vacation of right-of-way, mixed use site plan review, planned area development or receiver site for Transfer of Development Rights, which requests require the review of the Planning and Zoning Board and approval of the City Commission.
4. Failure to comply with this subsection will result in a forfeiture of the Green Building Bond (as defined in subsection C below).

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. It is the intention of the Commission of the City of Coral Gables, Florida, that the provisions of this Ordinance shall become and be made part of the Code

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

of the City of Coral Gables, Florida; and that the sections of this “ordinance” may be changed to “section”, “article”, or such other appropriate word or phrase in order to accomplish such intentions.

SECTION 6. If the Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

SECTION 7. This Ordinance shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS ____ OF ____, A.D., 2026.

APPROVED:

VINCE LAGO
MAYOR

ATTEST:

BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

CRISTINA SUAREZ
CITY ATTORNEY