



City of Coral Gables
CITY COMMISSION MEETING
October 28, 2025

ITEM TITLE:

Ordinances on First Reading. Comprehensive Plan Map Amendments and Zoning Code and Map Amendments.

1. **Comprehensive Plan Future Land Use and Mixed-Use Overlay Districts Maps.** An Ordinance of the City Commission of Coral Gables, Florida, amending the Future Land Use Map and Mixed-Use Overlay Districts Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Low-Rise Intensity" to "Commercial High-Rise Intensity" and to create the "University Station Rapid Transit District Overlay" for Blocks 155 and 156, Coral Gables Riviera Section Part 8, Tract "A," Replat of Coral Gables Riviera Section Part 8, which are the properties bounded by South Dixie Highway, Caballero Boulevard, Madruga, and Turin Street (1150, 1190, 1250, 1320, and 1350 South Dixie Highway); providing for a repealer provision, providing for a severability clause, and providing for an effective date.
2. **Zoning Code and Map.** An Ordinance of the City Commission of Coral Gables, Florida providing for map and text amendments to the City of Coral Gables Official Zoning Code pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," by 1) amending Article 2, "Zoning Districts," to create Section 2-408, "University Station Rapid Transit District Overlay" for promoting the use of mass transit facilities and pedestrian activities along transit corridors and near multimodal stations; 2) amending Appendix A, "Site Specific Zoning Regulations," to remove inconsistent Site Specifics; 3) amending Article 14, "Process," Section 14-204, "Transfer of Development Rights," to expand Transfer of Development Rights (TDRs) receiving sites to the "University Station Rapid Transit District Overlay," and 4) making Zoning District boundary changes from "Mixed-Use 1 (MX1)" to "Mixed-Use 3 (MX3)" and including within the "University Station Rapid Transit District Overlay" boundary for Blocks 155 and 156, Coral Gables Riviera Section Part 8, and Tract "A," Replat of Coral Gables Riviera Section Part 8, which are the properties bounded by South Dixie Highway, Caballero Boulevard, Madruga, and Turin Street (1150, 1190, 1250, 1320, and 1350 South Dixie Highway), and to create the "University Station Rapid Transit District;" providing for repealer provision, severability clause, codification, and providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 07.02.25 meeting recommended approval of the proposed Comprehensive Plan maps amendment (vote: 5-1), and recommended approval with conditions of the proposed Zoning Code text and map amendments (vote: 5-1).

BRIEF HISTORY:

The City is proposing Comprehensive Plan map amendments and Zoning Code text and map amendments to create the University Station Rapid Transit Overlay District.

On September 3, 2025, Miami-Dade County adopted an ordinance to establish the Coral Gables/University Station Subzone within the Rapid Transit Zone (RTZ). The County's Rapid Transit Zone District of University Station acknowledges that transit-oriented developments are most effective when located on parcels within close proximity to rapid transit stations, to ensure better coordination between land use and transportation infrastructure. Accordingly, the Board of County Commissioners have historically added additional properties to the County's Rapid Transit Zone District (RTZ or RTZ Zoning District), such as one privately owned parcel located at 1250 South Dixie Highway requested inclusion in the subzone and was placed under the County's exclusive regulatory jurisdiction at the September 3rd adoption of the County's subzone. It is likely the County will consider adding properties if they are situated within a quarter-mile radius of the University Station.

As a result of the County's RTZ subzone that would supersede the City's Comprehensive Plan and Zoning Code. The City is proposing map and text amendments to offer an alternative development path under the City's review authority and regulatory jurisdiction of properties within the proposed overlay district, with greater opportunities for community engagement.

Planning & Zoning Board

At the July 2, 2025, Planning & Zoning Board meeting, the Board reviewed and discussed the proposed Comprehensive Plan map amendments and Zoning Code text and map amendments related to the City proposed Rapid Transit District Overlay. The sponsoring Miami-Dade County Commissioner attended the meeting to explain the intent and purpose of the County's proposal, as well as to respond to the questions from the Board members.

Board members expressed support for the amendment's potential to align with the goals of Miami-Dade County's initiative to designate this area as a SMART Corridor Subzone, while also emphasizing the importance of preserving the City's long-standing character, established aesthetic standards, and procedural safeguards. The Board recommended approval of the proposed Comprehensive Plan maps amendment.

During the discussion, the Board acknowledged potential challenges that new development may pose to the surrounding community, such as increased traffic and activity levels. Some members raised concerns that, if not carefully designed, future development could negatively impact adjacent residential neighborhoods. To address these concerns, the Board recommended approval of the Zoning Code Text Amendment with the condition that a building setback be required for portions of the structure exceeding 100 feet in height facing residential areas.

Following the Planning & Zoning Board meeting and discussing the concerns of the City's prescriptive regulations and public review procedures, the proposed University Station Rapid Transit Overlay District were revised to allow the rear upper story stepback to be determined by City Staff; any requested Mediterranean Style bonuses to be reviewed and granted by the City Architect; minor clarifications of the purpose of the overlay; and that the public review of the site plan would be limited to the City Commission.

The draft Ordinances for the Comprehensive Plan Maps and Zoning Code text and map amendments are provided as Exhibit A and B.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)

PUBLIC NOTIFICATION(S):

Date	Form of Notification
06.18.25	Mailed notice for PZB.
06.18.25	Posted property for PZB.
06.20.25	PZB Legal Advertisement.
06.27.25	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
10.15.25	Mailed notice for City Commission meeting.
10.21.25	City Commission meeting agenda posted on City webpage.

EXHIBIT(S):

- A. Draft Ordinance – Comp Plan Map.
- B. Draft Ordinance – Zoning Code and Map.
- C. Miami Dade County Ordinance and Floor Amendment.
- D. 07 02 25 Planning & Zoning Board Staff Report with attachments.
- E. Excerpt of the 07 02 25 PZB Minutes.
- F. PowerPoint Presentation.