



City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables
Application: Zoning Code Text Amendments – Green Building Requirements
Public Hearing: Planning and Zoning Board
Date & Time: November 19, 2025; 6:00 – 9:00 p.m.
Location: City Commission Chambers, City Hall
405 Biltmore Way, Coral Gables, Florida 33134

1. APPLICATION REQUEST

The City of Coral Gables is requesting review and consideration of the following:

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.

The request requires three public hearings, including review and recommendation by the Planning and Zoning Board, and 1st and 2nd Reading before the City Commission.

2. BACKGROUND INFORMATION

The City's Section 7-102, "Green Building Requirements," of Article 7, "Sustainability and Resilience Standards," currently requires specific new construction to achieve at least LEED Silver Certification or Florida Green Building Coalition (FGBC) Silver Certification within twenty-four (24) months of receiving a Certificate of Occupancy or Completion. The proposed text amendment adds National Green Building Standard (NGBS) Silver Certification with Energy Star Certification as an additional compliance option. NGBS, an ANSI-accredited program developed by the National Association of Home Builders (NAHB) and the International Code Council (ICC), emphasizes residential sustainability and measurable performance outcomes. By including NGBS Silver with Energy Star, the City updates its standards to reflect national best practices and offers greater flexibility for developers while maintaining high environmental and energy-efficiency benchmarks. To date, projects certified or in progress under the City's Green Building Program include:

Certification Type Completed Pending

LEED	13	1
FGBC	3	4
NGBS	3	7

These figures highlight the City's ongoing commitment to sustainable, high-performance buildings and the increasing use of NGBS as a preferred certification path.

3. PROPOSED ZONING CODE TEXT AMENDMENT

The proposed Zoning Code text amendment is provided in ~~striketrough~~/underline format.

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).

4. REVIEW TIMELINE / PUBLIC NOTICE

City Review Timeline

The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Planning and Zoning Board	11.19.25
City Commission – 1 st Reading	TBD
City Commission – 2 nd Reading	TBD

The following has been completed to solicit input and provide notice of the Application:

PUBLIC NOTICE	DATE
Legal advertisement	11.07.25
Posted agenda and Staff report on City web page/City Hall	11.14.25

5. FINDINGS OF FACT

In accordance with Section 14-212.5 of the Zoning Code, the Planning and Zoning Board shall not recommend adoption of, and the City Commission shall not adopt, text amendments to these land Zoning Code unless the text amendment:

Standard	Staff Evaluation
a. Promotes the public health, safety, and welfare.	The proposed amendment promotes environmental performance, energy efficiency, and reduced operating costs through flexible yet stringent sustainability standards.
b. Does not permit uses the Comprehensive Plan prohibits in the area affected by the text amendment.	The proposed amendment does not introduce or permit any uses that are inconsistent with the Comprehensive Plan.
c. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.	The proposed amendment does not impact the density or intensity of development. The amendment does not alter allowable building heights, floor area ratios, or other factors that influence density and intensity.
d. Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less than the minimum requirements of the Comprehensive Plan.	The proposed amendment will not negatively impact the level of service for public infrastructure subject to concurrency requirements.
e. Does not directly conflict with any objective or policy of the Comprehensive Plan.	The proposed amendment aligns with the objectives and policies of the Comprehensive Plan by supports the City's environmental objectives.


Staff finds that all five of these criteria are **satisfied**.

6. STAFF RECOMMENDATION

The Planning and Zoning Division recommends **approval**.

Please visit the City's webpage at www.coralgables.com to view all Application plans and materials, notices, applicable public comments, minutes, etc, which is also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Coral Gables, Florida 33134.

Respectfully submitted,


Jennifer Garcia, AICP, CNU-A
Assistant Director of Development Services
for Planning and Zoning
City of Coral Gables, Florida