



# City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables

Application: **Zoning Code Text Amendments – Conceptual Zoning Review**

Public Hearing: Planning and Zoning Board

**Date & Time:** **January 15, 2025; 6:00 – 9:00 p.m.**

Location: Community Meeting Room, Police and Fire Headquarters,  
2151 Salzedo Street, 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 of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code by amending Article 14, “Process,” Section 14-212, “Zoning Code Text and Map Amendments,” and Section 14-213, “Comprehensive Plan Text and Map Amendments,” to create a conceptual review by the Planning & Zoning Board for applications proposing land use or zoning changes prior to the preliminary Board of Architects approval; and 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

At the Planning & Zoning Board’s October 29, 2024, special meeting for the proposed enhancements of the Mediterranean design standards, the Board discussed concerns with the current review procedure of proposed buildings (site plan requests) that are reviewed simultaneously with future land use and zoning map changes. The current procedure allows for applications requesting a change of land use and zoning to proceed to Board of Architects review, prior to Commission consideration or approval of the changes. The Board of Architects is only granting 1, 2, or 3 stories, if deemed by the BOA to comply with the Mediterranean design standards, and does not consider the request for future land use and zoning map changes. It is the Planning & Zoning Board that reviews the future land use and zoning map changes, and then provides a recommendation to the City Commission, which has the only authority to approve or deny the map changes that allow the significant additional building height. Therefore, the Planning & Zoning Board made a separate recommendation to the City Commission to consider discussing and changing the public review procedure, such as requiring a recommendation from the Planning & Zoning Board to the Board of Architects for the changes to the land use or zoning of the property prior to the preliminary review of the proposed building by the Board of Architects.

As a result of the Planning & Zoning Board’s request, the City Commission discussed the idea of implementing a conceptual review of proposed land use and zoning changes by the Planning & Zoning Board prior to the preliminary Board of Architects. The City Commission ultimately passed Resolution No.

2024-278 that directs City Staff and the Planning & Zoning Board to explore the additional conceptual review for proposed changes to the land use and zoning.

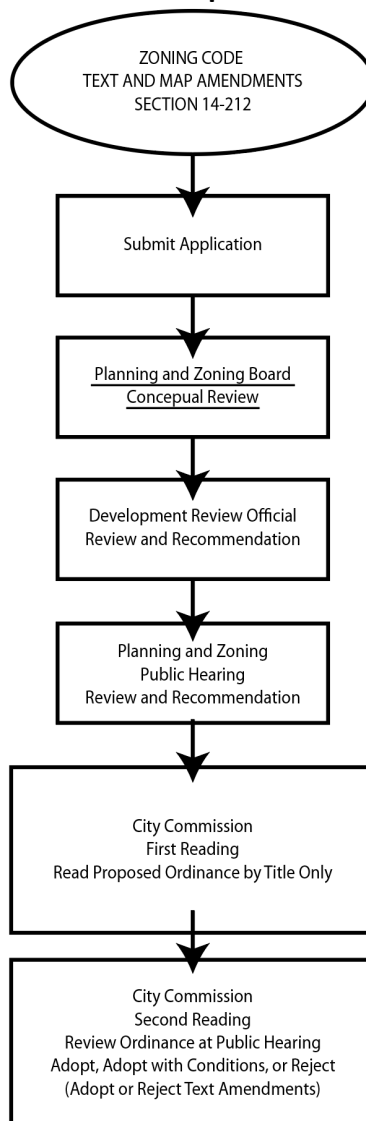
Additionally, the City Commission requested that the Board of Architects (BOA) be engaged to discuss the proposed change to the review procedure. At the January 9, 2025, BOA meeting, the Board supported the proposed additional meeting of the Planning & Zoning Board to conceptually review requests that change the land use or zoning. The BOA requested that the materials to be reviewed by the PZB be limited to maps, site plans, and other 2-dimensional documents, as to focus the scope of the PZB’s conceptual review to the proposed changes of the land use and zoning.

### 3. PROPOSED ZONING CODE TEXT AMENDMENT

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

### ARTICLE 14. PROCESS

#### Section 14-212.2 General procedures for text and map amendments.



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**Section 14-212.6. Development Review Official review, report and recommendation.**

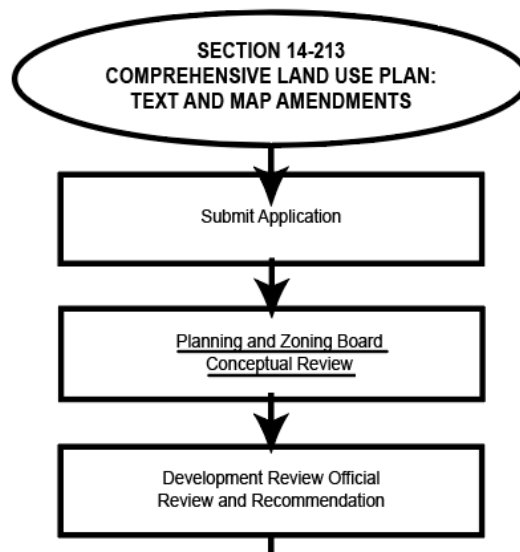
A. Upon receipt of an application for a district boundary change pursuant to this Section, or upon receipt of a recommendation by the City Manager or their designee for an amendment to the text of these regulations, the Development Review Official shall:

1. Schedule the district boundary change request for conceptual review before the Planning and Zoning Board.
2. Review the application or City Manager recommendation in accordance with the provisions of Section 14-202.

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**Section 14-213. Comprehensive Plan Text and Map Amendments.**

**Section 14-213.2 General procedures for text and map amendments to the Comprehensive Plan.**



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**Section 14-213.7. City review, report and recommendation.**

A. Upon receipt of an application pursuant to this Article, or upon a recommendation by the City Manager or their designee for an amendment to the text of the Comprehensive Plan, the Development Review Official shall:

1. Schedule the map amendment request for conceptual review before the Planning and Zoning Board.
2. Review the application or City Manager recommendation in accordance with the provisions of Section 14-202.

**4. REVIEW TIMELINE / PUBLIC NOTICE**

**City Review Timeline**

The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
City Commission - discussion	12.10.24
Board of Architects - discussion	01.09.25
Planning and Zoning Board	01.15.25
City Commission – 1 <sup>st</sup> Reading	TBD
City Commission – 2 <sup>nd</sup> Reading	TBD

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

PUBLIC NOTICE	DATE
Legal advertisement	01.03.25
Posted agenda and Staff report on City web page/City Hall	01.10.25

**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.	This amendment promotes public health and welfare by requiring an additional opportunity for the community to participate in the public review process when an Applicant is requesting a change to the land use and zoning.
b. Does not permit uses the Comprehensive Plan prohibits in the area affected by the text amendment.	The proposed amendment does not affect any uses permitted in 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 text amendment does not allow densities or intensities in excess of what are permitted by the future land uses.
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 text amendment will not affect the level of service for public infrastructure.

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- e. Does not directly conflict with any objective or policy of the Comprehensive Plan. The proposed amendment does not directly conflict with any objective or policy of the Comprehensive Plan.
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Staff finds that all five of these criteria are **satisfied**.

**6. STAFF RECOMMENDATION**

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

**7. ATTACHMENTS**

- A. Resolution 2024-278.
- B. Legal advertisement published.

Please visit the City’s webpage at [www.coralgables.com](http://www.coralgables.com) to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, 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

**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. 2024-278**

**A RESOLUTION OF THE CITY COMMISSION  
DIRECTING CITY STAFF AND THE PLANNING AND  
ZONING BOARD TO EXPLORE ADDITIONAL  
CONCEPTUAL REVIEWS FOR CERTAIN PROJECTS**

**WHEREAS**, the City Commission has expressed an interest in, and is taking steps to establish processes requiring or allowing for conceptual review for certain development projects in the City, and

**WHEREAS**, the City Commission is considering an ordinance which would require conceptual review by the Board of Architects for certain development projects seeking to utilize the Mediterranean bonus established in the Zoning Code; and

**WHEREAS**, during a recent Planning and Zoning Board meeting, the Board requested that the City Commission consider changing the public review procedure; and

**WHEREAS**, the City Commission wishes for staff and the Planning and Zoning Board to explore and consider a process which would require conceptual review at the Planning and Zoning Board for certain development projects prior to preliminary Board of Architects approval but subsequent to any Board of Architects conceptual review;

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:**

**SECTION 1.** That the foregoing “**WHEREAS**” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof.

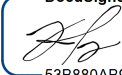
**SECTION 2.** That the Coral Gables City Commission hereby directs City staff and the Planning and Zoning Board to explore and discuss a process which would require conceptual review of requests to change land use and zoning at the Planning and Zoning Board for certain development projects prior to preliminary Board of Architects approval but subsequent to any Board of Architects conceptual Review.

**SECTION 3.** That the Planning and Zoning Board should make a recommendation to the City Commission as to the feasibility of such a process and provide any recommendations as to the details of the proposed process.

**SECTION 4.** That this Resolution shall become effective upon the date of its passage and adoption herein.

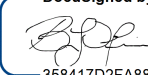
PASSED AND ADOPTED THIS TENTH DAY OF DECEMBER A.D., 2024.  
(Moved: Anderson / Seconded: Fernandez)  
(Yeas: Fernandez, Menendez, Anderson, Castro, Lago)  
(Unanimous: 5-0 Vote)  
(Agenda Item: F-2)

APPROVED:

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VINCE LAGO  
MAYOR

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

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CITY CLERK

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CRISTINA M. SUÁREZ  
CITY ATTORNEY



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## [Public Notice - Planning and Zoning Board](#)

**Coral Gables | Publish Date: Jan 3, 2025**

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearing on Wednesday, January 15, 2025, at 6:00 p.m.