



**City of Coral Gables
CITY COMMISSION MEETING
June 10, 2025**

ITEM TITLE:

Ordinance on Second Reading. Comprehensive Plan Text and Map Amendments.

An Ordinance of the City Commission of Coral Gables, Florida requesting amendments to the text and maps of the City of Coral Gables Comprehensive Plan, pursuant to expedited state review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments;" to update as a result of the City's Evaluation and Appraisal Report, the minimum planning periods and sewer requirements, as well as amendments to certain goals, objectives and policies of the Comprehensive Plan; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

At the January 15, 2024, meeting, the Planning and Zoning Board recommended approval (vote: 7-0).

BRIEF HISTORY:

After First Reading on January 28, 2025, Staff transmitted the proposed Comprehensive Plan text and map amendments to the Florida Department of Commerce. The Department advised the City of no comments and to proceed with adoption of the proposed amendments. Minor revisions have been made based on comments received from Miami-Dade County's Department of Regulatory and Economic Resources. These include:

- Aligning Level of Service standards and references with Miami-Dade County Code
- Refining historic preservation policies to reflect the Comprehensive Development Master Plan (CDMP) Objective LU-6
- Updating Policy REC-1.1.3 to integrate historic sites into recreational planning
- Expanding Policy HIS-2.1.2 to support public awareness and cultural heritage surveys
- Removing an outdated per capita waste generation figure from Policy CIE-1.2.1.

In addition, Planning and Zoning Division staff updated the Historical Resources Element Objective HIS-1.1 Historic Landmark Districts map and incorporated map amendments related to the City Hall and Matheson Hammock historic districts.

The proposed amendments are required by the Evaluation and Appraisal Report (EAR) process of the Comprehensive Plan, established by state law. The EAR process updates local comprehensive plans, as required by new state legislation. It has been determined that the Comprehensive Plan text amendments are necessary to comply with recent changes on Chapter 163, Florida Statutes. These text amendments address the minimum planning period requirements, as outlined in 163.3172(5)(a):

(5)(a) Each local government comprehensive plan must include at least two planning periods, one covering at least the first 10-year period occurring after the plan's adoption and one covering at least a 20-year period. Additional planning periods for specific components, elements, land use amendments, or projects shall be permissible and accepted as part of the planning process.

The proposed changes to the planning periods also affect the projected timelines to implement certain goals, objectives, and policies of the Comprehensive Plan. Below summarizes the related updates to the Comprehensive Plan:

- Update planning periods to reflect 10-year and 20-year planning horizons
- Remove outdated references to the 2007 Zoning Code Rewrite
- Update specific policies and corresponding target dates to ensure alignment with state and local priorities.
- Revise references to Florida State Statutes in the Comprehensive Plan.
- Revise Recreation & Open Space goals, objectives, policies, and maps to better align with current community needs.
- Update the Historical Resources districts map to ensure preservation efforts meet contemporary standards.

The draft Ordinance for the amendment is provided as Exhibit A.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

PUBLIC NOTIFICATION(S):

Date	Form of Notification
01.03.25	Legal advertisement - PZB
01.10.25	Posted PZB agenda on City webpage
01.10.25	Posted PZB Staff report on City webpage
01.17.25	City Commission 1 st Reading Legal Advertisement
01.21.25	City Commission 1 st Reading meeting agenda posted on City webpage
05.30.25	City Commission 2 nd Reading Legal Advertisement
06.03.25	City Commission 2 nd Reading meeting agenda posted on City webpage

EXHIBIT(S):

- A. Draft Ordinance.
- B. Florida Commerce Objections, Recommendations and Comments (ORC) Report Letter.

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.	\$0		
2.	\$0		
Total:	\$0		
Fiscal Impact: The approval of the request will not have a direct fiscal impact on the City.			