

**City of Coral Gables**  
**Planning Department Staff Report**

**TO:** Honorable Planning and Zoning Board Members

**From:** Planning Department

**Date:** January 9, 2008

**Subject:** **Zoning Code Text Amendment – Article 3, Division 13, Concurrency Review.** An Ordinance providing for text amendments to the Zoning Code, Article 3, Division 13, entitled “Concurrency Review,” providing for updates to concurrency review provisions and procedures, including the addition of public school concurrency review procedures necessary to meet State of Florida mandated public school concurrency requirements; providing for severability, repealer, codification, and an effective date.

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### **Recommendation**

The Planning Department recommends approval of the proposed text amendment to Zoning Code Article 3, Division 13, “Concurrency Review,” as provided in Attachments A (clean version) and B (~~strikethrough~~ / underline version).

### **Background**

This item is related to the various public school concurrency items recommended for approval by the Planning and Zoning Board on November 14, 2007 (see Attachment C), and approved on First Reading by the City Commission on December 11, 2007.

The primary purpose of the amendment is to include new regulations for public school concurrency review pursuant to new State-mandated requirements. In working with the Building and Zoning Department to amend these regulations, Staff found that a more thorough rewrite of the “Concurrency Review” section was desired in order to provide for a more efficient and effective concurrency review process in general.

In summary, the amendment includes the following changes:

1. Incorporates new requirements for State-mandated public school concurrency review, including regulations governing application review, exemptions, capacity reservations, mitigation agreements, timeframes, extensions, and review criteria.
2. Provides for a new flowchart that outlines the concurrency review process, in keeping with the format of other Zoning Code sections.
3. Removes repetitious, outdated, and confusing provisions, such as those regarding initial and intermediate development orders.

**Zoning Code text amendment – “Concurrency Review”**

**January 9, 2008**

**Page 2 of 2**

4. Provides for a greater connection between concurrency review and the Board of Architects review and approval process.
5. Clarifies that the responsibility for meeting concurrency lies with the applicant versus the City.
6. Removes specific requirements for administrative procedures, in keeping with the format of other Zoning Code sections.

Building and Zoning Department staff have reviewed the proposed amendment and have expressed support for the changes.

**Next Steps**

The City Commission is scheduled to consider this issue as follows (dates and times are subject to change):

1<sup>st</sup> Reading, Tuesday, January 22, 2008

2<sup>nd</sup> Reading, To Be Determined (will accompany associated school concurrency items following State-review of CLUP amendments)

Respectfully submitted,

Eric Riel, Jr.  
Planning Director

**Attachments:**

- A. Zoning Code text amendment - clean version.
- B. Zoning Code text amendment - ~~strike through~~ / underline version.
- C. 11.14.07 Excerpts of Planning and Zoning Board meeting minutes.

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