



City of Coral Gables
CITY COMMISSION MEETING
December 12, 2023

ITEM TITLE:

Ordinance on First Reading. Zoning Code Text Amendment.

An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code pursuant to Zoning Code Article 15, "Notices," Section 15-102, "Notice," to amend requirement for the Applicants Required Public Information Meeting to occur prior to review by the Board of Architects, 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 will review the proposed zoning code text amendment before Second Reading.

BRIEF HISTORY:

As requested by a Commissioner, Staff prepared a Zoning Code text amendment that amends the requirement for the Applicant's neighborhood meeting to occur prior to the preliminary review by the Board of Architects.

Currently, Zoning Code Section 15-102.D requires that an applicant conduct a Public Information Meeting 14 days prior to the Planning & Zoning Board public hearing. The information meeting is organized, noticed, and hosted solely by the Applicant, who then provides a copy of the mailing addresses, attendance, and meeting summary to Staff. Currently, any development application must complete the following prior to the Planning & Zoning Board public hearing: (1) review by the Development Review Committee (DRC), (2) preliminary approval by the Board of Architects (BOA), and (3) present to the neighbors in a public information meeting.

The proposed text amendment would require the Applicants public information meeting to occur earlier in the public review process prior to preliminary review by the Board of Architects. All other requirements for the public information meeting would remain.

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

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

PUBLIC NOTIFICATION(S):

Date	Form of Notification
12.05.23	City Commission meeting agenda posted on City webpage.

EXHIBIT(S):

- A. Draft Ordinance.

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.	\$0		
2.	\$0		
Total:	\$0		

Fiscal Impact:

The approval of requiring the neighborhood meeting to occur earlier in the public review process will not have a direct fiscal impact on the city.

BUSINESS IMPACT:

The intent of the proposed text amendment for requiring an Applicant’s neighborhood meeting to occur earlier in the public review process is to engage the community at an earlier stage of the process.

The proposed change in the public review process will not have an additional cost for compliance, and not create a new charge or fee on businesses.

All proposed projects that currently require public hearings before the Planning & Zoning Board and City Commission would be affected by the proposed text amendment. Approximately 20 applications reviewed by the DRC in 2023 require public hearings and therefore would be affected by this proposed change.