

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 2025-\_\_**

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 DEVELOPMENT REVIEW OFFICIAL REVIEW AND RECOMMENDATION; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, RETROACTIVITY, AND AN EFFECTIVE DATE.

**WHEREAS**, the City of Coral Gables (the “City”) seeks to maintain a thorough and transparent review process for all applications proposing changes to land use and zoning maps, ensuring they are consistent with the City's Comprehensive Plan and design standards; and

**WHEREAS**, the Planning and Zoning Board (PZB) recommended that the City Commission amend the public review procedure to require conceptual review of proposed land use and zoning changes by the PZB prior to Board of Architects (BOA) preliminary review of proposed buildings; and

**WHEREAS**, the City Commission, at its subsequent meetings, considered the PZB’s recommendations and adopted Resolution No. 2024-278, directing City Staff and the PZB to explore amendments to the Zoning Code to implement a conceptual review by the PZB for proposed changes to land use and zoning; and

**WHEREAS**, the BOA, at its January 9, 2025, meeting, expressed support for the proposed conceptual review process and requested that the scope of the PZB’s review focus on maps, site plans, and other 2-dimensional documents, limiting the review to the proposed land use and zoning changes; and

**WHEREAS**, the proposed amendments to Article 14 of the Zoning Code, specifically Sections 14-212 and 14-213, aim to enhance the public review process by ensuring that the PZB provides a conceptual review of proposed land use and zoning changes prior to BOA’s preliminary review of architectural compliance; and

**WHEREAS**, after notice was duly published, a public hearing was held before the Planning and Zoning Board on January 15, 2025, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, the Planning and Zoning Board was presented with text amendments to the Official Zoning Code, and after due consideration, recommended approval (vote: 5 to 2) of the text amendment; and

**WHEREAS**, after notice duly published, a public hearing for First Reading was held on January 28, 2025, before the City Commission, at which hearing all interested parties were afforded the opportunity to be heard; and after due consideration and discussion, the amendment was approved on First Reading; and

**WHEREAS**, after notice duly published, a public hearing for Second Reading was held before the City Commission, at which hearing all interested parties were afforded the opportunity to be heard; and after due consideration and discussion, the amendment on Second Reading was approved.

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

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

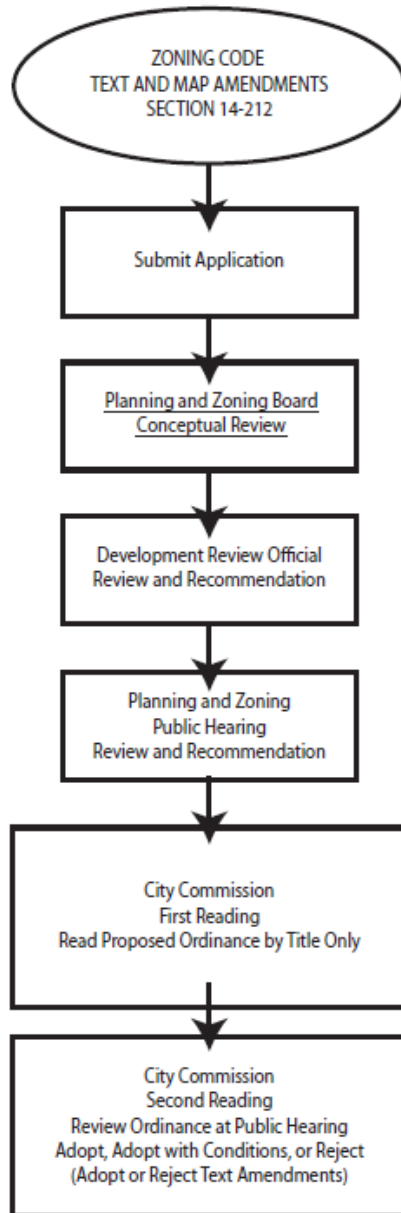
**SECTION 2.** The Official Zoning Code of the City of Coral Gables is hereby amended to read as follows<sup>1</sup>:

**Article 14. Process**

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

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<sup>1</sup> Deletions are indicated by strikethrough. Insertions are indicated by underline.



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**Section 14-212.3. Application.**

All applications for district boundary changes, including the Planning and Zoning Board conceptual review application, shall be made in writing upon an application form approved by the City, and shall be accompanied by applicable fees.

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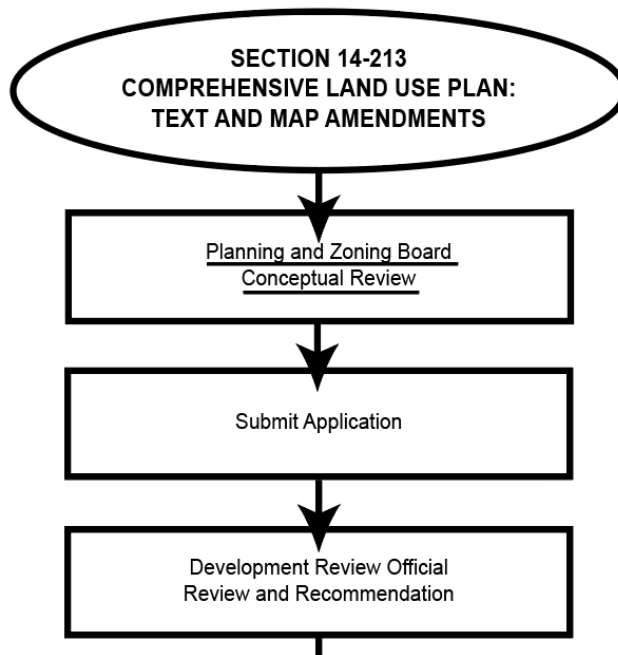
**Section 14-212.6. Development Review Official review, report and recommendation.**

- 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. Notice of conceptual reviews before the Planning and Zoning Board shall be in accordance with the provisions of Article 15. The Board shall provide input and comments on the application at the conceptual review, however, there shall be no recommendation by 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 14-213.4. Application.**

All applications for amendments to the maps of the Comprehensive Plan, including the Planning and Zoning Board conceptual review application, shall be made in writing upon an application form approved by the Development Review Official, and shall be accompanied by the applicable fees.

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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. Notice of conceptual reviews before the Planning and Zoning Board shall be in accordance with the provisions of Article 15. The Board shall provide input and comments on the application at the conceptual review, however, there shall be no recommendation by the Planning and Zoning Board.
  2. ~~Review~~ the application or City Manager recommendation in accordance with the provisions of Section 14-202.

**SECTION 3.** All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 4.** If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

**SECTION 5.** It is the intention of the Commission of the City of Coral Gables, Florida, that the provisions of this Ordinance shall become and be made part of the “Zoning Code” of the City of Coral Gables, Florida; and that the sections of this “ordinance” may be changed to “section”, “article”, or such other appropriate word or phrase in order to accomplish such intentions.

**SECTION 6.** If the Official Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

**SECTION 7.** This Ordinance shall become effective upon the date of its adoption.

**SECTION 8.** The provisions contained within this Ordinance shall apply to zoning applications requesting changes in land use or zoning filed prior to the effective date of this ordinance that have not yet obtained preliminary approval by the Board of Architects as well as such applications filed on or after the effective date of this ordinance.

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2025.

(Moved: / Seconded:)

(Yeas: )

(; Vote)

APPROVED:

VINCE LAGO  
MAYOR

ATTEST:

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

BILLY Y. URQUIA  
CITY CLERK

CRISTINA SUAREZ  
CITY ATTORNEY