



**City of Coral Gables  
CITY COMMISSION MEETING  
March 8, 2022**

**ITEM TITLE:**

**Ordinance on Second Reading. Comprehensive Plan Text Amendment.**

An Ordinance of the City Commission of Coral Gables, Florida granting approval of proposed amendments to the text 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 provide for a Property Rights Element with Goals, Objectives, and Policies; 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:**

The Planning and Zoning Board at their 12.09.21 meeting recommended approval of the proposed Comprehensive Plan text amendment, (vote: 7 yes – 0 no).

**BRIEF HISTORY:**

As required, the proposed Comprehensive Plan text amendment was transmitted to the Florida State Department of Economic Opportunity (DEO) after First Reading. The DEO had no comment and authorized the City to act on the proposed text amendment. The DEO response letter is provided as Exhibit B.

No changes have been made since First Reading.

Last summer, the State of Florida amended the Community Planning Act to require every city and county "to include in its comprehensive plan a property rights element." FLA. STAT. § 163.3177(6)(i)1. (2021). Each city must adopt this new element "by the earlier of the date of its adoption of its next proposed plan amendment that is initiated after July 1, 2021, or the date of the next scheduled evaluation and appraisal of its comprehensive plan." FLA. STAT. § 163.3177(6)(i)2. (2021)

The City of Coral Gables values open and transparent decision-making. Such process is the best protection for property rights. Therefore, Staff has drafted the proposed text amendment to the Comprehensive Plan based on the model property rights element from '1000 Friends of Florida,' that will memorialize the importance to protect the rights of all people to contribute to local government decision making.

The draft Ordinance of the Comprehensive Plan text amendments is provided as Exhibit A.

**LEGISLATIVE ACTION:**

<b>Date:</b>	<b>Resolution/Ordinance No.</b>	<b>Comments</b>

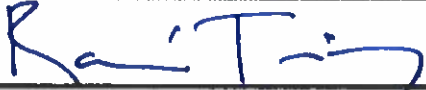
**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

<b>Date</b>	<b>Board/Committee</b>	<b>Comments (if any)</b>

**PUBLIC NOTIFICATION(S):**

<b>Date</b>	<b>Form of Notification</b>
10.29.21	Planning and Zoning Board legal advertisement. (November PZB)
11.04.21	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page. (November PZB)
11.24.21	Planning and Zoning Board legal advertisement. (December PZB)
12.03.21	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page. (December PZB)
01.04.22	City Commission meeting agenda posted on City webpage.
02.25.22	Legal advertisement for 2 <sup>nd</sup> Reading
03.01.22	City Commission meeting agenda posted on City webpage.

**APPROVED BY:**

<b>Asst. Director of Development Services for Planning and Zoning</b>


**EXHIBIT(S):**

- A. Draft Ordinance.
- B. Department of Economic Opportunity (DEO) Response Letter.