



**City of Coral Gables  
CITY COMMISSION MEETING  
December 9, 2025**

**ITEM TITLE:**

**Ordinance on Second Reading, Zoning Code Text Amendment.**

An Ordinance of the City Commission providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Appendix A, "Site Specific Zoning Regulations," Section A-67, "Mahi Canal," requiring additional review and approval for all mooring piles, docks, wharves, davits, boat lifts, and similar structures located in MF and MX districts that abut the Mahi Canal, providing for a 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 at their 11.19.25 meeting recommended approval (vote: 7-0).

**BRIEF HISTORY:**

No changes have been made since First Reading.

Staff drafted an amendment to Zoning Code Appendix A, Section A-67 ("Mahi Canal") to add a water quality review overlay for mooring piles, docks, wharves, davits, boat lifts, and similar structures within Multi-Family (MF) and Mixed-Use (MX) districts abutting the canal. The amendment aligns local review with current Florida Department of Environmental Protection water quality standards, which protect surface waters, circulation, and benthic habitats.

These over-water structures are currently approved administratively. The amendment would instead require a water quality study—such as a seagrass or benthic survey—and review by the Waterways Advisory Board, with final action by the City Commission. The goal is to ensure that redevelopment and higher-density activity along the Mahi Canal do not degrade water quality or impair vessel circulation and public safety.

**Planning & Zoning Board**

At the November 19, 2025 Planning and Zoning Board meeting, members asked how the required water quality study would address existing conditions within the Mahi Canal and nearby land uses, including the area north toward US-1. Staff clarified that the study must evaluate water circulation and flushing, benthic habitat, and vessel activity, and that its findings will guide whether applications are approved, conditioned, or denied. Staff also noted current field observations consistent with the canal's Florida Fish & Wildlife (FWC) manatee protection zone and reiterated that applicants must meet applicable

Florida Department of Environmental Protection (FDEP) water quality standards under Chapter 62-302 F.A.C. The Board unanimously recommended approval (7-0).

**PUBLIC NOTIFICATIONS:**

<b>Date</b>	<b>Form of Notification</b>
10.07.25	City Commission meeting agenda posted on City webpage.
11.07.25	Planning and Zoning Board legal advertisement.
11.14.25	Planning and Zoning Board meeting agenda posted on City webpage.
11.26.25	City Commission legal advertisement.
12.02.25	City Commission meeting agenda posted on City webpage.

**FINANCIAL INFORMATION:**

<b>No.</b>	<b>Amount</b>	<b>Account No.</b>	<b>Source of Funds</b>
1.	\$0		
2.	\$0		
Total:	\$0		
<b>Fiscal Impact:</b> None			

**EXHIBITS:**

- A. Draft Ordinance.
- B. 11 19 25 Planning & Zoning Board Staff Report with attachments.
- C. Excerpt of 11 19 25 PZB Meeting Minutes.