

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 2023-\_\_\_**

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 14, "PROCESS," SECTION 14-212, "ZONING CODE TEXT AND MAP AMENDMENTS," TO CREATE CARBON CONCRETE REQUIREMENTS, A REVIEW PROCEDURE, AND AN APPEAL PROCESS THAT REDUCE GREENHOUSE GAS EMISSIONS, PROVIDING FOR REPEALER PROVISION, SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City of Coral Gables has made sustainability and resiliency a top priority and recognizes that it must be a key focus within the city's planning, policies, and services; and

**WHEREAS**, the City of Coral Gables is working towards targets for sustainability and reducing our impact on the environment; and

**WHEREAS**, multiple policies in the Coral Gables Comprehensive Plan the City will increase awareness of green development practices and ways to have a significant impact on the City's environment including the reduction of greenhouse emissions; and,

**WHEREAS**, at the request of a member of the City Commission, Staff as drafted Zoning Code text amendments to create carbon concrete requirements, a review procedure, and an appeal process that reduce greenhouse gas emissions; and,

**WHEREAS**, the City Commission held a public hearing on October 10, 2023 at which hearing all interested persons were afforded an opportunity to be heard; and,

**WHEREAS**, after notice was duly published, a public hearing was held before the Planning and Zoning Board on November 8, 2023, 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: \_ to 7-0) for the proposed the text amendment; and

**WHEREAS**, after notice was 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.

**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 as follows<sup>1</sup>.

**ARTICLE 7. SUSTAINABILITY AND RESILIENCE STANDARDS**

Section 7-101. Purpose and Applicability.

- A. The City of Coral Gables wishes to promote and encourage new development utilizing sustainable design and construction best practices. It recognizes the positive environmental impacts of energy efficient building designs, construction, operation and maintenance methods and materials. It also strives to combat the depletion of natural resources such as clean air, water and natural light.
- B. The City of Coral Gables has established a Sustainability Master Plan (SMP) to serve as a strategic roadmap to guide efforts and decision making in order to make the City a more sustainable and resilient community. In addition, the Green Elements of the City’s Comprehensive Plan (CP) establish goals for certified green building development. The sustainable design and construction standards contained in this section are derived from the SMP and CP conservation measures and management policies and shall also be in full compliance with the Florida Building Code currently in effect.

Section 7-102. Green Building Requirements

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Section 7-103. Solar Equipment.

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Section 7-104. Carbon Concrete Requirements.

- A. Purpose and Applicability. The purpose of these regulations is to provide practical standards and requirements for the composition of concrete that reduces greenhouse gas emissions associated with the concrete composition while maintaining necessary strength and durability. The requirements of this section shall apply to the construction

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

of all concrete buildings and elements of concrete of all buildings within the MF2, MF3, MF4, and MX zoning districts.

B. Requirements. Supply concrete shall undergo in-situ carbon dioxide mineralization, such that post-industrial carbon dioxide (CO2) is injected into the concrete during mixing and chemically converted into a mineral. The concrete mix may be adjusted to utilize the strength enhancement property of CO2 to optimize cementitious content. All CO2-mineralized and optimized concrete mixes shall meet the concrete performance requirements provided in the submitted permit specifications.

C. Compliance.

1. Building Permit Issuance. Prior to the issuance of a building permit involving concrete construction, verification from the concrete provider of in-situ mineralization of Carbon Dioxide shall be submitted and reviewed for compliance by the Director of Development Services, or their designee.

2. Final inspections. Prior to completion of the final inspection involving concrete construction, batch certificates or Environmental Product Declarations (EPDs) shall be provided by the concrete provider and reviewed for compliance by the Director of Development Services, or their designee.

D. Exemptions.

1. Technically infeasibility exemption. An applicant may request an exemption and demonstrate that compliance with these requirements is not technically feasible, such as the lack of commercially available materials; cost of compliance is disproportionate to the overall construction costs; or compliance would negatively impact the historic or architectural integrity of the buildings.

2. Granting of exemption. The Director of Development Services, or their designee, shall review and determine if compliance is technically infeasible. The Director of Development Services, or their designee, shall determine the maximum feasible threshold of compliance reasonably achievable for construction. If determined that compliance is technically feasible, the construction shall comply with these regulations.

3. Appeal. The applicant or aggrieved party may file an appeal of the determination in accordance with the provisions of Section 14-208.

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## **ARTICLE 16. DEFINITIONS.**

Concrete means the construction material that is a combination of mineral aggregates bound together that hardens.

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**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.

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2023.

(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