



**City of Coral Gables  
CITY COMMISSION MEETING  
January 11, 2022**

**ITEM TITLE:**

**Ordinance on First 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:**

This 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 from 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 proposed text is an amendment to the city's Comprehensive Plan. As required by the State, Staff will transmit the proposed amendment after approval at First Reading to the Florida Department of Economic Opportunity (DEO) for review prior to the City Commission's adoption at Second Reading.

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

**LEGISLATIVE ACTION:**

Date:	Resolution/Ordinance No.	Comments
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**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

Date	Board/Committee	Comments (if any)

**PUBLIC NOTIFICATION(S):**

Date	Form of Notification
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.

**APPROVED BY:**

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


**EXHIBIT(S):**

- A. Draft Ordinance.
- B. 12.08.21 Planning & Zoning Board Staff Report with attachments.
- C. Excerpts from 12.08.21 PZB meeting.