



City of Coral Gables
CITY COMMISSION MEETING
July 9, 2024

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, amending Section 14-202.6 “Building Site Determination” to facilitate building site determination applications by removing redundant criterion; providing for severability, repealer, codification, and for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

At the June 12, 2024, meeting, the Planning and Zoning Board recommended denial of the proposed Zoning Code text amendment (vote: 6-1).

BRIEF HISTORY:

No changes have been made since First Reading.

As requested by a Commissioner, Staff prepared a Zoning Code text amendment to remove redundant criterion on the building site determination standards in order to streamline the conditional use application process for building site determinations and support homeowners in their efforts to seek City Commission approvals. As discussed at First Reading, the Commission wishes to simplify the process for building site determinations by removing redundant regulatory language that is already comprehensively addressed elsewhere in the Zoning Code.

Planning & Zoning Board

At the June 12, 2024, meeting, the Planning & Zoning Board was presented with the proposed Zoning Code text amendment to remove the criterion and streamline the conditional use application for building site determinations. Most of the Board had concerns about allowing more homeowners the opportunity to request a building site determination from the City Commission. After discussion, the Board recommended denial of the proposed removal of the criterion, vote: 6-1.

The draft Ordinance for the Zoning Code text amendment is provided as Exhibit A.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

PUBLIC NOTIFICATION(S):

Date	Form of Notification
05.14.24	City Commission meeting agenda posted on City webpage.
05.27.24	PZB Legal Advertisement.
06.07.24	Planning & Zoning Board meeting agenda posted on City webpage.
06.24.24	Legal Advertisement.
07.02.24	City Commission meeting agenda posted on City webpage.

EXHIBIT(S):

- A. Draft Ordinance.
- B. 06 12 24 PZB Staff Report and attachment.
- C. Excerpt from 06 12 24 PZB Meeting Minutes.

FINANCIAL INFORMATION:

No.	Amount	Account No.	Source of Funds
1.	\$0		
2.	\$0		
Total:	\$0		

Fiscal Impact: The approval of removing a criterion in the building site determination will not have a direct fiscal impact on the city. The removal of the criterion may encourage additional homeowners to apply for a building site determination to be reviewed by the City Commission, which includes a conditional use review fee of \$11,418.75 and a separation/establishment of a building site fee of \$7,612.50, not including the standard advertising and mailing fees. All these fees would be invoiced to and paid by the homeowner seeking a building site determination.