



**City of Coral Gables
CITY COMMISSION MEETING
January 22, 2008**

ITEM TITLE:

Ordinance on First Reading. Zoning Code Text Amendment – Article 3, Division 13, Concurrency Review. An Ordinance providing for text amendments to the Zoning Code, Article 3, Division 13, entitled “Concurrency Review,” providing for updates to concurrency review provisions and procedures, including the addition of public school concurrency review procedures necessary to meet State of Florida mandated public school concurrency requirements; providing for severability, repealer, codification, and an effective date.

RECOMMENDATION OF THE CITY MANAGER:

Recommend approval of the above referenced Ordinance amending Article 3, Division 13 of the Zoning Code, entitled “Concurrency Review,” providing for updates to concurrency review provisions and procedures, including the addition of public school concurrency review procedures necessary to meet State of Florida mandated public school concurrency requirements.

The proposed Ordinance and amendment language are provided as Exhibit A.

PLANNING DEPARTMENT RECOMMENDATION:

The Planning Department recommends approval of the above referenced amendment.

Please see the attached Staff report (Exhibit B) for additional information.

PLANNING AND ZONING BOARD RECOMMENDATION:

At its 01.09.08 meeting, the Planning and Zoning Board recommended approval (vote: 5-0) of the above referenced amendment.

Please see the attached Staff report and minutes (Exhibits B and C) for additional information.

BRIEF HISTORY:

This item is related to the various public school concurrency items approved on First Reading by the City Commission on December 11, 2007.

The primary purpose of the amendment is to include new regulations for public school concurrency review pursuant to new State-mandated requirements. In working with the Building and Zoning Department to amend these regulations, Staff found that a more thorough rewrite of the “Concurrency Review” section was desired in order to provide for a more efficient and effective concurrency review process in general.

Please see the attached Staff report (Exhibit B) for additional information.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
01.09.08	Planning and Zoning Board	Recommended approval (vote: 5-0).

PUBLIC NOTIFICATION(S):

Date	Form of Notification
12.27.07	Published ad giving Notice of Planning and Zoning Board Public Hearing.
01.18.08	Posted City Commission memo and exhibits on City web page.

APPROVED BY:

Department Director	City Attorney (If Applicable)	City Manager
Eric Riel, Jr. Planning Director	Elizabeth Hernandez	David L. Brown

EXHIBIT(S):

Exhibit A: Ordinance amending Article 3, Division 13 of the Zoning Code.

Exhibit B: 01.09.08 Staff report.

Exhibit C: 01.09.08 Excerpts of Planning and Zoning Board meeting minutes.

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