



City of Coral Gables
CITY COMMISSION MEETING
July 7, 2026

ITEM TITLE:

Ordinance on First Reading. Zoning Code Text Amendment.

An Ordinance of the City Commission of the City of Coral Gables, Florida, amending Zoning Code Article 14, "Process", Section 14-208, "Appeals" and Section 15-103. Reconsideration of City Architect administrative determination to revise appeal procedures, extensions deadlines, increase specificity in notices of appeal; limit the scope of stays; establish provisions regarding consolidation, related approvals, and abandonment of appeals, providing for a severability, repealer, codification, and an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 05.20.26 meeting recommended approval of the proposed Zoning Code Text Amendment (vote: 7-0).

BRIEF HISTORY:

Article 14, "Process," Section 14-208 of the City of Coral Gables Official Zoning Code establishes the procedures and requirements governing appeals of administrative decisions and quasi-judicial determinations. These provisions outline the applicable timelines, filing requirements, notice procedures, and review standards for appeals before the Board of Adjustment, Historic Preservation Board, and City Commission.

The amendment request is proposed to improve clarity, consistency, and administrative efficiency within the appeal process. In particular, certain provisions related to appeal timelines, scope of appealable actions, procedural requirements, and postponement standards have resulted in ambiguity or unintended delays in processing appeals. The proposed amendments are intended to address these issues and align the Code with current administrative practices while ensuring due process for aggrieved parties.

The proposed amendments include:

- Shortening appeal filing timelines;
- Clarifying appealable actions and procedural requirements;
- Establishing standards for consolidation and finality;
- Refining City Commission review procedures; and
- Updating notice, postponement, and abandonment provisions.

Overall, the amendments are intended to improve clarity, consistency, and efficiency in the appeal process.

On second reading there is additional language be changed, specifically, Section 15-103. Reconsideration of City Architect administrative determination, to make the City Architect time line to appeal consistent with the proposed change for City Staff.

The draft Ordinance is provided as Exhibit A.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)

PUBLIC NOTIFICATION(S):

Date	Form of Notification
05.08.26	PZB Legal Advertisement.
05.15.26	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
05.26.26	City Commission meeting agenda posted on City webpage.

EXHIBIT(S):

- A. Draft Ordinance.
- B. 05 20 26 PZB Staff Report.
- C. Excerpt of 05 20 26 PZB Meeting Minutes.