

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. 2025 - \_\_\_\_**

AN ORDINANCE OF THE CITY COMMISSION PROVIDING FOR A TEXT AMENDMENT TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE BY AMENDING APPENDIX A, "SITE SPECIFIC ZONING REGULATIONS," SECTION A-67, "MAHI CANAL," REQUIRING ADDITIONAL REVIEW AND APPROVAL FOR ALL MOORING PILES, DOCKS, WHARVES, DAVITS, BOAT LIFTS, AND SIMILAR STRUCTURES LOCATED IN MF AND MX DISTRICTS THAT ABUT THE MAHI CANAL, PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, water quality protection is a critical aspect of environmental health and public safety; and

**WHEREAS**, the state of Florida has established water quality standards to protect surface waters, lakes, and estuaries, which are reviewed and revised every three years to ensure such standards remain effective in maintaining water quality; and

**WHEREAS**, policies in the Comprehensive Plan discourage water quality degradation and habitat loss from specific and cumulative impacts of development and redevelopment; and

**WHEREAS**, the Mahi Canal includes a high-density development area along US1, creating opportunities for Mixed-use and Multi-family developments that may impact water quality, warranting additional studies and review to ensure a comprehensive analysis of potential impacts; and

**WHEREAS**, the City recognizes that the placement of structures in the Mahi Canal can affect natural water circulation, benthic habitats, boat circulation patterns, and vessel traffic, all of which may influence water quality and public safety; and

**WHEREAS**, Staff has drafted a Zoning Code text amendment to ensure protection of the waterway system by requiring additional review and approval for all mooring piles, docks, wharves, davits, boat lifts, and similar structures located in multi-family and mixed-use districts that abut the Mahi Canal; and

**WHEREAS**, after notice was duly published, a public hearing for First Reading was held before the City Commission on September 25, 2025, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, after notice was duly published, a public hearing was held before the Planning and Zoning Board on November 19, 2025 at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, the Board was presented with the text amendment to the Official Zoning Code, and after due consideration, recommended approval (vote: 7 - 0) of 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, and the item was approved on second reading.

**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>.

#### **APPENDIX A. SITE SPECIFIC ZONING REGULATIONS.**

##### Section A-67 - Mahi Canal

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C. Notwithstanding the foregoing, all applications for mooring piles, docks, wharves, davits, boat lifts, and similar structures located in MX and MF zoning districts that abut the Mahi Canal shall require the Applicant to perform a water quality study to analyze the potential impact on the waterway.

1. The Waterways Advisory Board shall review the anticipated impact of the proposed additional use of and the density on the water quality, considering potential effects on natural water circulation and flushing within the canal, benthic habitats, boat circulation patterns, and vessel traffic, and provide a recommendation as to whether the request should be approved, approved with conditions, or denied.
2. Prior to making the determination of the application, the City Commission shall review the water quality study and the recommendation provided by the Waterways Advisory Board.

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

3. Applicants must demonstrate compliance with applicable standards of the Florida Department of Environmental Protection for surface waters, including Chapter 62-302, Florida Administrative Code (Water Quality Standards) and related state rules and criteria.
4. Publication, property posting, and mailed notice of the hearing before the City Commission shall be provided in accordance with Article 15.

**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., 2025.

(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