



**City of Coral Gables
CITY COMMISSION MEETING
February 25, 2025**

ITEM TITLE:

Ordinance on Second Reading. Zoning Code Text and Map Amendments.

1. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code by amending Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," and Section 14-213, "Comprehensive Plan Text and Map Amendments," to create a conceptual review by the Planning & Zoning Board for applications proposing land use or zoning changes prior to the preliminary Board of Architects approval; and providing for a repealer provision, severability clause, codification, retroactivity, and providing for an effective date.

Resolution. Amendment to Fee Schedule.

2. A Resolution of the City Commission of Coral Gables, Florida amending Ordinance No. 2015-17, as amended, to create a Planning and Zoning Board zoning conceptual review fee; providing for severability, and an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

At the January 15, 2024 meeting, the Planning and Zoning Board recommended approval (vote: 5-2).

BRIEF HISTORY:

Since First Reading, Staff has drafted an Administrative Order to specify the timeline/process, expectations, materials to be submitted, and other related items. The order will be finalized and posted upon adoption of the Ordinance and Resolution. The draft Ordinance has been revised to apply the new conceptual review requirement to also include current proposed projects that have not received preliminary approval by the Board of Architects. No other changes have been made since First Reading.

At the Planning & Zoning Board's October 29, 2024, special meeting for the proposed enhancements of the Mediterranean design standards, the Board discussed concerns with the current review procedure of proposed buildings (site plan requests) that are reviewed simultaneously with future land use and zoning map changes. The current procedure allows for applications requesting a change of land use and zoning to proceed to Board of Architects

review, prior to Commission consideration or approval of the changes. The Board of Architects is only granting 1, 2, or 3 stories, if deemed by the BOA to comply with the Mediterranean design standards, and does not consider the request for future land use and zoning map changes. It is the Planning & Zoning Board that reviews the future land use and zoning map changes, and then provides a recommendation to the City Commission, which has the only authority to approve or deny the map changes that allow the significant additional building height. Therefore, the Planning & Zoning Board made a separate recommendation to the City Commission to consider discussing and changing the public review procedure, such as requiring a recommendation from the Planning & Zoning Board to the Board of Architects for the changes to the land use or zoning of the property prior to the preliminary review of the proposed building by the Board of Architects.

As a result of the Planning & Zoning Board’s request, the City Commission discussed the idea of implementing a conceptual review of proposed land use and zoning changes by the Planning & Zoning Board prior to the preliminary Board of Architects. The City Commission ultimately passed Resolution No. 2024-278 that directs City Staff and the Planning & Zoning Board to explore the additional conceptual review for proposed changes to the land use and zoning.

Additionally, the City Commission requested that the Board of Architects (BOA) be engaged to discuss the proposed change to the review procedure. At the January 9, 2025, BOA meeting, the Board supported the proposed additional meeting of the Planning & Zoning Board to conceptually review requests that change the land use or zoning. The BOA requested that the materials to be reviewed by the PZB be limited to maps, site plans, and other 2-dimensional documents, as to focus the scope of the PZB’s conceptual review to the proposed changes of the land use and zoning.

Planning & Zoning Board

At the January 15, 2024, Planning & Zoning Board (PZB) meeting, the Board discussed that the PZB conceptual review would provide a non-binding recommendation for any project requesting a change of land use and/or zoning, based on a provided maps, site plan, and 3-dimensional massing diagrams. Some board members questioned the necessity of the additional review procedure, and expressed concerns about conducting the conceptual review at an early stage, noting that it may be too vague to effectively evaluate the project's actual design and potential impacts before it has been reviewed by BOA. The Board recommended approval (vote: 5-2) and requested that any non-binding recommendation from the zoning conceptual review will then be forwarded to the Board of Architects (BOA) as part of their consideration in the BOA conceptual review meeting. Staff clarified that the details of the limited submittal materials (site plan, maps, etc), sequence of reviews, and transfer of information between boards will be finalized in an administrative order, as needed.

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

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
12.10.24	Resolution No. 2024-278	

PUBLIC NOTIFICATION(S):

Date	Form of Notification
01.03.25	Legal advertisement - PZB
01.10.25	Posted PZB agenda on City webpage
01.10.25	Posted PZB Staff report on City webpage
01.21.25	City Commission meeting agenda posted on City webpage
02.14.25	Legal advertisement for City Commission meeting
02.18.25	City Commission meeting agenda posted on City webpage.

EXHIBIT(S):

- A. Draft Ordinance.
- B. Draft Resolution.
- C. Fee Schedule Conceptual Review.

FINANCIAL INFORMATION:

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

Fiscal Impact: The intent of the proposed text amendment is to provide revised procedure to any request for a change of land use and/or zoning. The conceptual review fee will be included into the application.

BUSINESS IMPACT:

The intent of the proposed text amendment is to require a zoning conceptual review by the Planning and Zoning Board.

The proposed review requirement will have an additional cost for compliance, as the property owner or developer will be required to pay the City the additional administrative fees for scheduling conceptual zoning review applications before the Planning and Zoning Board. Compliance will affect and create a new administrative fee of \$2,000 on businesses seeking conceptual review by the Planning and Zoning Board. The Board of Architects conceptual review fee is currently \$2,000 for commercial projects. The City Commission considered 2 projects requesting changes to the land use and zoning last year.