



**City of Coral Gables
CITY COMMISSION MEETING
September 10, 2025**

ITEM TITLE:

Ordinance on Second Reading. Zoning Code Text Amendment.

An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code, amending Article 14 "Process" to revise attendance requirements for the Planning and Zoning Board, Board of Adjustment, the Historic Preservation Board and the Code Enforcement Board; providing for severability, repealer, codification, and an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 08.13.25 meeting recommended approval with conditions of the proposed zoning code text amendment (vote: 6-0).

BRIEF HISTORY:

No changes have been made since First Reading.

The City of Coral Gables seeks to promote accountability and active participation from all members of its Planning and Zoning Board, Board of Adjustment, the Historic Preservation Board, and the Code Enforcement Board.

The proposed Zoning Code text amendment is accompanied with a City Code text amendment that revises attendance requirements to ensure that members fulfill their responsibilities and obligations to the community and clarify that excessive absences, as defined in Section 2-54 of the City Code, shall constitute grounds for removal by the City Manager.

Planning & Zoning Board

At the August 13, 2025 Planning & Zoning Board meeting, the Board reviewed and discussed the proposed zoning text amendment and the procedures of requesting an excused absence. The Board requested clarification of the process to request an excused absence or broaden the definition of excused absences, as well as to clarify extreme time-zone differences, serious illness, or other medical conditions.

The Board's discussions were discussed with the sponsoring member of the Commission, and determined to be addressed with a separate City Manager memo or implementation order.

The draft Ordinance for the Zoning Code text amendment is provided as Exhibit A. The Planning & Zoning Board staff report is provided as Exhibit B, and the excerpt as Exhibit C.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

PUBLIC NOTIFICATION(S):

Date	Form of Notification
06.05.25	City Commission meeting agenda posted on City webpage.
06.20.25	PZB Legal Advertisement.
06.27.25	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
08.01.25	PZB Legal Advertisement.
08.01.25	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
08.29.25	City Commission Legal Advertisement.
09.03.25	City Commission meeting agenda posted on City webpage.

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 revise attendance requirements for quasi-judicial boards, and will not have a fiscal impact.			

BUSINESS IMPACT:

No impact.

EXHIBIT(S):

- A. Draft Ordinance.
- B. 07.02.25 Planning & Zoning Board Staff Report with attachments.
- C. Excerpt from 08.13.25 PZB meeting minutes.