



City of Coral Gables

2025 Legislative Priorities

PRESERVATION OF HOME RULE & PREEMPTION OF LOCAL REGULATIONS

- Oppose legislation that diminishes local governments' broad exercise of home rule powers pertaining to the health, welfare, safety, and quality of life of their communities.
- Oppose legislation that creates procedural hurdles to the exercise of home rule authority, such as enacting ordinances and conducting charter referendum.

PROTECTION OF THE ENVIRONMENT

- Support legislation that prioritizes the health and protection of Biscayne Bay and allocates needed funding for the Bay's conservation.
- Support funding programs to implement new sewer facilities and to modernize aging ones.
- Support funding programs for septic-to-sewer conversion, especially for low-income residents.
- Support legislation that requires inspections of residential septic tanks and sewer lines for real estate transactions.

TRANSPORTATION

- Support funding programs that prioritize safety for all road users.
- Support legislation that preserves local control of transportation planning and provides for a more equitable transportation funding formula between municipalities and counties, including additional dedicated revenue options for municipal transportation infrastructure and transit projects.
- Support legislation that allows municipalities to receive transportation infrastructure funding directly from the State and Federal government and focuses on area specific needs like traffic congestion.

HOME IMPROVEMENTS & PROPERTY INSURANCE RATES

- Support efforts to decrease homeowner's and flood insurance rates by expanding programs like the My Safe Home Florida program and the My Safe Florida Condominium Pilot Program, and through increased tax breaks on insurance bills.
- Support programs that enable homeowners to harden and improve their homes in an affordable manner.

VACATION RENTALS

- Oppose legislation that further preempts local governments from regulating vacation rentals; which decrease available stock of affordable housing, decrease surrounding residential property values, and cause economic harm to the hotel industry.
- Preserve the grandfather clause in Section 509.032(7)(b), Florida Statutes, which allows local regulations adopted on or before June 1, 2011, to remain in effect.

ZONING AUTHORITY AND BUILDING DESIGN ELEMENTS

- Oppose legislation that would preempt a local government's authority to enact zoning regulations, including regulating building design elements for one-and two-family dwellings.
- Preserve the carve out in Section 163.3202, Florida Statutes for cities with architectural review boards established before January 1, 2020.

DEMOLITION OF HISTORIC HOMES

- Eliminate the preemptions in Section 553.79, Florida Statutes that prohibit the City from meaningfully reviewing, restricting, or denying demolition permits for historic homes in certain flood zones that are at or below base flood elevation.

LIVE LOCAL ACT

- Support collaborative solutions to address the statewide housing crisis; but oppose amendments to the Live Local Act that further preempt the city's zoning code, circumvent its public hearing processes, mandate development incentives related to use, height, density, and parking without consideration of compatibility with surrounding developments and neighborhoods, or the impact on existing infrastructure and the local populous.

CONDOMINIUMS

- Support legislation that balances the need to maintain the structural integrity of condominium buildings while making the process affordable for individual unit owners.

PROTECTION OF CITY'S TREE CANOPY

- Repeal Section 163.045, Florida Statutes which preempts the city's ability to review or prevent certain tree pruning and removal on private property.
- In the alternative, support legislation that requires more transparent and robust risk assessments, penalizes acts of perjury, imposes a mitigation requirement, and creates exceptions for emergency tree pruning and removal necessitated by storms or accidents.

BOATING REGULATION

- Support legislation that penalizes reckless boating and violation of a navigational rule if either causes serious bodily injury or death to a person.
- Include killing an unborn child, caused by an injury to the mother, in the definition of boating under the influence (BUI) manslaughter.
- Penalize willful abandonment of a boating crash if the crash injures or kills a person.

SCHOOL BUSES

- Support legislation that imposes stricter signage and traffic regulations on private school buses and vans, and other motorists in their vicinity.

STALKING STATUTE AMENDMENT

- Expand the stalking prohibitions in Section 784.048, Florida Statutes to ensure application to third parties, drones, cameras and other recording devices, and add additional protections for law enforcement officers.