



City of Coral Gables
CITY COMMISSION MEETING
August 24, 2022

ITEM TITLE:

Ordinance on First Reading. AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA PROVIDING FOR A TEXT AMENDMENT TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE BY AMENDING ARTICLE 14, "PROCESS," SECTION 14-102.3, "MEETINGS; QUORUM; REQUIRED VOTE" TO ELIMINATE THE REQUIREMENT OF FOUR (4) AFFIRMATIVE VOTES FOR RECOMMENDATIONS RELATING TO COMPREHENSIVE PLAN AMENDMENTS; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION, AND AN EFFECTIVE DATE

BRIEF HISTORY:

The City's Planning and Zoning Board is tasked with providing recommendations to the City Commission relating to items within their purview and serves as the City's "local planning agency" as set forth in Florida Statutes § 163.174. Section 14-102.3 of the City's Zoning Code requires four (4) affirmative votes for the adoption of any motion. Section 14-102.3 also provides that in the event that four (4) votes are not obtained, an applicant may request a continuance or allow the application to proceed to the City Commission without a recommendation.

This Zoning Code provision is at odds with section 163.3174, F.S., which requires that the local planning agency make recommendations to the City Commission regarding the adoption of comprehensive plan amendments. In order to avoid potential issues in the future, to preserve the resources of the City, and to be respectful of the time volunteer board members dedicate to serving on the City's Planning and Zoning Board, it is recommended that the four (4) affirmative vote requirement for recommendations relating to comprehensive plan amendments be removed.

This item will be presented to the Planning and Zoning Board between First and Second Reading.

1. Draft Ordinance