



City of Coral Gables
CITY COMMISSION MEETING
March 12, 2024

ITEM TITLE:

Ordinance on Second Reading. Zoning Code Text Amendment.

An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code (Zoning Code), amending Article 1, “General Provisions,” Section 1-104 “Jurisdiction and Applicability,” amending provisions for the siting of city facilities to include facilities for workforce housing that are owned, financed, or operated by the City, the County, or other public (governmental) entity as required by the Code of Miami-Dade County Section 33-193.7 “Applicability in the Incorporated and Unincorporated Areas; Minimum Standards; Exemptions.” providing for repealer provision, severability clause, codification, and providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

At the February 20, 2024 Planning and Zoning Board meeting, no recommendation was made for the proposed zoning code text amendment (vote: 3 - 2).

BRIEF HISTORY:

Miami-Dade County has adopted a requirement that municipalities have an expedited process for the review of workforce housing that are owned, financed, or operated by the County, municipality, or other public government entity. As required by this Miami-Dade County Code Section 33-193.7, Staff has prepared a Zoning Code text amendment to comply with the County Code requirement to expedite the workforce application process for qualifying residential developments. As proposed, applications for workforce housing shall only be considered by the City Commission. The proposed expedited process includes required notice and public hearing, and provides direction for administrative approval of non-substantial changes.

Planning and Zoning Board

At the February 20, 2024 meeting, the Planning and Zoning Board discussed the process of the proposed Zoning Code text amendment. Staff clarified to the Board members that a prospective workforce housing application would need to comply with the underlying Zoning and Land Use designations. Additionally, Staff explained that the County is exercising its home rule authority and requiring all municipalities to expedite the review process for workforce housing. Board members brought up their concerns regarding loopholes in the process. A motion was made to recommend approval with the addition of clarifying that a future Application for workforce housing would comply with the substantive provisions in the Zoning Code, however only 3 affirmative votes were obtained and therefore was deemed no recommendation (vote: 3 – 2).

The draft Ordinance has been revised to incorporate the comments from the Planning & Zoning Board to require compliance with the substantive provisions of the Zoning Code and that the project would need to be fully-financed by the government entity.

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

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)

PUBLIC NOTIFICATION(S):

Date	Form of Notification
01.02.24	City Commission meeting agenda posted on City webpage.
02.05.24	PZB Legal Advertisement.
02.16.24	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
02.26.24	Legal Advertisement.
03.05.24	City Commission meeting agenda posted on City webpage.

EXHIBIT(S):

- A. Draft Ordinance – Zoning Code.
- B. 02.20.24 Planning & Zoning Board Staff Report with attachments.
- C. Excerpt from 02.20.24 PZB meeting minutes.

FINANCIAL INFORMATION:

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

Fiscal Impact: The approval of the County Code requirement to expedite the workforce application process for qualifying residential developments will not have a direct fiscal impact on the city.

BUSINESS IMPACT:

The intent of the proposed text amendment is to comply with the Miami-Dade County’s requirement to have an expedited process for the review of workforce housing that are owned, financed, or operated by the County, municipality, or other public government entity. The proposed will not have additional cost for compliance or on businesses.