



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

**ITEM TITLE:**

**Ordinance on First 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 by amending Appendix A, "Site Specific Zoning Regulations," Section A-67, "Mahi Canal," requiring additional review and approval for all mooring piles, docks, wharves, davits, boat lifts, and similar structures located in MF and MX Districts that abuts the Mahi canal, providing for a repealer provision, severability clause, codification, and providing for an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board has not yet reviewed the proposed text amendment.

**BRIEF HISTORY:**

Florida has established water quality standards to protect surface waters, lakes, and estuaries, which are reviewed and revised every three years to ensure such standards remain effective in maintaining water quality. Water quality is a critical aspect of environmental health and public safety. Redevelopment of commercial properties along the waterways may potentially impact these waterways.

The Zoning Code currently allows mooring piles, docks, wharves, davits, boat lifts, and similar structures to be approved administratively, no matter the environmental concerns. As proposed, requested mooring piles, docks, wharves, davits, boat lifts, and similar structures that abut multi-family and mixed-use zoning districts will be required to be reviewed by the Waterways Advisory Board for recommendation, based on a water quality study, such as a seagrass/benthic survey. Waterway activity associated with commercial development is typically more impactful to the water quality within these zoning districts. Final review and approval would be granted by the City Commission.

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
09.19.25	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 limit negative impact to water quality, and will not have a fiscal impact.

**BUSINESS IMPACT:**

The property owner would need to hire a consultant to analyze the potential impact to the water quality from their proposed development.

**EXHIBIT(S):**

- A. Draft Ordinance.