



City of Coral Gables  
CITY COMMISSION MEETING  
December 13, 2022

**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 Article 15, "Notices" to require online publication of historical determination letters and Article 8, "Historic Preservation" revising the process of historical determination letters; providing for severability clause, repealer provision, codification, and providing for an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 11.01.22 meeting recommended approval of the proposed zoning code text amendment (vote: 4-0).

**BRIEF HISTORY:**

Currently in Section 8-107 of the Zoning Code, whenever a demolition permit or preliminary development proposal are received, the Historic Preservation Officer must review and provide a determination if the affected structure(s) are eligible for designation as a local historic landmark. If the Historic Designation Officer does not require further review by the Historic Preservation Board, then he/she will issue a determination to the applicant.

As requested by a commissioner, the proposed amendment will require both an online publication of the historical determination letters so that interested community members may be notified, and a clarification that anyone that appeals a determination can then prepare their own designation report for public hearing. Instead of allowing an appeal at any time during the process, the proposed text amendment states an appeal must be submitted within 10 days of online posting and the appellant would have 21 days to submit a completed designation report. The intent is to provide additional transparency for historic designation determinations.

The draft Ordinance is provided as Exhibit A.

**PUBLIC NOTIFICATION(S):**

Date	Form of Notification
10.21.22	PZB Legal Advertisement.
10.28.22	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
12.06.22	City Commission meeting agenda posted on City webpage.

**EXHIBIT(S):**

- A. Draft Ordinance.
- B. 11.01.22 Planning & Zoning Board Staff Report with attachments.
- C. Excerpt from 11.01.22 PZB meeting.