

CITY OF CORAL GABLES

Procedures for Concurrency Review

Provided by the Building and Zoning Department

Concurrency is a mechanism to measure the impact of proposed development on the following public services: (1) sanitary sewers; (2) solid waste; (3) drainage; (4) potable water and fire protection; (5) parks and recreation; (6) roads; and (7) mass transit (where applicable). It is intended that the concurrency measurements ensure that “public facilities and services needed to support development shall be available concurrent with the impacts of such development.” (*Florida Statutes Section 163.3202*)

- DRC (Development Review Committee)
- Board of Architects – preliminary approval
- Concurrency impact information statement
- Miami-Dade County School Board comments/approval
- Board of Architects final approval
- Concurrency impact statement to reserve capacity if satisfied may proceed
- Permit
- Concurrency impact statement to reserve capacity if not satisfied, modify application or agree to mitigation
- May appeal to City Commission (in accordance with Article 3, Division 6)