



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**December 12, 2023**

**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 pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," to create carbon concrete requirements, a review procedure, and an appeal process that reduce greenhouse gas emissions, providing for repealer provision, severability clause, codification, and providing for an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

At the November 8<sup>th</sup>, 2023, Planning and Zoning Board meeting, the Board recommended approval for the proposed zoning code text amendment (vote: 7 – 0).

**BRIEF HISTORY:**

No changes have been made since First Reading.

As requested by a member of the City Commission, Staff prepared a Zoning Code text amendment that provides provisions to reduce greenhouse gas emissions. The text amendment includes carbon concrete requirements, a review procedure, and an appeal process that applies to all concrete buildings and elements of concrete of all buildings within the MF2, MF3, MF4, and MX zoning districts.

The supply concrete will require in-situ carbon dioxide mineralization, which is when post-industrial carbon dioxide (CO<sub>2</sub>) is injected into the concrete during mixing and chemically converted into a mineral. The concrete will be reviewed for compliance at the building permit issuance and again during final inspections by the Director of Development Services, or their designee. If determined technically infeasible to comply with the carbon reduction requirements, the Director may grant an exemption, such as lack of commercially available materials; cost of compliance is disproportionate to the overall construction costs, or could negatively impact the historic or architectural integrity. If an appeal of the determination is filed, the appeal would be reviewed in accordance with the provisions of Section 14-208 Appeals.

**Planning and Zoning Board**

At the November 8<sup>th</sup>, 2023, Planning and Zoning Board meeting, the text amendment request was well received by the Board. Several board members expressed their enthusiasm towards the proposed carbon concrete requirements, which will minimize greenhouse gas emissions during construction, and commended the City for being the first municipality to implement this green initiative.

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

**LEGISLATIVE ACTION:**

Date:	Resolution/Ordinance No.	Comments

**PUBLIC NOTIFICATION(S):**

Date	Form of Notification
10.03.23	City Commission meeting agenda posted on City webpage.
10.27.23	Planning & Zoning Board legal advertisement
11.03.23	Planning and Zoning Board meeting agenda and staff report on City web page/City Hall
12.01.23	Legal advertisement for Second Reading
12.05.23	City Commission meeting agenda posted on City webpage.

**EXHIBIT(S):**

- A. Draft Ordinance.
- B. 11 08 23 PZB Staff Report with Attachments.
- C. 11 08 23 PZB Meeting Minutes.

**FINANCIAL INFORMATION:**

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

**Fiscal Impact:**

The approval of the carbon concrete requirements will not have a direct fiscal impact on the city.

**BUSINESS IMPACT:**

The intent of the proposed text amendment for carbon concrete requirements is to reduce greenhouse gas emissions and continue the City of Coral Gables’ goal to work towards sustainability and reduce the City’s impact on the environment.

The proposed injection of post-industrial carbon dioxide (CO2) into the concrete will not have an additional cost for compliance. Additionally, the review for compliance by the Director of Development Services, or their designee, will be included in the current permit fees and not create a new charge or fee on businesses.

A total of 29 building permits for threshold buildings were issued within the last year that would be required to comply with the proposed ordinance. Approximately 25-30 threshold buildings a year may be impacted by the adoption of the proposed ordinance.