

## BACH ATLAS SAMPLE MEMO

# Coral Gables / Miami-Dade Redevelopment & Zoning Due Diligence

Sample Bach Atlas memo on local code, zoning, redevelopment approvals, Miami-Dade overlays, Live Local Act issues, and practical entitlement diligence for ZIP 33134.

<b>Property / jurisdiction context</b>	Miami, FL 33134.
<b>Original research question</b>	What local code and zoning issues should counsel check before redevelopment?
<b>Bach Atlas generation time</b>	470 seconds (about 7 minutes 50 seconds).
<b>Illustrative manual research estimate</b>	Approximately 6-10+ attorney/paralegal hours, depending on parcel specificity, zoning familiarity, overlays, and entitlement path complexity.
<b>Research support disclaimer</b>	Sample only. Not legal advice. Verify authorities and apply professional judgment.

## Micro answer

Before redeveloping in ZIP 33134, counsel should confirm the assigned municipality and zoning district, run the parcel zoning check, and stack diligence in three layers: (1) Coral Gables zoning and comprehensive plan triggers; (2) Miami-Dade County overlays, concurrency, environmental, platting, and recertification; and (3) Florida statutory preemptions, especially the Live Local Act.

## Confidence, Coverage & Methodology

- Overall confidence: High for the Coral Gables-centric due-diligence roadmap; Medium for state-law items beyond the framework directly named in Coral Gables materials.
- Jurisdictional caveat: ZIP 33134 is predominantly Coral Gables, but portions touch the City of Miami and City of West Miami. Address-level confirmation against the Miami-Dade Property Appraiser is essential [8].
- Authority layers used: Coral Gables Zoning Code and Development Review Process Handbook [8], Coral Gables Live Local Act implementation materials [9], Miami-Dade County programs [6], and Florida Chapters 163 and 171 referenced by local materials [8].
- Coverage limitation: Specific dimensional standards for an individual zoning district are parcel-specific and must be confirmed using the live parcel zoning tools and current code text [8].

## Direct Answer

For a redevelopment site in ZIP 33134, the threshold question is which city governs. Coral Gables is likely in many cases, but City of Miami or West Miami may apply at the ZIP edges. Counsel should pull the Miami-Dade Property Appraiser record and run the Coral Gables Parcel Zoning Check to confirm zoning district, future land use, overlays, and historic status [8].

In Coral Gables, Article 14 of the Zoning Code and the Development Review Process Handbook establish the entitlement track. Depending on scope, the project may need site plan review, conditional use review, Board of Architects design review, public information meetings, Planning & Zoning Board recommendation, and one or two City Commission hearings. Mixed-use projects on sites of 20,000 square feet or more, or 200 feet or more of frontage, may trigger conditional use review under Section 2-200.D [8].

Layered on top are Miami-Dade County programs such as concurrency, environmental review, flood zone regulation, building recertification, and final platting. The Florida Live Local Act can also change the entitlement path for qualifying affordable or workforce housing projects, and Coral Gables has local implementation materials addressing that process [9].

## Jurisdiction Snapshot

Layer	Authority
City - most likely	City of Coral Gables - Development Services, Building, Planning & Zoning, Code Enforcement [8]
Possible alternatives	City of Miami or City of West Miami at ZIP-code edges
County	Miami-Dade County - concurrency, platting, environmental review, recertification [6]
State	Florida Chapter 163, Chapter 171, and Live Local Act [8, 9]
Local boards	Board of Architects; Planning & Zoning Board; Board of Adjustment; Historic Preservation Board; City Commission [8]

## Key Laws & Local Procedures

### Florida Statutes and State-Law Authority

- Chapter 163, Florida Statutes - community planning, comprehensive plan amendments, concurrency, and consistency. Coral Gables materials cite the community planning provisions and school concurrency rules [8].
- Chapter 171, Florida Statutes - annexation and contraction procedures referenced in Coral Gables annexation materials [8].
- Florida Live Local Act - described by Coral Gables as preempting local zoning for qualifying affordable/workforce housing and allowing administrative approval without public hearings in qualifying circumstances [9].
- Florida Building Code and post-Surfside recertification framework - relevant for older structures; current thresholds should be confirmed against state and county materials [6].

### Coral Gables Article 14 Process Triggers

- Section 14-201 - Site Plan Review thresholds.
- Section 14-202.6 - Building Site Determination.
- Section 14-203 - Conditional Uses.
- Section 14-204 - Transfer of Development Rights with Historic Preservation Board involvement.
- Section 14-205.3 - Restrictive Covenant in Lieu of Unity of Title.
- Section 14-206 - Planned Area Development procedures.
- Section 14-210 - Platting/Subdivision: tentative plat to City Commission, then Miami-Dade County final plat.
- Sections 14-212 and 14-213 - Zoning Code and Comprehensive Plan amendments.
- Section 14-217 - Development Agreements.

### Other Coral Gables Local Code Items

- Article 2, Section 2-200.D - Mixed-Use Districts: certain buildings/sites may require conditional use review.
- Article 4, Section 4-205 - Streetscape standards.
- Article 5 - Board of Architects review and Mediterranean Standards.
- Article 6 - Landscape plans by a Florida-registered landscape architect.
- Article 15 - Public hearing notice radii and meeting notice rules.

# Practical Redevelopment Diligence Checklist

## 1. Confirm jurisdiction and base zoning

- Verify city jurisdiction using the Miami-Dade Property Appraiser record.
- Run the Coral Gables Parcel Zoning Check for district, future land use, overlays, and historic flags [8].

## 2. Map the Article 14 entitlement path

- Identify whether the project triggers Development Review Committee, Board of Architects, Planning & Zoning Board, Historic Preservation Board, Board of Adjustment, or City Commission review [8].
- Build a realistic schedule using the Handbook estimates: 3-5 months for site plan/conditional use, 4-5 months for PAD/zoning map amendment, 6-8 months for tentative plat, and 9-12 months for large-scale comprehensive plan amendment or annexation [8].

## 3. Stress-test density and intensity options

- Assess Live Local Act eligibility and Coral Gables implementation materials; qualifying projects may have an administrative path without public hearings [9].
- Evaluate Mediterranean bonus, transfer of development rights, and mixed-use thresholds [8].

## 4. Title, plat, and unity-of-title issues

- Determine whether tentative/final plat or replat is required, then budget for Miami-Dade County final plat review [8].
- Evaluate restrictive covenants in lieu of unity of title and pull prior approvals, covenants, easements, and development orders [8].

## 5. Historic, design, and architectural review

- Confirm whether the property or surroundings carry historic designation, especially if demolition is contemplated [8].
- Plan for Board of Architects review under Article 5 design standards [8].

## 6. County overlays and environmental

- Check Rapid Transit Zone applicability, concurrency under Chapter 33G, and CDMP consistency [6, 9].
- Order DERM/RER review for trees, wellfield, wetlands, contamination, and flood zone constraints [6].

## 7. Existing-structure compliance

- For older buildings, confirm milestone/recertification status under state and Miami-Dade rules [6].
- Resolve open code enforcement liens or matters before closing where applicable [6, 8].

## 8. Building permit and Florida Building Code

Coordinate early with the Coral Gables Building Division for plan review under the currently adopted Florida Building Code and applicable local amendments [8].

## 9. Utilities, traffic, and concurrency

- Obtain utility consent letters and capacity information from relevant providers.
- Assess traffic impact statement/study requirements using the 50-trip threshold noted in the Handbook [8].
- Address public school concurrency for residential projects under Chapter 163 [8].

## 10. Procedure and ethics hygiene

- Register lobbyists where applicable.
- Comply with public notice radii, posting requirements, pre-application conference steps, and public information meeting requirements [8].

## Suggested Follow-Up Questions

- What is the exact street address and folio, so jurisdiction, zoning district, future land use, and overlays can be confirmed?
- What is the redevelopment program - use mix, unit count, height/FAR, affordability component - so Live Local eligibility can be mapped against standard Article 14 procedures?
- Are there existing structures, prior development orders, recorded covenants, or open code enforcement matters affecting demolition, platting, or unity-of-title strategy?

## Sample Use Note

This sample is provided to show the structure of a Bach Atlas research memo. Source labels such as [6], [8], and [9] reflect the original Bach Atlas source index for the research run and are not a substitute for independent verification of authorities.