

City of Coral Gables City Commission Meeting
Agenda Item E-10
May 7, 2024
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Vince Lago

Vice Mayor Rhonda Anderson

Commissioner Melissa Castro

Commissioner Ariel Fernandez

Commissioner Kirk Menendez

City Staff

City Attorney, Cristina Suárez

City Manager, Amos Rojas, Jr.

City Clerk, Billy Urquia

Assistant City Attorney, Gus Ceballos

Public Speaker(s)

Agenda Item E-10 [3:27 p.m.]

An Ordinance of the City Commission providing for a text amendment to the City of Coral Gables Official Zoning Code, amending Section 14-202.6 “Building Site Determination” to facilitate building site determination applications. (Sponsored by Commissioner Castro)

Mayor Lago: E-10.

City Attorney Suarez: E-10 is An Ordinance of the City Commission providing for a text amendment to the City of Coral Gables Official Zoning Code, amending Section 14-202.6 “Building Site Determination” to facilitate building site determination applications. Assistant City Attorney Gus Ceballos can present the item.

Assistant City Attorney Ceballos: Good afternoon, Mr. Mayor, Vice Mayor, Commissioners, Assistant City Attorney Gus Ceballos. So proposed before you is a modification to the existing zoning code that would allow building site determinations. There is a particular criteria underneath

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that requirement that requires three out of four. The proposal reduces it to two out of three removing the covenant provision. We believe that that particular item is already adequately addressed elsewhere in the code, so it's a bit redundant to have it here. And at the end of the day, meeting the two out of the three requirements does not grant you a building site determination for one or two or three buildable lots. That's just basically a safeguard so that the Commission isn't inundated with these requests. This will basically just allow property owners a channel to move forward, apply, as long as they meet those two out of three criteria, then they will eventually come to you all for approval. If you have any questions, please let me know.

Commissioner Castro: Basically, giving you access to come to the Commission.

Assistant City Attorney Ceballos: Correct. Its facilitating making the building site determination process, the administrative component of the process a bit simpler to meet. It doesn't really change anything in terms of demolition requests, and all that. All of that stays exactly the same. You still have to go through that process if you are seeking demolition. So, everything else remains the same. It just basically opens the door a little bit easier for our residents to come before all of you to seek a building site determination.

Vice Mayor Anderson: Its something I had put on for discussion and took it off since an ordinance was already drafted, because staff hadn't fully evaluated the complexities of this particular item. So, I'm happy to second it.

Commissioner Fernandez: Yes

Commissioner Menendez: Yes

Vice Mayor Anderson: Yes

Commissioner Castro: Yes

Mayor Lago: Yes

(Vote: 5-0)