

**City of Coral Gables City Commission Meeting**  
**Agenda Items F-6, F-7, F-8 and F-9 are related**  
**August 28, 2018**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

**Mayor Raul Valdes-Fauli**  
**Vice Mayor Frank Quesada**  
**Commissioner Pat Keon**  
**Commissioner Vince Lago**  
**Commissioner Michael Mena**

**City Staff**

**City Manager, Cathy Swanson-Rivenbark**  
**City Attorney, Miriam Ramos**  
**City Clerk, Walter J. Foeman**  
**Deputy City Clerk, Billy Urquia**  
**Planning and Zoning Director, Ramon Trias**

**Public Speaker(s)**

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Agenda Items F-6, F-7, F-8 and F-9 are related [3:36:06 p.m.]

**F-6:** An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, “Development Review,” Division 15, “Comprehensive Plan Text and Map Amendments,” and Comprehensive Plan amendment procedures (ss. 163.3187, Florida Statutes), from “Residential Single Family Low Density” to “Conservation Areas” for the property legally described as all of Tract 3, Avocado Land Company Subdivision, Coral Gables, Florida and providing for a repealer provision, severability clause and providing for an effective date. (11-08-17 PZB recommended approval, Vote 7-0) (Change the Comprehensive Plan Map for Tract 3 from Residential Single-Family to Conservation Area land use).

**F-7:** An Ordinance of the City Commission of Coral Gables, Florida amending the Zoning Map pursuant to Zoning Code Article 3, “Development Review,” Division 14, “Zoning Code Text and Map Amendments,” from Single-Family Residential District (SFR) to Preservation (P) for the property legally described as all of Tract 3, Avocado Land Company Subdivision Coral Gables, Florida; and providing for a repealer provision, severability clause, and providing for an

effective date (11-08-17 PZB recommended approval, Vote 7-0) (Change the Zoning Map for Tract 3 from Single-Family Residential to Preservation).

**F-8:** An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, “Development Review,” Division 15, “Comprehensive Plan Text and Map Amendments,” and Comprehensive Plan amendment procedures (ss. 163.3187, Florida Statutes), from “Residential Single-Family Low Density” to “Conservation Areas” for the property legally described as all of Tract 1, Avocado Land Company Subdivision, Coral Gables, Florida; and providing for a repealer provision, severability clause and providing for an effective date (04-12-18 PZB recommended approval, Vote: 5-0) (Change the Comprehensive Plan map for Tract 1 from Residential Single-Family to Conservation Areas land use).

**F-9:** An Ordinance of the City Commission of Coral Gables, Florida amending the Zoning Map pursuant to Zoning Code Article 3, “Development Review,” Division 14, “Zoning Code Text and Map Amendments,” from Single-Family Residential District (SFR) to Preservation (P) for the property legally described as all of Tract 1, Avocado Land Company Subdivision, Coral Gables, Florida; and providing for a repealer provision, severability clause and providing for an effective date (04-12-18 PZB recommended approval, Vote: 5-0) (Change of Zoning Map for Tract 1 from Single-Family Residential to Preservation)

Mayor Valdes-Fauli: F-6.

City Attorney Ramos: F-6, F-7, F-8 and F-9 are all related. We can have one consolidated public hearing. I will read them for the record. It is an Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, “Development Review,” Division 15, “Comprehensive Plan Text and Map Amendments,” and Comprehensive Plan amendment procedures (ss. 163.3187, Florida Statutes), from “Residential Single Family Low Density” to “Conservation Areas” for the property legally described as all of Tract 3, Avocado Land Company Subdivision, Coral Gables, Florida and providing for a repealer provision, severability clause and providing for an effective date. F-7 is an Ordinance of the City Commission of Coral Gables, Florida amending the Zoning Map pursuant to Zoning Code Article 3, “Development Review,” Division 14, “Zoning Code Text and Map Amendments,” from Single-Family Residential District (SFR) to Preservation (P) for the property legally described as all of Tract 3, Avocado Land Company Subdivision Coral Gables, Florida; and providing for a repealer provision, severability clause, and providing for an effective date. F-8 is an Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, “Development Review,” Division 15, “Comprehensive Plan Text and Map Amendments,” and Comprehensive Plan amendment procedures (ss. 163.3187, Florida Statutes), from “Residential Single-Family Low Density” to “Conservation Areas” for

the property legally described as all of Tract 1, Avocado Land Company Subdivision, Coral Gables, Florida; and providing for a repealer provision, severability clause and providing for an effective date; and F-9 is an Ordinance of the City Commission of Coral Gables, Florida amending the Zoning Map pursuant to Zoning Code Article 3, "Development Review," Division 14, "Zoning Code Text and Map Amendments," from Single-Family Residential District (SFR) to Preservation (P) for the property legally described as all of Tract 1, Avocado Land Company Subdivision, Coral Gables, Florida; and providing for a repealer provision, severability clause and providing for an effective date. Again, it's a public hearing item and it is consolidated for purposes of a public hearing.

Planning and Zoning Director Trias: May I have the PowerPoint please. This area, as you well know, is just south of Hammock Oaks and there are two parcels that historically had been zoned Single-Family, but in reality they don't have any development potential, because they are very, very much preserved area. So, the request is to change the land use and change the zoning to preserve and conservation, which is the existing land use; and as you can see the map right now, the yellow really stands out within the area that is preserved all around those two parcels. One of them is owned by the County, the other one is owned by the City. The one owned by the City was part of that transaction that included some TDR's that took place some time ago. The request has been reviewed by the state and now you are looking at the Second Reading. You looked at the First Reading last May. The public notifications was three times to the property owners, four times on the website posting, and three times the newspaper advertisement; and the request of change of land use and zoning – staff recommended approval and also the Planning and Zoning Board also recommended approval and we determined that the request was consistent with the goals of the Comprehensive Plan. So that is the request. I'm very happy to see the high quality television equipment at work. I think they did a great job.

Vice Mayor Quesada: You can actually really tell in that presentation.

Planning and Zoning Director Trias: Yes – very, very nice and use of those two black bars, that's because...so next time you won't see those. You will see a perfect format. So thank you very much for that change.

Mayor Valdes-Fauli: Thank you.

City Manager Swanson-Rivenbark: And, so Mr. Mayor with this change it takes away any chance of development rights on the property. It conserves it, it preserves it. This is environmentally sensitive areas, so this action is a good environmental action for the sensitive area.

Planning and Zoning Director Trias: And, it also may be give us extra points with the CRS process, which lowers insurance costs, and also the County was very happy that we helped them with the change of land use.

Mayor Valdes-Fauli: OK.

City Attorney Ramos: This is a public hearing item.

Mayor Valdes-Fauli: Will you call the roll please.

City Attorney Ramos: A public hearing item sir.

Mayor Valdes-Fauli: Oh, yes. Maria Estupinan please.

Ms. Estupinan: Thank you. It's the same thing – Agenda 21.

Mayor Valdes-Fauli: OK.

City Attorney Ramos: OK. We need four different motions.

Commissioner Keon: I'll move it.

Vice Mayor Quesada: Second.

Mayor Valdes-Fauli: Second – will you call the roll please?

Commissioner Keon: Yes

Commissioner Mena: Yes

Vice Mayor Quesada: Yes

Mayor Valdes-Fauli: Yes

(Commissioner Lago: Absent)

(Vote: 4-0)

City Attorney Ramos: On F-7.

Mayor Valdes-Fauli: Will you call the roll please? – motion, I'm sorry.

Commissioner Keon: I'll make the motion.

Vice Mayor Quesada: Second.

Mayor Valdes-Fauli: Will you call the roll please?

Commissioner Mena: Yes

Vice Mayor Quesada: Yes

Commissioner Keon: Yes

Mayor Valdes-Fauli: Yes

(Commissioner Lago: Absent)

(Vote: 4-0)

Vice Mayor Quesada: So moved on Item F-8.

Commissioner Keon: Second.

Commissioner Mena: Yes

Vice Mayor Quesada: Yes

Commissioner Keon: Yes

Mayor Valdes-Fauli: Yes

(Commissioner Lago: Absent)

(Vote: 4-0)

Vice Mayor Quesada: So moved on F-9.

Commissioner Keon: Second.

Mayor Valdes-Fauli: Will you call the roll please?

Vice Mayor Quesada: Yes

Commissioner Keon: Yes

Commissioner Mena: Yes

Mayor Valdes-Fauli: Yes

(Commissioner Lago: Absent)

(Vote: 4-0)

[End: 3:41:23 p.m.]