

City of Coral Gables City Commission Meeting
Agenda Items F-6, F-7 and F-8 are related
October 8, 2019
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Raul Valdes-Fauli
Vice Mayor Vince Lago
Commissioner Jorge Fors, Jr.
Commissioner Pat Keon
Commissioner Michael Mena

City Staff

City Manager, Peter Iglesias
City Attorney, Miriam Ramos
City Clerk, Billy Urquia
Deputy Development Services, Devin Cejas

Public Speaker(s)

Agenda Items F-6, F-7 and F-8 [2:12:14 p.m.]

F-6: An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code, Article 5, “Development Standards,” Division 8, “Docks, Wharves, Mooring Piles and Watercraft Moorings,” updating side setback requirements and allowing multi-level docks below, established grade; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date. (ZC Text Amendment re docks) (Sponsored by Vice Mayor Lago)

F-7: An Ordinance of the City Commission of Coral Gables, Florida, providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 4, “Zoning Districts,” Section 4-101, Single Family Residential (SFR) District and Section 4-102, “Multi-Family 1 Duplex (MF1) District,” to modify and clarify provisions related to driveways, providing for severability, repealer, codification, and an effective date. (ZC Text Amendment re driveways)

F-8: An Ordinance of the City Commission of Coral Gables, Florida, providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 5, “Development Standards,” Division 21, “Temporary Uses,” Section 5-2107, “Temporary use of construction office” to allow temporary construction

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office for multi-family projects in Multi-Family 2 (MF2) and Multi-Family Special Area (MFSA) districts; providing for severability, repealer, codification, and an effective date. (ZC Text Amendment re field office)

Mayor Valdes-Fauli: F-6, 7, and 8.

City Attorney Ramos: F-6 is an Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code, Article 5, "Development Standards," Division 8, "Docks, Wharves, Mooring Piles and Watercraft Moorings," updating side setback requirements and allowing multi-level docks below, established grade; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date. This is a public hearing item.

Vice Mayor Lago: Mr. Cejas good to see you.

Deputy Development Services Cejas: Hello sir.

Vice Mayor Lago: Not on a resident's dock, like we've had to visit on multiple occasions. Can you give us a little explanation in regard to what we are trying to achieve here and how we are trying to clear up some of the issues that residents are facing here in the City?

Deputy Development Services Cejas: Sure thing. Basically, what we have here is a series of clean up language to the zoning ordinance to have clarity and for better enforcement and better direction for our staff in reviewing their plans associated with docks for F-6. It's a slight flexibility on the side setbacks to a dock, but what we've done is allow this through this text amendment so long as that dock is still approved by DERM and also the Board of Architects, so we do still have the ability to apply our review as far as aesthetics is concerned. In addition, also to clarify the intent of docks that stack on top of each other, just make certain that its not going above grade, which I believe that was the intent when that language was before you about two years ago.

City Manager Iglesias: It does not allow elevated docks, this is all secondary access to the boat below in those areas are extremely high, along Cocoplum Circle...maybe 12-15 feet to the water.

Vice Mayor Lago: So, it becomes a little bit of a viewing platform, but still allows you to have that depth between one height and the other, so what was it like, almost 8 feet was the minimum, 7 and change.

Deputy Development Services Cejas: 7.6, is what I believe developmental criteria by DERM.

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Mayor Valdes-Fauli: It's a safety issue.

Deputy Development Services Cejas: Correct. Do I hear a motion?

Vice Mayor Lago: So moved.

City Attorney Lago: Is there anybody that wishes to speak on this item?

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

Vice Mayor Lago: Yes

Commissioner Mena: Yes

Commissioner Keon: Yes

Mayor Valdes-Fauli: Yes

(Vote: 4-0)

(Commissioner Fors: Absent)

Vice Mayor Lago: Do me a favor, would you contact the residents on Granada, the ones who are home in regard to F-6, to that lady, tell her it's been clarified.

Deputy Development Services Cejas: Absolutely.

City Attorney Ramos: F-7 is an Ordinance of the City Commission of Coral Gables, Florida, providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 4, "Zoning Districts," Section 4-101, Single Family Residential (SFR) District and Section 4-102, "Multi-Family 1 Duplex (MF1) District," to modify and clarify provisions related to driveways, providing for severability, repealer, codification, and an effective date.

Deputy Development Services Cejas: F-7 is clean up language for driveways, allowing for additional flexibility. Seeing that we took away circular driveways for homes under 100 feet of frontage. This just gives some flexibilities so the entrance can go a little bit beyond the 11 foot. So, if you have an existing home with a shallow frontage, it might be difficult to flange out when you come into the home, kind of prevent cars from rolling over the grass and individuals from parking on swales.

Vice Mayor Lago: So moved.

Commissioner Mena: Second.

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City Attorney Ramos: Anyone present that wishes to speak on this item?

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

Commissioner Mena: Yes

Commissioner Keon: Yes

Vice Mayor Lago: Yes

Mayor Valdes-Fauli: Yes

(Vote: 4-0)

(Commissioner Fors: Absent)

City Attorney Ramos: F-7 is an Ordinance of the City Commission of Coral Gables, Florida, providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 5, “Development Standards,” Division 21, “Temporary Uses,” Section 5-2107, “Temporary use of construction office” to allow temporary construction office for multi-family projects in Multi-Family 2 (MF2) and Multi-Family Special Area (MFSA) districts; providing for severability, repealer, codification, and an effective date.

Deputy Development Services Cejas: F-8 its the lining, existing language that currently allows for sales offices in residential districts for MF2 and MFSA projects. So, it’s also going to allow for temporary construction trailers to assist the development of these larger scale projects. So, it’s just reminding what the code currently allows already.

City Attorney Ramos: Anyone present wishes to speak on this item?

Mayor Valdes-Fauli: Can I have a motion?

Commissioner Keon: Moved.

Vice Mayor Lago: Second.

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

Commissioner Keon: Yes

Vice Mayor Lago: Yes

Commissioner Mena: Yes

Mayor Valdes-Fauli: Yes

(Vote: 4-0)

(Commissioner Fors: Absent)

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[End: 2:16:44 p.m.]

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[Date]

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Agenda Items F-6, F-7 and F-8 are related – Ordinances for text amendments