

City of Coral Gables City Commission Meeting
Agenda Items E-4 and E-5 are related
June 14, 2016
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Jim Cason

Commissioner Pat Keon

Commissioner Vince Lago

Vice Mayor Frank Quesada

Commissioner Jeannett Slesnick

City Staff

City Manager, Cathy Swanson-Rivenbark

City Attorney, Craig E. Leen

City Clerk, Walter J. Foeman

Deputy City Clerk, Billy Urquia

Planning and Zoning Director, Ramon Trias

Public Speaker(s)

Agenda Items E-4 and E-5 are related [10:37:08 a.m.]

E-4: An Ordinance of the City Commission of Coral Gables, Florida requesting Continual Use Review for a Building Site Determination pursuant to Zoning Code Article 3, "Development Review," Section 3-206, "Building Site Determination," to create two (2) separate single-family building sites on property zoned Single-Family Residential (SFR) District; one (1) building site consisting of Lots 19-21 and one (1) building site consisting of Lots 22-24 on the property legally described as Lots 19-24, Block 15, Coral Gables Section "D", Coral Gables, Florida; generally located on the east side of Red Road between Country Club Prado and Valencia Avenue; including required conditions; providing for a repealer provision, severability clause, codification, and providing for an effective date. (PZB recommended approval, Vote: 6-0)

E-5: An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code, Appendix A, "Site Specific Zoning Regulations," Section A-38, "Section D" removing site specific provisions for building sites on Lots 3 through 8, inclusive, and 19

through 24, inclusive Block 15; providing for a repealer provision, severability clause, codification and providing for an effective date. (PZB approval, Vote 6-0).

Mayor Cason: The next Agenda Items we are going to take up are E-4 and E-5, which are ordinances on Second Reading. Mr. Attorney.

City Attorney Leen: Items E-4 and E-5 are related, they will be consolidated for purposes of public hearing. E-4 is an Ordinance of the City Commission of Coral Gables, Florida requesting Continual Use Review for a Building Site Determination pursuant to Zoning Code Article 3, "Development Review," Section 3-206, "Building Site Determination," to create two (2) separate single-family building sites on property zoned Single-Family Residential (SFR) District; one (1) building site consisting of Lots 19-21 and one (1) building site consisting of Lots 22-24 on the property legally described as Lots 19-24, Block 15, Coral Gables Section "D", Coral Gables, Florida; generally located on the east side of Red Road between Country Club Prado and Valencia Avenue; including required conditions; providing for a repealer provision, severability clause, codification, and providing for an effective date. The Planning and Zoning Board recommended approval, by a vote of 6-0. This is a quasi-judicial item. Item E-5 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, Appendix A, "Site Specific Zoning Regulations," Section A-38, "Section D" removing site specific provisions for building sites on Lots 3 through 8, inclusive, and 19 through 24, inclusive Block 15; providing for a repealer provision, severability clause, codification and providing for an effective date. Planning and Zoning Board recommended approval by a vote of 6-0. I recommend that we take Item E-4 as a vote first and then Item E-5, and once again that they be consolidated for public hearing, and anyone that speaks be from the public be sworn in.

Mayor Cason: Do we have any speaker cards for Items E-4 or E-5?

City Clerk Foeman: No Mr. Mayor.

Mayor Cason: Then we'll close the public hearing on both – E-4.

Commissioner Keon: I'd like to at least make one comment on this building site. When they were before us before, they had I guess just some conceptual plans as to how the homes would appear on those lots or how they would use them. We asked that there are some design standards with regard to garages and other things that we ask them to make sure they took into consideration and I would like at this time to ask our Planning Department to make sure when these homes goes through review that they meet the design standards that we have determined

are in the best interest of the City as far as the aesthetics of the City. I think that they are – are these built to spec homes or is this owner/builder home?

Mr. Trias: I don't believe, based on what I have been told, they are not owner built.

Commissioner Keon: So the likelihood is that, we are going to assume then they are being built as spec homes in our City?

Mr. Trias: That is what I understand. Now we do have the Board of Architects review that allows implementing with your suggestion, so hopefully...

Commissioner Keon: I would like to hear from my colleagues whether they support this, but I really – the homes as they were presented, although they were conceptual and Mr. Pardo had said that they would certainly redesign them, that we review these homes, we know particularly when they are spec homes that we note that they are built or designed with this aesthetic qualities and the standards that we have discussed here, and that they have a particularly a review for compatibility, which I think is becoming an issue as we see more and more spec homes built in our City.

Mr. Trias: Absolutely. And I anticipate that staff will bring some amendments to the Zoning Code that helps implement those ideas in the future for single family houses.

Commissioner Keon: Thank you.

Mayor Cason: Do we have a motion on E-4?

Commissioner Keon: I'll move it.

Commissioner Slesnick: Second.

Mayor Cason: Commissioner Keon makes the motion, Commissioner Slesnick seconds – City Clerk.

Commissioner Keon: Yes

Commissioner Lago: Yes

Vice Mayor Quesada: Yes

Commissioner Slesnick: Yes

Mayor Cason: Yes

(Vote: 5-0)

Mayor Cason: And on E-5, motion?

Commissioner Lago: So moved.

Mayor Cason: Commissioner Lago makes the motion.

Vice Mayor Quesada: Second.

Mayor Cason: Vice Mayor seconds – City Clerk.

Commissioner Lago: Yes

Vice Mayor Quesada: Yes

Commissioner Slesnick: Yes

Commissioner Keon: Yes

Mayor Cason: Yes

(Vote: 5-0)

[End: 10:41:37 a.m.]