

**City of Coral Gables City Commission Meeting**  
**Agenda Item F-2**  
**June 12, 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 Item F-2 [5:13:03 p.m.]

An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)" amending parking requirements for MXD projects less than forty-five (45) feet in height; providing for a repealer provision; severability clause, codification and providing for an effective date. (03-14-18 PZB recommended approval. Vote 5-0; 05-24-18 Parking Advisory Board supported draft amendment) (Changing the Zoning Code to allow small 3-story mixed-use buildings in the Industrial Districts to be built up to 45 feet without providing minimum on-site parking) (Sponsored by Commissioner Lago)

Mayor Valdes-Fauli: F-2 – Ordinance.

City Attorney Ramos: F-2 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 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed

Use District (MXD)” amending parking requirements for MXD projects less than forty-five (45) feet in height; providing for a repealer provision; severability clause, codification and providing for an effective date. This ordinance is on Second Reading and it is a public hearing item.

City Manager Swanson-Rivenbark: Have there been any changes between First and Second Reading?

Planning and Zoning Director Trias: No. No.

City Manager Swanson-Rivenbark: So we briefed you all on this item. This is the Industrial District, this is three stories or less that we are recommending that they be exempt from parking requirements and we had it reviewed by the Parking Advisory Board, in addition to the Planning and Zoning Board.

Commissioner Lago: Let me ask you a quick question Ramon, if I may through the Mayor. I know we had one site, again this is a very limited, I think these are probably a handful of sites that will probably take advantage of this legislation that are more properties that are sandwiched in buildings. There was one property in question that I think it was Mr. Navarro’s client that mentioned that he could potentially use an increase from 10,500 square feet to 11,000. Did you review that site?

Planning and Zoning Director Trias: That was mentioned to me and that’s certainly is a policy choice that you can make. Right now the maximum size is 10,500, that specific site will require 11,000.

Commissioner Lago: That’s just one lot, right?

Planning and Zoning Director Trias: Yes.

Commissioner Lago: So it’s an anomaly, it’s not like you are going to come back and say look...

Planning and Zoning Director Trias: Yes.

Mayor Valdes-Fauli: What’s required to change it to 11?

Planning and Zoning Director Trias: Just a vote of the Commission.

Mayor Valdes-Fauli: What?

Planning and Zoning Director Trias: You could amend it right now because it's part of the text. The text right now says 10,500.

Commissioner Lago: You have one property, one property.

Planning and Zoning Director Trias: And the request is to change that to 11,000.

Mayor Valdes-Fauli: 11,000 – yes.

Commissioner Lago: I don't have an issue with it.

Commissioner Mena: I don't either.

Commissioner Keon: Did you remove the issue of or asked why it was related to bedrooms and not units.

Unidentified Speaker: I did not.

Planning and Zoning Director Trias: That was a good point. That's the best practices, but certainly we could change it to units, but the bicycle professionals that's the way they prefer it.

Commissioner Keon: I know but everything in our Code refers to units not bedrooms.

Planning and Zoning Director Trias: That is true. That is true.

Commissioner Lago: So you want to make that change?

Commissioner Keon: I'd rather have it referred to units, so that people don't get...

Commissioner Lago: That's fine.

Mayor Valdes-Fauli: What?

Commissioner Keon: I'd rather have it just be units and not bedrooms, because you may have a two bedroom apartment because you have guests or you have a child that's away at school or something. So you don't need two bicycle things. In a unit one bicycle storage and by that...you'd have enough.

Commissioner Lago: We can make that amendment also.

Commissioner Keon: Thank you.

Mayor Valdes-Fauli: Its amended, is there a second.

City Attorney Ramos: It's a public hearing item.

Planning and Zoning Director Trias: What would you like to amend it to, because do you want to do it one per.

Commissioner Keon: Per unit.

Planning and Zoning Director Trias: One per unit, OK.

Mayor Valdes-Fauli: OK...and seconded.

City Attorney Ramos: It's a public hearing item.

Commissioner Lago: Comment?

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

Deputy City Clerk Urquia: I'm sorry Mr. Mayor who seconded it?

Commissioner Keon: I did.

Commissioner Lago: I made a motion.

Commissioner Keon: I seconded.

Vice Mayor Quesada: Yes

Commissioner Keon: Yes

Commissioner Lago: Yes

Commissioner Mena: Yes

Mayor Valdes-Fauli: Yes

(Vote: 5-0)

[End: 5:16:31 p.m.]