

**City of Coral Gables City Commission Meeting**  
**Agenda Item F-4**  
**May 23, 2023**  
**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, Peter Iglesias**

**City Clerk, Billy Urquia**

**Assistant City Attorney, Gus Ceballos**

**Public Speaker(s)**

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Agenda Item F-4 [2:08 p.m.]

An Ordinance of the City Commission amending Chapter 34 - “Nuisances,” Section 34-105 “Abandoned or junk motor vehicles on public or private property prohibited; exceptions,” to prohibit the parking, storing, or leaving of vehicles under car covers on city swale areas; providing for severability clause, repealer provision, codification, and providing for an effective date. (Sponsored by Mayor Lago)

Mayor Lago: Before we go to lunch, I want to have one item, F-4, just so we can finish it on second reading. It’s an item that I sponsored, Madam City Attorney.

City Attorney Suarez: F-4 is an Ordinance of the City Commission amending Chapter 34 - “Nuisances,” Section 34-105 “Abandoned or junk motor vehicles on public or private property prohibited; exceptions,” to prohibit the parking, storing, or leaving of vehicles under car covers on city swale areas; providing for severability clause, repealer provision, codification, and providing for an effective date. This is a public hearing item. Assistant City Attorney Gus Ceballos can discuss any changes.

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Assistant City Attorney Ceballos: Good afternoon, Mr. Mayor, Madam Vice Mayor, Commissioners. So, we did have a few changes from first reading to second reading. We tried to adopt all the comments that were suggested during first reading. So specifically, the language that has been added is, we didn't want to get too specific, we didn't want to require permit, we wanted to give it some flexibility and frankly, give our Code Officers a bit of, frankly flexibility, in order whether they need to cite or not. The way it currently reads, we've added a ten-day grace period shall be granted for any permitted construction, tree pruning, or similar work, that being the key part. So, any work that basically takes up your driveway, on abutting residential properties, which prevents the use of the approved parking services. So, just for everybody's information, approved parking services are your driveways. You can't park your vehicle on your grass. So as long as you have a paved road, you have the two ribbon strips, anywhere in your area that you couldn't park, you'd be allowed to park in the swale with a car cover only for this very limited period of time.

Mayor Lago: Do any of my colleagues have any questions, any statements, anything, you want to amend anything?

Vice Mayor Anderson: Mayor, one last thing. The driveway aprons, would they be able to park on there with a car cover on?

Assistant City Attorney Ceballos: So, right now you'd be able to park, you're talking about the actual apron, the actual approach.

Vice Mayor Anderson: The approach, whether its asphalt, brick, cement.

Assistant City Attorney Ceballos: You'd be able to park there during this ten-day period if you could not use the driveway. If you were parked in that area, when this exception wouldn't apply, then no, you'd still be ticketed if you had a car cover on.

Mayor Lago: What are you thinking? Tell me Vice Mayor, what you think?

Vice Mayor Anderson: It really depends on how many cars people have.

City Attorney Suarez: Mayor, may I address her question. Are you asking about generally on private property where they can park over the car cover, on the driveway?

Assistant City Attorney Ceballos: The approach which is between the sidewalk and the street, but its not the grass area or the landscaped area. It's typically asphalt or if you'd done some home improvement and you've done pavers, something like that.

Mayor Lago: It's a great point.

Vice Mayor Anderson: My concern is, Oak trees, things of that nature.

Mayor Lago: My issue that we're seeing, and I'd love for my colleagues to help me out with this. In my neighborhood we're starting to see a lot more cars left on the swale with a tarp. We are also  
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starting to see 18-wheelers. This past week, I sent it around, you can ask Code for it, I sent pictures of it. Everyday at 4:45 in the morning on the way to the gym, I see an 18-wheeler that's parking in different areas on San Amaro. In front of Titanic, in front of different areas. They are moving around. I think they are actually living inside the vehicle. I haven't seen it this week, so maybe they moved on. Another area that's an issue too is in front of Denny's. You have people that are parking their utility vehicles and they are Ryder rental trucks next to Denny's there overnight, and we need to crack down on that. These are things that people are bringing to my attention. We're being taken advantage of, and residents are starting to call and say listen, I have a neighbor that's left a car and a tarp on a swale for the last six months. Are they renting the house? – did they leave the vehicle there? – what is the reasoning behind that? So, I understand your point is very well taken. Do you want me to defer my item and we can flush it out. I don't have a problem. Whatever you want to do.

Vice Mayor Anderson: I have concerns.

Mayor Lago: You want to defer it? I don't have a problem. You know me. If you want...

Commissioner Menendez: I can withdraw my motion...[inaudible].

Mayor Lago: Whatever you want. I want to hear from the Vice Mayor, from the Commission. Let's defer, if I may, the motion and the second, I don't want to speak for my colleagues, but we'll bring it back. Can you do me a favor, speak with the Vice Mayor, speak with my colleagues. The whole point is just to not have cars in tarps sitting on the swale for six months, three months, four months, you've got to move. Okay.

Assistant City Attorney Ceballos: Understood.