

**City of Coral Gables City Commission Meeting**  
**Agenda Item E-2**  
**December 10, 2024**  
**Police and Fire Headquarters**  
**2151 Salzedo Street, 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, Amos Rojas, Jr.**

**City Clerk, Billy Urquia**

**Public Speaker(s)**

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Agenda Item E-2 [12:23 p.m.]

An Ordinance of the City Commission providing for text amendments to the City of Coral Gables official Zoning Code Article 12, “Ambience Standards,” Section 12-100, “Lighting,” and Article 16, “Definitions,” to provide for illumination standards and definitions; providing for repealer provision, severability clause, codification, and providing for an effective date. (11 13 24 PZB approved as amended, Vote 6-1) (Sponsored by Vice Mayor Anderson)

Mayor Lago: Going back to E-2.

City Attorney Suarez: E-2 is an Ordinance of the City Commission providing for text amendments to the City of Coral Gables official Zoning Code Article 12, “Ambience Standards,” Section 12-100, “Lighting,” and Article 16, “Definitions,” to provide for illumination standards and definitions; providing for repealer provision, severability clause, codification, and providing for an effective date.

Mayor Lago: Have there been any changes between first and second?

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*Agenda Item E-2 – Ordinance providing for text amendments to Official Zoning Code Article 12 “Ambience Standards” Section 12-100, “Lighting”*

[Date]

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Planning and Zoning Official Garcia: There has been actually. I had a very quick PowerPoint, much less lengthy than the last one, I promise you. Just for a recap of what all this is trying to say, in case you have any questions by the Commission. As you know, we have very limited centers for light in our Zoning Code right now. We had Ambience Standards Article that's very short. The point of that was, it would be able to build that out in the future, which is where we are doing right now. A lot of the security requirements are right now in the county code, that requires a certain amount of foot candles for parking lots and such. Moving forward lumens is that bright light that you see; foot candle is how much light is being received on a certain surface. Kind of shielding – as far as unshielded allows light to go everywhere, partly shielded means that folks can light down and fully shield, of course is more focused. There are certain kinds of color, which is regulated in Kelvin. Lower Kelvin is a more yellowy color, higher Kelvin is a more bluish-white color. So, what's before you today is affecting the shielding, the car temperature, the amount of lumens, and also the timing of when that light is most appropriate. So again, reemphasize that we are limiting the amount of, suggesting that the Board of Architects review the spacing of the bulbs, make sure its most appropriate for the existing conditions, the proposed building of course, limiting redundant light, excess light on the street, as well as the streets and property, making sure that's taken into account, limitation of 3,000 Kelvin, which is that nice sweet spot between the two yellow and the two bluish color, in our single-family residential neighborhoods, as well as adjacent to those neighborhoods as well. And then also, allowing higher lumens for the fully shielded and limited amount of lumens for unshielded; as well as having a limitation of the timing of those exterior facades. I think we had mentioned it at the last meeting, if we are able to reduce the amount of lighting on the upper floors, the architectural features that you see on the towers after midnight, that's going to be incorporated in here as well. That's it. Thank you. As far as changes from the last meeting, we were able to work with the resident lighting expert. She's been instrumental in all this. We've been able to calibrate those lumen limitations in our residential neighborhoods, as far as what would be most appropriate in our city. Some clarification by the Planning and Zoning Board. That's it. Thank you.

Mayor Lago: Thank you very much.

Vice Mayor Anderson: So, it's been a minute since we've first went over this. I'm going to remind you of the story as to why I got involved in this. I had some residents who were living across from four-plexes where the parking, the light at the parking area was changed, and was changed to a modern LED light. I addressed it with Code and Code went out there and did all that they could do. They couldn't do anything more without a revision to our lighting ordinance. It hadn't been touched since; I think it was since the 70's when we were using light candles. So, LED lights weren't considered, and that bluish light was disturbing the residents' sleep. I've got more than one resident that has contacted me about this. So that's the genesis of this work and why it occurred; and as I mentioned, I would like it to be the Christmas and Hannukah present for these particular residents so that they can, so staff can take care of addressing that type of lighting that's disturbing sleep in our city. Okay. So, if we have no public speakers or no other comments, I'd like to move it.

Commissioner Fernandez: I'll second.

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Commissioner Menendez: Yes  
Vice Mayor Anderson: Yes  
Commissioner Castro: Yes  
Commissioner Fernandez: Yes  
Mayor Lago: Yes  
(Vote: 5-0)

Mayor Lago: Thank you very much.