

**City of Coral Gables City Commission Meeting**  
**Agenda Item E-1**  
**July 9, 2024**  
**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, Amos Rojas, Jr.**

**City Clerk, Billy Urquia**

**Planning Official, Jennifer Garcia**

**Public Speaker(s)**

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Agenda Item E-1 [4:45 p.m.]

An Ordinance of the City Commission providing for a text amendment to the City of Coral Gables Official Zoning Code, amending Section 14-202.6 “Building Site Determination” to facilitate building site determination applications; providing for severability clause, repealer provision; codification and providing for an effective date. (06.12.24 PZB recommended, Vote 6-1)

Mayor Lago: Moving onto item E-1 on second reading, ordinances.

City Attorney Suarez: E-1 An Ordinance of the City Commission providing for a text amendment to the City of Coral Gables Official Zoning Code, amending Section 14-202.6 “Building Site Determination” to facilitate building site determination applications; providing for severability clause, repealer provision; codification and providing for an effective date. This is a public hearing item.

Mayor Lago: How are you. Good afternoon.

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Planning Official Garcia: Jennifer Garcia. Hello. So, there have been no changes to this item since first reading. It did go to Planning and Zoning Board. They didn't particularly like some of the aspects of it, understandable, but here we are on second reading.

Mayor Lago: Mr. Clerk, do we have any public comment.

City Clerk Urquia: No, Mr. Mayor.

Mayor Lago: Alright. Let's close the public comment. I'm going to see if we can run through as many things as possible. I know everybody wants to get home early, at a respectable time. Does the Commission have any comments they'd like to add? I have a few, but I defer to the sponsor.

Commissioner Castro: I'll move it, after your comments.

Mayor Lago: My comments are simple. I'm a no vote on this. I wasn't aware – I didn't expect to get so many comments and phone calls from residents in regard to the potential door that this opens in regard to the lot splits. I've been on this board for a long time and when I started on the Planning and Zoning Board, the existing formula that we had served as a real understanding and a path moving forward if you had an interest in producing a lot split. To me, we've always been very careful in regard to the lot splits, to make sure that they follow a certain criteria and I think that this will open the door to the south Gables to have lot splits proliferation, in my opinion, and I think that that is something that makes south Gables special, bigger lots. In my opinion, I'm siding with the Planning and Zoning Board and I'm not going to be supporting this today.

Commissioner Castro: This only gives them access, partial access to be able to come up to the Commission and ask for permission. That's basically it. It's not a guarantee.

Mayor Lago: If I may clarify, I just want to put it on the record. I never said guarantee. There's no guarantee. At the end of the day, it's at the will of the Commission. You can meet all that criteria and the Commission can still say no. For example, you can meet all the criteria for historic preservation and the Commission can still say no. So, there's no guarantee. I never said that. But it opens a door that was never opened before, and I want to preserve that there be less lot splits in the city. Madam Vice Mayor.

Vice Mayor Anderson: Just a couple of comments. The way the language is in F-1, the majority of the existing building sites, if lot splits were permitted the majority, is 51 percent. If all of a sudden, you have a lot split and another lot split, another lot split, all of a sudden, the south Gables starts to look like the North Gables because the lots, the majority of which is tilted once you begin the lot splitting process. So, I'm not in favor. I'll concur with the Planning and Zoning Board.

Mayor Lago: Do we have a motion and a second.

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City Clerk Urquia: I'm sorry, who seconded.

Commissioner Fernandez: I did.

City Clerk Urquia: Thank you.

Commissioner Fernandez: Yes

Commissioner Menendez: Yes

Vice Mayor Anderson: No

Commissioner Castro: Yes

Mayor Lago: No

(Vote: 3-2)