

**City of Coral Gables City Commission Meeting**  
**Agenda Item F-10**  
**August 27, 2019**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

**Mayor Raul Valdes-Fauli**

**Vice Mayor Vince Lago**

**Commissioner Pat Keon**

**Commissioner Michael Mena**

**Commissioner Jorge Fors**

**City Staff**

**City Manager, Peter Iglesias**

**City Attorney, Miriam Ramos**

**Deputy City Attorney, Cristina Suarez**

**City Clerk, Billy Urquia**

**Public Speaker(s)**

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Agenda Item F-10 [0:00:00 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," Section 4-206, "Business Improvement Overlay District (BIOD)," to permit a conditional use for outdoor seating for nonrestaurant facilities fronting Miracle Mile and Giralda Plaza; providing for a repealer provision, severability clause, codification, and providing for an effective date.

(Sponsored by Vice Mayor Lago)

Mayor Valdes-Fauli: Okay, F-10.

City Attorney Ramos: F-10 is an ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Zoning Code, Article 4, "Zoning Districts," Section 4-206, "Business Improvement Overlay District (BIOD)," to permit a conditional use for outdoor seating for nonrestaurant facilities fronting Miracle Mile and Giralda Plaza; providing for a repealer provision, severability clause, codification, and providing for an effective date. This is a public hearing item. Ms. Suarez.

Deputy City Attorney Suarez: Good morning, Mayor and Commissioners. This ordinance provides the ability for a nonrestaurant facility that's located on Miracle Mile or Giralda to -- that has obtained already an alcohol license from the City pursuant to Section 6-4 of the City Code, to apply for outdoor seating as a conditional use. So, it would go through the typical conditional use process in our Zoning Code. At a minimum, if approved, they must comply with the standards that are in this section of the Zoning Code and any other appropriate conditions that are imposed by the Commission. The same permit and application fees that apply to outdoor dining would apply. The term would be the same as well, which is two years. It would be renewable by the Planning and Zoning Division, provided that there's no changes to the outdoor seating, that they're in compliance and no Code Enforcement citations have been issued and so forth. Otherwise, it would have to come back to Commission and the Commission could require that they go through the entire conditional use process again.

Mayor Valdes-Fauli: Alright.

Deputy City Attorney Suarez: And this will go to Planning and Zoning between first and second reading.

Vice Mayor Lago: So, Mayor, I sponsored this item because I've been working with Wolf Wines in reference to their ability to be able to serve liquor outside -- not liquor, excuse me, but beer and wine outside. They already serve it and sell it indoors. And I think it was a great opportunity. And the whole nexus was to find properties in Miracle Mile and Giralda, after spending close to

\$25 million, which have the accessible sidewalks and ADA compliant sidewalks already, and to hopefully, bring more people to the downtown area after spending this significant amount of money on this investment. You had certain businesses which just fit the mold and were easy, you know, low-hanging fruit to really deliver this type of legislation to, hopefully, spark even more people to come and have an interest in the downtown. So, this is a simple piece of legislation that really emphasizes only the areas of Miracle Mile and Giralda. And I think that they work in Miracle Mile and Giralda, and we could test it in Miracle Mile and Giralda before we move on to any other properties in the CBD or throughout the City of Coral Gables.

Mayor Valdes-Fauli: Any other comments? Do we hear a motion?

City Attorney Ramos: There's no public present to speak, I'll note for the record.

Mayor Valdes-Fauli: Anyone wish to speak?

Commissioner Keon: I'll move it.

Vice Mayor Lago: Second.

Mayor Valdes-Fauli: Alright. Will you call the roll, please?

Commissioner Mena: Yes.

Commissioner Fors: Yes.

Commissioner Keon: Yes.

Vice Mayor Lago: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 5-0)