

City of Coral Gables City Commission Meeting
Agenda Item E-10
February 10, 2009
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Donald D. Slesnick, II
Vice Mayor William H. Kerdyk, Jr.
Commissioner Maria Anderson
Commissioner Rafael “Ralph” Cabrera, Jr.
Commissioner Wayne “Chip” Withers

City Staff

Interim City Manager, Maria Alberro Jimenez
City Attorney, Elizabeth Hernandez
City Clerk, Walter J. Foeman
City Clerk Staff, Billy Urquia
Zoning Official, Martha Salazar Blanco

Public Speaker(s)

E-10 [Start: 10:03:13 a.m.]

An Ordinance of the City of Coral Gables amending Zoning Code Article 5, Section 5-1804, “Air-conditioning units and equipment, and other types of mechanical equipment or apparatus installed on or attached to premises”, updating screening requirements for mechanical equipment; and providing for severability, repealer, codification, and an effective date. (PZB recommended approval with a 4-3 vote).

Commissioner Anderson: Chip, you want to do that one?

Commissioner Withers: I’ll move it.

Commissioner Anderson: I’ll second it.

Mayor Slesnick: Mr. Withers, Ms. Anderson, I have a question.

Commissioner Withers: I do too; go ahead.

Mayor Slesnick: We go 7-0, 7-0, 7-0, 7-0, 7-0, and now we have a 4-3 vote by the Planning and Zoning, what is the controversy here?

Ms. Salazar Blanco: The vote was...

Mayor Slesnick: Could you move the mike right to your mouth? Now you moved your mouth.

Ms. Salazar Blanco: The vote was based on a discussion about the setbacks, about the 25 feet versus 15, where some of the Board members felt that the 25 foot setbacks required for the residences that where else would they be able to put their A/C units if it's not in the front and to put it inside, and to continue to allow it to have it at 15; and we were proposing to make sure that the A/C units remained at 25 feet the same as the setbacks for the house as all the other structures that are required in the City; they need to maintain setbacks so we were trying to be consistent with that. So some of the Board members felt that the 15 feet was probably good to have the A/C units at the front.

Mayor Slesnick: So the position that has been adopted is the position that the staff supported?

Ms. Salazar Blanco: That's correct.

Mayor Slesnick: And the staff supported the most conservative decision?

Ms. Salazar Blanco: That's correct.

Mayor Slesnick: OK. Mr. Withers.

Commissioner Withers: What about...does this interfere with any existing units to be replaced?

Ms. Salazar Blanco: No, if they got a permit then they would be able to replace it at the same location.

Commissioner Withers: Even if it contradicts?

Ms. Salazar Blanco: If they have a permit, what we've been doing is, we've been allowing any new A/C units do need to comply with this.

Commissioner Withers: New – you mean new building?

Ms. Salazar Blanco: New A/C unit being put in, or a new resident, or a new structure designing for an A/C location, then they would have to meet with this requirement.

Commissioner Withers: Let me make sure I understand this. So what you're saying is we can't have the units on the sides of the house anymore, for outside the setback of what the primary building would be?

Ms. Salazar Blanco: They still need to provide the setbacks that are required, the side, the rear, the front, the only difference is at the front, we are changing it from 15 feet to 25 feet, but the sides continue the same; they still can have it at the side as what's allowed and at the rear too.

Commissioner Withers: So it's the front setback?

Ms. Salazar Blanco: Yes.

Commissioner Withers: OK.

Mayor Slesnick: And did this recommendation that passed 4-3, was that also the position of the City Architect?

Ms. Salazar Blanco: Yes.

Mayor Slesnick: He's here; he nods yes. Any other questions, comments?

Mr. Clerk

Commissioner Anderson: Yes

Commissioner Cabrera: Yes

Commissioner Withers: Yes

Mayor Slesnick: Yes

(4-0)

Vice Mayor Kerdyk: Absent

[End: 10:06:41 a.m.]