

City of Coral Gables City Commission Meeting
Agenda Item E-10
June 2, 2026
Public Safety Building, CMR
2151 Salzedo Street, Coral Gables, FL

City Commission

Mayor Vince Lago
Vice Mayor Rhonda Anderson
Commissioner Melissa Castro
Commissioner Ariel Fernandez
Commissioner Richard D. Lara

City Staff

City Attorney, Cristina Suárez
City Manager, Peter Iglesias
City Clerk, Billy Urquia
Assistant City Attorney, Gus Ceballos

Public Speaker(s)

Agenda Item E-10 [Start: 1:12 p.m.]

An Ordinance of the City Commission amending Zoning Code Article 14, "Process," Section 14-208, "Appeals," to revise appeal procedures, extension deadlines, and notice of appeal requirements; limiting the scope of stays; establishing provisions regarding consolidation, related approvals, finality, and abandonment of appeals; providing for severability clause; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (05 20 26 PZB recommended approval, Vote: 7-0)

Mayor Lago: E-10.

City Attorney Suarez: E-10 is an Ordinance of the City Commission amending Zoning Code Article 14, "Process," Section 14-208, "Appeals," to revise appeal procedures, extension deadlines, and notice of appeal requirements; limiting the scope of stays; establishing provisions regarding consolidation, related approvals, finality, and abandonment of appeals; providing for severability

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clause; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

Assistant City Attorney Gus Ceballos: Mr. City Attorney. Good afternoon, Mr. Mayor, Vice Mayor and Commissioners. City Attorney Gus Ceballos. So, the amendment that's before you is something that we've been discussing over frankly for a couple of years to clean up our appeal section and to make it consistent from both a procedural aspect and a code aspect. I'm going to give you the quick recap of the minor changes, specifically the timelines. The only timeline that's really being modified in terms of appeals is staff decisions. What does that mean? Currently the code requires 10 days to file notice of intent to appeal for any appeal from board of architects, historic preservation, that is not changing. The only timeline that's being shortened is staff decisions. So, an appeal from staff decision is going from 60 days down to 15 days. Where do we get that number? We did search similar sized municipalities in the area both on the East Coast and the West Coast of Florida and we found that 10 to 20 days was the average that most staff decisions could be appealed. So, this brings us more in line with every other municipality that we could identify. Additionally, we've noticed that appeals have been submitted to the city and there lacks a certain level of specificity. Sometimes we just get appeal and that's all they write on the actual section. So, this code changes and requires them to be a little bit more detailed, provide a little bit more information so all parties know exactly what's being appealed. A couple of the other items that we are addressing specifically remands from City Commission that only remands will occur when there is a material issue that needs to be resolved, and it cannot be resolved with the existing record. Consolidation, the idea behind that is so that we don't have a scenario where one project that goes to the Board of Architects and then Historic Preservation and for some reason a different board that each one of those items can be appealed. If we can consolidate everything and bring it to the City Commission all as one item, that's the goal and that's the intent. Additionally, postponements have also been modified to minimize any unnecessary delays. One big note to make is that nothing in what we have proposed today prevents a delay or postponement if all parties are in agreement. Meaning if I'm the property owner and I'm appealing a decision by the Historic Preservation Board and I want to bring it to the Commission and for whatever reason, whether it be a hurricane, whether it be personal reasons, if the city's okay with the extension and we're okay with the extensions, there's no injured party besides myself, we can extend further than any of the timeline and restrictions that we have here. It's designed so that there's a third party that can't unnecessarily undo or provide an undue influence on the appeal process. I don't know if you have any questions, but I'm happy to answer any questions if you have any more specifics on the actual changes.

Mayor Lago: No issues. Mr. Clerk, do we have any public comment?

City Clerk Urquia: No, Mr. Mayor.

Vice Mayor Anderson: I'll move it.

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Commissioner Fernandez: I'll second.

Commissioner Fernandez: Yes.

Commissioner Lara: Yes.

Vice Mayor Anderson: Yes.

Commissioner Castro: Yes.

Mayor Lago: Yes.