

# City of Coral Gables

405 Biltmore Way  
Coral Gables, FL 33134  
[www.coralgables.com](http://www.coralgables.com)



## Meeting Minutes

Tuesday, September 15, 2020

9:00 AM

Special Meeting - Zoning Code Rewrite  
Agenda Items 4 and 5 have been added  
Virtual Meeting

### City Commission

*Mayor Raul J. Valdes-Fauli*  
*Vice Mayor Vince Lago*  
*Commissioner Jorge L. Fors, Jr.*  
*Commissioner Patricia Keon*  
*Commissioner Michael Mena*

*Peter J. Iglesias, P.E., City Manager*  
*Miriam Soler Ramos, City Attorney*  
*Billy Y. Urquia, City Clerk*

In accordance with City of Coral Gables Code Section 2-30, Chapter 286.011 Florida Statutes, Governor DeSantis' Executive Order 20-69, as extended by Executive Orders 20-112, 20-123, 20139 and 150, 20-179, 20-193 and in accordance with the Rules of Procedure adopted in Resolutions No. 2020-74 and 2020-90, the City of Coral Gables will be holding its Regular Meeting on Tuesday, September 15, 2020 VIRTUALLY, commencing 9:00 a.m., wherein all interested persons may be heard via the Zoom platform used by the City Clerk for live remote comments.

Members of the public may join the meeting via Zoom at (<https://zoom.us/j/3054466800>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 3054466800. The public may comment on an item on the agenda using the City's already-established e-comment function which may be found on the City's website at: ([www.coralgables.com/commissionmeetings](http://www.coralgables.com/commissionmeetings)) once the meeting's agenda is published or by sending an email to [cityclerk@coralgables.com](mailto:cityclerk@coralgables.com) prior to the start of the meeting.

To speak prior to the City Commission taking action on an Agenda Item. Please "Raise your Hand" or send a message to one of the meeting hosts using the Zoom Platform. If you joined the meeting via telephone you can "Raise your Hand" by pressing \*9.

The public may comment on an item on the agenda using the City's already-established e-comment function which may be found on the City's website at: ([www.coralgables.com/commissionmeetings](http://www.coralgables.com/commissionmeetings)) once the meeting's agenda is published or by sending an email to [cityclerk@coralgables.com](mailto:cityclerk@coralgables.com) prior to the start of the meeting.

The meeting will also be broadcasted live for members of the public to view on the City's website ([www.coralgables.com/cgtv](http://www.coralgables.com/cgtv)) as well as Channel 77 on Comcast.

## ROLL CALL

**Present:** 5 - Commissioner Fors Jr., Commissioner Keon, Vice Mayor Lago, Commissioner Mena and Mayor Valdes-Fauli

1. [20-1649](#) An Ordinance relating to the Zoning Code of the City Coral Gables, Florida (Zoning Code), adopted as Ordinance No. 2007-01, as amended, reorganizing the Zoning Code, revising and renumbering Article and Section numbers, transferring certain Divisions and sections from the Zoning Code to the Code of the City of Coral Gables (City Code), updating certain department names, but providing no substantive changes to the Zoning Code, providing for a repealer provision, a severability clause, codification, and providing for an effective date.

**Attachments:** [09 15 20 Exhibit A - Draft Ordinance - Zoning Code Reorganization w attachments](#)  
[09 15 20 Exhibit E - 07 29 20 PZB Staff Report w attachments](#)  
[09 15 20 Exhibit F - Excerpt of 07 29 20 PZB Meeting Minutes](#)  
[09 15 20 Exhibit G - 08 20 20 - PZB Memo of Additional Changes w attachments](#)  
[09 15 20 Exhibit H - Excerpt of 08 20 20 PZB Meeting Minutes](#)  
[09 15 20 Exhibit I - Summary of Additional Changes](#)  
[09 15 20 CC Cover Memo - Zoning Code Update](#)  
[09 15 20 Exhibit B - Draft Ordinance - Entire Zoning Code Update](#)  
[09 15 20 Exhibit D - Draft Updated Zoning Code](#)  
[09 15 20 Exhibit C - Updated on 9/11/2020 -Major Minor Amendments Memo to C](#)  
[09 15 20 - Zoning Code - combined presentation](#)

**A motion was made by Vice Mayor Lago, seconded by Commissioner Keon, that this matter be approved as an Ordinance on First Reading. The motion passed by the following vote.**

**Yeas :** 4 - Vice Mayor Lago, Commissioner Fors, Jr., Commissioner Keon and Mayor Valdes-Fauli

**Absent :** 1 - Commissioner Mena

City Clerk Item No. 4

2. [20-1650](#) An Ordinance of the City Commission of Coral Gables, Florida providing for text and map amendments to the City of Coral Gables Official Zoning Code pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," by amending the following provisions: (1) Article 1, "General Provisions," creating new zoning districts: Multi-family 3 (MF3), Multi-Family 4 (MF4), Mixed-Use 1 (MX1), Mixed-Use 2 (MX2), Mixed-Use 3 (MX3), and Design/Industrial District Overlay; and deleting: Multi-Family Special Area (MFSA), Commercial Limited (CL), Commercial (C), Industrial (I), and the north and south Industrial Mixed-Use Overlay Districts, and making the appropriate zoning map amendments to effectuate these changes; (2) Article 2 "Zoning Districts", creating new zoning districts and associated provisions, and deleting floor area ratio requirements in certain districts; (3) Article 3 "Uses", allowing certain uses in new zoning districts, and updating Telecommunication provisions; (4) Article 4 "Urban Design and Public Improvement Standards", refining public realm requirements; (5) Article 5 "Architecture", updating zoning districts to be consistent with Article 2; (6) Article 6 "Landscape" updating and increasing certain open space requirements; (7) Article 10 "Parking" updating certain parking requirements; (8) Article 14 "Process"; revising processes for zoning applications, clarifying procedures for receipt of Transfer of Development Rights (TDRs), and expanding Transfer of Development Rights (TDRs) receiving sites to include the Design & Innovation District; and (9) Article 16, "Definitions", updating certain definitions; providing for repealer provision, severability clause,

codification, and providing for an effective date.

- Attachments:** [09 15 20 Exhibit A - Draft Ordinance - Zoning Code Reorganization w attachments](#)  
[09 15 20 Exhibit E - 07 29 20 PZB Staff Report w attachments](#)  
[09 15 20 Exhibit F - Excerpt of 07 29 20 PZB Meeting Minutes](#)  
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[09 15 20 Exhibit C - Updated on 9/11/2020 - Major Minor Amendments Memo to C](#)

**This Ordinance was Deferred**

City Clerk Item No. 5

**RESOLUTION NO. 2020-216**

3. [20-1654](#) Discussion regarding format of future City Commission Meetings.

- Attachments:** [Signed Resolution 2020-216](#)

A RESOLUTION OF THE CITY COMMISSION DIRECTING THAT THE SEPTEMBER 22, 2020 CITY COMMISSION MEETING AND SECOND BUDGET MEETING BE HELD IN A HYBRID FORMAT, WITH THE PUBLIC ATTENDING VIRTUALLY, IN ACCORDANCE WITH THE RULES OF PROCEDURE ADOPTED BY THE CITY COMMISSION, AND THAT STARTING OCTOBER 13, 2020, COMMISSION MEETINGS BE HELD IN THE TRADITIONAL FORMAT IN ACCORDANCE WITH THE RULES OF PROCEDURE ADOPTED BY THE CITY COMMISSION.

**A motion was made by Commissioner Keon, seconded by Vice Mayor Lago, that this motion be adopted by Resolution Number 2020-216. The motion passed by unanimous vote.**

**Yeas :** 5 - Commissioner Fors, Jr., Commissioner Keon, Vice Mayor Lago, Commissioner Mena and Mayor Valdes-Fauli

City Clerk Item No. 1

**CITY ATTORNEY ITEMS****RESOLUTION NO. 2020-217**

4. [20-1678](#) A Resolution of the City Commission of the City of Coral Gables, Florida, in accordance with the Florida Governor's Executive Order 20-69, adopting Rules of Procedure for hybrid meetings/hearings of the City Commission and city boards that take place during the pendency of the state of emergency due to the Coronavirus/COVID-19.

**Attachments:** [Cover Memo - Coronavirus hybrid CC meetings - rules of procedure](#)  
[Reso - Coronavirus hybrid virtual meetings - Rules of Procedure](#)  
[Updated - Coronavirus CC hybrid meetings - Rules of Procedure](#)  
[Signed Resolution 2020-217](#)

A RESOLUTION OF THE CITY COMMISSION IN ACCORDANCE WITH THE FLORIDA GOVERNOR'S EXECUTIVE ORDER 20-69 (AS AMENDED), ADOPTING RULES OF PROCEDURE FOR HYBRID MEETINGS OF THE CITY COMMISSION AND CITY BOARDS THAT TAKE PLACE DURING THE PENDENCY OF THE STATE OF EMERGENCY DUE TO THE CORONAVIRUS/COVID-19 PANDEMIC.

**A motion was made by Vice Mayor Lago, seconded by Commissioner Keon, that this matter be adopted by Resolution Number 2020-217. The motion passed by the following vote.**

**Yeas :** 5 - Commissioner Fors, Jr., Commissioner Keon, Vice Mayor Lago, Commissioner Mena and Mayor Valdes-Fauli

City Clerk Item No. 2

**RESOLUTION NO. 2020-218**

5. [20-1679](#) A Resolution of the City Commission of the City of Coral Gables, Florida, adopting Rules of Procedure for City Commission meetings that take place during the pendency of the state of emergency due to the Coronavirus/COVID-19 pandemic.

**Attachments:** [Cover Memo - Coronavirus CC meetings - rules of procedure](#)  
[Reso - Coronavirus meetings - Rules of Procedure](#)  
[Updated - Coronavirus CC meetings - Rules of Procedure](#)  
[Signed Resolution 2020-218](#)

A RESOLUTION OF THE CITY COMMISSION ADOPTING RULES OF PROCEDURE FOR CITY COMMISSION MEETINGS THAT TAKE PLACE DURING THE PENDENCY OF THE STATE OF EMERGENCY DUE TO THE CORONAVIRUS/COVID-19 PANDEMIC.

**A motion was made by Vice Mayor Lago, seconded by Commissioner Keon, that this matter be adopted by Resolution Number 2020-218. The motion passed by the following vote.**

**Yeas :** 5 - Commissioner Keon, Vice Mayor Lago, Commissioner Mena,  
Commissioner Fors, Jr. and Mayor Valdes-Fauli

City Clerk Item No. 3

**[Note for the Record: The verbatim transcript for this meeting is available for public inspection in the Office of the City Clerk and in Legistar].**

### **ADJOURNMENT**

[Note for the Record: There being no further business on the Special City Commission Meeting Agenda. The City Commission of the City of Coral Gables adjourned its meeting at 10:39 a.m. The next Regular City Commission Meeting is scheduled for Tuesday, September 22, 2020, beginning 9:00 a.m.]

BILLY Y. URQUIA  
CITY CLERK