

City of Coral Gables City Commission Meeting
Agenda Item E-6
August 26, 2025
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Vince Lago

Vice Mayor Rhonda Anderson

Commissioner Melissa Castro

Commissioner Ariel Fernandez (Absent)

Commissioner Richard D. Lara

City Staff

City Attorney, Cristina Suárez

City Manager, Peter Iglesias

City Clerk, Billy Urquia

Public Speaker(s)

Agenda Item E-6 [4:01 p.m.]

An Ordinance of the City Commission providing for text amendments to the City of Coral Gables Official Zoning Code, Article 2, “Zoning Districts,” Section 2-101, “Single-Family Residential (SFR) District” and Section 2-102 “Multi-Family 1 Duplex (MF1) District,” and Article 16, “Definitions,” to provide exception to the separation of accessory structures from the main structure under certain requirements and provide for open-air accessory structures with ground area coverage requirements; providing for repealer provision, severability clause, codification, and providing for an effective date. (03 12 25 PZB recommended approval with conditions, Vote 4-3) (Sponsored by Commissioner Fernandez)

Mayor Lago: So, moving on, Madam City Attorney, we have item E-6. I know this is, the sponsor is not here. What options do we have at our disposal?

City Attorney Suarez: So, Mr. Clerk, I'm not aware that the sponsor, when he advised that attending, to be attending, he asked that it be pulled.

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City Clerk Urquia: That is correct.

City Attorney Suarez: And it is on first reading. I think it would be perfectly okay for this Commission to proceed. It is on first reading and then we can obviously consider it on second reading.

Mayor Lago: It sounds good to me. Can I have a motion?

City Attorney Suarez: Sorry, let me read it. Sorry, sir. An ordinance of the City Commission providing for tax amendments to the City of Coral Gables Official Zoning Code Article 2 Zoning District Section 2-101 Single-Family Residential District and Section 2-102 Multifamily One-Duplex District and Article 16 definitions to provide exception to the separation of accessory structures from the main structure under certain requirements and provide for open air accessory structures with ground area coverage requirements, providing for repeater provisions of ability clause codification and providing for an effective date.

Planning and Zoning Director Garcia: Good afternoon. Jennifer Garcia, Planning and Zoning Director. There are some exhibits provided in your packet that should kind of diagram how this works. Basically, we're not increasing the lot area coverage of a building for single-family or duplex. We're just allowing if it is attached, it can be open air.

Mayor Lago: Pretty self-explanatory.

Planning and Zoning Director Garcia: Yes.

Mayor Lago: Can I have a motion?

Vice Mayor Anderson: I'll move it.

Mayor Lago: Do I have a second?

Commissioner Lara: Second.

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

City Clerk Urquia: No, Mr. Mayor.

Mayor Lago: All right, I'll close with a comment. Any further comment from the Commission?

Vice Mayor Anderson: Other than that, it just makes sense. It actually preserves more green space and provides a more cohesive project.

Mayor Lago: All right. Thank you very much.

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Commissioner Lara: Yes

Vice Mayor Anderson: Yes

Commissioner Castro: Yes

Mayor Lago: Yes

(Commissioner Fernandez: Absent)

(Vote: 4-0)