

**City of Coral Gables City Commission Meeting**  
**Agenda Item F-4**  
**January 11, 2022**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

**Mayor Vince Lago**

**Vice Mayor Michael Mena**

**Commissioner Rhonda Anderson**

**Commissioner Jorge Fors**

**Commissioner Kirk Menendez**

**City Staff**

**City Manager, Peter Iglesias**

**City Attorney, Miriam Ramos**

**City Clerk, Billy Urquia**

**Assistant City Attorney, Naomi Levi-Garcia**

**Public Speaker(s)**

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Agenda Item F-4 [Start: 4:12 p.m.]

An Ordinance of the City Commission providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 3, "Uses," Section 3-206, "Home Office," to provide additional requirements and allowances for a Home Office consistent with the requirements of Chapter 2021-202, Laws of Florida; providing for a repealer provision, severability clause, codification and providing for an effective date. (12 08 2021 PZB recommended denial, Vote 7-0)

Mayor Lago: F-4.

City Attorney Ramos: F-4 is An Ordinance of the City Commission providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 3, "Uses," Section 3-206, "Home Office," to provide additional requirements and allowances for a Home Office consistent with the requirements of Chapter 2021-202, Laws of Florida; providing for a repealer provision, severability clause, codification and providing for an effective date. This is a public hearing item. Ms. Levi-Garcia.

*City Commission Meeting*

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[Date]

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*January 11, 2022*

*Agenda Item F-4 – Ordinance providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 3, "Uses" Section 3-206 "Home Office"*

Assistant City Attorney Levi-Garcia: Hello again. This change to the zoning code is required due to changes in state law that took place last session. It does revise the definition of Home Office. It creates a no-fee certificate of use process as a means of verifying the Home Offices' compliance with the building code and other applicable laws. It adds provisions related to parking, associated with the Home Office and to employees of the business. It prohibits nuisance activity and commercial signage, and it exempts short-term rentals, which would continue to be regulated as they are today.

Mayor Lago: I'll entertain a motion.

Vice Mayor Mena: Second. Sorry, I'll move it, excuse me.

Commissioner Menendez: I'll second.

Mayor Lago: Mr. Clerk.

Commissioner Menendez: Yes

Commissioner Anderson: Yes

Commissioner Fors: Yes

Vice Mayor Mena: Yes

Mayor Lago: Yes

(Vote: 5-0)