

City of Coral Gables City Commission Meeting
Agenda Item F-7
June 28, 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, Jr.

Commissioner Kirk Menendez

City Staff

City Manager, Peter Iglesias

City Attorney, Miriam Ramos

City Clerk, Billy Urquia

Public Speaker(s)

Agenda Item F-7 [Start: 4:32 p.m.]

An Ordinance of the City Commission amending the City of Coral Gables Zoning Code, Article 8 “Historic Preservation” and Article 14 “Process” to address inconsistencies in the Zoning Code and revise the Historic Designation process, providing for severability clause, codification and providing for an effective date.

Mayor Lago: Moving onto F-7, Ordinance on First Reading.

Deputy City Attorney Suarez: An Ordinance of the City Commission amending the City of Coral Gables Zoning Code, Article 8 “Historic Preservation” and Article 14 “Process” to address inconsistencies in the Zoning Code and revise the Historic Designation process; providing for severability clause, codification and providing for an effective date. This is a public hearing item. Mr. Ceballos.

Assistant City Attorney Ceballos: Good afternoon, Mr. Mayor, Vice Mayor, Commissioners, Assistant City Attorney Gus Ceballos. So, this item has a few changes. I will give you a quick overview. If you have any questions, feel free to stop me and I’ll provide further details. So, among some of the changes, the determination of eligibility will be pushed back and will be given a
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timeline of 45 days; the eligibility will include criteria, where before the eligibility didn't necessarily describe the criteria required. And additionally, the final hearing will be within 90 days of that eligibility determination. There are also modifications to proposals for designations. There is more requirement, more information. So, basically this will prevent a current issue we have where an applicant will submit a letter, basically says, I want to designate the Vice Mayor's house, because its old, and there is no further information, no actual legwork has been done. This shifts the burden back onto the applicant to basically put some legwork so that its not all falling on the Historic Preservation Department. Additionally, instead of a due process issue. Before there was no requirement that a property owner be given "X" amount of time before a hearing is taking place where your property may be designated, and you're not given enough time to review the report. That is now being added into the code, so that you will receive these reports 14 days before any hearings, in order to assure that you have sufficient time to review the report and prepare your response, if you want to contest the designation for whatever item is going before Historic Preservation. There is one section where we are simply making a correction in regard to historical determination letters. Right now, the code in one section reads that it is six months, another section reads 18 months. It's always been 18 months, so we are basically just cleaning that language up to make it 18 months. That's the vast majority of the changes. If you have any other questions, I'll be glad to answer.

Mayor Lago: Great work. Thank you. Mr. Clerk do we have any comments?

City Clerk Urquia: No sir.

Mayor Lago: I'll entertain a motion.

Commissioner Menendez: Motion.

Commissioner Anderson: Second.

Mayor Lago: Mr. Clerk.

Vice Mayor Mena: Yes

Commissioner Menendez: Yes

Commissioner Anderson: Yes

Mayor Lago: Yes

(Vote: 4-0)

Commissioner Fors: Absent