

City of Coral Gables City Commission Meeting
Agenda Item F-14
August 28, 2018
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Raul Valdes-Fauli
Vice Mayor Frank Quesada
Commissioner Pat Keon
Commissioner Vince Lago
Commissioner Michael Mena

City Staff

City Manager, Cathy Swanson-Rivenbark
City Attorney, Miriam Ramos
City Clerk, Walter J. Foeman
Deputy City Clerk, Billy Urquia

Public Speaker(s)

Luis Saldarriaga_
Maria Estupinan

Agenda Item F-14 [12:23:21p.m.]

An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 4, "Zoning Districts," Section 4-102, "Multi-Family 1 Duplex (MF1) District," to modify and clarify provisions regarding duplex standards related to setbacks, heights, and ground area coverage, providing for a repealer provision, providing for a severability clause, codification and providing for an effective date. (05-09-18 PZB recommended approval, Vote: 4-0) (Changing the Zoning Code for duplexes to conform to recently-adopted Single-Family Residential regulations, such as setbacks, building heights, and driveway requirements.)

Mayor Valdes-Fauli: Alright. I'm going to take out of order F-14. We have somebody who wants to speak here, Mr. Iglesias.

City Manager Swanson-Rivenbark: Sir are you referring to the multi-family duplex, I believe that is Development Services is here to present.

City Attorney Ramos: F-14 is an Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 4, "Zoning Districts," Section 4-102, "Multi-Family 1 Duplex (MF1) District," to modify and clarify provisions regarding duplex standards related to setbacks, heights, and ground area coverage, providing for a repealer provision, providing for a severability clause, codification and providing for an effective date. This is an ordinance and it is on for public hearing.

Planning and Zoning Director Trias: Mayor the request is to make, a few changes that are very similar to the changes that were made with the single-family. I see it as a clean-up of the Code, there is no policy or anything being proposed, but the changes do affect the way we measure things. So basically, the overall request to tell me any specific questions, I have the text from you.

Mayor Valdes-Fauli: I think as it was explained to me, it makes perfect sense, its cleanup. Is there any member of the public that wishes to speak?

Mr. Luis Saldarriaga: My name is Luis Saldarriaga; I've been a resident of Coral Gables for more than 30 years. At one time my family and I owned a lot of property in Coral Gables; we thought the future was in this great City. I am a – by trade I have a Master's Degree in electrical engineering, with a B.S. from the University in Wisconsin in Madison, and I worked many years in building power plants from nuclear power to steam plants all over the world for General Electric. I'm here, because I'm concerned about the effect of the new regulation in the district. This is not the first time I address the Commission when Mayor Slesnick was here. We had big disagreement in relation to my property.... [inaudible]...in Valencia...and I have to hire lawyers and architects and it cost me a lot of money...because I have not been able to digest the new regulations. I just want to ask you since you are the experts...[inaudible]...so we can digest those changes better. A cursory review that I did seems to be that the regulations are so restricted that we cannot build....If you have a building and its restricted to...you need at least to have a regulation that...[inaudible]...

Mayor Valdes-Fauli: Mr. Saldarriaga thank you for appearing before us. Let me make a suggestion. This is an ordinance on First Reading, which has to come back before us again before anything happens and I would offer, the City Manager would offer for you to meet with our staff, with our people, so that you are satisfied or not satisfied and maybe we can reach another agreement; and before the Second Reading it can come before us and they will do whatever...

Mr. Saldarriaga: I'm not opposed to regulation...in fact we have a table that says...and these are the changes that will help...

Mayor Valdes-Fauli: When we meet with you delighted and very happy at your convenience and you can call the City Manager's office and somebody will give you the phone, if you don't have it, for you to meet and it will be explained to your satisfaction.

Mr. Saldarriaga: I don't want to be impacted in a negative way...

Mayor Valdes-Fauli: This is First Reading and it has to come back before us.

Mr. Saldarriaga: I ... my family, five single duplexes in Segovia and I want to protect them.

Mayor Valdes-Fauli: Perfect.

Mr. Saldarriaga: Thank you.

Mayor Valdes-Fauli: Thank you sir. Do I hear a motion?

Commissioner Keon: I'll move it.

Commissioner Lago: Second.

Mayor Valdes-Fauli: Will you call the roll please.

Commissioner Keon: Yes

Commissioner Lago: Yes

Vice Mayor Quesada: Yes

Mayor Valdes-Fauli: Yes

(Vote: 4-0)

Mayor Valdes-Fauli: Oh, you wanted to speak? I'm sorry, I'm sorry.

Commissioner Lago: Did you fill out a card?

Vice Mayor Quesada: Please speak into the mic either one.

City Attorney Ramos: For the record, this will be part of the public hearing in F-14.

Ms. Estupinan: Let me ask you a very quick question. Because of the development rights, does it have to be with one lot transferring the rights to do...?

Mayor Valdes-Fauli: This is nothing at all to do with...

Commissioner Mena: That's F-13, this is F-14.

Mayor Valdes-Fauli: I announced at the beginning of the meeting...

Ms. Estupinan: Does it have to do with development?- no – OK.

Commissioner Mena: Development generally.

Mayor Valdes-Fauli: Everything has to do with development. OK. We are finished calling the roll.

Vice Mayor Quesada: You are going to set up something with him to...?

Commissioner Keon: Naomi is right there setting it up.

Vice Mayor Quesada: Got it – OK – perfect.

City Manager Swanson-Rivenbark: And we'll have someone from – we'll have Ramon, we'll Surami, we'll have Peter and I will meet with him. We'll go over his properties specifically and apply the Code, if there are changes that need to be done unknowingly, we will bring those changes as well.

Vice Mayor Quesada: Can we just make sure if we can have someone go to his location to make it easier for him.

City Manager Swanson-Rivenbark: We will. We got it. We got it.

Mayor Valdes-Fauli: Will you finish calling the roll.

City Clerk Foeman: Continuing the roll call – Mayor Valdes-Fauli.

Mayor Valdes-Fauli: Yes. Thank you.

[End: 12:30:12 p.m.]

