

**City of Coral Gables City Commission Meeting**  
**Agenda Item F-4**  
**September 25, 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, Peter Iglesias**  
**City Attorney, Miriam Ramos**  
**City Clerk, Walter J. Foeman**  
**Planning and Zoning Director, Ramon Trias**

**Public Speaker(s)**

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Agenda Item F-4 [10:44:37 a.m.]

An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Zoning Code by amending Article 4, “Zoning Districts,” Division 3, “Nonresidential Districts,” Section 4-302, “Commercial District,” requiring conditional use review for schools located within a commercial zoning district; providing for a repealer provision; severability clause; codification and providing for an effective date (08-29-18 PZB recommended approval, Vote 5-0) (Allow schools as a conditional use in commercial zoned properties)

Mayor Valdes-Fauli: Item F-4, Ordinance.

City Attorney Ramos: Item F-4 is an Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Zoning Code by amending Article 4, “Zoning Districts,” Division 3, “Nonresidential Districts,” Section 4-302, “Commercial District,” requiring conditional use review for schools located within a commercial zoning district; providing for a repealer provision; severability clause; codification and providing for an effective date, Mr. Trias. This is a public hearing item.

Planning and Zoning Director Trias: Mayor very simple amendment; simply adding schools as a conditional use under (C) under Commercial District.

Mayor Valdes-Fauli: This is just a Zoning Code, no specific...?

Planning and Zoning Director Trias: Yes – right. This is just the amendment to the Zoning Code. There is no project today. There may be some, at least one in the future.

Vice Mayor Quesada: What is the practical impact of this?

Planning and Zoning Director Trias: The practical impact is that you as a Commission get to decide and review the impacts. For example, traffic or anything like that and because it's a conditional use, you can add conditions if you choose to approve a school in the downtown, for example.

Vice Mayor Quesada: Are you saying that now we currently are not allowed to?

Planning and Zoning Director Trias: Right. Currently it is not allowed. Currently it's not allowed.

Mayor Valdes-Fauli: Deerborne School was where Mercedes Benz is and we had others and this is just an amendment to allow what used to be allowed.

Vice Mayor Quesada: Got it.

Commissioner Mena: So, it will still come to us when you change this?

Planning and Zoning Director Trias: Right. Its conditional use. It's not by-right, its conditional use.

Vice Mayor Quesada: Got it. So moved.

Commissioner Keon: Second.

City Attorney Ramos: It's a public hearing item.

Mayor Valdes-Fauli: Anyone wish to speak? Will you call the roll please?

Commissioner Keon: Yes

Commissioner Mena: Yes

Vice Mayor Quesada: Yes  
Mayor Valdes-Fauli: Yes  
(Vote: 4-0)  
(Commissioner Lago: Absent)

[End: 10:46:11 a.m.]