



To: Ernesto Bermudez, Development Services Plans Coordinator Assistant

From: Cristina M. Suarez, Deputy City Attorney for the City of Coral Gables

Approved: Miriam Soler Ramos, City Attorney for the City of Coral Gables *MSR*

RE: Legal Opinion Regarding: 701 Valencia Ave - Campaign signs

Date: March 4, 2019

Section 5-1909 of the Zoning provides that there shall be no more than one (1) temporary sign displaying only a noncommercial message per building, lot, and/or tenant space. Two (2) additional temporary signs displaying only a noncommercial message—making a total of three (3) such signs—shall be permitted per building, lot, and/or tenant space during the time period that begins no earlier than ninety (90) days prior to the date of any national, state, or local election and ends within five (5) days after such an election (“election period”).

However, in order to ensure that each occupant of a condominium building, such as the one located at 701 Valencia Avenue, can express his or her First Amendment rights, Section 5-1909 must be interpreted to mean that a maximum of three (3) temporary signs per tenant space are allowed during an election period, subject to all other conditions in Section 5-1909. Tenant space shall be interpreted to include units occupied by tenants and/or owners. Of course, this opinion does not attempt to interpret any otherwise applicable condominium rules for any particular building.

This opinion is issued pursuant to Section 2-252(e)(1) and (8) of the City Code and Section 2-702 of the City’s Zoning Code.

From: [Ramos, Miriam](#)
To: [Paulk, Enga](#)
Cc: [Suarez, Cristina](#)
Subject: Fwd: 701 Valencia Ave - Campaign signs
Date: Monday, March 04, 2019 11:51:32 AM
Attachments: [image001.png](#)

Enga, please publish.

Miriam Soler Ramos, B.C.S.
City Attorney
City of Coral Gables

Begin forwarded message:

From: "Suarez, Cristina" <csuarez@coralgables.com>
Date: March 4, 2019 at 11:48:17 AM EST
To: "Bermudez, Ernesto" <ebermudez1@coralgables.com>, "Ramos, Miriam" <mramos@coralgables.com>
Cc: "Ortiz, William" <wortiz@coralgables.com>, "Kattou, Michael" <Mkattou@coralgables.com>
Subject: RE: 701 Valencia Ave - Campaign signs

Ernesto:

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This opinion is issued pursuant to Section 2-252(e)(1) and (8) of the City Code and Section 2-702 of the City’s Zoning Code.

Thanks,
Cristina

Cristina M. Suárez
Deputy City Attorney & City Prosecutor

City of Coral Gables

405 Biltmore Way, 3rd Floor

Coral Gables, Florida 33134

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From: Bermudez, Ernesto
Sent: Monday, March 04, 2019 11:11 AM
To: Suarez, Cristina <csuarez@coralgables.com>; Ramos, Miriam <mramos@coralgables.com>
Cc: Ortiz, William <wortiz@coralgables.com>; Kattou, Michael <Mkattou@coralgables.com>
Subject: 701 Valencia Ave - Campaign signs

Good morning,

We received an anonymous complaint referencing five campaign signs at 701 Valencia Ave, this is property is a condominium. Please advise to how many campaign signs may the property have on site. The city code states three per household, the property has eight folio or parcels, since they are individually owned. Thank you.

Ernesto J Bermudez

Code Enforcement Officer
Development Services
427 Biltmore Way Suite 100
Coral Gables FL, 33134