

City of Coral Gables City Commission Meeting
Agenda Item F-1
December 8, 2020
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Raul Valdes-Fauli

Vice Mayor Vince Lago

Commissioner Pat Keon

Commissioner Michael Mena

Commissioner Jorge Fors

City Staff

City Manager, Peter Iglesias

Assistant City Manager, Ed Santamaria

City Attorney, Miriam Ramos

City Clerk, Billy Urquia

Planning and Zoning Director, Ramon Trias

Public Speaker(s)

Mr. Rubio

Ms. Rubio

Brett Gillis

Agenda Item F-1 [10:53 a.m.]

An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 3, “Uses,” Section 3-307, “Playhouse”, Section 3-309, “Recreational Equipment”, and Article 16, “Definitions,” clarifying provisions for play structures and recreational equipment; providing for severability clause, repealer provision, codification, and providing for an effective date.

(Sponsored by Vice Mayor Lago)

Mayor Valdes-Fauli: Okay, and now we go to our time certain; F-1, I think it is.

City Attorney Ramos: F-1 is an Ordinance of the City Commission of Coral Gables...

Mayor Valdes-Fauli: No, no, no. I'm sorry, I'm sorry. Time certain is -- the next time certain is -- Billy, what is it, 9:30?

City Clerk Urquia: Mr. Mayor, F-1 was...

Mayor Valdes-Fauli: F-1, right.

City Clerk Urquia: F-1 was the 9:30 time certain.

Mayor Valdes-Fauli: Correct, right. F-1.

City Attorney Ramos: F-1 is an ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 3, "Uses," Section 3-307, "Playhouse", Section 3-309, "Recreational Equipment", and Article 16, "Definitions," clarifying provisions for play structures and recreational equipment; providing for severability clause, repealer provision, codification, and providing for an effective date. This is a public hearing item. Mr. Trias.

Planning and Zoning Director Trias: Mayor, as you well know, this ordinance has been discussed for over a year. And this is, I believe, everything that the Commission requested is in this version. Two very minor changes that I would like to recommend at this point is that in case there's any conflict with power lines, that has to be reviewed as part of the process. And finally, on F, where it says fully screened from neighboring properties, just remove the word "fully." Just if screened

from neighboring properties. I believe this accomplishes the goals of the Commission. And if you have any questions, I'm ready to answer.

Mayor Valdes-Fauli: Any questions?

Vice Mayor Lago: Mayor, if I may. As the sponsor of this item, I'd like to see if the Clerk has anyone that'd like to speak on this issue.

City Clerk Urquia: Yes, Vice Mayor. Dr. Rubio is online, and he is -- he would like to speak on this item.

Vice Mayor Lago: Perfect. Dr. Rubio, the floor is yours.

Mr. Rubio: Yes.

Vice Mayor Lago: Thank you.

Mr. Rubio: Yes, hello. Can you hear me?

Vice Mayor Lago: Yes, sir.

Mayor Valdes-Fauli: Yes.

Mr. Rubio: Alright, thank you. If you don't mind, Billy, I'd like to share my screen. I just presented -- this is very brief, but this is a very important issue to me, to my family and I think to the residents of Coral Gables because it does impact all of us. So, give me a second here. Alright, can you see my screen?

Mayor Valdes-Fauli: Yeah.

Mr. Rubio: Alright. This is -- alright. So, the issue is that these are typical play structures, what we've come to see around the City. They're usually houses for our kids to play in. They are, you know, usually structures that we assemble. They are built to a certain standard, and this is what we in fact have in our backyard. We have a small swing set. Originally, it was in the setback. Code Enforcement asked me to move it because of this issue that I have been having with my neighbor's structure, and so we complied. Now, the legislation that Vice Mayor Lago has proposed in the City Commissioner meeting back from December, he stated the following.

Mayor Valdes-Fauli: Could we see your images again, as opposed to Vice Mayor Lago's?

Mr. Rubio: Sure, just...

Mayor Valdes-Fauli: Please.

Vice Mayor Lago: I think he's trying...

Mr. Rubio: Yeah, this is just where -- yeah.

Vice Mayor Lago: I think what the doctor's trying to do is play a video in regards to what we heard back in December 10. I think we're having a problem with the audio.

Mr. Rubio: Yes, I'll stop the video. If you're not -- if you can't hear the audio, basically, at that December 10 meeting, Vice Mayor Lago, you know, he stipulated that these structures should be allowed to be in the setbacks, so long as the children are not able, for example, to peer over to the neighbor's property and that sort of thing. And this is the structure in question. This is at my property wall. This is the view from my bedroom. So, every -- usually -- especially on the weekends in the morning, I'll hear my neighbor's children playing there and I can see them directly through the bedroom window. So, they can peer in my window. This is a violation of my privacy,

and this is the prototypical structure for which Vice Mayor Lago stated back in January 2019 when he first proposed this ordinance that the -- this was the structure that brought this -- all this legislation about. And this is a front view of it. They built this platform encircling this tree here. So again, this is not a play structure. Here's the foundation. This is a permanent structure that's in a tree. This is a treehouse for which the Coral Gables ordinance also has no provisions for. You can see here it had electric. They refused to honor the Code Enforcement's violations for two years, having extensive repeated stays until finally they complied this year. It never had to go in front of Code Enforcement, never were issued a fine and just essentially ignored Code Enforcement for two years, something that I don't think as a resident I would be able to do nor maybe other residents. You can see here that this tree on the right was partially mutilated; this large branch was cut to allow for this house to be built. And Vice Mayor presented -- in one of the previous presentations said that, you know, it was a beautiful structure, elaborate. You said it cost about \$5,000. It's actually a \$27,000 structure because that's what they quoted me to build a similar one on my property, if I so desire, which I had no desire for this. I just inquired as to how much something like that cost. And it wasn't me; it was my wife and she was going to speak to that. But here you can see the tree is contacting the structure. In fact, that board had had to be replaced, and this branch extends out over my house. You can see there the difference. Here's the roof of the structure. You can see those are the low voltage cable lines. There is a transformer directly behind the building. You can see that it's mounted at the top of this post and the high tensions lines, they're there. Now, FPL did come out and they took a look at the property and they made some measurements and thought that the high-tension lines were just passed what was the - - considered a safety hazard, but those low voltage lines are right there. Now, I'll skip this slide in the interest of time, but Vice Mayor Lago also explained that, you know, some properties, because of the way they're situated, you know, there's no other way than to put these structures in the setback. And so here you can see -- here's a plan -- and I'll demonstrate with this arrow. This is my bedroom window. This is my neighbor's structure, the one that I just showed you that he built. This is that platform where I see the children playing and they can look right into my bedroom here. Here's where my swing set is. And then if you notice, here's where my neighbor's yard is. I mean, there is plenty of room here. And I understand building -- or putting a structure in the

setback when you have no other choice, and you know, I have three kids myself, my wife and I, and we know, we do want the kids to play. But you know, at some point, you have to take a look at this and see what's happening here. There happened to be a tree that was on the property wall. These people hired a contractor to build this elaborate structure with no permit, and they built it around this tree because I would imagine it would be a cool idea to have a treehouse for the kids. And you could see there's another play structure there. Here's the other side, the tree and the playhouse on the back side of the foundation. Again, they have plenty of room in their yard. So, this playhouse ends up being -- or treehouse is very close to me, very far from them. And this whole setback idea, you know, we have setbacks that are defined by the Coral Gables City and Miami-Dade County. Miami-Dade County for small sheds can allow a setback of two feet, but notice the provision. These can be reduced as long as there is a consent from the property owner of the abutting property, which was my case. My neighbor never came over and introduced themselves. They never told me they wanted to build this structure. I'm sure -- believe me, I'm extremely good friends with all of our neighbors around our little color cul-de-sac there where we live. I would have -- you know, we could have come up with something, a resolution. They just built this because they wanted to build it in that direction and had no regard for my privacy. I'm asking you to protect my privacy by not passing this ordinance. Protect the privacy of the other Coral Gables residents who are going to become placed into similar situations like this, and this is a slippery slope. What's to stop people from deciding they want to build these sort of artistic or dilapidated structures right over the wall, where then I and the other Coral Gables residents have to, you know, look at these structures and have to live with this. I mean, you know, this - it just - - the litmus test that you, as the Commission, should ask yourself, if this were your house, if your neighbor had built this, would you be okay with that? Because Vice Mayor Lago, in the January meeting, you know, slandered me by saying that I was being unneighborly because I called Code Enforcement. My wife is going to speak. She's the one who actually had the contact with Adolfo Garcia. I never called Code Enforcement to have them come to my house to see this treehouse. They came because my neighbor had illegally dumped some trash and that's where they came to - - we thought they came for the treehouse, but I never initiated anything, and so that's slanderous. And Vice Mayor Lago went on record saying that, and that really is despicable, honestly, because

I moved to Coral Gables because of the sense of order that we have in Coral Gables. If you're violating the setback, or you're willing to throw out the setback, allow these unregulated, uncoded, who knows how hurricane safe they are, and because you have sovereign immunity, it doesn't matter to you if someone gets injured from these structures? I mean, you have to think to yourselves, what are you doing here? And really, that's all I have to say. I just ask you to put yourselves in my situation. Put yourselves into the situation, you know, into the shoes of the other Coral Gables residents and just think of what sort of disputes this is going to create in the City. And I yield my time. Thank you.

City Clerk Urquia: His wife is also on the phone and she wanted to speak.

Vice Mayor Lago: Yeah, my understanding was that she wanted to speak also. The floor is hers.

Ms. Rubio: Hi, good morning. Can anybody hear me?

Vice Mayor Lago: Yes, ma'am.

Ms. Rubio: Okay, perfect. I'm listed here as (INAUDIBLE) Rubio because my daughter does Zoom from home. But I just wanted to kind of go over real quick what happened because I didn't actually call Code Enforcement that day. The structure got built within seven days, and I went over to them to ask them what they were building, and they said, "We're building a treehouse." We can (INAUDIBLE) one for you too, if you want. And so they came that afternoon. They spoke to, I guess, the boss, whoever the boss would be, and they gave me a, you know, breakdown of what it would be, and it was about \$27,000. And I thought that was a bit much for a treehouse, especially for kids that will grow out of it within the next ten years. So, Adolfo Garcia was out there, and I said, "Oh, are you here for the tree structure?" And he said, "No, I'm here for another violation that they had done where they were dumping trash on the wrong days," and another neighbor had called them -- that neighbor. And so, but he's like, but do you want to go ahead and say something about this treehouse?" I said, "Yeah, sure. It's right on our property line." And so

they came over and they did that. The next thing I know, the cousin of the owner is the daughter of Delant, and she had put a note in our mailbox and said, "Please call me." And so I called her. And she started attacking me saying that we had called the City and that how could we do that and that that structure was going to stay there and be there forever because they have a lot of high friends in high places in the City. And I couldn't believe that here in the United States that this is the way that business is run, where if you have friends in high places, then you can do whatever you feel like doing. And I live in Coral Gables and I made Frankie move to Coral Gables because I thought it was a really beautiful community and that there's law and order here, and that's how, you know, we like to live. We're very neighborly. And you know, Vince Lago called my husband unneighborly and that's far from what we are at all. We're so neighborly. We always try to go to Coral Gables and we always try to support the businesses and our neighbors, that's like -- I can't believe he would say that about my -- us. We're last -- we're never -- we're not unneighborly people; we're far from that. And that's all I have to say.

City Clerk Urquia: Thank you, ma'am.

Vice Mayor Lago: Okay, thank you. I appreciate the doctor and his wife for being here. I just want to put a few things on the record in regards to the issue with the treehouse. We had the first reading on this issue; it was pretty simple. I wanted to give you some examples. I had a lot more examples, but for some reason we lost the zip drive, so I had to go and take some additional photos.. I have some photos that I'd like to show you -- I don't know if it's queued up -- of different structures; some are play structures, some are simpler and some are more complex than others. This is an example of one that's pretty high, encroaching on somebody's setback. I have about 20 examples -- 25 examples or so that you can see of different structures right now. I understand that some lots, you have odd configurations and you have -- for example, this one is a pretty large structure; as you can see, it's a custom build type structure. You have some actual homes in the back of little houses that are built. This one you can't see that well, but it's probably about a foot onto the setback. This one I could just take a picture of only the top part, which is over that hedge, which is pretty high, right there; similar structures. This is one that, again, right on the setback,

which is basically protected by -- and shielded by that -- I think it's a ficus from the neighbor. Some are more articulate than others, you know, more designed, more intricate, larger in scale and complex. A little home in the back for young kids to play in, right on the setback. That one is right on the setback also; you can barely see. You can see the yellow, that is a slide. And here we have mine. This is mine, the one my two daughters use every single day; that is on the setback, on the corner. And as you can see, it is shielded from my neighbor and from Urbino by, I would say, maybe a 10-foot-high hedge. It's two stories. My girls get a lot of enjoyment out of it. They're constantly playing in it, and it was pretty much the only location, unless I would put it in the middle of the limited grass that I do have. So, I wanted to give you some examples, and I had a lot more, but we lost them. I just wanted to touch on a few different things just to kind of clear the air about some of the comments that were made by the good doctor and his lovely wife. The reason why this is coming back after two years is because we delayed it for two reasons. Number one, because the doctor, I understand his schedule. My father's also a physician. I know he's incredibly busy, and I apologize for having this at 9:30, but then, obviously, it running into 11 o'clock as a result of the public comment, but he's been very busy and he requested that he be able to do this in person. COVID came; obviously, it complicated matters, but now since we're meeting, we were talking back and forth about eventually putting this on the Commission floor for a second reading. You know, we need to find a cure for this issue because this is going to be an issue that, again, when you have disputes going back and forth, we need to have something in writing where we can say the setback is going to be the following. You're not allowed to have electrical, you're not allowed to have mechanical, you're not allowed to have plumbing. You have to comply with FP&L specifications. And these are all things that after negotiations and discussions with the owner of the play structure in question, those were cured and those -- that electrical was removed. I don't know if it was two years, it was a year and a half or a year; I -- that I don't have it with me, but it was addressed. It was addressed by multiple site visits from the City to ensure compliance. We've had multiple meetings with the owners; I think one time in person. We had it in Commissioner Mena's office. He was gracious enough to lend us his office because it's a larger office, and I know that we've been going back and forth in regards to -- on how to find some sort of common ground. I don't like to see the doctor's wife distressed like that, and I don't remember slandering

the doctor or his family in regards to whether, you know, they were willing to assist us. That was never the intention, and I don't have a recollection of that. What I do remember is trying to, as much as possible over the last two years to find some sort of common ground on this issue. I think what you see as an example -- and there's probably hundreds of cases of these throughout the City of Coral Gables where you have these play structures, which are intended for one simple thing, and that is for young children in our community to enjoy, especially during COVID, a lot of our seeing how important it is now to have something in their backyard so people can really, really enjoy themselves, especially as they've been cooped up, locked away, and not been able to enjoy the parks in their neighborhoods or being able to enjoy themselves with their friends in schools. So, eventually, as we all know, these structures go by the wayside as children get older and they don't want to use them, so they're eventually taken down to open up the green space in their backyard. I think this is a pretty simple matter. I understand the doctor's concerns. We already had a discussion. We had a first reading; it was voted 5-0. It's before you today on second reading for your consideration.

Mayor Valdes-Fauli: Commissioner -- Vice Mayor, there's somebody that wishes to speak on this item too.

City Clerk Urquia: Thank you, Mayor. We're going to call Mr. Brett Gillis is requesting to speak on this item.

Mayor Valdes-Fauli: Mr. Gillis.

Brett Gillis: Okay, thank you. Brett Gillis, 915 Ferdinand Street. I wanted to speak on this because the point of sovereign immunity was brought up, and I think that is an issue. To give you some background on this and just speaking to some of my neighbors recently about some issues that we've had, where roofs are getting approved by the City of Coral Gables and they're leaking, hurricane impact windows are being installed and the City is signing off on permits, and they're installed incorrectly, and then basically we find out from what I'm told, that the City is not

responsible for this. So, part of it is what are we paying our taxes for? You know, somebody -- FPL comes through, cuts (INAUDIBLE) and all these trees in neighborhoods. The mahogany trees or olive trees react to that. These pits fall and hurt people; sidewalks are being pushed up. So, there's a lot of issues that I hope that you consider as part of this proposed, I guess, for playhouses, but it brings out a good point about some other issues that we've been having. Going back to the Craft Section, thinking about, the grass isn't always greener when you move to another neighborhood. We have issues here too, and I think that these residents, I feel sorry for what they went through, and it's not the only time I've heard of this issue happening. Thank you.

Mayor Valdes-Fauli: Thank you, Mr. Gillis. Thank you very much.

Vice Mayor Lago: Are there any other comments?

City Clerk Urquia: No, sir.

Commissioner Mena: I just wanted to make sure I understood...

Mayor Valdes-Fauli: Let me...

Commissioner Mena: One thing correctly. I think I heard the doctor mention that FPL had come out and evaluated the proximity to the electrical wires. Is it my understanding that they've sort of approved or confirmed that there's no real threat of an electrical issue?

Mr. Rubio: So, yes -- Can you hear me?

Commissioner Mena: No, I...

Mr. Rubio: So...

Commissioner Mena: I'm asking the City Manager, sir. Just a moment.

Mr. Rubio: Oh, sorry.

City Manager Iglesias: (INAUDIBLE).

Commissioner Mena: Okay, and it's also my understanding that the -- and you know, it's been a while since we last spoke about this, but my recollection is whatever electrical installations were part of the playhouse have been removed by now; is that correct?

City Manager Iglesias: Yes. (INAUDIBLE) were removed.

Commissioner Mena: Okay. Look, the only other thing I would add is, I would encourage, you know, the owners of the property where the playhouse is located, you know, whatever they can do as far as putting up some landscaping in between there to just try to shield it as much as possible, you know, is always a good thing. I think the Vice Mayor showed various examples, you know, some better than others as that's concerned, you know. But otherwise, I would say my bigger concerns about the electrical and some of those aspects I'm glad to hear have been addressed.

Mayor Valdes-Fauli: Can I have a -- I have a question. Ramon, if we approve this, is there a height limitation when you're building something next -- two feet away from a neighbor's house?

Planning and Zoning Director Trias: There's no specific height; however, it has to be screened, so that implies a reasonable height. If you would like to have a maximum height, we could have it. We have a maximum area of 60 square feet.

Mayor Valdes-Fauli: I would like to have a maximum height so that this doesn't happen again. I am for this amendment and for this, but I would like to see a maximum height.

Planning and Zoning Director Trias: Okay. That's up to the Commission to -- or if you would like a recommendation, certainly we can...

Mayor Valdes-Fauli: Yeah, we'd like a recommendation. I'd like a recommendation. I think it's a good proposal, but we have to prevent this from happening again, frankly. It's there. You know, they did it probably in the best intention, but I would like for it not to happen again. And I will vote for it, like I voted for it the first time, but I would like to see a height limitation.

Planning and Zoning Director Trias: Would a maximum height of, let's say, 10 feet be appropriate?

Commissioner Keon: No. I think you need to make sure that...

Mayor Valdes-Fauli: What?

Commissioner Keon: Whatever the maximum height is, it's such that it can be screened by a hedge, so what would that be?

Mayor Valdes-Fauli: Yeah, possibly 10 feet. Ten feet would be -- could be screened. And you know, I think that that'd be logical for a treehouse or for something, but certainly nothing more than that.

Vice Mayor Lago: I think there's debate.

Planning and Zoning Director Trias: Yeah. In any event, it does have to be screened if it's close to the -- if it's two and a half feet from the property, so that has to play some role also in the design.

Vice Mayor Lago: So, if you look at, for example, my play structure for my girls, you can put -- if you want to put that picture up -- you can see the clusia that was installed around the structure. And I had just recently maintained...

Mayor Valdes-Fauli: The what, I'm sorry?

Vice Mayor Lago: I'm sorry?

Mayor Valdes-Fauli: The what? The what was installed?

Vice Mayor Lago: The clusia that was installed. And as a matter of fact...

Mayor Valdes-Fauli: I have no idea what that is.

Commissioner Mena: The hedge.

Vice Mayor Lago: It's a hedge. There it is right there.

Mayor Valdes-Fauli: Okay.

Vice Mayor Lago: So that clusia was -- if you see -- you can see a powerline, a communication line on top of that -- near it, not on top of it, but adjacent to it, running through -- between both properties. That clusia, I have to constantly maintain it probably about every six months, so I -- it was probably about two feet higher, so I know that it can grow and it can provide the necessary buffer. And it's resilient, it's strong and it grows very quickly, so that's an answer.

Mayor Valdes-Fauli: And how tall is your playhouse?

Vice Mayor Lago: I'd probably say it's seven and a half to eight feet, something like that, and probably the clusia is like another foot taller. So, you can probably get it, you know, 10 or 11 feet. It's a -- it's pretty resilient so it works well and it grows very quickly. And it provides good shade and...

Mayor Valdes-Fauli: Okay. Would you accept the 10-foot height limitation amending your ordinance? I'll vote for that.

Vice Mayor Lago: Listen, I don't have a problem amending the ordinance. I just want to make sure that -- what would it be? Would that be from the top, 10 feet? Would that be from the bottom, 10 feet? What would that be? I mean, it leaves it a little bit...

Commissioner Fors: My concern with the 10 feet is...

Mayor Valdes-Fauli: It would be from the ground to the top.

Commissioner Fors: Mayor, I think -- my concern with just selecting 10 feet is, I don't know, perhaps some of the standard pre-built playhouses that...

Commissioner Mena: Are more than 10 feet.

Vice Mayor Lago: Yeah, they are.

Commissioner Fors: Than 10 feet, I think.

Vice Mayor Lago: For sure.

Commissioner Fors: Which is not a problem so long as it's screened, as this ordinance requires and it can't be, you know, seen that visibly. Wasn't there also something in this ordinance about

ensuring that -- and maybe screen is what covers it -- that it can't be seen on corner lots from the street...

Vice Mayor Lago: Yeah.

Commissioner Fors: Et cetera, et cetera.

City Manager Iglesias: Yes. It has to be screened on the corner lot and at the rear.

Vice Mayor Lago: And it can't be in the front, too, Commissioner Fors. And you can't install a play structure in the front of your property.

City Manager Iglesias: The way it's written, if it's less than five feet -- it's less than an accessory setback, which is five feet...

Vice Mayor Lago: Yeah.

City Manager Iglesias: Then it must be screened; but if it's five feet, it doesn't have to be screened.

City Attorney Ramos: It says shall be in the rear or side yard and shall maintain a minimum setback for artillery structures, which is the five feet the Manager's talking about. But fully screened, which we removed the word "fully" and the setback may be reduced to two feet, six inches.

Commissioner Fors: Alright, yes. You know, I don't have a concern. I'm not opposed to the general idea of a height limitation. However, just saying 10 feet when I have a feeling that's going to render a lot of the current playhouses illegal -- because the standard ones are already more than 10 feet -- is a problem for me. I feel comfortable enough with requiring that it to be screened, unless, you know, we really want to put a much higher height limitation than 10 feet so long as it

is screened. For me, the first time I evaluated this ordinance and voted in favor of it, I was not even aware of this particular case that we -- that the doctor just described to us, although he did meet with me after to explain it. But for that reason, I think with any other ordinances that are going to apply city-wide, I've analyzed it in terms of how it will apply city-wide and not as if the ordinance is an appeal of this particular treehouse. My evaluation of the ordinance is that I'm pretty comfortable with it, based on some of the playhouses I've seen around town. Now, how it applies to the particular structure that the doctor was discussing about -- discussing today, I'm not sure. But I don't think we should get too caught up in turning a much-needed ordinance addressing playhouses into a referendum on one particular playhouse. With that being said, I urge the owner of playhouse -- in the event of passage -- you know, to do whatever is possible to ensure that they really live up to the requirement of ensuring that it is screened. That's where I stand on this.

Commissioner Mena: Yeah, I agree. I don't -- I'm not comfortable with just placing an arbitrary height limitation just because I know for a fact that some of the standard out-of-the-box playsets that have a little house on top that were shown there are more than 10 feet, well more than 10 feet. They're probably 15 feet, I suspect. I don't -- I think even perhaps the doctor's own playset is more than 10 feet that he showed, I'm not sure.

Commissioner Keon: Twenty.

Commissioner Mena: But it looked like it might be. That's neither here nor there. You know, I think the whole point is to have some sort of screening as much as possible and have landscaping, if possible, just to try to shield it. So, you know, I would just add the one point. I think we're talking about this almost from like a -- I don't know if it's from an aesthetic perspective or from a privacy perspective. You know, if you have a two-story house next door, even with the appropriate setback, people in the second-floor windows could look over the hedge very easily in most instances. So, the idea that you have full privacy from your neighbors is really not something that's ever going to, you know, be a reality in most instances, other than very large properties. And so, I understand the concern. I think we should have whatever screening is possible, but you know,

I doubt you're going to have children in a playhouse 24 hours a day peering over. I think they're probably just running around here and there. So, I would be in favor of it with the screening, and I would echo the Commissioner Fors' comments that I'm trying to evaluate this as a stand-alone ordinance, not as it pertains to the one property here that was discussed because, you know, that's not the way we can evaluate these things. However, that particular treehouse should be addressed to conform with this ordinance, you know. That can be dealt with after the fact.

Commissioner Keon: Can it be?

Commissioner Mena: Yeah, I think they can just put a screen in. From what I could tell, the house in question is a closed in house, and then there's a little sort of porch area in front of it, if you will. I mean, I suspect -- sorry, I'm not...

Vice Mayor Lago: There is.

Commissioner Mena: But there's basically a house, right, with a little porch area outside of it, like why can't they just put a little screen?

Vice Mayor Lago: They can.

Commissioner Mena: A very simple screen. And then that way, if the kid is standing on the outside part, it's screened off, and that's it. When they're inside the house, they're inside the house.

Commissioner Keon: I...

Vice Mayor Lago: Yeah.

Commissioner Mena: It's -- you know.

Commissioner Keon: I don't -- I think that -- I don't -- I think it's hard to set a height limitation on what something is from the ground because they do come in different sizes, but that's why I don't think -- I think they should -- just as with pools, you know, you allowed five feet into the encroachment -- the back encroachment for mechanicals and whatever else. I think because you - - the height of many of these products and things are such, I don't think they should be allowed to be that close to the setback, I think, unless you have permission from a property owner and there's no issue between you, that's fine. But other than that, I think that they should stay at least five feet from the back property line for the benefit of every neighbor. I mean, it's -- the same thing is with the equipment in the -- being out. I hate to vote against an ordinance that I think is -- otherwise serves the community and provide some good things, but I don't agree with the -- that level of intrusion into the setback unless there is -- that's why we have setbacks.

Vice Mayor Lago: Yeah.

Commissioner Mena: Look, the...

Commissioner Keon: That's why we have a setback.

Commissioner Mena: Sure, sure.

Commissioner Keon: So, I think that the setback should be five feet, and it shouldn't be less than five feet. And you know, that's why you build a pool that accommodates those things. You buy a structure that accommodates those things, and you don't do it. And as Commissioner Fors stated, you know, when this first came forward, the thing that struck me the most is I know that I've often seen people be cited for having a play structure in their side yard when their backyard really couldn't accommodate it because it was the setback. I mean, you know, the home was -- there was only maybe a 10-foot setback on the back, but they had -- particularly on a corner, they had a large side lot. And I didn't think -- you know, I didn't think that was -- I thought we needed to find a

way to help those people be able to have that sort of play equipment in their yards for their children...

Commissioner Mena: I agree.

Commissioner Keon: On the side yard, you know.

Commissioner Mena: I agree.

Commissioner Keon: So, I think that that's when we -- when this came on first reading, that's -- you know, that was what I was looking for and was happy about it. I guess I don't remember between now and then the issue of the setback being two and a half feet as opposed to five feet, but -- so that -- but what I do remember is that it was -- and I don't remember if it -- I didn't think it was on first reading, but I didn't go back and couldn't find the tape. But Commissioner Lago, when you introduced it, you did talk about being at these people's home at a birthday party and seeing the structure and what -- how lovely it was and what a nice structure it was, and it was a gift, you know, from a friend, I think, of the couple. It was a gift from them to their children, and you know, I'm quite sure that, you know, it was a gift given with great love and sincerity...

Commissioner Mena: Right.

Commissioner Keon: By a friend to, you know, a friend that apparently have known each other for a very long time. The issue is that because the whole ordinance really was city-wide, Dr. Rubio had no idea that what was being proposed was curing a code violation that he was involved with, you know. And he didn't -- and he never knew it until he called, I think, what I've been told -- and maybe it's better if Dr. Rubio, you know, speaks to that, but what I thought when we spoke was that he said when he called to see where they were with the code violation, he was told that the code violation had been stayed or held in abeyance or something because there was legislation that would be -- that was going through that, you know, would affect this code violation. I have -- that

part I have problems with. That I think, you know, that it isn't -- I don't think that we should be preparing or introduce legislation that cures, you know, someone's code violation or that's a friend to clear their code violation. So, I think the code violation, you know, still exists, and we do have a neighborhood dispute or a neighbor dispute process that's in place in the City that I would really like to see them deal with. I do -- I would like to see, you know -- it's a quandary. I mean, it's a difficult thing to tell, you know, one person to, you know, move your play structure out of -- and this is, you know, not a movable play structure; it's a permanent structure, you know. You need to cut it back so that, you know, you're out of the setback or you only encroach five foot into the 10-foot setback, so you're going to have to move some of that stuff and get it out of there. So, you know -- and you're going to have to plant a hedge that, you know, covers at least a portion of that playhouse. But so -- you know, until we deal with the code enforcement violation that currently is existing...

Commissioner Mena: Wasn't the elec...

Commissioner Keon: You know, it's hard to...

Vice Mayor Lago: Wasn't the electrical part of that though?

Commissioner Keon: I think -- it was both. I think it was more -- it was the electrical.

Commissioner Mena: But that was cured.

Commissioner Keon: Yes, it was the electrical. It was plumbing. It was air conditioning, but I thought there was also a setback issue.

City Manager Iglesias: Let me clarify. We will not be applying the...

Commissioner Keon: Is there a setback issue, though?

City Manager Iglesias: We will not be applying the Building Code to the structure. The Building Code cannot be applied to a treehouse.

Commissioner Mena: Of course not.

City Manager Iglesias: So, the only thing that we're going to be doing is making sure it doesn't have electrical, mechanical, plumbing, and certainly -- and that the clearance from any powerline is correct, and that's it. So, you cannot apply the Florida Building Code to a tree structure.

Commissioner Keon: I understand. Was...

Vice Mayor Lago: So...

Commissioner Keon: I thought there was a setback issue also. Was there no setback issue in the Code Enforcement?

City Manager Iglesias: Yes, there was a setback issue, but -- and there was a powerline issue. The powerline issue...

Commissioner Keon: Okay, but...

City Manager Iglesias: Was resolved.

Commissioner Keon: I want to know -- so what remains, though, is the setback issue. What was the setback issue? What was -- what is the Code currently? What is the setback issue in the Code currently?

City Manager Iglesias: I believe it's an ancillary structure. I can let -- I would like to have Ramon Trias advise you on that right now.

Commissioner Keon: Okay, just tell me that number.

Commissioner Mena: But wasn't the Code silent as to whether...

Planning and Zoning Director Trias: The...

Commissioner Mena: Wasn't the Code silent as to whether playhouses were ancillary structures or not? Wasn't that the issue?

City Manager Iglesias: We have -- the playhouse, the way that the Code written, was looking at even a masonry playhouse.

Commissioner Keon: Yeah.

City Manager Iglesias: So, we were looking at the structures that you normally see in your backyard as kind of secondary structures, not really -- those are...

Commissioner Mena: Like a gazebo or like a...

City Manager Iglesias: Well, no, no, no, no, no, no. Those are actually designed and manufactured based on ANSI standards, which is the national -- American Standards Institute, so those are designed based on that and for that type of structure. And those are the ones that you buy and you -- that you put together and they're ANSI compliant. And so, we don't -- we looked at those as kind of secondary structures with just a five-foot setback. And -- but that's not a playhouse. Our playhouse, the way that it was actually in the Code, was quite complex, looking at a masonry structure. And I can certainly let Ramon talk about that. But what you see out there are ANSI --

are structures that really only have a zoning issue. And what we would be applying to a tree house would be -- there is no ANSI requirement and there is no Building Code requirement, so really, it would be a screening setback and clearance issue for the powerlines.

Commissioner Keon: Okay.

Vice Mayor Lago: So...

Commissioner Keon: So what is the existing setback for this?

Planning and Zoning Director Trias: Yeah. The minimum setback for the side will be five feet and the minimum setback for the rear will be ten feet, and that's the standard minimums that we have.

Commissioner Keon: Okay, so it's the Code violation that was in process, was that related to the setback as well as the electric and all those other things? Was that a part of it also? Was the setback? Somebody? Ramon, do you know?

Planning and Zoning Director Trias: Well, what I do know is that it is less than five feet, so it's within the setback. That is a fact, yes.

Commissioner Keon: Okay. So -- no, what I'm asking is, was -- or Dr. Rubio, maybe you could answer me, if you're still on. Is the...

Mr. Rubio: Yes, yes. Hello? Yes, I'm here. Yes, so the original violation was for construction without a permit because when Adolfo Garcia came out and saw this, he deemed this as a structure, not as a playhouse because they built essentially a small house. Because it was a house; it had shielding on all four sides; had a rood, had air conditioning at that time, had electric. And so -- and it was a permanent foundation, which was -- had footings into that root system of that oak, so

that's how the violation was issued. They didn't issue it at a setback because he didn't see this as a play structure. I'm telling you, if you look at this structure, this is not a playhouse. This is not a play structure. They built a little house that's in the air, right on my property line. I mean, this is -- it is what it is, and you can't sugar coat it, and you can't compare it to those -- all those other pictures that Vice Mayor Lago showed at the beginning. I've tried to plant hedges there. My neighbor didn't try to screen it; I did. I tried clusias, I tried everything. The southern sun does not allow anything to grow there. And my neighbor didn't even try because that structure is 28 inches from the property wall, which he says is an encroachment from my end. I bought the house like that and the survey did not show that. He's saying my wall is eight inches onto his property, and that's how they get to two and a half feet. That number wasn't just contrived; it's been calculated to make this structure legal so that it avoids Code Enforcement action. We have to call this for what it is. Someone is doing everything they can so that that treehouse is legal. And if you don't believe me, just look at it. Every time that from first reading to second reading, things have been changed subtly, it's so that this structure can continue to remain without being touched. And so, you know, I'm the one who is being -- I'm the one who had to plant shrubs and try all sorts of combinations. I moved my swing set right against my house because I was told it had to be 10 feet, and I moved it within three days. And my neighbor ignored -- essentially giving a middle finger to Code violation and to me, and just -- he got around to the electric after I met with Vice Mayor Lago, and no one had any idea. Do you know why? Because Adolfo Garcia, every time he went to inspect the house, they denied him access onto the property. Now, Vince Lago had said he was there for a birthday party and he saw it firsthand, but yet Code Enforcement -- I've never not let Code Enforcement come on my property. In fact, the first day that Adolfo Garcia saw that was because he asked -- he knocked on our door to come into our yard so that he could look into their yard. Again, never my intention, but that's what it is. It is what it is, and just -- so I've tried. I've tried to screen it. Believe me, I've tried everything that I can to just not have this bother me, but it's literally right outside my bedroom, you cannot ignore it.

Vice Mayor Lago: May I...

Commissioner Keon: Thank you.

Vice Mayor Lago: If I may.

Mr. Rubio: Sorry, that was a long-winded answer to a short question. I do not know if the setback -- I don't believe it was because, if you look at the original violation -- again, to answer your question, Commissioner -- no, it was because of building without a permit because, you know, this was past the setback. This was just illegal construction, and that's how it was cited.

Mayor Valdes-Fauli: Can I...

Vice Mayor Lago: Thank you.

Mayor Valdes-Fauli: Can I make a comment?

Vice Mayor Lago: Go ahead, go ahead, Mayor.

Mayor Valdes-Fauli: Everything I hear demonstrates an incredible lack of consciousness or an incredible lack of ethics, but awareness of the fact that we live in Coral Gables by the owner of the property. Maybe they did it...

Vice Mayor Lago: I think...

Mayor Valdes-Fauli: Subconsciously, but preventing the entry of Code Enforcement, getting FP&L two and a half feet away from the property, constructing a concrete or a masonry thing up in a tree, refusing to provide landscaping even today...

Vice Mayor Lago: Mayor, if I may.

Mayor Valdes-Fauli: And they're being horrible neighbors and I wonder why we have to change our Zoning Code in order to make their callous disregard for neighborliness, callous disregard for everything in our Code to make it compliant. I would like an answer to that.

Vice Mayor Lago: Okay. Mayor, first off, you mentioned...

Mayor Valdes-Fauli: Why are they so bad neighbors?

Commissioner Keon: Thank you. I...

Vice Mayor Lago: Mayor, if I...

Commissioner Keon: I agree with you.

Vice Mayor Lago: If I may. You mentioned that there's concrete and masonry block on the second floor; there's not. It's made out of wood.

Mayor Valdes-Fauli: Okay, but no.

Vice Mayor Lago: And there's...

Mayor Valdes-Fauli: Address my issue on the neighbors and why they are such bad neighbors.

Vice Mayor Lago: Well, I don't know if they're bad neighbors or not. I'm not going to pass judgment on either of the neighbors. My point is that, just like Commissioner Keon mentioned before when we had this discussion -- I'm not sure the exact context, but it was a discussion about that her children had a treehouse...

Commissioner Keon: Yeah.

Vice Mayor Lago: When she was -- when they were young. So, you know, we build these structures for our kids so they can enjoy themselves. And when you talk about COVID, it even exacerbates the situation. There's no ill intent by anybody.

Mayor Valdes-Fauli: Don't mention COVID. COVID has nothing at all to do with this, please. Nothing.

Vice Mayor Lago: What I said...

Mayor Valdes-Fauli: This was built two years ago, and COVID came up...

Vice Mayor Lago: What I...

Mayor Valdes-Fauli: Nine months ago.

Vice Mayor Lago: What I said was -- and I mentioned in the beginning -- is that COVID has brought to light the fact that being at home is an opportunity and makes you realize that obviously being confined, you want to have for your young children the best you possibly can so that they can enjoy themselves. It's very difficult.

Mayor Valdes-Fauli: This has been...

Vice Mayor Lago: Now...

Mayor Valdes-Fauli: Two years ago...

Vice Mayor Lago: Mr. Mayor.

Mayor Valdes-Fauli: Vice Mayor.

Vice Mayor Lago: Mr. Mayor, no one's questioning...

Mayor Valdes-Fauli: Two years ago.

Vice Mayor Lago: Mr. Mayor, no one's...

Mayor Valdes-Fauli: Okay.

Vice Mayor Lago: Yes, sir. What I was mentioning before was the simple fact that the resident was ignorant to the fact of the issues of the electrical, plumbing -- excuse me, electrical, mechanical; that was resolved. The issue of the simple fact of how the wooden foundation was on the ground -- in the ground, that was resolved also. The issue that we have here is a setback issue. The setbacks, as you know, you have side and rear setbacks, depending on a lot configuration. You have overhang setbacks that are two and a half feet encroaching onto the setback. So, this issue is happening everywhere throughout the City of Coral Gables. It's happening in my house. I have a structure that's encroaching on the setback. Am I going to be forced to move that structure also? Depends on what happens today. We're not curing the issue just for this resident. What happens is that very often the need for city-wide legislation arises because of particular instances like this. We have an issue here that hasn't been dealt before. When the doctor mentioned about how the issue with the electrical was cured, of course, because I sat down with both parties and I tried to find common ground. I said, "Let's try to resolve this issue on behalf of the children." As a result of this situation, we requested for a survey so that we can analyze the FP&L issue; that was cured. FP&L said there was no issues. With that, they also found out that the neighbor's wall is encroaching on the owner of the property where the playhouse structure is by -- I think it's about a foot and change. So, that wall needs to be moved back more into the neighbor's property so they have even more room to put some sort of hedging. This is simple. I don't want to belabor the point anymore. Either you believe in the fact that we can have these play structures in the

backyard, which are not permanent. They are structures that will stand probably four or five years, and then they're done with and the kids move on, which is happening in my case. We installed our play structure probably a year and a half ago, and my girls are using it less and less and less every day, even during COVID. They're just more engaged in other activities, like playing soccer, dance, ballet, whatever that may be that they're interested in. So, this is simple. Either we can vote this up or we can vote this down, whatever you want. I'm willing to make the motion to move forward on second reading. This was approved 5-0 on first reading, and I'm looking for a second.

Commissioner Keon: Were all the...

Mayor Valdes-Fauli: Please...

Commissioner Keon: Setbacks -- are the...

Mayor Valdes-Fauli: Please make a motion. I think we've discussed it enough, no?

Commissioner Keon: Is the...

Vice Mayor Lago: Yeah, I made a...

Commissioner Keon: Is the item...

Vice Mayor Lago: I made a motion. I made a motion.

Commissioner Mena: I'll second the motion.

Vice Mayor Lago: Okay.

City Attorney Ramos: I'd just like to address the Code Enforcement violation whenever the Commissioner is done.

Vice Mayor Lago: Yeah, can you...

Commissioner Keon: Please.

Vice Mayor Lago: Can you address that, please?

Mayor Valdes-Fauli: Yeah, please do.

Vice Mayor Lago: Thank you, Miriam. I appreciate it.

City Attorney Ramos: In January of 2019 -- I have the transcript before me -- the Commission actually voted to have a "moratorium" on enforcement of treehouses and play structures because we were having this discussion. I just wanted to put that on the record.

Vice Mayor Lago: And you know why I like that you said that...

Commissioner Keon: Okay.

Vice Mayor Lago: Because there are certain people on this Commission that are trying to politicize everything, and that's an example where you can literally see that this Commission as a whole took a vote to stop -- and I completely forgot about that, to stop...

City Attorney Ramos: I did too. The deputy just sent it...

Vice Mayor Lago: Code Enforcement action...

City Attorney Ramos: To me.

Vice Mayor Lago: Against this.

Mayor Valdes-Fauli: Vice Mayor, let's not...

Commissioner Keon: That's why I'm asking you.

Mayor Valdes-Fauli: Politicize this.

Vice Mayor Lago: And what I'm saying...

Mayor Valdes-Fauli: Please.

Vice Mayor Lago: No.

Commissioner Keon: That's why I asked you.

Mayor Valdes-Fauli: And let's not get into that.

Vice Mayor Lago: There's a...

Mayor Valdes-Fauli: Vice Mayor, out of...

Vice Mayor Lago: There's a...

Mayor Valdes-Fauli: Respect for the Commission...

Vice Mayor Lago: There's a first...

City Commission Meeting

December 8, 2020

Agenda Item F-1 - Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 3, Section 3-307, Section 3-309 and Article 16, clarifying provisions for play structures and recreational equipment; providing for severability clause, repealer provision, codification, and providing for an effective date.

Mayor Valdes-Fauli: Let's not get into politicizing issues...

Vice Mayor Lago: First and a second...

Mayor Valdes-Fauli: In this Commission.

Vice Mayor Lago: On the Commission. There's a first and a second...

Mayor Valdes-Fauli: You made a motion.

Vice Mayor Lago: On the floor.

Mayor Valdes-Fauli: There's a second. Billy...

Vice Mayor Lago: Go ahead.

Mayor Valdes-Fauli: Will you call the roll, please?

Vice Mayor Lago: Yes.

Commissioner Mena: Oh, I just...

Commissioner Keon: Wait.

Commissioner Mena: I'm sorry, go ahead.

Commissioner Keon: I'm asking about the setback. Is -- are you going to -- is this with the two-and-a-half-foot setback?

Vice Mayor Lago: Exactly...

Commissioner Keon: Is that...

Vice Mayor Lago: The way it's written...

Commissioner Keon: Okay.

Vice Mayor Lago: Is the way we're voting on it.

Commissioner Mena: With the screening in there.

City Attorney Ramos: With the addition of FPL...

Vice Mayor Lago: With the screening.

City Attorney Ramos: And the screening.

Vice Mayor Lago: Yes.

Commissioner Fors: And by the way, the screening on this playhouse that we're talking about today may not suffice; maybe it does, maybe it doesn't, but screening is going to be a requirement...

Commissioner Mena: Right.

Commissioner Fors: City-wide. They may have to do some additional screening. I don't know, that's not my job to apply that ordinance once we pass it, if we do.

Commissioner Mena: That is, you know...

Mayor Valdes-Fauli: Can we make it...

Commissioner Mena: The other thing...

Mayor Valdes-Fauli: Can we make a...

Commissioner Mena: The other thing I think we have to be careful about, you know, just because of some comments that were made, you know, I try not to -- I try to be very careful about how you sort of weigh what as a lawyer we call sort of hearsay, right. Like you got one neighbor saying one thing, you got another neighbor saying the other thing. I've met with Dr. Rubio in the past. I have the utmost respect for him. I have the utmost respect for his neighbors as well. I don't know what happened here. I wasn't there. People tend to have different perspectives when issues like this come up, and they always feel like maybe they're in the right for some reason and the other person's not. That's not our job to pass judgment on that in any way. We're evaluating an ordinance that'll have city-wide implications. And I would just say that, you know, I like to see playhouses. I think it's good. I think it's good for our kids. As someone who -- I have a 7,500 square foot lot. I can tell you that if you have a 7,500 square foot and any normal sized house on it -- I don't have a very big house -- and a pool, you really don't have space for one of those play structures, even one of those out of the box ones, 10 feet from the back property line and 5 feet from the side property line.

Commissioner Keon: No.

Commissioner Mena: They just don't fit. And that's not even talking about 5,000 square foot lots, which we have all over North Gables. So, you know, I think we have to have a little bit of leeway. These are not permanent structures. I recognize that this one is...

Commissioner Keon: This one is.

Commissioner Mena: A lot more advanced than -- well, it is -- it's not. They can take it down just like they put it up. And it's...

Commissioner Keon: Right.

Commissioner Mena: Been three years. I suspect that they're a few years away from their kids not being interested in the playhouse anymore.

Vice Mayor Lago: Which is what happened to me.

Commissioner Mena: And they'll probably take it down at some point, so you know, it's -- we're talking about a playhouse and a play structure. And I think, again, with the appropriate screening -- I don't know what's going to work out with this wall and this property line issue that's being discussed. Again, that's neither here nor there. That's a specific issue, you know. But people should have to have screening. They should have to have as much landscaping as possible, and that's that. That's where I am with the issue.

Commissioner Keon: No, I -- well...

Mayor Valdes-Fauli: Okay, Billy.

Commissioner Keon: I'm comfortable with it with the five-foot setback. Without a five-foot setback, I'm not comfortable with it. I think that's just respectful to your neighbors. And you know, I raised three boys and we had a treehouse that sort of sat in the middle of the yard and there was another swing set that sat, at the time that we were -- at that time, the setback was 20 feet, but that was out of the set back. And they had a play structure in the yard too that was out of the

setback. It probably wasn't 20 feet, but it was fairly close to 20 feet so that when your neighbor and your backdoor neighbor entertained or entertained in their backyard, they didn't have to...

Mayor Valdes-Fauli: Okay.

Commissioner Keon: You know, your children weren't there on top of them either.

Mayor Valdes-Fauli: Billy, will you call the roll, please?

Commissioner Mena: I -- the oven in my house is probably 20 feet from my setback.

Commissioner Keon: Pardon me? The what?

Commissioner Mena: My refrigerator is probably 20 feet from my setback.

Vice Mayor Lago: You know, that's -- there's...

Commissioner Mena: When you have a 5,000...

Commissioner Keon: But it used to be. They used to be 20-foot setbacks.

Commissioner Mena: If you have a 5,000 square foot lot or a 7,500 square foot lot...

Commissioner Keon: Yeah.

Vice Mayor Lago: The problem is when you live in a house and you live -- and when you live in a house and they're small lots...

Commissioner Mena: I don't know how big this house is. I don't know the size of it.

Vice Mayor Lago: No, I'm just saying.

Commissioner Mena: I don't even know.

Vice Mayor Lago: Any...

Commissioner Keon: I don't either.

Vice Mayor Lago: It doesn't matter the lot size. I'm just using it as an example because you brought that up. It's a big difference between living in a house and living in an apartment. You really are -- again, you're in the neighborhood. You have to understand what's going on with your neighbors. And the issue here is that we're trying to find common ground. There's a first and a second. Let's take a roll call vote, so we can put this, after two years, to rest.

Mayor Valdes-Fauli: That's what I said. Vice Mayor, I've been calling Billy to call the roll, please.

City Clerk Urquia: Commissioner Fors?

Mayor Valdes-Fauli: It's my function to call the roll.

Commissioner Fors: Yes.

Mayor Valdes-Fauli: Billy.

City Clerk Urquia: Commissioner Keon?

Mayor Valdes-Fauli: Call the roll, please.

Commissioner Keon: No.

Vice Mayor Lago: Yes.

Commissioner Mena: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 4-1)

Mayor Valdes-Fauli: Thank you very much.

Vice Mayor Lago: Thank you.