

and maximum freeboard requirements within special flood hazard areas; amending Section 2-101, "Single-family residential (SFR) District, "Subsection (b), "Height" to incorporate required freeboard and floodplain management standards for residences in flood hazard areas; and adding garage floor elevation standards that align with flood-resistant construction requirements; providing for a repealer provision, severability clause, codification, and an effective date.

Item E-7, public hearing.

CHAIRMAN AIZENSTAT: Thank you.

MR. COLLER: This is a legislative item, as well.

CHAIRMAN AIZENSTAT: Thank you.

MR. SOUTHERN: All right. Craig Southern, Planning & Zoning Department.

If we could please have the Staff PowerPoint brought up.

CHAIRMAN AIZENSTAT: It sounds like a radio station every time.

MR. SOUTHERN: I kind of got a cold right now.

MR. PARDO: I agree.

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buffer accounts for factors such as wave action, debris blockage and increased runoff resulting from urbanization.

The City currently applies a uniform minimum of one foot of freeboard, with a maximum height of three feet. However, the City-wide standard does not reflect the varied levels of flood risk across different zones. The revised definition of freeboard establishes a maximum of five feet above the base flood elevation, as previously stated, in our higher risk flood zones, which would be AE and VE zones.

All right. So if you take a look at the map that's on the right-hand side of the slide and also within the Staff report, you'll see the designated flood zones currently within the City. It may be a little hard to read, but predominantly all of these high risk flood zones, VE, which is the coastal hazard area, and then AE, they are all east of Old Cutler Road.

So the purpose of the definition and text amendment change is basically, those that are higher risk, we're just adding two additional

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MR. SOUTHERN: All right. So Item E-7 is for text amendments to Article 16, definitions for freeboard, and Section 2-101 (8) Subsection B. Briefly, I'm just going to read a little bit of the background information from the Staff report. It gives a little more detailed information, but Staff has prepared this proposed text amendment to Article 16, Section 2-101, for single-family residential districts of the Zoning Code and revised the definition of freeboard, update flood elevation standards and incorporate additional floodplain management requirements for properties located within the special flood hazard areas.

The amendment establishes a maximum of five feet of freeboard, above the base flood elevation, in high risk AE and VE flood zones, while the three maximum freeboard height would remain in the other special flood hazard areas, which is just the ponding zone of AH.

So freeboard refers -- if you take a look at the slide with the definition for freeboard, it refers to the vertical distance added above the base flood elevation to provide an extra margin of safety against flood hazards. This

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feet, for these properties to actually -- if they want to bump up their finished floor elevation, what we also call the design flood elevation, and that's where the habitable portion of a house would be.

So you'll see the justification component. We've actually been working on this probably since April of this year. Made multiple calls, with different municipalities, talked to the Florida Department of Emergency Management, the Florida Floodplain Management Association, and even had a couple of discussions with FEMA.

So, once again, this may be a little difficult to read, but if you take a look at the underlined area within Article 16 of the definition of freeboard, you'll see, right here, that's exactly what we're doing. We're just adding that additional two feet, to make a maximum of freeboard requirement of five feet. Now, however, everyone will still have to meet that one foot above the base flood elevation.

Additionally, Section 2-101, in single-family residential, we've also added additional information, that basically just kind of reiterates or references Chapter 113 in

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our Municipal Code, which is the flood damage prevention section, so at least we have some kind of tying in of our Ordinances and our City Code.

Also, if you take a look at the subsection here, where we've also added, "Unless elevation above grade is required to comply with flood resistant construction standards for non-habitable areas," so those non-habitable areas are traditionally a garage, a storage or access, and that's all that would apply to.

If there's any specific questions, I'm more than happy to answer them.

MR. BEHAR: I have a question. In single-family, you have a maximum height to the structure.

MR. SOUTHERN: Correct.

MR. BEHAR: Right? By adding the two additional feet, which I'm in favor, because, unfortunately, we're seeing more of the floods, are you raising that height by two additional feet, as well, right?

MR. SOUTHERN: So, all throughout the City, except for any area that's within one of our site specific areas, where it specifically

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indicates that the base flood elevation or any freedboard cannot maximize that height, yes, traditionally the height is counted from the first finished floor elevation.

MR. PARDO: But it's only one floor, and the additional feet would be when you're in the AE or the VE?

MR. SOUTHERN: So, once again, right now, it's uniform, all flood zone properties, and it doesn't matter if they're residential or commercial, they require that one foot of freeboard, but when we get into residential properties, anything -- and this is what we would be proposing, any residential property, single-family residential property, that's within the AH ponding zone, would still have to keep with that maximum of three feet of freeboard. No matter what, they'll have to meet the minimum requirement of one foot above, but --

MR. BEHAR: And FEMA is the one that established that elevation, and then you go and, let's say, VE, 15 plus one, 16. What this is going to allow you to do, instead of going three additional feet of freeboard, you could

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go five additional feet.

MR. SOUTHERN: That's correct.

CHAIRMAN AIZENSTAT: But don't you then lose interior height within your structure?

MR. PARDO: No. It's exempt.

MR. BEHAR: Yeah, you would not.

MR. SOUTHERN: Only unless it is specifically stated in a site specific district, but otherwise, no.

MR. BEHAR: But what I want to make sure it doesn't happen, is that you benefit from the two additional feet interior, you know.

MR. SOUTHERN: Right.

MR. BEHAR: That's the only thing I want to make sure that you -- and I'm in favor, because my house in The Keys, I did that. I went higher, because I wanted to be, but you cannot benefit on the interior. You have to maintain that.

MR. PARDO: And what you're basically doing is, doing the same thing that Miami Beach has done for years and other municipalities.

MR. SOUTHERN: Monroe County, down in The Keys, as well, yeah. They're already, you know, somewhat ahead of us.

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MR. PARDO: And it's really -- we really don't have a choice, because this all goes back to our insurance with FEMA, et cetera.

MR. SOUTHERN: Right.

MR. PARDO: And this is the reason that all of these locations have been doing this for years and years and years. We're just catching this up now. Plus the fact that we have -- most of our territory is very, very high.

MR. SOUTHERN: The FEMA flood maps, the firm maps, are consistently being revised anywhere, you know, from five to ten years, and it just seems like there's more and more flood zone problems.

MR. PARDO: Did you discuss it, also, with Miami-Dade County, specifically Mr. Jose Torme?

MR. SOUTHERN: No, I did not. No.

MR. PARDO: You should. He is a wealth of knowledge that goes back 30 years.

MR. SOUTHERN: What's his last name?

MR. PARDO: Torme, T-O-R-M-E.

MR. SOUTHERN: Okay.

CHAIRMAN AIZENSTAT: Jill, do we have any members of the public for this item?

THE SECRETARY: No.

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1 CHAIRMAN AIZENSTAT: On Zoom?
2 THE SECRETARY: No.
3 CHAIRMAN AIZENSTAT: On the phone platform?
4 THE SECRETARY: No.
5 CHAIRMAN AIZENSTAT: All right. I'll go
6 ahead and close it for public comment.
7 Alice, start us off.
8 MS. BRAVO: And I imagine this is -- the
9 City has a history with the properties that are
10 in those zones experiencing flooding during
11 different storm events, right?
12 MR. SOUTHERN: Yeah, definitely. Yeah. I
13 don't know how many -- FEMA usually provides
14 every municipality and every county with
15 substantial damage properties every year. I
16 unfortunately don't know what that number is,
17 but the lower that we keep it down, the
18 higher -- and this would definitely assist with
19 that -- the higher our community rating system
20 goes up, which actually benefits all of the
21 citizens and actually lowers the insurance
22 rates.
23 MS. BRAVO: And this is consistent with
24 what I happen to know of -- other
25 municipalities in Dade County are doing.

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1 MR. SOUTHERN: Yeah, definitely.
2 Definitely. So Miami Beach and Monroe County
3 are probably on the forefront of that.
4 CHAIRMAN AIZENSTAT: Thank you, Alice.
5 MR. PARDO: Mr. Chairman?
6 CHAIRMAN AIZENSTAT: Yes. Go ahead, Felix.
7 MR. PARDO: Whenever you'd like, I'd like
8 to make a motion to approve Staff
9 recommendation.
10 CHAIRMAN AIZENSTAT: Anybody else on the
11 Board who would like to make any comments
12 before we have the motion? No?
13 Mr. Pardo.
14 MR. PARDO: I'd like to make a motion to
15 adopt Staff's recommendation.
16 MR. BUCELO: Second.
17 CHAIRMAN AIZENSTAT: We have a second by
18 Alex.
19 MR. BEHAR: I wanted to second that second.
20 MR. BUCELO: I want to withdraw my second.
21 MS. BRAVO: I'll second it.
22 MR. BUCELO: I'm kidding.
23 CHAIRMAN AIZENSTAT: So we have a second by
24 Alex.
25 MR. BUCELO: Friendly withdrawal.

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1 MR. COLLIER: This is on Item E-7.
2 CHAIRMAN AIZENSTAT: On E-7.
3 So we have Alex's second, and no other
4 comments, so call the row, please.
5 THE SECRETARY: Robert Behar?
6 MR. BEHAR: Yes.
7 THE SECRETARY: Alice Bravo?
8 MS. BRAVO: Yes.
9 THE SECRETARY: Alex Bucelo?
10 MR. BUCELO: Yes.
11 THE SECRETARY: Nestor Menendez?
12 MR. MENENDEZ: Yes.
13 THE SECRETARY: Felix Pardo?
14 MR. PARDO: Yes.
15 THE SECRETARY: Eibi Aizenstat?
16 CHAIRMAN AIZENSTAT: Yes.
17 Moving on to E-8.
18 MR. COLLIER: Item E-8, an Ordinance of the
19 City Commission of Coral Gables, Florida,
20 providing for text amendments to the City of
21 Coral Gables Official Zoning Code Article 5,
22 "Architecture" Section 5-510, "Trussed
23 Rafters," to provide requirements for metal
24 trusses; providing for repealer provision,
25 severability clause, codification,

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1 enforceability, and an effective date.
2 Item E-8, public hearing.
3 MR. SOUTHERN: All right. Thank you.
4 Craig Southern, Planning & Zoning
5 Department, again.
6 So Item E-8 is a relatively simple text
7 amendment. It's basically, within the past,
8 we've had a predominant requirement of trusses,
9 and I think a lot of these trusses needed a
10 little more structural and engineering
11 requirement. So that's really what we're
12 trying to do, is differentiate between wood
13 trusses and then the requirement, predominantly
14 for commercial properties, for a more heavy
15 gauge steel metal truss, and that's all we're
16 really putting in here, is differentiating
17 between the wood truss component and metal
18 trusses, and these metal trusses being a heavy
19 gauge would have to consist of hot rolled
20 steel.
21 Now, I wish I could adequately talk about
22 this, but we had our director, we had
23 structural engineers within the City take a
24 look at these, and this is the most simplistic
25 text amendment that we've come up with, just to

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