

1 MS. MIRO: Yes.
 2 THE SECRETARY: Eibi Aizenstat?
 3 CHAIRMAN AIZENSTAT: Yes.
 4 Thank you, sir.
 5 MR. IGLESIAS: Thank you very much. Thank
 6 you.
 7 CHAIRMAN AIZENSTAT: And please, you know,
 8 I know the City will do its best to look at the
 9 parking situation during construction, if it
 10 comes to that. We don't even know.
 11 MR. IGLESIAS: I can tell you that we're
 12 looking at certain options. I just don't want
 13 to bring them up now, because of the -- we're
 14 in discussion --
 15 MR. BEHAR: This motion is done already.
 16 Everything is voted on, right?
 17 MS. SUAREZ: Yes.
 18 MR. BEHAR: Let's try to do the best for
 19 the City, as well.
 20 MR. IGLESIAS: Of course. Thank you all
 21 very much. Thank you very much.
 22 CHAIRMAN AIZENSTAT: The next item is E-3.
 23 Madam City Attorney.
 24 MS. SUAREZ: E-3 is an Ordinance of the
 25 City Commission of Coral Gables, Florida

1 artificial turf, if you're not a single-family
 2 or duplex. Right now, it's just says, all
 3 other Zoning Districts, it's not allowed on the
 4 ground floor. And I think the reason behind
 5 that was because they're looking at Commercial
 6 properties, Mixed-Use properties and
 7 Multi-Family, but not necessarily schools. So
 8 that's the first part of the Text Amendment.
 9 The second part of the Text Amendment is
 10 some best practices. We studied some
 11 neighboring cities to see what they use, as far
 12 as insulation, and as far as water percolation
 13 and just good practices for the artificial
 14 turf.
 15 MR. BEHAR: Ms. Garcia --
 16 MS. GARCIA: Yes.
 17 MR. BEHAR: -- when this first -- and just
 18 for clarification, when the first language came
 19 out, on artificial turf, if I remember, it was
 20 when it was just a green carpet, that it was --
 21 MS. MIRO: Ugly.
 22 MR. BEHAR: -- terrible, but if -- because
 23 I'm going to tell you, I have seen today
 24 fields -- I've been on professional fields that
 25 the synthetic material looks better than the

1 providing text amendments to the City of Coral
 2 Gables Official Code by amending Article 6,
 3 "Landscape," Section 6-103, "Landscape general
 4 requirements," and Article 16, "Definitions,"
 5 providing a definition, requirements, and
 6 review processes to utilize artificial turf
 7 within athletic fields in the Special Use
 8 Zoning district; providing conditional use
 9 review and approval when such artificial turf
 10 athletic field are visible from the street,
 11 clarifying minimal usage and requirements of
 12 artificial turf; and providing for a repeater
 13 provision, severability clause, codification,
 14 and providing for an effective date.
 15 MS. GARCIA: So, Jennifer Garcia, City
 16 Planner. And this is a Text Amendment to the
 17 Zoning Code. It has two parts to it. The
 18 first part is to allow artificial turf in a
 19 school, designated Special Use, and to allow it
 20 only if it's not seen from the street and only
 21 if it's on an athletic field. Now, if it is
 22 seen from the street, then it's going to be
 23 required to have Conditional Use.
 24 Right now, our Zoning Code is kind of
 25 silent, as far as what you can do with

1 grass.
 2 CHAIRMAN AIZENSTAT: Right.
 3 MR. BEHAR: And the truth of the matter, I
 4 mean, professional teams all play on fields
 5 that are synthetic. It's much better. I think
 6 that we should really look at it, because what
 7 was good 25 years ago, is different today.
 8 So have you looked at maybe going beyond
 9 the athletic fields that you're proposing
 10 today?
 11 MS. GARCIA: And look at Multi-Family and
 12 Mixed-Use?
 13 MR. BEHAR: Yeah, because I'm going to tell
 14 you, it's a huge change, different from what it
 15 used to be to what it is today.
 16 MR. GRABIEL: How do you control the
 17 quality? Because there's still high end and
 18 low end. If we approve it blanket, to
 19 artificial turf, people could come in with
 20 something that is terrible.
 21 MS. GARCIA: So the Board of Architects
 22 does have some kind of pre-approved materials
 23 that they use, and we actually look at those
 24 materials and try to incorporate that into the
 25 second section, the second part of this Text

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1 Amendment, but not specifying the brand, but
 2 just what those are comprised of and how they
 3 work.
 4 CHAIRMAN AIZENSTAT: And does artificial
 5 turf work the same way, let's say, a rug or
 6 something --
 7 MR. BEHAR: No. They have drainage. I
 8 mean, it's incredible. They drain. They do
 9 everything. It's really -- you know, in
 10 today's environment, it's state-of-the-art.
 11 We're not talking about that green carpet that
 12 you used to see, you know.
 13 MR. GRABIEL: Astro turf.
 14 MR. WITHERS: So is this planned for any
 15 areas in the Downtown or the Central Business
 16 District or is it strictly backyards,
 17 Residential areas?
 18 MS. GARCIA: So backyards and Residential
 19 areas, it's already allowed. If you're in the
 20 front, then you need to have discretion, review
 21 by the Landscape --
 22 MR. WITHERS: Conditional Use, right?
 23 MS. GARCIA: Right -- no, no. I'm sorry.
 24 Right now -- as the Code reads now, you can
 25 have it in your backward, in a single-family or

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1 property, make sure it's even, add three inches
 2 of gravel to make sure it percolates correctly
 3 and have a better playing field.
 4 CHAIRMAN AIZENSTAT: Before we continue, is
 5 there anybody from the public that would like
 6 to speak on the item?
 7 THE SECRETARY: No. No one on Zoom and no
 8 one on the phone.
 9 CHAIRMAN AIZENSTAT: Okay. Let's go ahead
 10 and close this.
 11 Sorry, Chip.
 12 MR. WITHERS: So where would this apply?
 13 Can you give me an example where, in the City,
 14 this now would benefit?
 15 MS. GARCIA: If you're a high school that's
 16 not seen from a street, it applies to you.
 17 MR. WITHERS: That's what I'm asking.
 18 Where is one? Where in Coral Gables is this
 19 applicable? I mean, I like the idea, but I'm
 20 just trying to see practically who's going to
 21 take advantage of the way this is written.
 22 MS. GARCIA: So Gulliver is a school that's
 23 kind of tucked in right south, that I think --
 24 Fairchild, Montgomery.
 25 CHAIRMAN AIZENSTAT: Gulliver.

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1 duplex. If you're in any other Zoning, you
 2 just can't have it on the ground floor at all.
 3 So the change is for athletic fields in Special
 4 Use Zones for schools.
 5 MR. BEHAR: So right now it's only schools.
 6 CHAIRMAN AIZENSTAT: Institutions.
 7 MS. GARCIA: I'm sorry, let me clarify
 8 that. It's athletic fields -- it's in Special
 9 Use -- not necessarily only for schools, but
 10 anything that's considered Special use, which
 11 are usually the schools.
 12 MR. WITHERS: So does that mean it can be
 13 in an office building, in front of an office
 14 building?
 15 MS. GARCIA: No, it can't.
 16 MR. WITHERS: Not even through Conditional
 17 Use?
 18 MS. GARCIA: Not the way this is drafted
 19 today.
 20 MR. WITHERS: So what's the big benefit
 21 here, I'm curious?
 22 MS. GARCIA: If you are a sports player,
 23 playing for a high school, or anyone, you're
 24 not having to deal with mud and uneven areas
 25 and injuries. They're going to grade the whole

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1 MR. BEHAR: South.
 2 MS. GARCIA: Gulliver, down south.
 3 Yeah, this wouldn't really apply for more
 4 urban schools, like Gables Prep, because you
 5 can really see it from the street, unless
 6 they're looking at the interior of the block,
 7 and then applying it somehow that way. But
 8 we're thinking more of the larger schools. And
 9 also to have a process -- if it's seen from the
 10 street, to have a process that they could
 11 request that, because right now it's just not
 12 allowed. There's no way -- there's no way to
 13 get a variance for it, because there's not
 14 really a hardship.
 15 CHAIRMAN AIZENSTAT: What about --
 16 MS. GARCIA: So this is creating that
 17 process, whether it's allowed by right or
 18 whether it's a Conditional Use process.
 19 CHAIRMAN AIZENSTAT: Can I give you an
 20 example? Riviera Day School, when they went
 21 and they built the second floor, I think they
 22 have an athletic area on the second floor,
 23 would they be able to go ahead and have
 24 artificial turf without even this?
 25 MS. GARCIA: They could -- no. No. No.

1 Yes, without --

2 CHAIRMAN AIZENSTAT: Without this. Let's

3 say they want to put artificial turf up

4 there --

5 MR. BEHAR: If it's visible from the

6 street, no.

7 CHAIRMAN AIZENSTAT: The turf itself would

8 not be visible, but you can see it's --

9 MS. GARCIA: Well, if it's elevated, it

10 wouldn't be prohibited with today's Code, but

11 they could have it on the ground floor.

12 MR. WITHERS: It's not really --

13 MS. GARCIA: But you can have it on the

14 ground floor. So Riviera Day School has a lot

15 of those buildings that are kind of facing the

16 street and they have that interior courtyard.

17 They could put it there. Right now, they

18 can't, because it's on the ground level.

19 MR. BEHAR: I'll make a motion --

20 CHAIRMAN AIZENSTAT: Claudia, do you have

21 comments on this?

22 MS. MIRO: No. I tend to lean towards

23 this. I think that it is a better material, I

24 think that it looks nicer, and I think it is

25 safer, especially for the schools, if there are

1 MR. REVUELTA: Yes.

2 THE SECRETARY: Chip Withers?

3 MR. WITHERS: Yes.

4 THE SECRETARY: Robert Behar?

5 MR. BEHAR: Yes.

6 THE SECRETARY: Claudia Miro?

7 MS. MIRO: Yes.

8 THE SECRETARY: Julio Grabiell?

9 MR. GRABIEL: Yes.

10 THE SECRETARY: Eibi Aizenstat?

11 CHAIRMAN AIZENSTAT: Yes.

12 Thank you.

13 The next item, please.

14 MS. SUAREZ: E-4 is an Ordinance of the

15 City Commission of Coral Gables, Florida

16 providing for text amendments to the City of

17 Coral Gables Official Zoning Code, Article 16,

18 "Definitions," by amending the definition of

19 carport; and providing for a repeater

20 provision, severability clause, codification

21 and an effective date.

22 MS. GARCIA: So going back in time, 2018 --

23 CHAIRMAN AIZENSTAT: Can you state your --

24 MS. GARCIA: Oh, sorry, Jennifer Garcia,

25 City Planner, still here.

1 students that are going to be playing. I think

2 it's great, you know.

3 CHAIRMAN AIZENSTAT: Julio? No comment?

4 MR. BEHAR: You know, my only comment is

5 that, for example, Coral Gables High School, we

6 see the field from the street, but it's a shame

7 that they would not be able to benefit from

8 this.

9 MS. GARCIA: They could benefit, because

10 now they have a process. They have a process

11 to actually request it. Right now there's no

12 process, you're just not allowed to have it,

13 period, end of story. But now they have a

14 process to actually request it.

15 CHAIRMAN AIZENSTAT: Luis, any comments?

16 MR. REVUELTA: No.

17 CHAIRMAN AIZENSTAT: No?

18 Anybody who like to make a motion?

19 MR. BEHAR: I'll make a motion to approve.

20 MS. MIRO: I'll second.

21 CHAIRMAN AIZENSTAT: Robert. Claudia

22 seconds.

23 Any discussion? No?

24 Call the roll, please.

25 THE SECRETARY: Luis Revuelta?

1 CHAIRMAN AIZENSTAT: Just for the record.

2 MS. GARCIA: Of course. I appreciate that.

3 Thank you.

4 Going back in time, 2018, there was a big

5 overhaul of the single-family regulations, and

6 part of that was to encourage different ways to

7 reduce the mass of single-family houses, and

8 one of those was to encourage detached garages

9 or carports and not have that count towards the

10 overall building square footage. However, the

11 Code today, the definition reads that you can't

12 have an attached carport anyway. So the intent

13 of having a detached carport or garage to

14 reduce the mass in a single-family house, you

15 can't really do it, because of the definition.

16 So this Text Amendment is striking through

17 "And attached to the main building" of the

18 definition of a carport. So now you could

19 actually have an attached carport, as intended

20 during the 2018 single-family re-write.

21 MR. WITHERS: Could you have anything on

22 top of the carport? Can you have a residence?

23 MS. GARCIA: Yes. You can have a

24 mother-in-law -- it's reduced, I believe, to

25 300 square feet -- 400 square feet. So