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<p>1 MS. MIRO: Yes.</p> <p>2 THE SECRETARY: Eibi Aizenstat?</p> <p>3 CHAIRMAN AIZENSTAT: Yes.</p> <p>4 Thank you, sir.</p> <p>5 MR. IGLESIAS: Thank you very much. Thank</p> <p>6 you.</p> <p>7 CHAIRMAN AIZENSTAT: And please, you know,</p> <p>8 I know the City will do its best to look at the</p> <p>9 parking situation during construction, if it</p> <p>10 comes to that. We don't even know.</p> <p>11 MR. IGLESIAS: I can tell you that we're</p> <p>12 looking at certain options. I just don't want</p> <p>13 to bring them up now, because of the -- we're</p> <p>14 in discussion --</p> <p>15 MR. BEHAR: This motion is done already.</p> <p>16 Everything is voted on, right?</p> <p>17 MS. SUAREZ: Yes.</p> <p>18 MR. BEHAR: Let's try to do the best for</p> <p>19 the City, as well.</p> <p>20 MR. IGLESIAS: Of course. Thank you all</p> <p>21 very much. Thank you very much.</p> <p>22 CHAIRMAN AIZENSTAT: The next item is E-3.</p> <p>23 Madam City Attorney.</p> <p>24 MS. SUAREZ: E-3 is an Ordinance of the</p> <p>25 City Commission of Coral Gables, Florida</p>	<p>1 providing text amendments to the City of Coral</p> <p>2 Gables Official Code by amending Article 6,</p> <p>3 "Landscape," Section 6-103, "Landscape general</p> <p>4 requirements," and Article 16, "Definitions,"</p> <p>5 providing a definition, requirements, and</p> <p>6 review processes to utilize artificial turf</p> <p>7 within athletic fields in the Special Use</p> <p>8 Zoning district; providing conditional use</p> <p>9 review and approval when such artificial turf</p> <p>10 athletic field are visible from the street,</p> <p>11 clarifying minimal usage and requirements of</p> <p>12 artificial turf; and providing for a repeater</p> <p>13 provision, severability clause, codification,</p> <p>14 and providing for an effective date.</p> <p>15 MS. GARCIA: So, Jennifer Garcia, City</p> <p>16 Planner. And this is a Text Amendment to the</p> <p>17 Zoning Code. It has two parts to it. The</p> <p>18 first part is to allow artificial turf in a</p> <p>19 school, designated Special Use, and to allow it</p> <p>20 only if it's not seen from the street and only</p> <p>21 if it's on an athletic field. Now, if it is</p> <p>22 seen from the street, then it's going to be</p> <p>23 required to have Conditional Use.</p> <p>24 Right now, our Zoning Code is kind of</p> <p>25 silent, as far as what you can do with</p>
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<p>1 artificial turf, if you're not a single-family</p> <p>2 or duplex. Right now, it's just says, all</p> <p>3 other Zoning Districts, it's not allowed on the</p> <p>4 ground floor. And I think the reason behind</p> <p>5 that was because they're looking at Commercial</p> <p>6 properties, Mixed-Use properties and</p> <p>7 Multi-Family, but not necessarily schools. So</p> <p>8 that's the first part of the Text Amendment.</p> <p>9 The second part of the Text Amendment is</p> <p>10 some best practices. We studied some</p> <p>11 neighboring cities to see what they use, as far</p> <p>12 as insulation, and as far as water percolation</p> <p>13 and just good practices for the artificial</p> <p>14 turf.</p> <p>15 MR. BEHAR: Ms. Garcia --</p> <p>16 MS. GARCIA: Yes.</p> <p>17 MR. BEHAR: -- when this first -- and just</p> <p>18 for clarification, when the first language came</p> <p>19 out, on artificial turf, if I remember, it was</p> <p>20 when it was just a green carpet, that it was --</p> <p>21 MS. MIRO: Ugly.</p> <p>22 MR. BEHAR: -- terrible, but if -- because</p> <p>23 I'm going to tell you, I have seen today</p> <p>24 fields -- I've been on professional fields that</p> <p>25 the synthetic material looks better than the</p>	<p>1 grass.</p> <p>2 CHAIRMAN AIZENSTAT: Right.</p> <p>3 MR. BEHAR: And the truth of the matter, I</p> <p>4 mean, professional teams all play on fields</p> <p>5 that are synthetic. It's much better. I think</p> <p>6 that we should really look at it, because what</p> <p>7 was good 25 years ago, is different today.</p> <p>8 So have you looked at maybe going beyond</p> <p>9 the athletic fields that you're proposing</p> <p>10 today?</p> <p>11 MS. GARCIA: And look at Multi-Family and</p> <p>12 Mixed-Use?</p> <p>13 MR. BEHAR: Yeah, because I'm going to tell</p> <p>14 you, it's a huge change, different from what it</p> <p>15 used to be to what it is today.</p> <p>16 MR. GRABIEL: How do you control the</p> <p>17 quality? Because there's still high end and</p> <p>18 low end. If we approve it blanket, to</p> <p>19 artificial turf, people could come in with</p> <p>20 something that is terrible.</p> <p>21 MS. GARCIA: So the Board of Architects</p> <p>22 does have some kind of pre-approved materials</p> <p>23 that they use, and we actually look at those</p> <p>24 materials and try to incorporate that into the</p> <p>25 second section, the second part of this Text</p>

<p style="text-align: right;">Page 109</p> <p>1 Amendment, but not specifying the brand, but</p> <p>2 just what those are comprised of and how they</p> <p>3 work.</p> <p>4 CHAIRMAN AIZENSTAT: And does artificial</p> <p>5 turf work the same way, let's say, a rug or</p> <p>6 something --</p> <p>7 MR. BEHAR: No. They have drainage. I</p> <p>8 mean, it's incredible. They drain. They do</p> <p>9 everything. It's really -- you know, in</p> <p>10 today's environment, it's state-of-the-art.</p> <p>11 We're not talking about that green carpet that</p> <p>12 you used to see, you know.</p> <p>13 MR. GRABIEL: Astro turf.</p> <p>14 MR. WITHERS: So is this planned for any</p> <p>15 areas in the Downtown or the Central Business</p> <p>16 District or is it strictly backyards,</p> <p>17 Residential areas?</p> <p>18 MS. GARCIA: So backyards and Residential</p> <p>19 areas, it's already allowed. If you're in the</p> <p>20 front, then you need to have discretion, review</p> <p>21 by the Landscape --</p> <p>22 MR. WITHERS: Conditional Use, right?</p> <p>23 MS. GARCIA: Right -- no, no. I'm sorry.</p> <p>24 Right now -- as the Code reads now, you can</p> <p>25 have it in your backward, in a single-family or</p>	<p style="text-align: right;">Page 110</p> <p>1 duplex. If you're in any other Zoning, you</p> <p>2 just can't have it on the ground floor at all.</p> <p>3 So the change is for athletic fields in Special</p> <p>4 Use Zones for schools.</p> <p>5 MR. BEHAR: So right now it's only schools.</p> <p>6 CHAIRMAN AIZENSTAT: Institutions.</p> <p>7 MS. GARCIA: I'm sorry, let me clarify</p> <p>8 that. It's athletic fields -- it's in Special</p> <p>9 Use -- not necessarily only for schools, but</p> <p>10 anything that's considered Special use, which</p> <p>11 are usually the schools.</p> <p>12 MR. WITHERS: So does that mean it can be</p> <p>13 in an office building, in front of an office</p> <p>14 building?</p> <p>15 MS. GARCIA: No, it can't.</p> <p>16 MR. WITHERS: Not even through Conditional</p> <p>17 Use?</p> <p>18 MS. GARCIA: Not the way this is drafted</p> <p>19 today.</p> <p>20 MR. WITHERS: So what's the big benefit</p> <p>21 here, I'm curious?</p> <p>22 MS. GARCIA: If you are a sports player,</p> <p>23 playing for a high school, or anyone, you're</p> <p>24 not having to deal with mud and uneven areas</p> <p>25 and injuries. They're going to grade the whole</p>
<p style="text-align: right;">Page 111</p> <p>1 property, make sure it's even, add three inches</p> <p>2 of gravel to make sure it percolates correctly</p> <p>3 and have a better playing field.</p> <p>4 CHAIRMAN AIZENSTAT: Before we continue, is</p> <p>5 there anybody from the public that would like</p> <p>6 to speak on the item?</p> <p>7 THE SECRETARY: No. No one on Zoom and no</p> <p>8 one on the phone.</p> <p>9 CHAIRMAN AIZENSTAT: Okay. Let's go ahead</p> <p>10 and close this.</p> <p>11 Sorry, Chip.</p> <p>12 MR. WITHERS: So where would this apply?</p> <p>13 Can you give me an example where, in the City,</p> <p>14 this now would benefit?</p> <p>15 MS. GARCIA: If you're a high school that's</p> <p>16 not seen from a street, it applies to you.</p> <p>17 MR. WITHERS: That's what I'm asking.</p> <p>18 Where is one? Where in Coral Gables is this</p> <p>19 applicable? I mean, I like the idea, but I'm</p> <p>20 just trying to see practically who's going to</p> <p>21 take advantage of the way this is written.</p> <p>22 MS. GARCIA: So Gulliver is a school that's</p> <p>23 kind of tucked in right south, that I think --</p> <p>24 Fairchild, Montgomery.</p> <p>25 CHAIRMAN AIZENSTAT: Gulliver.</p>	<p style="text-align: right;">Page 112</p> <p>1 MR. BEHAR: South.</p> <p>2 MS. GARCIA: Gulliver, down south.</p> <p>3 Yeah, this wouldn't really apply for more</p> <p>4 urban schools, like Gables Prep, because you</p> <p>5 can really see it from the street, unless</p> <p>6 they're looking at the interior of the block,</p> <p>7 and then applying it somehow that way. But</p> <p>8 we're thinking more of the larger schools. And</p> <p>9 also to have a process -- if it's seen from the</p> <p>10 street, to have a process that they could</p> <p>11 request that, because right now it's just not</p> <p>12 allowed. There's no way -- there's no way to</p> <p>13 get a variance for it, because there's not</p> <p>14 really a hardship.</p> <p>15 CHAIRMAN AIZENSTAT: What about --</p> <p>16 MS. GARCIA: So this is creating that</p> <p>17 process, whether it's allowed by right or</p> <p>18 whether it's a Conditional Use process.</p> <p>19 CHAIRMAN AIZENSTAT: Can I give you an</p> <p>20 example? Riviera Day School, when they went</p> <p>21 and they built the second floor, I think they</p> <p>22 have an athletic area on the second floor,</p> <p>23 would they be able to go ahead and have</p> <p>24 artificial turf without even this?</p> <p>25 MS. GARCIA: They could -- no. No. No.</p>

<p style="text-align: right;">Page 113</p> <p>1 Yes, without --</p> <p>2 CHAIRMAN AIZENSTAT: Without this. Let's</p> <p>3 say they want to put artificial turf up</p> <p>4 there --</p> <p>5 MR. BEHAR: If it's visible from the</p> <p>6 street, no.</p> <p>7 CHAIRMAN AIZENSTAT: The turf itself would</p> <p>8 not be visible, but you can see it's --</p> <p>9 MS. GARCIA: Well, if it's elevated, it</p> <p>10 wouldn't be prohibited with today's Code, but</p> <p>11 they could have it on the ground floor.</p> <p>12 MR. WITHERS: It's not really --</p> <p>13 MS. GARCIA: But you can have it on the</p> <p>14 ground floor. So Riviera Day School has a lot</p> <p>15 of those buildings that are kind of facing the</p> <p>16 street and they have that interior courtyard.</p> <p>17 They could put it there. Right now, they</p> <p>18 can't, because it's on the ground level.</p> <p>19 MR. BEHAR: I'll make a motion --</p> <p>20 CHAIRMAN AIZENSTAT: Claudia, do you have</p> <p>21 comments on this?</p> <p>22 MS. MIRO: No. I tend to lean towards</p> <p>23 this. I think that it is a better material, I</p> <p>24 think that it looks nicer, and I think it is</p> <p>25 safer, especially for the schools, if there are</p>	<p style="text-align: right;">Page 114</p> <p>1 students that are going to be playing. I think</p> <p>2 it's great, you know.</p> <p>3 CHAIRMAN AIZENSTAT: Julio? No comment?</p> <p>4 MR. BEHAR: You know, my only comment is</p> <p>5 that, for example, Coral Gables High School, we</p> <p>6 see the field from the street, but it's a shame</p> <p>7 that they would not be able to benefit from</p> <p>8 this.</p> <p>9 MS. GARCIA: They could benefit, because</p> <p>10 now they have a process. They have a process</p> <p>11 to actually request it. Right now there's no</p> <p>12 process, you're just not allowed to have it,</p> <p>13 period, end of story. But now they have a</p> <p>14 process to actually request it.</p> <p>15 CHAIRMAN AIZENSTAT: Luis, any comments?</p> <p>16 MR. REVUELTA: No.</p> <p>17 CHAIRMAN AIZENSTAT: No?</p> <p>18 Anybody who like to make a motion?</p> <p>19 MR. BEHAR: I'll make a motion to approve.</p> <p>20 MS. MIRO: I'll second.</p> <p>21 CHAIRMAN AIZENSTAT: Robert. Claudia</p> <p>22 seconds.</p> <p>23 Any discussion? No?</p> <p>24 Call the roll, please.</p> <p>25 THE SECRETARY: Luis Revuelta?</p>
<p style="text-align: right;">Page 115</p> <p>1 MR. REVUELTA: Yes.</p> <p>2 THE SECRETARY: Chip Withers?</p> <p>3 MR. WITHERS: Yes.</p> <p>4 THE SECRETARY: Robert Behar?</p> <p>5 MR. BEHAR: Yes.</p> <p>6 THE SECRETARY: Claudia Miro?</p> <p>7 MS. MIRO: Yes.</p> <p>8 THE SECRETARY: Julio Grabiell?</p> <p>9 MR. GRABIEL: Yes.</p> <p>10 THE SECRETARY: Eibi Aizenstat?</p> <p>11 CHAIRMAN AIZENSTAT: Yes.</p> <p>12 Thank you.</p> <p>13 The next item, please.</p> <p>14 MS. SUAREZ: E-4 is an Ordinance of the</p> <p>15 City Commission of Coral Gables, Florida</p> <p>16 providing for text amendments to the City of</p> <p>17 Coral Gables Official Zoning Code, Article 16,</p> <p>18 "Definitions," by amending the definition of</p> <p>19 carport; and providing for a repeater</p> <p>20 provision, severability clause, codification</p> <p>21 and an effective date.</p> <p>22 MS. GARCIA: So going back in time, 2018 --</p> <p>23 CHAIRMAN AIZENSTAT: Can you state your --</p> <p>24 MS. GARCIA: Oh, sorry, Jennifer Garcia,</p> <p>25 City Planner, still here.</p>	<p style="text-align: right;">Page 116</p> <p>1 CHAIRMAN AIZENSTAT: Just for the record.</p> <p>2 MS. GARCIA: Of course. I appreciate that.</p> <p>3 Thank you.</p> <p>4 Going back in time, 2018, there was a big</p> <p>5 overhaul of the single-family regulations, and</p> <p>6 part of that was to encourage different ways to</p> <p>7 reduce the mass of single-family houses, and</p> <p>8 one of those was to encourage detached garages</p> <p>9 or carports and not have that count towards the</p> <p>10 overall building square footage. However, the</p> <p>11 Code today, the definition reads that you can't</p> <p>12 have an attached carport anyway. So the intent</p> <p>13 of having a detached carport or garage to</p> <p>14 reduce the mass in a single-family house, you</p> <p>15 can't really do it, because of the definition.</p> <p>16 So this Text Amendment is striking through</p> <p>17 "And attached to the main building" of the</p> <p>18 definition of a carport. So now you could</p> <p>19 actually have an attached carport, as intended</p> <p>20 during the 2018 single-family re-write.</p> <p>21 MR. WITHERS: Could you have anything on</p> <p>22 top of the carport? Can you have a residence?</p> <p>23 MS. GARCIA: Yes. You can have a</p> <p>24 mother-in-law -- it's reduced, I believe, to</p> <p>25 300 square feet -- 400 square feet. So</p>