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| 1  | Item E-2.                                       | 1  | compatible with the main principal building.    |
| 2  | MR. COLLIER: Item E-2, an Ordinance of the      | 2  | MR. BEHAR: Okay. Okay. All right. Thank         |
| 3  | City Commission providing for text amendments   | 3  | you.  |
| 4  | to the City of Coral Gables Official Zoning     | 4  | Before I open it up to public comment, that     |
| 5  | Code, Article 5, "Architecture," Section 5-309, | 5  | concludes your Staff presentation, right?       |
| 6  | "Trellises;" Section 5-310, "Wood decks," and   | 6  | MS. GARCIA: Yes. It's that simple. Yes.         |
| 7  | Section 5-311, "Pavers and walkways," to        | 7  | MR. BEHAR: Open it to public comment. No        |
| 8  | incorporate composite recycled materials as an  | 8  | one in Chamber.                                 |
| 9  | approved material for trellises, decks, and     | 9  | Jill, anybody on Zoom or the phone?             |
| 10 | walkways; providing for a repealer provision,   | 10 | THE SECRETARY: No. No.                          |
| 11 | severability clause, codification, and          | 11 | MR. BEHAR: Okay. Close the public               |
| 12 | providing for an effective date.                | 12 | comment.  |
| 13 | Item E-2, public hearing.                       | 13 | Board discussion. I'm going to go to my         |
| 14 | MS. GARCIA: So, Jennifer Garcia, Planning       | 14 | left -- start with the left. Felix, can you     |
| 15 | and Zoning Director.                            | 15 | please start us?                                |
| 16 | This is a very simple text amendment. We        | 16 | MR. PARDO: My concern, again, is the Board      |
| 17 | are allowing composite recycled material as a   | 17 | of Architects. It's just not the material, but  |
| 18 | material to be allowed for trellises, decks and | 18 | how it looks. Some materials -- for example,    |
| 19 | also those walkways along the waterway. And     | 19 | you're trying to imitate wood texture. So,      |
| 20 | this is a good segue from waterway. We're       | 20 | some materials, you know, Robert would tell     |
| 21 | talking about what we would be putting next to  | 21 | you, you could see a mile away that it doesn't  |
| 22 | the waterway, which is the decking material.    | 22 | look right, looks cheap, looks this, looks      |
| 23 | There are many studies that show that           | 23 | that. I didn't see anywhere where the Board of  |
| 24 | having wood and having paint too close to a     | 24 | Architects is going to be approving these       |
| 25 | waterway can shut off and affect our quality of | 25 | materials on a case by case basis, because      |
|    | 37  |    | 39  |
| 1  | water in the waterway. So the intent of this    | 1  | there's so many materials that are out there.   |
| 2  | text amendment is to allow these recycled       | 2  | So sometimes you'll see, you know,              |
| 3  | composite materials to be used, again, for      | 3  | companies like, you know, Hardie Board, and     |
| 4  | trellises, for decks and for these walkways.    | 4  | they have great quality materials. Then you'll  |
| 5  | For clarification, allowance for the City       | 5  | see something, that is not Hardie Board, and    |
| 6  | Architect or the DRO to have other approved     | 6  | you can tell two blocks away that it's just     |
| 7  | products to be of solid wood, as those noted    | 7  | cheap looking, you know, and that becomes a     |
| 8  | above, the mahogany, teak, cedar, redwood and   | 8  | real problem. I understand, you know,           |
| 9  | et cetera.                                      | 9  | especially the longer, you know, we've seen     |
| 10 | And, again, the recycled material has to be     | 10 | some of the different materials fail over time, |
| 11 | at least 60 percent recycled content. Usually,  | 11 | you know, tremendous amounts of time, and I get |
| 12 | that's plastic bags or PVC materials. There's   | 12 | that.   |
| 13 | a couple of companies that are out there, that  | 13 | Then you also have the issue of exempting       |
| 14 | actually produce this recycled composite        | 14 | historic buildings. You know, I didn't see a    |
| 15 | material.                                       | 15 | mention of that. For example, if you have a     |
| 16 | Yes.  | 16 | Pecky Cypress, you can't simply get one of      |
| 17 | MR. BEHAR: Before -- I have a question.         | 17 | these artificial materials to look like the     |
| 18 | Do we have -- because I know a lot of these     | 18 | rest of it, on a historic building, that uses   |
| 19 | companies have multiple colors. Are we -- the   | 19 | that material.                                  |
| 20 | City Architect is going to determine --         | 20 | So I thought that it was silent on that. I      |
| 21 | MS. GARCIA: Yes.                                | 21 | thought it was silent on the acceptability by   |
| 22 | MR. BEHAR: -- what color will be allowed        | 22 | the Board of Architects, as far as some of the  |
| 23 | or not?   | 23 | materials, the same as paint colors, et cetera. |
| 24 | MS. GARCIA: Yeah. I think -- we still           | 24 | MS. GARCIA: Right. So this would be             |
| 25 | have the requirement that it should be          | 25 | reviewed by the City Architect, like he reviews |
|    | 38  |    | 40  |

1 any deck permit. If he doesn't agree with what  
2 they're providing or what they're, you know,  
3 proposing to use --

4 MR. PARDO: You said, by the Board of  
5 Architects?

6 MS. GARCIA: By the City Architect. If he  
7 doesn't approve what they're proposing, he will  
8 send it to the Board of Architects, and usually  
9 he has a list of what the Board of Architects  
10 feels comfortable with, as far as the material,  
11 as far as the company that makes it look a  
12 little more real, more grainy and not so  
13 plastic.

14 MR. BEHAR: There are various  
15 manufacturers, like Trex and Timber something,  
16 that have good quality.

17 MS. GARCIA: Right.

18 MR. BEHAR: Are we allowed to say, you  
19 know, in material, you know, specific  
20 manufacturers or equal?

21 MR. PARDO: Robert, and as you know, that  
22 changes, also, with time. You know, twenty  
23 years ago, thirty years ago, some of these  
24 materials were awful, and nowadays, they've  
25 gotten so much better, and they're getting --

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1 hopefully they're getting better, you know, in  
2 the future.

3 MR. BEHAR: I used them in my house in the  
4 Keys, and let me tell you, it looks like teak  
5 and it stays beautifully done, which is the  
6 best thing I ever did. I don't have to  
7 maintain it. I don't have to do anything.

8 MR. PARDO: Well, and the point I'm trying  
9 to make is, there's a difference between, you  
10 know, good quality material and those that  
11 aren't. You and I know that difference. What  
12 I'm saying is, to make sure that this is under  
13 the control and the purview of the City  
14 Architect, and, you know, the Board of  
15 Architects, to make sure that we don't make  
16 mistakes, and then make these buildings look  
17 cheap, and I think that would be a step in the  
18 right direction.

19 MS. GARCIA: Right. The City Architect  
20 would still use those approved products, which  
21 is basically the companies, like you said, and  
22 would just make sure the color that they're  
23 using is consistent with the building --

24 MR. PARDO: And there's, also, another  
25 component to it, which is longevity. Some of

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1 these materials, which are painted internally,  
2 you know, sometimes those colors fade very,  
3 very quickly, and then they look awful. You  
4 see it also in roofing materials.

5 So what I'm saying is that, we have to  
6 be -- I think we should be very careful when it  
7 comes to the longevity of these materials, to  
8 make sure that it looks as good ten years from  
9 now, as it does the day it was installed.

10 MR. BEHAR: All right. Thank you, Felix.  
11 Ignacio?

12 MR. ALVAREZ: No comment.

13 MR. BEHAR: Nestor?

14 MR. MENENDEZ: Yeah. I'm all for this. I  
15 think it's a good idea. I kind of want to -- I  
16 agree with Felix. I think we should be very  
17 careful, you know, staying silent, as far as  
18 the materials that can be used, the  
19 susceptibility to aging, but I'm sure that  
20 there will be an added layer of protection at  
21 the Architecture's board that will hopefully  
22 guardrail this, similar to having -- I know  
23 it's very difficult to not give guidelines to  
24 individuals who want to use this, to the City,  
25 but similar to the way that we have approved

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1 paint, the kind of paint you can use, colors, I  
2 think something like that would be appropriate,  
3 maybe some guidelines for the Board of  
4 Architects.

5 I do have the same concern, that fading,  
6 might end up looking bad, but similar to real  
7 wood, real wood needs upkeep, sanding,  
8 varnishing, if it's varnished, so I think  
9 there's that added component into it, but I do  
10 agree, that if we're trying to use these  
11 recycled materials, we promote or we try and  
12 get the people -- the end users, or the people  
13 using the materials, to use higher end  
14 materials, that last longer, look better.

15 I agree with Robert. Those materials, the  
16 decks, they look fantastic, and if you upkeep  
17 them, they last for a long time, and they look  
18 great for a long time, and it's minimal wear  
19 and tear and upkeep. So I think it's a very  
20 good text amendment to add to the existing  
21 Code.

22 MR. BEHAR: Thank you, Nestor.

23 Alex?

24 MR. BUCELO: No comment, Mr. Chairman.

25 MR. BEHAR: Alice?

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1 MS. BRAVO: Kudos to the Staff for bringing  
2 an innovative --  
3 MR. BUCELO: Absolutely.  
4 MR. BEHAR: Gonzalo?  
5 MR. SANABRIA: I have a deck, on my  
6 seawall, made of composite materials. It's  
7 been there for 25 years. Fantastic. I love  
8 it. So I'm all in favor of this.  
9 MR. BEHAR: Okay. Perfect.  
10 I think it's a great idea. I'm all for it.  
11 So with that, we're going to close the  
12 Board comment --  
13 MR. MENENDEZ: One more quick question,  
14 Mr. Chairman.  
15 MR. BEHAR: Sure.  
16 MR. MENENDEZ: Is the City directed to use  
17 these composite materials, as well, in like,  
18 say, parks or anything that's -- any projects?  
19 MS. GARCIA: Yes. Typically, yes.  
20 MR. MENENDEZ: Okay.  
21 MS. GARCIA: So knowing the RCA, like  
22 knowing what the pre-approved products are, so  
23 they can use that, and kind of bypass going to  
24 the Board of Architects repeatedly, a number of  
25 times, so, yes.

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1 MR. MENENDEZ: Okay. Okay. Thank you.  
2 MR. BEHAR: Good question. Thank you.  
3 Do we have a motion?  
4 MR. BUCELO: I'll move, Mr. Chair.  
5 MR. SANABRIA: Second.  
6 MR. BEHAR: Okay. Can you please call the  
7 roll?  
8 THE SECRETARY: I'm sorry, who moved it?  
9 MR. BEHAR: Alex, second by Gonzalo.  
10 THE SECRETARY: Thank you.  
11 Alex Bucelo?  
12 MR. BUCELO: Yes.  
13 THE SECRETARY: Nestor Menendez?  
14 MR. MENENDEZ: Yes.  
15 THE SECRETARY: Felix Pardo?  
16 MR. PARDO: Yes.  
17 THE SECRETARY: Gonzalo Sanabria?  
18 MR. SANABRIA: Yes.  
19 THE SECRETARY: Ignacio Alvarez?  
20 MR. ALVAREZ: Yes.  
21 THE SECRETARY: Alice Bravo?  
22 MS. BRAVO: Yes.  
23 THE SECRETARY: Robert Behar?  
24 MR. BEHAR: Yes.  
25 E-3, Mr. City Attorney.

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1 MR. COLLIER: Yes.  
2 Item E-3, an Ordinance of the City  
3 Commission providing for text amendments to the  
4 City of Coral Gables Official Zoning Code,  
5 amending 14-204, "Transfer of Development  
6 Rights (TDRs)," and Article 16, "Definitions,"  
7 of the City's Zoning Code to establish a  
8 Conservation TDR Program and appraisal  
9 framework; providing for definitions,  
10 procedures, appraisal standards, and  
11 conservation easement requirements; providing a  
12 repealer provision, severability clause,  
13 codification, and providing for an effective  
14 date.  
15 Item E-3, public hearing.  
16 MR. BEHAR: Craig.  
17 MR. SOUTHERN: Good evening, again. Craig  
18 Southern, Planning and Zoning Division.  
19 Okay. This next text amendment is,  
20 basically, as Craig Collier just read, to  
21 establish a Conservation Transfer of  
22 Development Right program, to our already  
23 existing TDR section, within the Zoning Code.  
24 This program proposes to incentivize  
25 permanent preservation of native and natural

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1 habitats, including mature tree canopy and  
2 ecologically significant features, by allowing  
3 property owners to voluntarily transfer  
4 development rights from designated sending  
5 sites to approved receiving sites.  
6 The text amendment proposes that property  
7 owners, who permanently protect environmentally  
8 sensitive lands, go through a Grant of  
9 Conservation Agreement or a GOCA, as the  
10 acronym would read, and they may receive  
11 transferable development rights, provided that  
12 they meet the conservation benefits, and that  
13 they are eligible.  
14 Eligible sending sites are -- could, in the  
15 proposal, be evaluated based on habitat  
16 quality, tree canopy coverage, and overall  
17 conservation value. Sites demonstrating  
18 exceptional ecological value may qualify,  
19 additionally, for ecological bonuses, that have  
20 also been proposed in the text amendment.  
21 These would have to be qualified by  
22 environmental professionals, arborists, and  
23 ecologists.  
24 Just to give a couple of brief examples of  
25 maybe some eligible sites within the City of

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