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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

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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.

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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?

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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

1 anything beyond that, then it would count
 2 against your --
 3 CHAIRMAN AIZENSTAT: FAR.
 4 MS. GARCIA: -- yeah, FAR.
 5 MR. WITHERS: You can't have like a kitchen
 6 and bathroom and all of that up there, just a
 7 room?
 8 MS. GARCIA: Right. I think you could have
 9 one heating element, but not a full kitchen,
 10 no.
 11 CHAIRMAN AIZENSTAT: In the carport?
 12 MS. GARCIA: No, above the carport.
 13 CHAIRMAN AIZENSTAT: Above the carport?
 14 MS. GARCIA: Right.
 15 CHAIRMAN AIZENSTAT: I mean, you would want
 16 to have it attached, so to the elements, when
 17 you're going into your house, some people may
 18 want to have that.
 19 MS. GARCIA: Right. The intent of having
 20 it detached is so that you have less mass --
 21 less roof massing. I'm sure the architects can
 22 nod their head and say, yeah. If you have a
 23 complex, versus one large roofed structure, you
 24 have less mass. So that was the intent.
 25 Obviously, you can attach it, if you want

1 THE SECRETARY: Julio Grabiel?
 2 MR. GRABIEL: Yes.
 3 THE SECRETARY: Luis Revuelta?
 4 MR. REVUELTA: Yes.
 5 THE SECRETARY: Eibi Aizenstat?
 6 CHAIRMAN AIZENSTAT: Yes.
 7 MR. BEHAR: Before we adjourn, Mr. Chair,
 8 we're back to normal, I think, regarding the
 9 Pandemic. We still have the Zoom platform.
 10 Shouldn't it be time for us to consider
 11 bringing everybody back to the Chamber and
 12 doing away with Zoom and other --
 13 CHAIRMAN AIZENSTAT: I think that's a
 14 question for Madam City Attorney.
 15 MS. SUAREZ: So, the City Commission, I
 16 think -- and the public and the residents have
 17 appreciated the opportunity to use Zoom as an
 18 additional way to participate, and so, you
 19 know, the Commission's direction has basically
 20 been, you know, let's continue with this just
 21 because --
 22 MS. MIRO: It's convenient also for the
 23 residents, I think.
 24 MS. SUAREZ: It facilitates more public
 25 participation. And so it's not being done

1 to, if that's better for the family or the
 2 resident that lives there.
 3 MR. WITHERS: I'll move it.
 4 MR. BEHAR: Second.
 5 CHAIRMAN AIZENSTAT: Let's go ahead first
 6 -- one second, please.
 7 Do we have anybody from the public?
 8 THE SECRETARY: No.
 9 CHAIRMAN AIZENSTAT: On either Zoom, phone
 10 or in Chambers?
 11 THE SECRETARY: No.
 12 CHAIRMAN AIZENSTAT: No? Let's go ahead
 13 and close it for public comment.
 14 Chip, you went ahead and moved it?
 15 MR. WITHERS: I did.
 16 MR. BEHAR: I seconded it.
 17 CHAIRMAN AIZENSTAT: Robert seconded it.
 18 Any discussion? No?
 19 Call the roll, please.
 20 THE SECRETARY: Chip Withers?
 21 MR. WITHERS: Yes.
 22 THE SECRETARY: Robert Behar?
 23 MR. BEHAR: Yes.
 24 THE SECRETARY: Claudia Miro?
 25 MS. MIRO: Yes.

1 because of the Pandemic, it's because now it's
 2 just another way for the public to participate.
 3 MS. MIRO: As we move forward, right, with
 4 technology, too.
 5 MR. BEHAR: Yeah, but -- I'm not going to
 6 agree -- I agree with technology but I'm not
 7 going to -- all right. I make a motion to
 8 adjourn.
 9 MR. GRABIEL: Second.
 10 CHAIRMAN AIZENSTAT: We have a motion to
 11 adjourn and a second. All in favor? Yes.
 12 (Board Members voted aye.)
 13 CHAIRMAN AIZENSTAT: Happy New Year,
 14 everybody.
 15 (Thereupon, the meeting was concluded at
 16 7:50 p.m.)
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CERTIFICATE

STATE OF FLORIDA:

SS.

COUNTY OF MIAMI-DADE:

I, NIEVES SANCHEZ, Court Reporter, and a Notary Public for the State of Florida at Large, do hereby certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true and complete record of my stenographic notes.

DATED this 14th day of February, 2023.

NIEVES SANCHEZ