

CITY OF CORAL GABLES
LOCAL PLANNING AGENCY (LPA)/
PLANNING & ZONING BOARD MEETING
VERBATIM TRANSCRIPT
WEDNESDAY, NOVEMBER 8, 2023, COMMENCING AT 6:04 P.M.

Board Members Present at Commission Chamber:

- Eibi Aizenstat, Chairman
- Robert Behar
- Julio Grabiell
- Felix Pardo
- Sue Kawalerski
- Javier Salman
- Chip Withers

City Staff and Consultants:

- Jill Menendez, Administrative Assistant, Board Secretary
- Jennifer Garcia, City Planner
- Emilee Aguerrebere, Principal Planner
- Craig Collier, Special Counsel
- Arceli Redila, Zoning Administrator
- Peter Iglesias, City Manager
- Kevin Kinney, Parking Director
- Melissa Zayas, Public Works Transportation Division Manager
- Douglas Ramirez, Deputy Director of Development Services

Also Participating:

- Laura Russo, Esq., On behalf of Item E-4
- Mario Garcia-Serra, Esq., On behalf of Items E-2 and E-3
- Brian Fisher, architect
- Magda S. Granda
- Jemima Cubas
- Waldo Toyos
- Vicky Rua
- Octavio Santurio, Architect
- Hank Porcher
- Javier Rodriguez, Traffic Consultant
- Juan Espinoza, Traffic Consultant
- Sara Conde, via Zoom

Planning and Zoning Board has established the ability for the public to provide comments virtually. For those members of the public who are appearing on Zoom and wish to testify, you must be visible to the court reporter to be sworn in. Otherwise, if you speak, without being sworn in, your comments may not have evidentiary value.

Lobbyist, any person who acts as a lobbyist must register with the City Clerk as required pursuant to the City Code.

As Chair, I now officially call the City of Coral Gables Planning and Zoning Board Meeting of November 8th to order. The time is 6:04.

Jill, if you would please call the roll.

THE SECRETARY: Robert Behar?

MR. BEHAR: Here.

THE SECRETARY: Julio Grabiell?

MR. GRABIELL: Here.

THE SECRETARY: Sue Kawalerski?

MS. KAWALERSKI: Here.

THE SECRETARY: Felix Pardo?

MR. PARDO: Here.

THE SECRETARY: Javier Salman?

MR. SALMAN: Here.

THEREUPON:

CHAIRMAN AIZENSTAT: Good evening. I'd like to call the meeting to order, and I'd like to ask everybody to please silence their phones and beepers, if they have any still.

This Board is comprised of seven members. Four Members of the Board shall constitute a quorum, and the affirmative vote of four members shall be necessary for the adoption of any motion. If only four Members of the Board are present, an applicant may request and be entitled to a continuance to the next regularly scheduled meeting of the Board.

If a matter is continued due to a lack of quorum, the Chairperson or Secretary of the Board may set a Special Meeting to consider such matter. In the event that four votes are not obtained, an applicant, except in the case of a Comprehensive Plan Amendment, may request a continuance or allow the application to proceed to the City Commission without recommendation.

Pursuant to Resolution Number 2021-118, the City of Coral Gables has returned to traditional in-person meetings; however, the

THE SECRETARY: Chip Withers?

MR. WITHERS: I'm here.

THE SECRETARY: Bibi Aizenstat?

CHAIRMAN AIZENSTAT: Here.

Notice Regarding Ex Parte Communications, please be advised that this Board is a quasi-judicial board, which requires Board Members to disclose all ex parte communications and site visits. An ex parte communication is defined as any contact, communication, conversation, correspondence, memorandum or other written or verbal communication, that takes place outside of a public hearing, between a member of the public and a member of a quasi-judicial board, regarding matters to be heard by the Board. If anyone made any contact with a Board Member regarding an issue before the Board, the Board Member must state, on the record, the existence of the ex parte communication and the party who originated the communication.

Also, if a Board Member conducted a site visit specifically related to the case before the Board, the Board Member must also disclose such visit. In either case, the Board Member

1 must state, on the record, whether the ex parte
2 communication and/or site visit will affect the
3 Board Member's ability to impartially consider
4 the evidence to be presented regarding the
5 matter. The Board Member should also state
6 that his or her decision will be based on
7 substantial competent evidence and testimony
8 presented on the record today.

9 Does any Member of the Board have such
10 communication and/or site visit to disclose at
11 this time?

12 MR. BEHAR: None.

13 MR. SALMAN: No.

14 MS. KAWALERSKI: No.

15 CHAIRMAN AIZENSTAT: Swearing in, everyone
16 who speaks this evening must complete the
17 roster on the podium. If anyone -- we ask that
18 you print clearly, so the official records of
19 your name and address will be correct.

20 Now, with the exception of attorneys, all
21 persons physically in the City Commission
22 Chambers, who will speak on agenda items before
23 us this evening, please rise to be sworn in.

24 (Thereupon, the participants were sworn.)

25 CHAIRMAN AIZENSTAT: Thank you.

5

1 Zoom platform participants, I will ask any
2 person wishing to speak on tonight's agenda
3 items, to please open your chat and send a
4 direct message to Jill Menendez, stating you
5 would like to speak before the Board and
6 include your full-time name. Jill will call
7 you when it's your turn. I ask you to be
8 concise, for the interest of time.

9 Then we'll proceed to the phone platform
10 participants. After the Zoom platform
11 participants are done, I will ask phone
12 participants to comment on tonight's agenda
13 items. I will also ask you to be concise, for
14 the interest of time.

15 First we have the approval of the minutes.
16 We have two. I'd like to take up first
17 September 21st, 2023. Has everybody had a
18 chance to review?

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

20 CHAIRMAN AIZENSTAT: We have a motion.

21 MR. GRABIEL: I second it.

22 CHAIRMAN AIZENSTAT: Julio seconds.

23 Any comments, discussion? No?

24 Call the roll, please.

25 THE SECRETARY: Julio Grabiél?

6

1 MR. GRABIEL: Yes.

2 THE SECRETARY: Sue Kawalerski?

3 MS. KAWALERSKI: Yes.

4 THE SECRETARY: Felix Pardo?

5 MR. PARDO: Yes.

6 THE SECRETARY: Javier Salman?

7 MR. SALMAN: Yes.

8 THE SECRETARY: Chip Withers?

9 MR. WITHERS: Yes.

10 THE SECRETARY: Robert Behar?

11 MR. BEHAR: Yes.

12 THE SECRETARY: Eibi Aizenstat?

13 CHAIRMAN AIZENSTAT: Yes.

14 The second is the October 11th meeting of
15 2023. The same, has everybody had a chance to
16 review? Is there a motion?

17 MR. SALMAN: I so move.

18 CHAIRMAN AIZENSTAT: Javier moves. Is
19 there a second?

20 MS. KAWALERSKI: Second.

21 CHAIRMAN AIZENSTAT: Sue made the second.

22 Any comments? No?

23 Call the roll, please.

24 THE SECRETARY: Sue Kawalerski?

25 MS. KAWALERSKI: Yes.

7

1 THE SECRETARY: Felix Pardo?

2 MR. PARDO: Here. Yes.

3 THE SECRETARY: Javier Salman?

4 MR. SALMAN: Yes.

5 THE SECRETARY: Chip Withers?

6 MR. WITHERS: Yes.

7 THE SECRETARY; Robert Behar?

8 MR. BEHAR: Yes.

9 THE SECRETARY: Julio Grabiél?

10 MR. GRABIEL: Yes.

11 THE SECRETARY: Eibi Aizenstat?

12 CHAIRMAN AIZENSTAT: Yes.

13 The procedure we'll use for tonight, first
14 we'll have the identification of the agenda
15 item by Mr. Coller. Then we'll have the
16 presentation by the applicant or agent. Then
17 the presentation by Staff. We'll open the
18 public comment, first in Chamber, then Zoom
19 platform, and then the phone line platform.
20 I'll go ahead and close the public comment.
21 We'll have Board discussion. Then we'll have a
22 motion, further discussion, and a second of the
23 motion, if necessary, and then the Board's
24 final comments and a vote.

25 What I'd like to do is, we have a Board

8

1 Member that has a conflict with Item E-2 and
2 E-3 tonight. So what we're going to do is,
3 we're first going to go ahead and hear E-1, and
4 then we will move on to E-4 and E-5 and then we
5 will go to E-3 and E-4.

6 I want to confirm that that's okay with the
7 rest of the Board Members?

8 MS. KAWALERSKI: Fine.

9 CHAIRMAN AIZENSTAT: Yes?

10 MR. WITHERS: Yes.

11 CHAIRMAN AIZENSTAT: Thank you.

12 Mr. Collier, if you would please read the
13 first item on the agenda.

14 MR. COLLIER: Item E-1, an Ordinance of the
15 City Commission providing for text amendments
16 to the City of Coral Gables Official Zoning
17 Code pursuant to Zoning Code Article 14,
18 "Process," Section 14-212, "Zoning Code Text
19 and Map Amendments," to create carbon concrete
20 requirements, a review procedure, and an appeal
21 process that reduces greenhouse gas emissions,
22 providing for repeater provision, severability
23 clause, codification, and providing for an
24 effective date.

25 Item E-1, public hearing.

1 any concrete element of a building in all of
2 the MFs, MF2, 3 and 4, and all of the MX
3 districts, so all of our larger buildings.
4 This wouldn't apply to single-family or to
5 duplex.

6 And that's it.

7 CHAIRMAN AIZENSTAT: That's it?

8 MS. GARCIA: Yes.

9 CHAIRMAN AIZENSTAT: Okay. Let's go ahead
10 and open it up for comment, unless anybody has
11 a quick question.

12 MS. KAWALERSKI: I have one question. Have
13 you heard from any builders that say they don't
14 want this to happen?

15 MS. GARCIA: I personally have not. So
16 I've been told -- we kind of contacted around
17 to make sure there was no added expense in
18 doing this. We've been told that it's not an
19 added expense, it's just an added step for
20 verification purposes.

21 CHAIRMAN AIZENSTAT: Okay. Thank you.

22 I noticed that Mr. City Manager has joined
23 us. Welcome, Mr. City Manager. Is there
24 anything you'd like to say or would you like to
25 come up?

1 MS. GARCIA: Okay. Jennifer Garcia, City
2 Planner. I'm lucky today to have so many
3 architects here to help with the discussion of
4 this, because it's going to be very technical,
5 I'm sure.

6 MR. BEHAR: You're sure?

7 MS. GARCIA: So, in a nutshell, we're
8 requiring to reduce our carbon in the
9 construction of concrete. So, as you know,
10 when you are manufacturing and mining the
11 cement, it's a very dirty, icky process, that
12 creates CO2 gas emissions, right.

13 So a relatively new technology is able to
14 capture all or some of that CO2 emissions.
15 They're able to capture that, and, I guess,
16 inject it into new concrete or into concrete,
17 to make it even stronger, and, therefore,
18 reducing the amount of CO2s they release into
19 the atmosphere.

20 So the Commission really wants to,
21 obviously, promote, you know, environmentally
22 friendly initiatives, and this is one of those,
23 to reduce the amount of carbon that the City is
24 releasing, right. So it's to be required in
25 the construction of anything that's concrete,

1 CITY MANAGER IGLESIAS: Thank you very
2 much, Mr. Chair. I think I came for the carbon
3 issue, and -- are we on that? I'm sorry, there
4 was a resident downstairs, so I wasn't sure.
5 Are we on the carbon issue?

6 MS. GARCIA: Yes.

7 CHAIRMAN AIZENSTAT: Yes, we are, and the
8 presentation has been made by Staff.

9 CITY MANAGER IGLESIAS: Thank you very
10 much.

11 Let me just say, this is a product where
12 the carbon -- where CO2 is injected, using
13 recaptured methodology, into concrete, as it's
14 being mixed. Most of the CO2 that's generated
15 by concrete is by the cement process, where
16 you're actually manufacturing cement.
17 Manufacturing cement is different than creating
18 concrete -- that's a batch plant -- and
19 manufacturing cement is a cement plant.

20 So that's a very dirty, hot process,
21 creates a lot of CO2. So this process actually
22 takes some of that CO2, to recapture it, and
23 put it back into the concrete, and then what it
24 does is, it mixes with the cement to create a
25 very micro calcium carbonate and it provides a

1 little finer mix. And so it doesn't affect the
2 strength and increases permeability, which is
3 not a bad thing right now, my understanding,
4 there's not a cost involved, right, which is
5 very important, and there's also a way to
6 mitigate that, because if there is a source
7 problem or a cost problem, then it can be
8 appealed to the Building Official, so it won't
9 necessarily be used on the project. This also
10 has LEED implication. So it would help with
11 LEED, as far as the project is concerned. So
12 the idea of this is not to add cost to job
13 sites, but just to recapture some of that CO2
14 created during the manufacturing of the cement,
15 which is, of course, used in concrete. Also,
16 it allows a little less cement ratio, which
17 also helps out.

18 MR. BEHAR: I think it's a wonderful idea.
19 I'm in favor. I had a presentation made to us,
20 you know, six, eight months ago, but nobody has
21 ever been able to tell me if there's an
22 additional cost implication, you know, and I
23 would assume that, you know, there is not, but
24 if there is, you said there's a mechanism
25 for -- to appeal it to the Building Official in

13

1 order to mitigate that or --

2 CITY MANAGER IGLESIAS: Mr. Behar, I
3 personally called and had a Zoom meeting with a
4 number of batch plants. There should be no
5 cost involved right now -- no additional cost
6 involved, but if there is or the product -- or
7 the product becomes unavailable, for some
8 reason, then the Building Official can waive
9 it --

10 MR. BEHAR: Okay.

11 CITY MANAGER IGLESIAS: -- from the
12 project. So there is an out for this, right,
13 or if sourcing the concrete starts getting
14 ridiculously high. So my personal view on this
15 is that this is good, this doesn't -- and we
16 don't have any projects that are very large,
17 that require special concrete. Our
18 construction is under 200 feet. It's not --

19 MR. BEHAR: And that's exactly -- you know,
20 the tower that I'm doing is 15,000 PSI
21 concrete.

22 CITY MANAGER IGLESIAS: That's a whole
23 different ball game. You've got to get special
24 aggregate.

25 MR. BEHAR: Yeah.

14

1 CITY MANAGER IGLESIAS: All kinds of issues
2 there. Believe me, I know. But our structures
3 here are under 200 feet. So we don't have any
4 special concrete requirements here, that will
5 be affected -- that would be affected by this.

6 MR. BEHAR: I think that's the way of the
7 future, no matter what, so we need to start
8 looking at it and doing it.

9 MR. COLLER: Mr. Chair --

10 CHAIRMAN AIZENSTAT: Yes, sir.

11 MR. COLLER: -- may I suggest you open it
12 up for public hearing, and then we can have a
13 discussion?

14 CHAIRMAN AIZENSTAT: I will. I just didn't
15 know if anybody had a quick question.

16 MR. WITHERS: I do. How do you measure
17 it? I mean, I've got concrete. Is someone
18 going there and actually drilling and measuring
19 the CO2 in the concrete?

20 CITY MANAGER IGLESIAS: No. No. It would
21 be through the reports, when you are -- the
22 engineer gets reports from the actual batch
23 plant --

24 MR. WITHERS: The actual what --

25 CITY MANAGER IGLESIAS: From -- reports --

15

1 MR. WITHERS: The supplier of the concrete?

2 CITY MANAGER IGLESIAS: From the supplier
3 of the --

4 MR. WITHERS: So the supplier of the
5 concrete regulates himself, as far as how much
6 CO2 is in the concrete?

7 CITY MANAGER IGLESIAS: Well, there are
8 various companies that do this, and there is a
9 way of working with those companies that
10 provide that product to the batch plant. So I
11 think the laboratories can actually deal with
12 it. We can even have the labs visit the actual
13 plants. So if there is -- and I don't want to
14 state any of the producers or any of the
15 suppliers of this methodology, but we would
16 certainly deal with them. So that if that's
17 not happening, we would be advised.

18 MR. BEHAR: But by the time that concrete
19 gets here, it's already done -- the process is
20 already done.

21 CITY MANAGER IGLESIAS: It's just going to
22 add the actual batch plant.

23 MR. BEHAR: Yeah.

24 CHAIRMAN AIZENSTAT: Felix, did you have
25 something quickly, before I open it up?

16

1 MR. PARDO: So the question I had was --
2 because I was concerned -- the appeal period in
3 case it did increase the cost, and I've read
4 that -- anything from two dollars to eighty
5 dollars a cubic yard, but it's negligible
6 compared to the overall cost of construction.
7 Are there any other municipalities, counties,
8 in the State of Florida, that have this type of
9 ordinance?

10 MS. GARCIA: Not in Florida, no. You will
11 be the first one in Florida.

12 MR. BEHAR: And, Felix, 80 dollars a yard,
13 that is significant.

14 MS. KAWALERSKI: It's significant.

15 MR. BEHAR: Two dollars a yard is
16 reasonable, five dollars a yard, but 80 dollars
17 a yard --

18 CITY MANAGER IGLESIAS: And we have the
19 Building Official that can make that decision
20 on a large project.

21 MR. PARDO: You know, that's the thing.
22 The key question is if the Building Official
23 thinks, you know, is two dollars, you know,
24 enough or eight dollars, so -- but, at the same
25 time, I think it's a good step -- a first step,

17

1 nobody else has done it. I think it's a good
2 first step to try to minimize the impact of
3 what we build, and most of what we build down
4 here, as you know, is concrete.

5 CHAIRMAN AIZENSTAT: Thank you,
6 Mr. Manager.

7 CITY MANAGER IGLESIAS: And Commissioner
8 Withers, these companies, that actually do
9 this, certify those plants. If those plants
10 become de-certified, then we immediately know
11 what's going on.

12 CHAIRMAN AIZENSTAT: Thank you.

13 Jill, do we have any speakers on this item?

14 THE SECRETARY: No speakers have signed up
15 and no speakers on Zoom.

16 CHAIRMAN AIZENSTAT: No speakers on Zoom or
17 the phone platform, either?

18 THE SECRETARY: No.

19 CHAIRMAN AIZENSTAT: Okay. At this time,
20 I'd like to go ahead and close it for public
21 comment.

22 Mr. Manager, a question that I had is, this
23 is also for single-family homes or only a
24 certain size project?

25 MS. GARCIA: No, this will be just for

18

1 multi-family and mixed-use. So single-family
2 and duplex would be exempted from this.

3 CHAIRMAN AIZENSTAT: Okay.

4 MR. SALMAN: Through the Chair.

5 CHAIRMAN AIZENSTAT: Yeah, go ahead,
6 Javier.

7 MR. SALMAN: Mr. Manager, can you explain
8 how it enhances or detracts from the strength
9 of the concrete?

10 CITY MANAGER IGLESIAS: It doesn't hurt the
11 strength. The injected CO2 reacts with the
12 pulled on cement to create a nano calcium
13 carbonate product that actually becomes a finer
14 mix. So it probably does not degrade the
15 strength, it probably increases strength
16 somewhat, and it also --

17 MR. SALMAN: Has that been tested? Do we
18 know that for a fact?

19 CITY MANAGER IGLESIAS: Yes, it's been
20 tested, and it also helps with permeability of
21 the concrete, which is a big thing, as far as
22 the carbonation is concerned.

23 MR. SALMAN: Is this a method of gas
24 effusion into the --

25 CITY MANAGER IGLESIAS: Correct.

19

1 MR. SALMAN: -- when you're actually
2 preparing the batch?

3 CITY MANAGER IGLESIAS: When you're
4 batching, correct. It's a process --

5 MR. SALMAN: Basically, for lack of a
6 better term, aerating the concrete with CO2 --

7 CITY MANAGER IGLESIAS: It's a process of
8 the recapture of that CO2.

9 MR. SALMAN: So, from the factory, they
10 collect the CO2 and then give it to the batch
11 plant --

12 CITY MANAGER IGLESIAS: No. No. It's just
13 a net. It's just a net. You know, you're
14 creating it here and you --

15 MR. SALMAN: So they grabbed it out of here
16 and put it over there.

17 CITY MANAGER IGLESIAS: Exactly. Exactly.
18 So there is --

19 (Simultaneous speaking.)

20 CITY MANAGER IGLESIAS: But as Mr. Behar
21 was discussing, concerning concrete, tall
22 buildings require different issues, special
23 aggregates. 10,000, 15,000 is a concrete which
24 is -- you have to input -- our aggregate
25 doesn't even work for that. We have all sorts

20

1 of materials that we have for taller buildings.
2 We don't have this issue in under 200 feet,
3 because all of our buildings are under 200
4 feet.

5 MR. SALMAN: Okay. Thank you.

6 CHAIRMAN AIZENSTAT: Okay. Sue.

7 MS. KAWALERSKI: No.

8 CHAIRMAN AIZENSTAT: Felix?

9 MR. PARDO: When they introduced the fifth
10 gash (phonetic) into the mix, it does affect
11 the curing time, but not that much, right?

12 CITY MANAGER IGLESIAS: That's a whole
13 different thing. Engineers like it, don't like
14 it, it does affect the curing time. The
15 strength goes slightly up. The cement mix goes
16 slightly down. So there's a savings there.
17 This is a little bit different. This is
18 really -- it's a concept like that, but this is
19 really not gash.

20 MR. BEHAR: If we have a structural
21 engineer explaining this to us, I feel good.

22 CHAIRMAN AIZENSTAT: Chip.

23 MR. WITHERS: I don't know the first thing
24 about this. I tried to watch some YouTube and
25 stuff, but -- is this really -- I mean, it

21

1 the bags of cement, right.

2 MR. WITHERS: Okay.

3 CITY MANAGER IGLESIAS: When you use
4 concrete, you use cement, water and different
5 kinds of aggregates and it might have some
6 added mixtures, right, laid concrete CO2 or --
7 there are all kinds of added mixtures there.
8 That is the batch plant. The cement plant is
9 where the cement is created, the cement portion
10 of the concrete, and that's where the big
11 problem is, as far as this CO2 generator.

12 MR. WITHERS: Really, on the manufacturing,
13 and so by us regulating what concrete goes into
14 our buildings, we're poking the manufacturer to
15 do it right?

16 CITY MANAGER IGLESIAS: No. What we're
17 doing is, we are reducing somewhat the cement
18 ratio, which helps, because you're using less
19 cement and we're recapturing some of the CO2
20 that was released here. So we are off-setting
21 some of the negatives of -- or what's viewed as
22 a negative for concrete.

23 MR. WITHERS: So is it the same process
24 when they make their concrete blocks? Do they
25 inject CO2 into it?

23

1 sounds really cool. Is it really one of those
2 just, we're doing a good thing, it's a feel
3 good for Mother Earth type of deal or is it
4 really significantly going to impact anything?

5 CITY MANAGER IGLESIAS: No, I think we are
6 reducing -- we're --

7 MR. WITHERS: How much is it going to
8 really -- I mean, give me a --

9 CITY MANAGER IGLESIAS: Probably four to
10 ten percent, something like that, but what
11 we're doing is, we're reducing the delta from
12 the cement manufacturing, which is really the
13 biggest issue, as far as concrete, because the
14 cement manufacturing is totally different.
15 Everybody thinks of concrete as the batch
16 plant, but that cement that is being
17 manufactured, it's a very dirty, heat intensive
18 process and --

19 MR. WITHERS: So does concrete, when it's
20 sitting on a building, release CO2 in the air?
21 How does the CO2 leave the concrete in the
22 first place?

23 CITY MANAGER IGLESIAS: It's not the
24 concrete, it's the manufacturing of cement
25 where the problem -- when you're manufacturing

22

1 CITY MANAGER IGLESIAS That's a
2 different -- that's a whole different kind of
3 concrete. The concrete blocks, they use a very
4 low slump concrete, because those concrete
5 blocks have to be kicked out and they have to
6 be done -- so that's a whole different kind of
7 concrete, but it's very low slump, low water
8 ratio concrete. It's like pavers. Those
9 things are eight, nine, ten thousand PSIs,
10 because when you kick out a paver, it has to
11 stand, right. If you take off a mold of
12 concrete, it just -- it's a liquid.

13 When you have a production of a paver or
14 concrete block, that's a different kind of
15 concrete, because it has to -- it's similar to
16 what's used in compulsory shock concrete and it
17 stands by itself. It has to be like that,
18 because, if not, you can't produce five blocks
19 a day. So the machine has to be kicking those
20 out. So that's a low slump process. That's
21 different. This is for looking at the batch
22 plant. Now, if they come up with some process
23 for that, that's something different, but what
24 we're looking at is the cast in place concrete
25 that we use.

24

1 MR. WITHERS: All right.
 2 CHAIRMAN AIZENSTAT: Julio.
 3 MR. GRABIEL: I've been hearing and reading
 4 about this for a while now, so I'm very happy
 5 that the City is taking the first step, and it
 6 makes me extremely happy that we are the first
 7 municipality that's approaching it. So if I
 8 could make a motion to -- or are we --
 9 CHAIRMAN AIZENSTAT: Well, I'd like to make
 10 a comment, if I can.
 11 MR. GRABIEL: Oh, okay. Sorry.
 12 CHAIRMAN AIZENSTAT: Robert, are you --
 13 MR. BEHAR: I'm good.
 14 CHAIRMAN AIZENSTAT: Just one question that
 15 I have, does it start at a certain PSI where
 16 this is implemented?
 17 CITY MANAGER IGLESIAS: We would use it --
 18 no, it can be used throughout the range of
 19 concrete that's being used at the job site.
 20 Normally our buildings would range anywhere
 21 from four to seven, which is right in the range
 22 of -- or maybe three to seven.
 23 CHAIRMAN AIZENSTAT: Great. So somebody
 24 that's using, let's say, a 2500 PSI or a 2000
 25 PSI --

25

1 CITY MANAGER IGLESIAS: You would not use
 2 that in buildings. In those kinds of
 3 buildings, you would not use that.
 4 CHAIRMAN AIZENSTAT: Okay. So it doesn't
 5 do --
 6 CITY MANAGER IGLESIAS: Most of the
 7 concrete that's used is 4000 to 7000, 8000
 8 tons.
 9 CHAIRMAN AIZENSTAT: Okay. The reason I
 10 was asking is because I was just wondering
 11 how -- concrete is also used sometimes for
 12 driveways and so forth. So I didn't know what
 13 the PSI was or if that was going to affect --
 14 CITY MANAGER IGLESIAS: Normally, you would
 15 use at least 3000 PSI.
 16 MR. BEHAR: For a driveway, you would use
 17 no more than 3000.
 18 CITY MANAGER IGLESIAS: And you could use
 19 it on that also.
 20 CHAIRMAN AIZENSTAT: Okay. Any other
 21 comments?
 22 Julio, you wanted to make a motion?
 23 MR. GRABIEL: Yeah. I'd like to make a
 24 motion to accept it as is.
 25 CHAIRMAN AIZENSTAT: Do we have a second?

26

1 MR. WITHERS: I second.
 2 MR. SALMAN: Second.
 3 CHAIRMAN AIZENSTAT: We have a motion. We
 4 have a second. Any discussion? No?
 5 Call the roll, please.
 6 THE SECRETARY: I'm sorry, who seconded
 7 it?
 8 MR. SALMAN: Javier.
 9 MR. COLLER: Motion is to approve in
 10 accordance with department recommendation.
 11 CHAIRMAN AIZENSTAT: Say that again,
 12 please.
 13 MR. COLLER: The motion is to approve in
 14 accordance with the department recommendation.
 15 CHAIRMAN AIZENSTAT: That is correct.
 16 MR. GRABIEL: Correct. Yes.
 17 THE SECRETARY: Felix Pardo?
 18 MR. PARDO: Yes.
 19 THE SECRETARY: Javier Salman?
 20 MR. SALMAN: Yes.
 21 THE SECRETARY: Chip Withers?
 22 MR. WITHERS: Yes.
 23 THE SECRETARY: Robert Behar?
 24 MR. BEHAR: Yes.
 25 THE SECRETARY: Julio Grabiell?

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1 MR. GRABIEL: Yes.
 2 THE SECRETARY: Sue Kawalerski?
 3 MS. KAWALERSKI: Yes.
 4 THE SECRETARY: Eibi Aizenstat?
 5 CHAIRMAN AIZENSTAT: Yes.
 6 CITY MANAGER IGLESIAS: Thank you very
 7 much. Thank you.
 8 CHAIRMAN AIZENSTAT: Thank you,
 9 Mr. Manager, and thank you.
 10 Next we're going to move on to Item E-4.
 11 Mr. Coller.
 12 MR. COLLER: Item E-4, an Ordinance of the
 13 City Commission of Coral Gables, Florida,
 14 amending St. Philip's School site plan approved
 15 under Ordinance No. 3576 to replace an existing
 16 building with a new pre-K building located at
 17 1109 Andalusia Avenue, Coral Gables, Florida;
 18 all other conditions of approval contained in
 19 Ordinance No. 3576 shall remain in effect; and
 20 providing an effective date.
 21 Item E-4, public hearing.
 22 CHAIRMAN AIZENSTAT: Thank you.
 23 Ms. Russo.
 24 MS. RUSSO; Good evening, Mr. Chair,
 25 Members of the Board. For the record, Laura

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