

1 CHAIRMAN AIZENSTAT: On Zoom?
2 THE SECRETARY: No.
3 CHAIRMAN AIZENSTAT: On the phone platform?
4 THE SECRETARY: No.
5 CHAIRMAN AIZENSTAT: All right. I'll go
6 ahead and close it for public comment.
7 Alice, start us off.
8 MS. BRAVO: And I imagine this is -- the
9 City has a history with the properties that are
10 in those zones experiencing flooding during
11 different storm events, right?
12 MR. SOUTHERN: Yeah, definitely. Yeah. I
13 don't know how many -- FEMA usually provides
14 every municipality and every county with
15 substantial damage properties every year. I
16 unfortunately don't know what that number is,
17 but the lower that we keep it down, the
18 higher -- and this would definitely assist with
19 that -- the higher our community rating system
20 goes up, which actually benefits all of the
21 citizens and actually lowers the insurance
22 rates.
23 MS. BRAVO: And this is consistent with
24 what I happen to know of -- other
25 municipalities in Dade County are doing.

81

1 MR. COLLIER: This is on Item E-7.
2 CHAIRMAN AIZENSTAT: On E-7.
3 So we have Alex's second, and no other
4 comments, so call the row, please.
5 THE SECRETARY: Robert Behar?
6 MR. BEHAR: Yes.
7 THE SECRETARY: Alice Bravo?
8 MS. BRAVO: Yes.
9 THE SECRETARY: Alex Bucelo?
10 MR. BUCELO: Yes.
11 THE SECRETARY: Nestor Menendez?
12 MR. MENENDEZ: Yes.
13 THE SECRETARY: Felix Pardo?
14 MR. PARDO: Yes.
15 THE SECRETARY: Eibi Aizenstat?
16 CHAIRMAN AIZENSTAT: Yes.
17 Moving on to E-8.
18 MR. COLLIER: Item E-8, an Ordinance of the
19 City Commission of Coral Gables, Florida,
20 providing for text amendments to the City of
21 Coral Gables Official Zoning Code Article 5,
22 "Architecture" Section 5-510, "Trussed
23 Rafters," to provide requirements for metal
24 trusses; providing for repealer provision,
25 severability clause, codification,

83

1 MR. SOUTHERN: Yeah, definitely.
2 Definitely. So Miami Beach and Monroe County
3 are probably on the forefront of that.
4 CHAIRMAN AIZENSTAT: Thank you, Alice.
5 MR. PARDO: Mr. Chairman?
6 CHAIRMAN AIZENSTAT: Yes. Go ahead, Felix.
7 MR. PARDO: Whenever you'd like, I'd like
8 to make a motion to approve Staff
9 recommendation.
10 CHAIRMAN AIZENSTAT: Anybody else on the
11 Board who would like to make any comments
12 before we have the motion? No?
13 Mr. Pardo.
14 MR. PARDO: I'd like to make a motion to
15 adopt Staff's recommendation.
16 MR. BUCELO: Second.
17 CHAIRMAN AIZENSTAT: We have a second by
18 Alex.
19 MR. BEHAR: I wanted to second that second.
20 MR. BUCELO: I want to withdraw my second.
21 MS. BRAVO: I'll second it.
22 MR. BUCELO: I'm kidding.
23 CHAIRMAN AIZENSTAT: So we have a second by
24 Alex.
25 MR. BUCELO: Friendly withdrawal.

82

1 enforceability, and an effective date.
2 Item E-8, public hearing.
3 MR. SOUTHERN: All right. Thank you.
4 Craig Southern, Planning & Zoning
5 Department, again.
6 So Item E-8 is a relatively simple text
7 amendment. It's basically, within the past,
8 we've had a predominant requirement of trusses,
9 and I think a lot of these trusses needed a
10 little more structural and engineering
11 requirement. So that's really what we're
12 trying to do, is differentiate between wood
13 trusses and then the requirement, predominantly
14 for commercial properties, for a more heavy
15 gauge steel metal truss, and that's all we're
16 really putting in here, is differentiating
17 between the wood truss component and metal
18 trusses, and these metal trusses being a heavy
19 gauge would have to consist of hot rolled
20 steel.
21 Now, I wish I could adequately talk about
22 this, but we had our director, we had
23 structural engineers within the City take a
24 look at these, and this is the most simplistic
25 text amendment that we've come up with, just to

84

1 differentiate between wood trusses and metal
2 trusses, if one chooses to install them.

3 MR. BEHAR: You still have both options,
4 right?

5 MR. SOUTHERN: Right.

6 MR. PARDO: But if you use wood, it still
7 has to be two by six, if you use wood, and I
8 heard, from old timers, the reason that it was
9 put in there, it was simply really not because
10 of structural, but really mostly because of
11 termites and carpenter ants and things like
12 that, that can chew right through anything.

13 CHAIRMAN AIZENSTAT: And, also, that was
14 the Dade Pine. That plank that was available
15 back then was a two-by-six.

16 MR. PARDO: Well, you could still get the
17 two-by-six. That's not an issue.

18 MR. BEHAR: But I think this is more really
19 applicable to commercial projects, the fire
20 rating and all --

21 MR. SOUTHERN: Exactly, when it comes to
22 the metal component, a heavy gauge, and that
23 way we know, structurally, you know, just given
24 our last text amendment and just where we live
25 in South Florida, you know --

85

1 MR. PARDO: But you're still keeping the
2 two-by-six for residential?

3 MR. BEHAR: Available, yes.

4 MR. SOUTHERN: Yes.

5 CHAIRMAN AIZENSTAT: Do we have anybody in
6 the Chambers --

7 THE SECRETARY: No.

8 CHAIRMAN AIZENSTAT: No? Zoom or phone?
9 No? I'll go ahead and close it for public
10 comment.

11 MR. PARDO: Mr. Chairman, I'd like to make
12 a motion to approve the Staff recommendation.

13 MR. BEHAR: I'm going to second.

14 CHAIRMAN AIZENSTAT: Mr. Pardo, you're on a
15 roll. We have a first. We have a second. Any
16 comments? No?

17 Call the roll, please.

18 THE SECRETARY: Alice Bravo?

19 MS. BRAVO: Yes.

20 THE SECRETARY: Alex Bucelo?

21 MR. BUCELO: Yes.

22 THE SECRETARY: Nestor Menendez?

23 MR. MENENDEZ: Yes.

24 THE SECRETARY: Felix Pardo?

25 MR. PARDO: Yes.

86

1 THE SECRETARY: Robert Behar?

2 MR. BEHAR: Yes.

3 THE SECRETARY: Eibi Aizenstat?

4 CHAIRMAN AIZENSTAT: Yes.

5 Mr. Behar, you're going to recuse yourself?

6 MR. BEHAR: I am. At this time, I will
7 recuse myself.

8 CHAIRMAN AIZENSTAT: Thank you.

9 Let the record show that Mr. Behar is
10 recusing himself. And, sir, you filed the
11 proper --

12 MR. BEHAR: And for the record, I submitted
13 the conflict form today to the City.

14 CHAIRMAN AIZENSTAT: Okay. Thank you, sir.

15 MR. BEHAR: You're welcome. Thank you.

16 MR. COLLER: Are we taking a break?

17 CHAIRMAN AIZENSTAT: Would you like to take
18 a break?

19 MR. COLLER: I wouldn't mind a break.

20 CHAIRMAN AIZENSTAT: Let's take a
21 five-minute break, please. Thank you.

22 MR. COLLER: On behalf of the court reporter.

23 CHAIRMAN AIZENSTAT: Of course.

24 (Short recess taken.)

25 CHAIRMAN AIZENSTAT: Okay. If everybody is

87

1 ready, what I'd like to ask -- has everybody in
2 Chambers -- has everybody been sworn in that's
3 going to be speaking tonight? No? Can
4 everybody please stand up again, just so we
5 make sure everybody is sworn in?

6 (Thereupon, the participants were sworn.)

7 CHAIRMAN AIZENSTAT: Thank you.

8 Mr. Coller.

9 MR. COLLER: Yes. This is going to take me
10 a while.

11 All right. So we have a number of related
12 items. So this is E-3, E-4, E-5, E-6 -- and
13 E-6. So I'm going to -- my suggestion is, we
14 read them all in, we have one public hearing,
15 since they're all related, and then we'll vote
16 separately on each item.

17 So Item E-3, an Ordinance of the City
18 Commission of Coral Gables, Florida amending
19 the Future Land Use Map of the City of Coral
20 Gables Comprehensive Plan pursuant to Zoning
21 Code Article 14, "Process," Section 14-213,
22 "Comprehensive Plan Text and Map Amendments,"
23 and Small Scale amendment procedures (Section
24 163.3187, Florida Statutes), from "Commercial
25 Low Rise Intensity" and Single Family Low

88