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1 specifically mentions bikes, but I know you  
 2 can't do certain things toward trees.  
 3 CHAIRMAN AIZENSTAT: Okay.  
 4 Julio?  
 5 MR. GRABIEL: No. I'm in favor of it. I  
 6 think --  
 7 MR. BEHAR: The good thing is, you can put  
 8 it in the upper levels.  
 9 MS. BALIDO-HART: Right. Yeah.  
 10 MS. MENENDEZ: All right.  
 11 MR. TRIAS: Right. Right. You could do it  
 12 in your unit.  
 13 MR. BEHAR: You know, not in the unit, but,  
 14 you know, somewhere in the parking garage, that  
 15 you could designate for bike storage.  
 16 MR. TRIAS: If you have a multi-storage  
 17 parking garage, you can have it on the fourth  
 18 floor --  
 19 MR. BEHAR: On every level.  
 20 MS. MENENDEZ: Got it.  
 21 MR. BEHAR: You know, as long as it's not  
 22 on the ground floor, part of the open space.  
 23 MS. MENENDEZ: Got it.  
 24 CHAIRMAN AIZENSTAT: Would that be a  
 25 condition?

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1 MR. BEHAR: No, I think he's providing for  
 2 that here.  
 3 MR. TRIAS: Yeah. We could make it more  
 4 clear, if you want.  
 5 MS. MENENDEZ: It doesn't specify.  
 6 CHAIRMAN AIZENSTAT: Well, it's not that  
 7 clear, though.  
 8 MR. BEHAR: Because under, you know,  
 9 Parking, Vehicle Storage, Bicycle Storage, it  
 10 says, "The location should be convenient to the  
 11 user," you know.  
 12 MR. TRIAS: I mean, it's just like regular  
 13 parking. It doesn't have to be on the ground  
 14 level.  
 15 CHAIRMAN AIZENSTAT: No. No. I  
 16 understand. But what I'm wondering is if  
 17 there's to be some buildings that are going to  
 18 be built with all of the storage for the  
 19 bicycles outside. Is that possible under this  
 20 scenario?  
 21 MR. TRIAS: I don't think so, right. No.  
 22 CHAIRMAN AIZENSTAT: It's not possible?  
 23 MR. TRIAS: Yeah.  
 24 CHAIRMAN AIZENSTAT: It has to be covered?  
 25 MR. TRIAS: Yeah.

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1 CHAIRMAN AIZENSTAT: Is there a motion?  
 2 MS. MENENDEZ: I'll move it.  
 3 MR. BEHAR: I'll second it.  
 4 CHAIRMAN AIZENSTAT: As dictated by Staff?  
 5 MS. MENENDEZ: Yes.  
 6 CHAIRMAN AIZENSTAT: We have a first. We  
 7 have a second. Any further comments or  
 8 questions? No?  
 9 Jill, call the roll, please.  
 10 THE SECRETARY: Maria Menendez?  
 11 MS. MENENDEZ: Yes.  
 12 THE SECRETARY: Maria Velez?  
 13 MS. VELEZ: Yes.  
 14 THE SECRETARY: Jolie Balido-Hart?  
 15 MS. BALIDO-HART: Yes.  
 16 THE SECRETARY: Robert Behar?  
 17 MR. BEHAR: Yes.  
 18 THE SECRETARY: Marshall Bellin?  
 19 MR. BELLIN: Yes.  
 20 THE SECRETARY: Julio Grabiell?  
 21 MR. GRABIEL: Yes.  
 22 THE SECRETARY: Eibi Aizenstat?  
 23 CHAIRMAN AIZENSTAT: Yes.  
 24 Let's go ahead and take a five, ten-minute  
 25 break.

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1 MR. BEHAR: Why?  
 2 MS. BALIDO-HART: Why? We're good.  
 3 MS. MENENDEZ: We're good.  
 4 CHAIRMAN AIZENSTAT: You're good?  
 5 MS. BALIDO-HART: Yeah.  
 6 MS. MENENDEZ: Yeah.  
 7 CHAIRMAN AIZENSTAT: Okay.  
 8 MR. BEHAR: You're not.  
 9 MS. MENENDEZ: Unless you're not.  
 10 CHAIRMAN AIZENSTAT: Okay. I didn't want  
 11 to do what I did last time, at the last  
 12 meeting.  
 13 MS. MENENDEZ: That was very kind of you,  
 14 though.  
 15 MS. BALIDO-HART: Don't worry about that.  
 16 MR. BEHAR: Take the five-minute break.  
 17 CHAIRMAN AIZENSTAT: Okay. Let's continue,  
 18 right?  
 19 MR. COLLER: Okay.  
 20 MS. MENENDEZ: We're on Item 9.  
 21 MR. COLLER: Item 9 and 10 are related.  
 22 I'm going to read both of them in and then we  
 23 can have one public hearing on both items.  
 24 Item Number 9, an Ordinance of the City  
 25 Commission of Coral Gables, Florida requesting

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1 an amendment to the Future Land Use Map of the  
 2 City of Coral Gables Comprehensive Plan  
 3 pursuant to Zoning Code Article 3, "Development  
 4 Review," Division 15, "Comprehensive Plan Text  
 5 and Map Amendments", and Small Scale amendment  
 6 procedures, Section 163.3187, Florida Statutes,  
 7 from "Residential Single-Family Low Density" to  
 8 "Conservation Areas" for the property legally  
 9 described as all of Tract 3, Avocado Land  
 10 Company Subdivision, Coral Gables, Florida; and  
 11 providing for severability, repealer and an  
 12 effective date.

13 Item Number 10, an Ordinance of the City  
 14 Commission of Coral Gables, Florida requesting  
 15 a change of zoning pursuant to Zoning Code  
 16 Article 3, "Development Review", Division 14,  
 17 "Zoning Code Text and Map Amendments", from  
 18 Single-Family Residential District to  
 19 Preservation for the property legally described  
 20 as all of Tract 3, Avocado Land Company  
 21 Subdivision, Coral Gables, Florida; and  
 22 providing for severability, repealer and an  
 23 effective date.

24 Items 9 and 10, public hearing.  
 25 CHAIRMAN AIZENSTAT: Thank you.

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1 MR. TRIAS: Thank you, Mr. Chairman.  
 2 This is a City initiated process, and, in  
 3 fact, the property is owned by the City at this  
 4 point.

5 MS. MENENDEZ: It's owned by the City?  
 6 MR. TRIAS: Yes. And this was a parcel  
 7 that has been zoned Single-Family for a long  
 8 time, and periodically people come to my office  
 9 and say, "Oh, my God, you know, I found a 20  
 10 acre parcel undeveloped in Coral Gables," and  
 11 that was just not a good way of doing things.

12 So what happened is that it was privately  
 13 owned, and the property was not -- it was not  
 14 really possible to do anything with it, so the  
 15 City decided to make it open space and preserve  
 16 and provide transfer of development rights to  
 17 the property owner. So that's something that  
 18 was worked out with the very good help of our  
 19 City Attorney.

20 MR. GRABIEL: When was this done?  
 21 MR. TRIAS: Recently. I don't know the  
 22 date exactly.

23 MR. BEHAR: Within the last 90 to 120 days.  
 24 MR. GRABIEL: Oh, really? Okay.  
 25 MR. TRIAS: Yeah. You know, I think it's a

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1 very good thing. I think it's a very good  
 2 thing, and I think -- in fact, it's related in  
 3 some ways to the next item, which deals with  
 4 coastal management and open space, and those  
 5 issues, because all of the area to the south  
 6 and all of the area around it is preserved, and  
 7 for very good reasons, because it's basically  
 8 natural environment, and so on. That used to  
 9 be a historic creek before development.

10 So there's a change of Land Use and a  
 11 change of Zoning. Those are the two requests.  
 12 The current Land Use, as you can see, is  
 13 yellow, which is the Residential, same thing  
 14 with Zoning, and you can see that it's green  
 15 all around. So that clearly shows the overall  
 16 context.

17 We sent letters to property owners within  
 18 1,500 feet, which includes Hammocks Oaks, which  
 19 is the subdivision just -- or the neighborhood  
 20 just north of the property, and 1,500 is the  
 21 required distance for Land Use changes.

22 We had public notice, with legal ad, a  
 23 courtesy notification, which is the mail out  
 24 that we do. The property was also posted on  
 25 City Hall, on the web page, and the Staff

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1 Report has been posted in the web page.  
 2 Staff recommends approval, as the standards  
 3 identified in the Zoning Code and the Comp Plan  
 4 have been satisfied and we recommend approval  
 5 for both, the change of Zoning and the change  
 6 of Land Use.

7 The Staff determination is that the  
 8 proposed changes are consistent with the  
 9 Comprehensive Plan goals, objectives and  
 10 policies.

11 Thank you.  
 12 CHAIRMAN AIZENSTAT: Thank you.  
 13 Jill, is there anybody from the audience?  
 14 THE SECRETARY: No speakers.  
 15 CHAIRMAN AIZENSTAT: No speakers.  
 16 MR. BEHAR: I'll make a motion for  
 17 approval.  
 18 MS. VELEZ: I'll second.  
 19 MS. MENENDEZ: Second.  
 20 CHAIRMAN AIZENSTAT: We have, Robert made a  
 21 motion --  
 22 MR. COLLER: We're going to do them  
 23 separately. So we'll start --  
 24 MR. BEHAR: I'll make a motion for approval  
 25 on Item 9.

1 CHAIRMAN AIZENSTAT: Maria?  
 2 MS. MENENDEZ: Sure. Or Maria. Whichever  
 3 Maria.  
 4 MS. VELEZ: Go ahead.  
 5 CHAIRMAN AIZENSTAT: We'll take turns. 9  
 6 will be this Maria, and 10 --  
 7 MS. MENENDEZ: Okay. Well, you're assuming  
 8 that Maria is not going to have a problem with  
 9 the next item.  
 10 CHAIRMAN AIZENSTAT: We have a first by  
 11 Robert, a second Maria to my right.  
 12 Any further discussion? No?  
 13 Call the roll, please.  
 14 THE SECRETARY: Maria Velez?  
 15 MS. VELEZ: Yes.  
 16 THE SECRETARY: Jolie Balido-Hart?  
 17 MS. BALIDO-HART: Yes.  
 18 THE SECRETARY: Robert Behar?  
 19 MR. BEHAR: Yes.  
 20 THE SECRETARY: Marshall Bellin?  
 21 MR. BELLIN: Yes.  
 22 THE SECRETARY: Julio Grabiell?  
 23 MR. BELLIN: Oh, yes. Sorry.  
 24 THE SECRETARY: Maria Menendez?  
 25 MS. MENENDEZ: Yes.

1 THE SECRETARY: Eibi Aizenstat?  
 2 CHAIRMAN AIZENSTAT: Yes.  
 3 MR. BEHAR: Motion to approve Item Number  
 4 10.  
 5 MS. BALIDO-HART: Second.  
 6 MS. MENENDEZ: Well, I had one question.  
 7 MR. BEHAR: Why?  
 8 MS. MENENDEZ: I have a question. Does  
 9 this mean that with us developing this coastal  
 10 management element, does this mean that we  
 11 control our waterways?  
 12 MR. BEHAR: This is something else.  
 13 MR. COLLER: That's a separate item.  
 14 CHAIRMAN AIZENSTAT: That's the next item.  
 15 MS. MENENDEZ: Oh.  
 16 MR. TRIAS: That's the next item. I'm  
 17 going to explain the next item.  
 18 MS. MENENDEZ: Okay. I'm sorry, I thought  
 19 this was this one.  
 20 MR. TRIAS: No. No. Sorry about that.  
 21 MR. BEHAR: I make a motion.  
 22 MS. BALIDO-HART: Can I second the motion?  
 23 CHAIRMAN AIZENSTAT: I think Maria --  
 24 MS. BALIDO-HART: Oh, you second it?  
 25 CHAIRMAN AIZENSTAT: No, the other one.

1 MS. MENENDEZ: No, Maria second it already.  
 2 MS. VELEZ: Second.  
 3 MR. BEHAR: You want to make the motion?  
 4 I'll retract it.  
 5 MS. BALIDO-HART: No, you make your motion.  
 6 We're good.  
 7 CHAIRMAN AIZENSTAT: Any further  
 8 discussion? No?  
 9 Call the roll, please.  
 10 THE SECRETARY: Jolie Balido-Hart?  
 11 MS. BALIDO-HART: Yes.  
 12 THE SECRETARY; Robert Behar?  
 13 MR. BEHAR: Yes.  
 14 THE SECRETARY: Marshall Bellin?  
 15 MR. BELLIN: Yes.  
 16 MS. MENENDEZ: I don't know how I jumped on  
 17 it.  
 18 THE SECRETARY: Julio Grabiell?  
 19 MR. GRABIEL: Yes.  
 20 THE SECRETARY: Maria Menendez?  
 21 MS. MENENDEZ: Yes.  
 22 THE SECRETARY: Maria Velez?  
 23 MS. VELEZ: Yes.  
 24 THE SECRETARY: Eibi Aizenstat?  
 25 CHAIRMAN AIZENSTAT: Yes.

1 The next item, please.  
 2 MR. COLLER: Do you have the title for  
 3 this?  
 4 MS. MENENDEZ: Number 11.  
 5 CHAIRMAN AIZENSTAT: Number 11.  
 6 MR. TRIAS: 11.  
 7 MR. COLLER: Oh, it's Number 11. Oh, sorry.  
 8 CHAIRMAN AIZENSTAT: It's okay.  
 9 MS. MENENDEZ: It's on the back of the  
 10 sheet.  
 11 CHAIRMAN AIZENSTAT: It's on the back of  
 12 the sheet.  
 13 MR. COLLER: Back side. Got it. Thank you.  
 14 Item Number 11, an Ordinance of the City  
 15 Commission of Coral Gables, Florida requesting  
 16 an amendment to the text of the City of Coral  
 17 Gables Comprehensive Plan, to include a Coastal  
 18 Management Element, pursuant to expedited state  
 19 review procedures, 163.3184, Florida Statutes,  
 20 and Zoning Code Article 3, "Development  
 21 Review," Division 15, "Comprehensive Plan Text  
 22 and Map Amendments," to include Objectives and  
 23 Policies to protect coastal areas of the city;  
 24 providing for a repealer provision, providing  
 25 for a severability clause, and providing for an