

1 MR. BELLIN: Ramon, why not make it in
2 addition to the required parking? Two percent
3 is such a small amount. If you've got a
4 hundred cars, you've got to provide two
5 additional parking spaces and that's it.

6 MR. TRIAS: Certainly that could be done,
7 too.

8 MS. BALIDO-HART: Why?

9 MR. GRABIEL: Listen, there are so many
10 people buying electrical cars nowadays. I know
11 everybody is looking at it. So I don't think
12 it will be a problem. I think, if anything, we
13 might be short. Two percent might be short.
14 And probably buildings like that will require
15 more than one per twenty.

16 MR. BEHAR: Because you're going to one for
17 the first fifty, which you're probably right,
18 you're going to be short. But I think that's a
19 minimum.

20 MR. GRABIEL: No, I agree.

21 MR. BEHAR: And the market is going to
22 require that you do more.

23 MR. GRABIEL: And the owners and the
24 developers will realize that there is demand
25 for that, and they will provide those.

1 MR. BEHAR: And it becomes an amenity to
2 the users of the building.

3 MR. GRABIEL: Absolutely.

4 So I think this is just a minimum, just
5 to --

6 MR. TRIAS: Yeah.

7 MS. BALIDO-HART: Is it clear that this is
8 just a minimum? That was my question.

9 MR. TRIAS: Yes.

10 MS. BALIDO-HART: Okay.

11 MR. TRIAS: I think it's clear that it's a
12 minimum, yes.

13 CHAIRMAN AIZENSTAT: Maria?

14 MS. MENENDEZ: No, I don't have anything.

15 MR. COLLIER: It expressly states a minimum.

16 MR. TRIAS: And the next item is bicycle
17 parking, so --

18 CHAIRMAN AIZENSTAT: Any --

19 MR. GRABIEL: Do we need a motion on this?

20 CHAIRMAN AIZENSTAT: Any motion?

21 MS. MENENDEZ: For the electrical? I'll
22 make a motion.

23 CHAIRMAN AIZENSTAT: For the electrical.

24 MS. VELEZ: I'll second.

25 CHAIRMAN AIZENSTAT: Well, what's your

1 motion?

2 MS. MENENDEZ: My motion is to accept it.

3 CHAIRMAN AIZENSTAT: Okay. Second it?

4 MS. VELEZ: And I'll second it, uh-huh.

5 CHAIRMAN AIZENSTAT: Any other comments?
6 Questions?

7 Call the roll, please.

8 THE SECRETARY: Julio Grabiell?

9 MR. GRABIEL: Yes.

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: Eibi Aizenstat?

21 CHAIRMAN AIZENSTAT: Yes.

22 MR. COLLIER: I take that as a motion to
23 approve in accordance with Staff
24 recommendation, correct?

25 MS. MENENDEZ: Always.

1 MS. BALIDO-HART: Yes.

2 MS. MENENDEZ: Unless we say otherwise.

3 MR. BEHAR: They do such a great job.

4 MS. BALIDO-HART: A wonderful job.

5 CHAIRMAN AIZENSTAT: Let's go ahead and do
6 the next item, and, then, afterwards, we'll
7 take a little bathroom break, since 9 and 10
8 are together.

9 MR. COLLIER: Sure.

10 CHAIRMAN AIZENSTAT: That clock is one hour
11 ahead.

12 MR. COLLIER: Yes, this clock is inaccurate.

13 MS. MENENDEZ: Oh, really? Oh, okay.

14 CHAIRMAN AIZENSTAT: Yes.

15 MR. COLLIER: It's earlier than you think.

16 CHAIRMAN AIZENSTAT: Craig, if you would
17 please read it.

18 MR. COLLIER: Okay. Sure.

19 Item Number 8, an Ordinance of the City
20 Commission of Coral Gables, Florida providing
21 for text amendments to the City of Coral Gables
22 Official Zoning Code, by amending Article 4,
23 "Development Standards," Section 4-201, "Mixed
24 Use District (MXD)," Article 5, "Development
25 Standards," Section 5-604, "Coral Gables

<p style="text-align: right;">Page 101</p> <p>1 Mediterranean Style Design Standards," and 2 "Parking, Loading, and Driveway Standards," 3 Section 5-1409, "Amount of Required Parking" to 4 increase the requirements for bicycle parking; 5 providing for a repealer provision, providing 6 for a severability clause, codification, and 7 providing for an effective date. 8 Item Number 8, public hearing. 9 CHAIRMAN AIZENSTAT: Thank you. 10 Ramon. 11 MR. TRIAS: Thank you. 12 And Mr. Chairman, this is a related item in 13 some ways. We're saying that in the Comp Plan 14 and in the Bicycle Master Plan we talk a lot 15 about mobility, in a sense greater than 16 automobiles, so bicycles is one of the clear 17 vehicles that we can use. 18 And what we are proposing is to have a 19 minimum amount of bicycle parking for offices, 20 retail and multi-family uses, and that applies 21 also to Mixed-Use and Med Bonus provisions. 22 Basically what we're saying is that there 23 should be one bicycle storage space for each 24 2,000 square feet of office, and one bicycle 25 storage space for each 4,000 square feet of</p>	<p style="text-align: right;">Page 103</p> <p>1 MS. MENENDEZ: Sorry. 2 CHAIRMAN AIZENSTAT: That's okay. 3 MS. MENENDEZ: On Page 3 of the Staff 4 Report, if we have 300 units, how many parking 5 storage spaces, if we have 300 units? 6 MR. TRIAS: One space for every four units. 7 MS. MENENDEZ: Every four or every two? 8 I'm talking about -- oh, I'm sorry -- 9 MR. TRIAS: I mean, if you look at Number 10 3, on Page 3 -- 11 MS. BALIDO-HART: Yeah. 12 MR. TRIAS: -- Residential Uses, is that 13 where you -- 14 MS. MENENDEZ: Oh, I have the old one. I 15 had the old one, sorry. Let's see here. 16 MR. BEHAR: But to answer, if you have 300 17 residential units, you need 75 bicycle spaces. 18 MS. MENENDEZ: That's a lot. That's a lot. 19 You know, I was reading this, and I go, wow. 20 I'm all for bicycle spaces, but I just envision 21 a line of all of these bike stations and 22 basically saying, you know, that's a lot. 23 MR. TRIAS: One per four, that's a lot? 24 Okay. Anyway, that's what it says. It could 25 be a lot. Yeah, it could be a lot.</p>
<p style="text-align: right;">Page 102</p> <p>1 retail. That's basically the provisions. 2 In the Development Standards for the 3 Mixed-Use, we have one bicycle space for each 4 1,500 square feet of office and one bicycle 5 space for each 1,000 square feet of retail. 6 Based on the review of the Comp Plan and 7 the Zoning Code provisions, Staff recommends 8 approval of the amendment. 9 MS. MENENDEZ: I have a question. 10 MS. VELEZ: This only applies on parcels 11 over 20,000 square feet or on all parcels? 12 MR. TRIAS: Let me read exactly what we 13 have. We have, in the Mixed-Use Districts, 14 which those will be over 20,000 square feet -- 15 I think that's it. Yeah. It's all parcels 16 over 20,000 square feet. You're correct. 17 MS. MENENDEZ: Let me ask you something. 18 Under -- 19 CHAIRMAN AIZENSTAT: Maria, if I may. 20 MS. MENENDEZ: Sorry. 21 CHAIRMAN AIZENSTAT: Is there anybody that 22 has signed up to speak on this item? 23 THE SECRETARY: No, no speakers. 24 CHAIRMAN AIZENSTAT: No? 25 Maria, go ahead.</p>	<p style="text-align: right;">Page 104</p> <p>1 MS. MENENDEZ: I'm sorry. If it comes out 2 to 75 bike racks, that's a lot. 3 MR. TRIAS: Certainly. Certainly. 4 MS. MENENDEZ: Ten, twenty, thirty -- 5 MR. TRIAS: And think about all of the 6 parking spaces that are there, too. That's a 7 lot. I mean, that would be even more. 8 MS. MENENDEZ: No, but I guess my question 9 is, is that realistic? Is that really 10 realistic? Have we done some tests with 11 perhaps developments that already have these 12 racks to see the utilization of it? 13 MR. TRIAS: What I would suggest to you is 14 that if you want more research on the 15 residential uses, we could take that out, 16 because I think that the office and the retail 17 uses -- 18 MR. BEHAR: Well, but if you have an office 19 building that's 120,000 square feet -- 20 MS. MENENDEZ: That's a lot, too. 21 MR. BEHAR: How many bikes do you need? 22 The only caveat, the only good thing about it, 23 is that you're -- they're not going to be on 24 the ground floor. You could put it in a 25 location, whatever is convenient to the use,</p>

<p style="text-align: right;">Page 105</p> <p>1 right? Theoretically, you could do it inside 2 the garage -- 3 MS. MENENDEZ: In every level. 4 MR. BEHAR: -- in every level. 5 MR. TRIAS: We could count them as open 6 space. 7 MR. BEHAR: Maybe you do. Do I have to put 8 like a green carpet underneath it? 9 MS. VELEZ: It has to be secured and 10 covered. 11 MS. BALIDO-HART: I was going to say the 12 same thing that Maria just said, as far as have 13 we benchmarked other buildings and to what 14 extent are their bicycle racks like empty or 15 are they so filled with so many bikes that we 16 recognize we need way more? And, for example, 17 on Miracle Mile, where my office is, in my own 18 building, where I would love to ride a bike to 19 work, but I can't exactly ride one wearing a 20 dress and neither do many of the suited up 21 professionals. 22 MR. TRIAS: Certainly. 23 MS. BALIDO-HART: So how would that apply 24 for those types of buildings? Is this 25 mandatory and to what extent?</p>	<p style="text-align: right;">Page 107</p> <p>1 MS. GARCIA: Yes, residential units. So 2 300 units is a lot of units for a building in 3 Coral Gables. 4 MS. MENENDEZ: So if it's 150, we're 5 talking about 30 something spaces? 6 MS. GARCIA: Spaces, yes. 7 MS. MENENDEZ: And you think that that's -- 8 that's not too much? 9 MS. GARCIA: So that would be fifteen 10 racks, because these are bicycle spaces not 11 racks. 12 MS. MENENDEZ: Oh, spaces. 13 MS. GARCIA: Yes. 14 MS. MENENDEZ: Oh, wow. Okay. 15 CHAIRMAN AIZENSTAT: So a rack is double? 16 MS. MENENDEZ: No. No. 17 MR. BEHAR: No. 18 MS. GARCIA: Typically a rack can hold two 19 bikes. 20 MS. MENENDEZ: Now I understand. 21 MS. BALIDO-HART: I don't understand. 22 MS. MENENDEZ: What they're introducing is 23 the spaces, not the racks, per se. 24 MS. GARCIA: Right. Bike, not actual rack. 25 MR. BEHAR: To provide that you could, you</p>
<p style="text-align: right;">Page 106</p> <p>1 MR. TRIAS: It would be mandatory, yes. 2 MS. BALIDO-HART: Okay. 3 MR. TRIAS: In terms of whether it's a lot 4 or not, I would like to consult with my bicycle 5 expert, who is Jennifer Garcia, and she's an 6 activist in the bicycle. If you want to say -- 7 you know, because you came up with some of 8 those numbers, if you have any advice on the 9 numbers. 10 MS. MENENDEZ: I mean, we can take baby 11 steps towards this. 12 CHAIRMAN AIZENSTAT: Sure. 13 MS. MENENDEZ: We can start off with a 14 certain amount, and, then, if it fills up, we 15 take the next step. 16 MS. GARCIA: The question about the 300 17 units, that's a lot of units for one building. 18 CHAIRMAN AIZENSTAT: Could you state your 19 name and position, please? 20 MS. GARCIA: Jennifer Garcia, City Planner, 21 City of Coral Gables. 22 Most of our projects may range between 120 23 to 175 units. 24 MS. MENENDEZ: You're talking about 25 residential units?</p>	<p style="text-align: right;">Page 108</p> <p>1 know, store a bicycle, whatever room it takes. 2 MS. MENENDEZ: Yeah, for residential I can 3 see it happening, because sometimes you just 4 want to store your bike there, you're not 5 necessarily -- but when you're visiting an 6 office or retail, there's an assumption that a 7 percentage of those visitors are going to be 8 coming in a bike, and that's the one I'm not 9 too sure of. But the residents, I can see me 10 just storing that bike there until I use it, 11 which makes sense. 12 MS. GARCIA: Inside the unit, right. Yes, 13 exactly. 14 MS. MENENDEZ: Okay. 15 CHAIRMAN AIZENSTAT: Is there anything in 16 the Code, people tying up their bikes or 17 locking their bikes to a tree right outside, in 18 the public right-of-way or so forth? 19 MS. GARCIA: Code Enforcement -- it depends 20 on the street. 21 CHAIRMAN AIZENSTAT: Do you know? 22 MS. GARCIA: I don't know personally, no. 23 CHAIRMAN AIZENSTAT: I'm just curious. 24 MS. MENENDEZ: They protect the trees. I 25 don't think that's allowed. I don't know if it</p>

<p style="text-align: right;">Page 109</p> <p>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?</p>	<p style="text-align: right;">Page 111</p> <p>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.</p>
<p style="text-align: right;">Page 110</p> <p>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.</p>	<p style="text-align: right;">Page 112</p> <p>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. COLLIER: Okay. 20 MS. MENENDEZ: We're on Item 9. 21 MR. COLLIER: 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</p>