	Page 109		Page 111
1	specifically mentions bikes, but I know you	1	CHAIRMAN AIZENSTAT: Is there a motion?
2	can't do certain things toward trees.	2	MS. MENENDEZ: I'll move it.
3	CHAIRMAN AIZENSTAT: Okay.	3	MR. BEHAR: I'll second it.
4	Julio?	4	CHAIRMAN AIZENSTAT: As dictated by Staff?
5	MR. GRABIEL: No. I'm in favor of it. I	5	MS. MENENDEZ: Yes.
6	think	6	CHAIRMAN AIZENSTAT: We have a first. We
7	MR. BEHAR: The good thing is, you can put	7	have a second. Any further comments or
8	it in the upper levels.	8	questions? No?
9	MS. BALIDO-HART: Right. Yeah.	9	Jill, call the roll, please.
10	MS. MENENDEZ: All right.	10	THE SECRETARY: Maria Menendez?
11	MR. TRIAS: Right. Right. You could do it	11	MS. MENENDEZ: Yes.
12	in your unit.	12	THE SECRETARY: Maria Velez?
13	MR. BEHAR: You know, not in the unit, but,	13	MS. VELEZ: Yes.
14	you know, somewhere in the parking garage, that	14	THE SECRETARY: Jolie Balido-Hart?
15	you could designate for bike storage.	15	MS. BALIDO-HART: Yes.
16	MR. TRIAS: If you have a multi-storage	16	THE SECRETARY: Robert Behar?
17	parking garage, you can have it on the fourth	17	MR. BEHAR: Yes.
18	floor	18	THE SECRETARY: Marshall Bellin?
19	MR. BEHAR: On every level.	19	MR. BELLIN: Yes.
20	MS. MENENDEZ: Got it.	20	THE SECRETARY: Julio Grabiel?
21	MR. BEHAR: You know, as long as it's not	21	MR. GRABIEL: Yes.
22	on the ground floor, part of the open space.	22	THE SECRETARY: Eibi Aizenstat?
23	MS. MENENDEZ: Got it.	23	CHAIRMAN AIZENSTAT: Yes.
24	CHAIRMAN AIZENSTAT: Would that be a	24	Let's go ahead and take a five, ten-minute
25	condition?	25	break.
	Page 110		Page 112
1	MR. BEHAR: No, I think he's providing for	1	MR. BEHAR: Why?
2	that here.	2	MS. BALIDO-HART: Why? We're good.
3	MR. TRIAS: Yeah. We could make it more	3	MS. MENENDEZ: We're good.
4	clear, if you want.	4	CHAIRMAN AIZENSTAT: You're good?
5	MS. MENENDEZ: It doesn't specify.	5	MS. BALIDO-HART: Yeah.
6	CHAIRMAN AIZENSTAT: Well, it's not that	6	MS. MENENDEZ: Yeah.
7	clear, though.	7	CHAIRMAN AIZENSTAT: Okay.
8	MR. BEHAR: Because under, you know,	8	MR. BEHAR: You're not.
9	Parking, Vehicle Storage, Bicycle Storage, it	9	MS. MENENDEZ: Unless you're not.
10	says, "The location should be convenient to the	10	CHAIRMAN AIZENSTAT: Okay. I didn't want
11	user," you know.	11	to do what I did last time, at the last
12	MR. TRIAS: I mean, it's just like regular	12	meeting.
13	parking. It doesn't have to be on the ground	13	MS. MENENDEZ: That was very kind of you,
		1 4 4	
14	level.	14	though.
14 15	CHAIRMAN AIZENSTAT: No. No. I	15	MS. BALIDO-HART: Don't worry about that.
14 15 16	CHAIRMAN AIZENSTAT: No. No. I understand. But what I'm wondering is if	15 16	MS. BALIDO-HART: Don't worry about that. MR. BEHAR: Take the five-minute break.
14 15 16 17	CHAIRMAN AIZENSTAT: No. No. I understand. But what I'm wondering is if there's to be some buildings that are going to	15 16 17	MS. BALIDO-HART: Don't worry about that. MR. BEHAR: Take the five-minute break. CHAIRMAN AIZENSTAT: Okay. Let's continue,
14 15 16 17 18	CHAIRMAN AIZENSTAT: No. No. I understand. But what I'm wondering is if there's to be some buildings that are going to be built with all of the storage for the	15 16	MS. BALIDO-HART: Don't worry about that. MR. BEHAR: Take the five-minute break. CHAIRMAN AIZENSTAT: Okay. Let's continue, right?
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Page 113 Page 115 1 an amendment to the Future Land Use Map of the 1 very good thing. I think it's a very good 2 2 City of Coral Gables Comprehensive Plan thing, and I think -- in fact, it's related in 3 3 pursuant to Zoning Code Article 3, "Development some ways to the next item, which deals with Review," Division 15, "Comprehensive Plan Text 4 4 coastal management and open space, and those 5 and Map Amendments", and Small Scale amendment 5 issues, because all of the area to the south 6 6 procedures, Section 163.3187, Florida Statutes, and all of the area around it is preserved, and 7 from "Residential Single-Family Low Density" to 7 for very good reasons, because it's basically 8 "Conservation Areas" for the property legally 8 natural environment, and so on. That used to 9 9 described as all of Tract 3. Avocado Land be a historic creek before development. 10 10 Company Subdivision, Coral Gables, Florida; and So there's a change of Land Use and a 11 providing for severability, repealer and an 11 change of Zoning. Those are the two requests. 12 effective date. The current Land Use, as you can see, is 12 13 Item Number 10, an Ordinance of the City 13 yellow, which is the Residential, same thing Commission of Coral Gables, Florida requesting 14 14 with Zoning, and you can see that it's green 15 a change of zoning pursuant to Zoning Code 15 all around. So that clearly shows the overall 16 Article 3, "Development Review", Division 14, 16 context. 17 "Zoning Code Text and Map Amendments", from 17 We sent letters to property owners within 18 Single-Family Residential District to 18 1,500 feet, which includes Hammocks Oaks, which 19 Preservation for the property legally described 19 is the subdivision just -- or the neighborhood 20 as all of Tract 3, Avocado Land Company 20 just north of the property, and 1,500 is the 21 Subdivision, Coral Gables, Florida; and 21 required distance for Land Use changes. 22 22 providing for severability, repealer and an We had public notice, with legal ad, a 23 effective date. 23 courtesy notification, which is the mail out 24 Items 9 and 10, public hearing. 24 that we do. The property was also posted on 25 CHAIRMAN AIZENSTAT: Thank you. 25 City Hall, on the web page, and the Staff Page 114 Page 116 1 1 MR. TRIAS: Thank you, Mr. Chairman. Report has been posted in the web page. 2 2 Staff recommends approval, as the standards This is a City initiated process, and, in 3 3 identified in the Zoning Code and the Comp Plan fact, the property is owned by the City at this have been satisfied and we recommend approval 4 4 point. 5 5 for both, the change of Zoning and the change MS. MENENDEZ: It's owned by the City? 6 6 of Land Use. MR. TRIAS: Yes. And this was a parcel 7 7 that has been zoned Single-Family for a long The Staff determination is that the 8 8 time, and periodically people come to my office proposed changes are consistent with the 9 9 Comprehensive Plan goals, objectives and and say, "Oh, my God, you know, I found a 20 10 10 acre parcel undeveloped in Coral Gables," and policies. 11 that was just not a good way of doing things. 11 Thank you. 12 12 So what happened is that it was privately CHAIRMAN AIZENSTAT: Thank you. 13 13 Jill, is there anybody from the audience? owned, and the property was not -- it was not 14 really possible to do anything with it, so the 14 THE SECRETARY: No speakers. 15 City decided to make it open space and preserve 15 CHAIRMAN AIZENSTAT: No speakers. 16 MR. BEHAR: I'll make a motion for 16 and provide transfer of development rights to 17 17 the property owner. So that's something that approval. 18 was worked out with the very good help of our 18 MS. VELEZ: I'll second. 19 19 MS. MENENDEZ: Second. City Attorney. 20 20 MR. GRABIEL: When was this done? CHAIRMAN AIZENSTAT: We have, Robert made a 21 21 motion --MR. TRIAS: Recently. I don't know the 22 22 date exactly. MR. COLLER: We're going to do them 23 23 separately. So we'll start --MR. BEHAR: Within the last 90 to 120 days. 24 24 MR. BEHAR: I'll make a motion for approval MR. GRABIEL: Oh, really? Okay. 25 25 MR. TRIAS: Yeah. You know, I think it's a on Item 9.

1 2	Page 117		Page 119
	CHAIRMAN AIZENSTAT: Maria?	1	MS. MENENDEZ: No, Maria second it already.
	MS. MENENDEZ: Sure. Or Maria. Whichever	2	MS. VELEZ: Second.
3	Maria.	3	MR. BEHAR: You want to make the motion?
4	MS. VELEZ: Go ahead.	4	I'll retract it.
5	CHAIRMAN AIZENSTAT: We'll take turns. 9	5	MS. BALIDO-HART: No, you make your motion.
6	will be this Maria, and 10	6	We're good.
7	MS. MENENDEZ: Okay. Well, you're assuming	7	CHAIRMAN AIZENSTAT: Any further
8	that Maria is not going to have a problem with	8	discussion? No?
9	the next item.	9	Call the roll, please.
10	CHAIRMAN AIZENSTAT: We have a first by	10	THE SECRETARY: Jolie Balido-Hart?
11	Robert, a second Maria to my right.	11	MS. BALIDO-HART: Yes.
12	Any further discussion? No?	12	THE SECRETARY; Robert Behar?
13	Call the roll, please.	13	MR. BEHAR: Yes.
14	THE SECRETARY: Maria Velez?	14	THE SECRETARY: Marshall Bellin?
15	MS. VELEZ: Yes.	15	MR. BELLIN: Yes.
16		1	
	THE SECRETARY: Jolie Balido-Hart?	16	MS. MENENDEZ: I don't know how I jumped on
17	MS. BALIDO-HART: Yes.	17	it.
18	THE SECRETARY: Robert Behar?	18	THE SECRETARY: Julio Grabiel?
19	MR. BEHAR: Yes.	19	MR. GRABIEL: Yes.
20	THE SECRETARY: Marshall Bellin?	20	THE SECRETARY: Maria Menendez?
21	MR. BELLIN: Yes.	21	MS. MENENDEZ: Yes.
22	THE SECRETARY: Julio Grabiel?	22	THE SECRETARY: Maria Velez?
23	MR. BELLIN: Oh, yes. Sorry.	23	MS. VELEZ: Yes.
24	THE SECRETARY: Maria Menendez?	24	THE SECRETARY: Eibi Aizenstat?
25	MS. MENENDEZ: Yes.	25	CHAIRMAN AIZENSTAT: Yes.
	Page 118		Page 120
1	THE SECRETARY: Eibi Aizenstat?	1	The next item, please.
2	CHAIRMAN AIZENSTAT: Yes.	2	MR. COLLER: Do you have the title for
3	MR. BEHAR: Motion to approve Item Number	3	this?
4	10.	4	MC MENTENDEZ N. 1 11
-	MC DALIDO HADT. C		MS. MENENDEZ: Number 11.
5	MS. BALIDO-HART: Second.	5	MS. MENENDEZ: Number 11. CHAIRMAN AIZENSTAT: Number 11.
		5	CHAIRMAN AIZENSTAT: Number 11.
6 7	MS. MENENDEZ: Well, I had one question.		CHAIRMAN AIZENSTAT: Number 11. MR. TRIAS: 11.
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6 7 8	MS. MENENDEZ: Well, I had one question. MR. BEHAR: Why? MS. MENENDEZ: I have a question. Does this mean that with us developing this coastal	6 7 8	CHAIRMAN AIZENSTAT: Number 11. MR. TRIAS: 11. MR. COLLER: Oh, it's Number 11. Oh, sorry. CHAIRMAN AIZENSTAT: It's okay.
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6 7 8 9 10 11	MS. MENENDEZ: Well, I had one question. MR. BEHAR: Why? MS. MENENDEZ: I have a question. Does this mean that with us developing this coastal management element, does this mean that we control our waterways?	6 7 8 9 10 11	CHAIRMAN AIZENSTAT: Number 11. MR. TRIAS: 11. MR. COLLER: Oh, it's Number 11. Oh, sorry. CHAIRMAN AIZENSTAT: It's okay. MS. MENENDEZ: It's on the back of the sheet. CHAIRMAN AIZENSTAT: It's on the back of
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