

MS. GARCIA: The first one was in the first page, I believe, Page 26, goal FLU 2. So you can see that the planning period is just updated from 2007 to 2014, to now be 2025 to 2035, and, then, again, for 2025 to 2045, the ten and twenty-year planning periods.

Again, for a built-out city at our scale, it's not really a big deal.

MS. SUAREZ: So that was one of the changes that is incorporated, in order to align with State policies.

MS. GARCIA: Right.

And, then, the other one, if you're curious, is later on, underneath Capital Improvements.

MR. WITHERS: I got it.

MS. GARCIA: Okay.

CHAIRMAN AIZENSTAT: Do we have anybody for this subject?

THE SECRETARY: No speakers.

CHAIRMAN AIZENSTAT: No speakers whatsoever? So closing the floor.

Any other comments or anybody that would like to make a motion on this?

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

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it.

MR. WITHERS: Second.

CHAIRMAN AIZENSTAT: We have a motion. We have a second.

Any discussion? No?

Call the roll, please.

THE SECRETARY: Javier Salman?

MR. SALMAN: Yes.

THE SECRETARY: Robert Behar?

MR. BEHAR: Yes.

THE SECRETARY: Julio Grabiell?

MR. GRABIEL: Yes.

THE SECRETARY: Sue Kawalerski?

MS. KAWALERSKI: Yes.

THE SECRETARY: Felix Pardo?

MR. PARDO: Yes.

THE SECRETARY: Javier Salman?

MR. SALMAN: Yes, again.

THE SECRETARY: I'm sorry.

CHAIRMAN AIZENSTAT: She thought it may change your mind.

THE SECRETARY: Eibi Aizenstat?

CHAIRMAN AIZENSTAT: Yes.

All right. We have one last item. It's two items that are together. It's 8:15.

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MS. SUAREZ: 9:15.

CHAIRMAN AIZENSTAT: I'm sorry, 9:15. That's even worse.

MR. BEHAR: Read fast.

CHAIRMAN AIZENSTAT: Could we read it?

MS. SUAREZ: Yes. So E-4 is a Resolution of the City Commission of Coral Gables, Florida approving receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 14, "Process," Section 14-204.6, "Review and approval of use of TDRs on receiver sites," for the receipt and use of TDRs for a Mixed-use project referred to as "299 Minorca" on the property legally described as Lots 45 through 48, less than North 12 feet thereof, Block 17, Section "K", Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

E-5 is a Resolution of the City Commission of Coral Gables, Florida granting Remote Parking (Section 10-109) Conditional Use approval pursuant to Article 14, "Process", Section 14-203, "Conditional Uses," for proposed Remote Parking associated with the

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commercial project referred to as "299 Minorca" on the property legally described as Lots 45 through 48, less than North 12 feet thereof, Block 17, Section "K", Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.

And we can consolidate the items for purposes of the public hearing.

CHAIRMAN AIZENSTAT: Can you repeat that?

MR. WITHERS: You know, you've done informercials, haven't you?

MR. NAVARRO: She reads a fine text.

CHAIRMAN AIZENSTAT: Go ahead, please.

MR. NAVARRO: So, good evening, Mr. Chairman, Board Members. Jorge Navarro, with Offices at 333 Southeast 2nd Avenue. I know you've had a very lengthy hearing. I flew in just for this hearing, so I appreciate you taking time to hear us this evening. It means a lot. I'm here joined with my clients Jose Boschetti and Eduardo Otaola.

We're coming back before you this evening to address some of the direction that we received last month when we were before you.

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This Board gave us some homework to do, and we've been working with our design consultants, and as a team, to address the comments. I went back through the meeting minutes and I believe I have all of the comments, and I want to walk through what we've done to address those comments. I know Staff put together a very nice summary, but I think it's important to show you.

Okay. If you could load up our PowerPoint. I will try to go through this as quickly as possible, so we can get to any questions.

So one of the comments that was raised by Councilman Withers was, he wanted to ensure that we're providing more remote parking than what the Code requires. If we can get the PowerPoint up. If not, I'm just going to go through this one item.

So this is a residential building which has no restrictions on the minimum length of stay. It's not a hotel. It's primarily a residential building. So we calculated the parking under the Code for residential, and you have 52 required spaces, and even though it's not a hotel, we calculated it as a hotel. There's 50

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required spaces. So under the worst case scenario, in your Code, of the residential required parking, we'd be required to provide 52 remote parking spaces. We are providing 56 spaces. That's what we're committing to. So we're providing four more spaces than are required, in response to that last comment.

Most importantly, Mr. Pardo gave us some direction as to making sure that we could accommodate loading vehicles. Loading is the main issue that was raised at the last meeting, whether it's for a delivery vehicle, a moving truck. So we went ahead and -- if we can go to the -- let me see if this works. Perfect.

So we went back and completely restudied the ground floor, in order to provide for an internal loading area, that could be dedicated to temporary parking for either a moving truck or other types of delivery vehicles, and what we did is -- if you can tell, between the image on the left and the image on the right, is that we have -- there we go. Thank you, Devon. That's the exhibit I was referring to.

So the image on the left is the original one that we proposed, which had a very minor

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drop-off area, with a through lane on the right. As you can see, we've gone ahead and completely redesigned the ground floor. We've reduced the amount of square footage by approximately 250,000 square feet. What we've been able to do is now create --

MR. SALMAN: 250 square feet.

MR. NAVARRO: 250 square feet less.

MR. WITHERS: We all heard the same. He wanted to see if we were awake.

MR. NAVARRO: It was a long flight, okay. It was a long flight over.

MR. WITHERS: That was good.

MR. NAVARRO: Yeah. It's a great project. It's got negative square footage.

So now, if you could see, on the left side, that's highlighted in green, we now have a full area where up to two trucks can be able to park, and we have completely provided an adequate loading area for whatever the future needs might be.

Another comment was, Ms. Kawalerski had a comment regarding the amount of sidewalk area that we had, that it was kind of narrow, and also that is being used substantially for open

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space. What we've done is, if you could tell, on the image on the right, we have expanded the sidewalk from ten to fifteen feet in certain areas -- yeah -- the widest possible that we could do, and we removed some of that open space and recalculated it with other portions that we've created within the site, and that's going to allow for, obviously, a better pedestrian connectivity, but also for future mobility needs. Now we'll have more ample space within the site.

Mr. Behar had a comment regarding having a longer lease than is required by the Code. Normally it's a year lease, with a 90-day termination period, and what we -- in speaking with the owner of the 255 Alhambra garage, which we've committed to provide parking in, as that is, for the operations of the Police Station, the least impactful, as to take the traffic off, is that we will have a three-year lease, with a six-month cancellation period. So a more strict cancellation notification that's required by your Code. That will give us, in the event that, in the future, for whatever reason, we have to find a remote

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location, we have more time to be able to do so.

One other item that we have -- and Devon has a copy that she can hand out -- this is a project that's before you for remote parking and the use of TDRs. Let's see if this thing wants to work. And you're not really reviewing the site plan, because the site is less than 20,000 square feet, but we committed to you at the last meeting that we would tie ourselves to a site plan. So we have proffered a covenant that ties us to this site plan that you've seen today, with the new loading area, and with the additional sidewalk configuration.

Can you go to the next slide?

And that is something that we're handing out, and that if this Board allows us to move forward, we would ask that you include it as part of your recommendation here this evening.

And the last item was, Mr. Salman wanted a new rendering, which we have worked on. So I have something for everybody. And this is a rendering from across the street, of the project. This is an updated rendering, showing kind of how that streetscape of your pedestrian

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-- it's a little bit higher than what you see from the street, but at least a new updated rendering with the new sidewalk design. That tree is in the middle, just to give you an idea.

But we believe that -- you know, we've worked very hard to try to capture everybody's comments from the last meeting, and we hope that with these changes, we could obtain your positive recommendation here this evening, so we can move forward with this project.

And our team is here to answer any questions you have.

CHAIRMAN AIZENSTAT: Thank you.

Staff.

MS. GARCIA: I think the applicant did a good job in explaining the changes. I don't have any other comments to add.

CHAIRMAN AIZENSTAT: Okay. Thank you.

Jill, do we have any --

THE SECRETARY: No speakers.

CHAIRMAN AIZENSTAT: We have no speakers for this project.

Chief, I know that you had some concerns last time.

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CHIEF HUDAK: I just wanted to put on the record, and, again, in my role, Ed Hudak, Chief of Police, Coral Gables, and a historical perspective for this Board. I just need to put that on there.

It's a beautiful building. When we first looked for this location where we're currently in, what was taken into consideration, when you're building a public safety building, and including our emergency operations, our Fire Department, with the response times, which is measured from door to patient, as well as the area around it, from a historical perspective, because, you know, I was there, this was -- this lot, 299, was to be and was scheduled to be at the time a public park, which is something that we -- and when I say, "We," the Police Department had investigated, looked at, about what we're doing, while we're putting a building and an infrastructure of this size, so intentionally we looked at, you know, the hardening of this building, but also including the entire IT infrastructure of the City is housed in this building.

So, you know, the IT Department was brought

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here, centralized here, along with servers, into the building, and because of our redundant requirements of our Emergency Operations Center, it was built -- and the Manager at the time -- I mean, we can sell energy to FP&L with the amount of generators that we have, to make sure we can continue our operation for the Government, if you will, come out of this building.

A couple of things that I just -- and I just need to put it on the record again. I've mentioned to you all before our concern. And when I say, "Our concern," the traffic, it's obviously not just this building. As late as yesterday afternoon, there was a Resolution or a motion by the Commission to look at leasing or getting into a lease agreement with the Tax Collector and a discussion about adding more traffic to the area or the potential of having more traffic to the area, by leasing out some other City facilities in the adjacent building.

So my concern is not anything to do with what the Planning Department has about this building. My concern and what my charge is as the Chief, is to look down the road to what the

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potential safety issues are for this building and those who may enter. And there's a couple of things that we take into consideration in law enforcement, and I don't want to, you know, do the fire and brimstone here, but these are like six of the ideas that we look at in building a facility, but also where we're placing them.

You know, surveillance and observation, any high-rise building provides an elevated vantage point for individuals who may wish to surveil police activities, including response times, patrol patterns, sensitive operations, and this could lead to a compromised tactical operation. So, again, our response times from the Police Department is somewhat mobile, but our emergency response times comes out of this building.

The Fire Department, unless they're at another call, all of their dispatches, if you will, come from the south side of this building.

There are -- something that we have to consider, and I have to consider every day, is the threat of sniper attacks against officers.

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Surrounding buildings that are high can potential -- have a potential risk. We do have Government officials and visitor dignitaries here, that would actually change our modus operandi, if you will, about how we protect this building, depending on who's in the building.

Crowd control -- I mean, if we were to have a protest here at the building, and, again, I'm going into 2017, when we started looking at what we were doing, a park over there would be able to -- to house peaceful protesters, whatever. Now that would be off, and we would have to interrupt -- yeah.

MR. BEHAR: Mr. Chair, it's 9:26. We're going to have to make a motion to extend for at least another 15 minutes, right.

CHAIRMAN AIZENSTAT: Is there a motion?

MR. BEHAR: I'll make assure to extend to 9:45.

CHAIRMAN AIZENSTAT: Sorry, Chief.

Is there a second?

MS. KAWALERSKI: Second.

CHAIRMAN AIZENSTAT: Everybody in favor say aye.

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(All Board Members voted aye.)

CHAIRMAN AIZENSTAT: Thank you for pointing it out.

Thank you, Chief.

CHIEF HUDAK: Thank you.

And, again, because of the close proximity across the street, escape routes for criminals -- I mean, part of this building, we do house criminals from time to time, both, investigative, but we also have a holding cell, as well. The idea of apprehending them, if they get out -- you know, we've already talked to, and I know our neighbor across the street is just totally rattled by the gates, that are constant, 24/7. We are actually in the process of having to change those for any kind of pedestrian entry into this part of the building. So they have to be almost guillotine like. They have to be that quick, where somebody can't get into the facility, and the first step would be the property room, which we have millions of dollars worth of evidence, but also property here, as well.

It does increase our vulnerability to attacks with the way it's delivered. Also, it

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challenges our emergency response from our northern site line, if you will. You know, last, it does give us pause, I should say, because it's not going to be a bunch of individuals. We do know everybody that is in this area. So before we moved here, our intelligence people kind of did a -- not a deep dive, but we know all of the businesses, we have the contacts. Something of a remote hotel like but not, is something that we would have to be doing on a regular basis, and I have to balance the security around this building, of which you're all being watched anyway, but the outside of that and going into people's bedroom, is a challenge for us, as a Police Department, to know who is that close to you.

Right now, we have a pretty good circumference of it. This side of the street is the smaller of the two streets. You know, previously, we did have a horrendous accident on the south side of the street, where I think four fire vehicles were taken out, and one of our employees, who still isn't back to work, was run over by a car.

So we have done a lot of data on this.

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We've also looked at the increase in accidents at these intersections, and we're seeing it -- not even so much that it is an ongoing per trip basis, but in the amount of emergency, every minute counts, whether it be the Police Department or the Fire Department. Coming out of this building is something, as your Chief, I have to put on the record to you all.

Again, I'm not -- I mean, the way it's designed, the pool area, the visual area into this building, is something that is a concern. You know, we spent money on frosting just inside, and for those of you who have never been through the building, our general employees can't go around the building without escorts, because of the State Statutes that we have to abide by, that people can't see, screens, computers, and that's mandated by the State, but also by the Federal Government, of what rooms you can go into.

If you saw the little signs, Unauthorized Entry, that's something that we would have to take into consideration for something that's that close, you know. And, again, this was all taken to into consideration.

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I don't want the developer to think that this was targeting him. The Police Department's idea was, this was going to eventually be a park. That's the way -- when we did this, and we went through our International Chief's Association of how to plan police facilities. That was intentionally what we wanted to do from the Police Department. Where that changed, I don't know. I know the land has changed hands and bought. You know, Planning might have known about it. We didn't know about it, because I just wanted to be consistent in what our concern was about this area.

Traffic alone, it's going to be an issue. So I can appreciate the cuing. I can appreciate the traffic engineer's study, but when trafficking doesn't work, whether it be at St. Theresa's or any other school or any other event, the people that you're going to call to fix the traffic issue is going to be law enforcement, and I'm doing it half a block away from where we're at, if it becomes a problem. That's fine. But trying to get out of the station, I can't sit here and not at least go

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on the record of saying, you know, there are concerns by me and my staff about what the impact would do to this area.

So, other than that -- that's my only two cents on this.

CHAIRMAN AIZENSTAT: Thank you.

Anybody else that we have here tonight? No?

I'll close the public comment.

MR. NAVARRO: Yeah. I just wanted to -- and, obviously, the Chief is a friend and we've been working with him and we continue to work with him. You know, unfortunately, it seems that the original circumstances have changed.

I just wanted to kind of highlight a couple of points. Obviously, this police station is built in a Downtown area, where you just tractionally have congestion, and it's a mixed-use area, where you're going to see development, and that something will be built there, whether it's this project. I think we went through, at the last hearing, there are other by right projects which are probably a worse case scenario, and due to the size of this lot, it is a by right process.

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What we've tried to do is make the best of the situation. You know, there's no plans for that to be a park. It's zoned commercial and the owner has certain rights to develop. I think one of the things that we've done is, obviously, I think we established that the main concern is the traffic on Minorca, and what we've been able to do is remove the parking garage, which is what generates the traffic, and place it on this side, so that that area is less congested.

So we are going to continue to work with the Chief. We understand what his concerns are, but, you know, these uses are allowed by right here, whether it has parking or no parking, and I think the request before you, which is for remote parking, actually improves the situation from what could otherwise be built there.

So I just wanted to kind of highlight some of the other items that we went through at length at the last meeting.

I'm here to answer any questions. I know you're probably eager to close the public hearing.

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CHAIRMAN AIZENSTAT: Thank you very much.

Go ahead.

MR. PARDO: I've got a question for you, the applicant, and the Chief. So it occurs to me --

CHAIRMAN AIZENSTAT: If you could speak into the mike, please.

MR. PARDO: I'm sorry.

So it occurs to me, you know, the applicant obviously has done your homework, so congratulations on that. You hit all of these different points. You went through the verbatim transcript, and that, I think, was important.

The disturbing part here, though, is, you know, you've got to listen what the Chief says. Why? Because he protects the entire City. And we spent a ton of money on that building and the parking garage right now.

One of the concerns is, if I look at Fire by itself -- I just looked at it on Google now, and it seems to me that, obviously, the applicant can't do this, but the applicant is making a contribution to the parking, right, of seven million dollars or something like that?

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MR. NAVARRO: 700,000.

MR. PARDO: 700,000.

MR. NAVARRO: Our zeros are off today.

MR. PARDO: Okay. Well, I'm not good at math. Robert does the math here.

MR. BEHAR: Seven million.

MR. PARDO: So, you know, again, I don't know, because it's very difficult to put this on the developer, but if Alcazar has an entire parking lane removed, Chief, wouldn't that -- wouldn't that help? You know, with the Fire Department exiting onto that street, if cars park only on one side of the street, you know, it's the same as years ago, when we made certain streets, like Andalusia, one way, all of a sudden, that became a better traffic artery. And if we would take -- the City would take one of those lanes of parking out --

CHIEF HUDAK: On the south side?

MR. PARDO: No.

CHIEF HUDAK: There is no parking.

MR. PARDO: No. No. I mean, on Alcazar, where -- you know, one of the issues is, you have the fire trucks coming out.

CHIEF HUDAK: Right, but there is no

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parking there. That is a safety zone already and there is an emergency light that was placed in when we built the building.

MR. PARDO: I'm sorry, all of the way to the --

CHIEF HUDAK: To the entrance to the parking garage. So across the street -- it's a two-lane street, but across from the garage, when they come out of the truck or they come out of the garage, that's a safety zone there. So the only cars -- and when they got hit, they were actually authorized Fire Department cars.

So the parking for the rest of that street goes father to the east, on the other side of that parking garage.

MR. PARDO: So the east, all of the way to the end --

CHIEF HUDAK: Yeah. From the east side of that garage, all of the way to Ponce, there is parking, but where the doors open for the fire engines themselves, is a safety zone. So there's no public parking there, across from the doors.

And the issue isn't so much the parking coming out from that side.

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MR. PARDO: Oh, I see it. I'm sorry,

Chief. On this photograph that I'm seeing, you could see the trucks are parked over the chevrons that are there.

CHIEF HUDAK: Exactly. Yeah. I'll have to enforce that, as well.

MR. PARDO: Okay.

CHIEF HUDAK: But writing the Fire Department tickets is probably not a good idea.

CHAIRMAN AIZENSTAT: I think, from what I hear, Felix, the big concern is security and safety.

CHIEF HUDAK: It's security and safety and traffic, in that order.

MR. PARDO: I was getting there, because the whole point is, these streets are so narrow that, here, you have this, and also on Minorca, you have the parking down that way.

CHIEF HUDAK: You have two entrances to parking in the 300 Block of Minorca, which is between here and Le Jeune.

MR. PARDO: Right.

CHIEF HUDAK: You have -- there's four parking spaces on the north side. There's the bump outs. There's the back parking lot from

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1 the Marriott Courtyard. There's the entrance
2 to the offices and exit to the offices. There
3 is an output for the garbage hauling.

4 On this side, you have the entrance and
5 exit to this building, right next to the
6 entrance and exit to the garage next door. You
7 have a double entrance on the north side of
8 Minorca that goes to the high-rise on there,
9 and you have another double entry to the last
10 building, which is on the corner of Ponce and
11 Minorca.

12 MR. PARDO: Chief, have you expressed those
13 concerns to Public Works?

14 CHIEF HUDAK: Yeah, I have. I have.

15 MR. PARDO: On deaf ears?

16 CHIEF HUDAK: Well, I wouldn't say they're
17 deaf ears. I'm pretty bombastic at times, so
18 they've heard me, but I -- I mean, it is a
19 concern, and, you know, the issue that we have
20 is, One, the security, Two, the traffic,
21 because depending on what else you have.

22 Right now, in this building, we're housing
23 the City Manager's Office, the Finance
24 Department --

25 MR. PARDO: I know, and it's only going to

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1 get worse.

2 CHIEF HUDAK: -- Communications, IT, and
3 that's -- HR is next door, Parking is next
4 door. So the increase coming into this area,
5 on this street, is going to be an issue. It
6 always has been, when we've looked at these
7 before.

8 And for the record, I mean, when this came
9 up in DRC, my staff that attends the DRC, I
10 believe, voiced these concerns, as well, that
11 we had some early on things. I just don't want
12 the Board to think that this was blindsided on
13 us, that all of a sudden we don't want somebody
14 next to us.

15 MR. PARDO: No. No. No. What I want to
16 make sure is, you know, there's a certain
17 amount of what the applicant has to do or can
18 do, because they have a matter of right.

19 CHIEF HUDAK: Right.

20 MR. PARDO: But at the same time, you know,
21 the City picked this site. The City made the
22 arrangements to pick this site.

23 CHIEF HUDAK: Correct.

24 MR. PARDO: And I know you're putting it on
25 the record, because if something goes wrong,

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1 you can say, "Hey, I told you guys though," and
2 I get that all day.

3 The problem I have is, I think that the
4 City, not you, but Public Works, can
5 contribute, you know, as far as being able to
6 come up with solutions for the issues that
7 you're bringing up, which are more than bona
8 fide.

9 CHIEF HUDAK: Right. And listen, in
10 deference to --

11 MR. PARDO: No, and they're not all caused
12 by them.

13 CHIEF HUDAK: -- this was not -- I mean,
14 when we talked about this planning stage at our
15 level for this building and this location and
16 the land swap that took place and the garage,
17 why it has to connect, because of emergency
18 storms and the size of this building, that was
19 slated, as I was intending, from the City, to
20 be a park, which we put in that, like, okay,
21 that's what we need in the front, because the
22 distance of something built that close is -- of
23 that height, and, again, it's so much closer to
24 this building than any of the other high-rises
25 that are around, and we were designed --

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1 certain security design were put into the
2 building because there was nothing that close
3 on top of us. That's the issue.

4 MR. PARDO: Can you put up the rendering
5 from this side, please?

6 Don't go anywhere, Chief.

7 CHIEF HUDAK: At this point, I'll be doing
8 morning roll call --

9 MR. PARDO: Chief, sorry.

10 CHAIRMAN AIZENSTAT: We're at 9:41. We're
11 supposed to go to 9:45.

12 MR. PARDO: I'm going to make one more
13 point about this, to address the sniper and
14 security.

15 MR. BEHAR: Motion to extend to ten
16 o'clock.

17 CHAIRMAN AIZENSTAT: We have a motion until
18 10:00. Is there a second?

19 MS. KAWALERSKI: Second.

20 MR. SALMAN: Second.

21 CHAIRMAN AIZENSTAT: Everybody in favor say
22 aye.

23 (All Board Members voted aye.)

24 MR. NAVARRO: We're pulling it up for you
25 right now.

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MR. WITHERS: Why didn't the City buy the park? What happened there?

CHIEF HUDAK: That's above my pay rate.

MR. BEHAR: That should have been what happened, because -- I mean, in all fairness to everybody, the property owner, you know.

MR. PARDO: You know what the sad part about this is, that there's a park that they're going to be putting in, on Salzedo, that was part of all of this land swap stuff, down there in front of Bill Ussery.

MR. BEHAR: That should have been here.

MS. KAWALERSKI: Maybe we can do another land swap.

CHAIRMAN AIZENSTAT: Let me ask you a different question.

Can't the City try to acquire the property as a swap from the developers, to where it's worthwhile for the developer to do that also?

MR. PARDO: I would imagine that the developer -- that's a complicated, long --

CHAIRMAN AIZENSTAT: Jorge, has the City approached your client about trying to do some type of a swap deal to where it would be beneficial to the developer to do something

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like that also, given the security concerns that the Chief has.

MR. NAVARRO: And we understand the security concerns. And like I think the Chief mentioned, we were not part of those discussions. I don't know the timing of those discussions. I know this building was built in 2021, and I believe the park discussion was with another developer. We actually purchased that site in 2022.

But, I mean, in order to swap a piece of property, I mean, it would have to be the same value, of the same property, in the same location. I mean --

CHAIRMAN AIZENSTAT: Or greater to your client, to where it's worthwhile.

MR. NAVARRO: Yeah, and we don't know if that is even feasible or what property that would mean, right. But, I mean, it's a very difficult thing, to find a property that you would swap. I mean, I think, you know, my client purchased this property knowing what it was zoned, and intending to build something, I mean, this is a very experienced and qualified developer, who has done many beautiful projects

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in Coral Gables. As you can see, we have a very boutique project.

I mean, this was the idea for this site, when it was purchased. I don't think it's -- you know, I don't even know if the City would have something, and I think, for purposes of this discussion, you know, you could see that we have been working with the Police Department as much as possible.

I mean, you know, if we'd acquired the lot next door, these uses would be allowed by right. We would build parking and that would be allowed. And it would be a worse situation. You know, from our end, we're trying to make the better of a bad situation. We understand that we didn't choose to have the --

MR. PARDO: It's not your fault.

MR. NAVARRO: Yeah. Yeah. We didn't choose to have it here. You know, it was not our intention -- our intention is to do something beautiful that matches what's in this area, that matches the zoning. We're not asking for an upzoning.

It's one of the situation that we're just dealing with, you know, something that was

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created well before us.

MR. PARDO: So is there any way -- anything you -- you know, let's say if this was just the sun hitting, you know, the glass there on this side, on the south side, is there anything that you can think of, that could be done on the fenestration there, where it can minimize or mitigate the issue of, you know, a potential sniper on that roof, on that elevation?

In other words, you know, you have a situation where it's not that you sold the condo to someone that you know them.

CHAIRMAN AIZENSTAT: Well, it's not just going to be a condo. It's going to be short-term.

MR. PARDO: No. No. In other words, because of the movement, anybody could go anywhere. I'm just asking a question, because I think --

MR. BEHAR: You're saying to relocate -- redesign that top area? What exactly --

MR. PARDO: No, it's not the top area. It maybe is really the facing over here. I don't think it's so much the top area.

Sorry.

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MR. BEHAR: Look, the problem that I -- not a problem. I mean, I'm trying to address the Chief's concern, but, I guess, the problem that we're facing with is that this a buildable lot.

MR. PARDO: Yeah, as a matter of right.

MR. BEHAR: Okay. Ideally, absolutely, before, you know, Jose Boschetti bought the property, the City should have, you know.

MR. WITHERS: Absolutely.

MR. BEHAR: That's the problem. And then we're going to come in and try to penalize something that they have the right to do as of right. I mean, really, the only thing that we're giving them is the remote parking. I agree a hundred percent with the Chief's concern. I wish this was not there. I wish it was a park, so we could avoid all the possible consequences that could come out, but I don't know, what we can do.

MR. GRABIEL: I think there's two issues here -- two issues, and they're completely separate. One is the security issue that the Chief rightly pointed out, but that's not for this Board to decide. The City decided to buy this lot, and then the City decided to allow

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this building to go there, did not make the park. The developer has a right to develop a building of this size, and, yes, there's a security issue, but it's not for this Planning Board to make a decision on.

So I think we should look at this as a Planning and Zoning issue, and then make our decision based on what we think is the best thing for this lot, and the issue of security has to be decided between the Chief and the Administration.

MR. PARDO: What say you, sir?

MR. NAVARRO: So there's not much we could do with the upper level, but in terms of security, one thing -- and, obviously, like I said, we will continue to work with the Police Chief. We've had a relationship with him for years. I know our team, as well. I live in Coral Gables, so I want to make sure I have a good relationship with the Police Chief --

CHIEF HUDAK: Not anymore.

MR. NAVARRO: One of the things --

MR. BEHAR: What's your address, again?

CHIEF HUDAK: I already have it. Don't worry about it.

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MR. NAVARRO: I'm not making it home today.

MR. PARDO: You're doing okay, because he's got his hands in his pockets, not on his side jacket.

MR. NAVARRO: So we could find a way -- I know that we've done this with other projects, where we can put some sort of a camera that is looking at that side of the rooftop, that we can potentially connect with the Police Station, so they have some, you know, surveillance of what's going on, on the rooftop, knowing that that's a concern.

MR. PARDO: I mean, it's all a matter of -- you know, the Chief is the expert.

MR. NAVARRO: I'm sure we can work that out. Yeah.

MR. PARDO: You know, Number One, I think that the issues that have to do with the streets, which is intolerable, is not the developer's decision, it was the City's decision. And, then, on top of that -- and, also, justifying the decision, you know, back in the day they had certain constructs and certain reasons why all of these deals were being made, to be able to build the new

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facility and still keep the other facility operational.

You know, having something where you address the Chief's concern, which are real concerns, you know, we see it every day on the news, I think that's the only thing we could ask for, but I really believe that Julio is a hundred percent right, that, you know, this is beyond our purview, but I would hope that you could work with the Chief and get this thing resolved.

MR. NAVARRO: Yeah. Our goal is to continue to work were the Police Chief, and, you know, like you've seen us do, make the best of the cards that have been dealt with what's, you know, existing around us.

MR. PARDO: And, again, I can't stress enough, thank you for going through all of our comments and putting it the right way, and I also think that the loading -- the loading zone that you have now is actually longer than what would be required, which is, I think, 35 to 45 feet, and it's also not enclosed, so it should help, at least on this particular --

MR. NAVARRO: Yeah. I know that was a big

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1 item last time, and we committed to get one
2 truck in there. We were able to fit two. So
3 that was a great suggestion.

4 CHAIRMAN AIZENSTAT: Because of the time
5 constraints that we're under, Javier, is there
6 a comment that you'd like to make?

7 MR. SALMAN: No, but can I make a motion to
8 approve?

9 MR. WITHERS: I'll second.

10 CHAIRMAN AIZENSTAT: Well, is there anybody
11 else that has a comment on this?

12 MR. PARDO: With the conditions of the
13 proffered site plan, et cetera, as revised?

14 MR. NAVARRO: With the covenant.

15 MR. PARDO: With the covenant.

16 MR. SALMAN: With the covenant, as
17 provided, and the site plan, as revised.

18 CHAIRMAN AIZENSTAT: So we have a motion.
19 We have a second by Mr. Withers. Any
20 discussion?

21 THE SECRETARY: We do have to do two
22 separate motions, correct?

23 MS. SUAREZ: Correct, because we have two
24 items.

25 CHAIRMAN AIZENSTAT: Let's do the first

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1 one.

2 MR. WITHERS: The approval of the TDR transfer.

3 MS. SUAREZ: So that's E-4.

4 CHAIRMAN AIZENSTAT: So first we're going
5 to ahead and do the TDR transfers, which is
6 E-4. We have a motion and we have a second on
7 E-4. Any discussion? No?

8 Call the roll, please.

9 THE SECRETARY: Julio Grabiell?

10 MR. GRABIEL: Yes.

11 THE SECRETARY: Sue Kawalerski?

12 MS. KAWALERSKI: Yes.

13 THE SECRETARY: Felix Pardo?

14 MR. PARDO: Yes.

15 THE SECRETARY: Javier Salman?

16 MR. SALMAN: Yes.

17 THE SECRETARY: Chip Withers?

18 MR. WITHERS: Yeah.

19 THE SECRETARY: Robert Behar?

20 MR. BEHAR: Yes.

21 THE SECRETARY: Eibi Aizenstat?

22 CHAIRMAN AIZENSTAT: I'm going to vote,
23 yes, because of everything that they have done,
24 but I would urge the City to look at trying to
25 figure out if there is a resolution with that

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1 property next door. Yes.

2 Next is Item E-5, which would be the remote
3 parking. Is there a motion?

4 MR. SALMAN: So moved.

5 MR. GRABIEL: Second.

6 CHAIRMAN AIZENSTAT: We have a second by
7 Julio. Any discussion? No?

8 Call the roll, please.

9 THE SECRETARY: One second, please.

10 Chip Withers?

11 MR. WITHERS: Yes.

12 THE SECRETARY: Robert Behar?

13 MR. BEHAR: Yes.

14 THE SECRETARY: Julio Grabiell?

15 MR. GRABIEL: Yes.

16 THE SECRETARY: Sue Kawalerski?

17 MS. KAWALERSKI: Yes.

18 THE SECRETARY: Felix Pardo?

19 MR. PARDO: Yes.

20 THE SECRETARY: Javier Salman?

21 MR. SALMAN: Yes.

22 THE SECRETARY: Eibi Aizenstat?

23 CHAIRMAN AIZENSTAT: I'd like to
24 incorporate the same comments into E-5, as I
25 did on E-4. Yes.

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1 MR. BEHAR: I agree with you.

2 MR. GRABIEL: We all agree.

3 MR. NAVARRO: I want to thank the Board for
4 extending the meeting this evening to
5 accommodate us. We worked very hard to get to
6 this point from the last meeting.

7 MR. BEHAR: We've got to stop. Thank you
8 very much.

9 I'll make a motion to adjourn.

10 MR. SALMAN: I second.

11 CHAIRMAN AIZENSTAT: Everybody in favor
12 say, aye.

13 (All Board Members voted aye.)

14 (Thereupon, the meeting was adjourned at 9:55

15 p.m.)

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