

City of Coral Gables City Commission Meeting
Agenda Item E-2
October 13, 2015
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Jim Cason
Commissioner Pat Keon via Telephone
Commissioner Vince Lago
Vice Mayor Frank Quesada
Commissioner Jeannett Slesnick

City Staff

City Manager, Cathy Swanson-Rivenbark
City Attorney, Craig E. Leen
City Clerk, Walter J. Foeman
Deputy City Clerk, Billy Urquia

Public Speaker(s)

George Navarro, Representing the Applicant
Sam Ferreri, Project Architect

Agenda Item E-2 [Start: 10:58:02 a.m.]

Resolution – Mixed Use Site Plan Review. A Resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan review pursuant to Zoning Code Article 4, “Zoning Districts,” Division 2, “Overlay and Special Purpose Districts,” Section 4-201, “Mixed Use District (MXD)” for the mixed use project referred to as “One Merrick Park,” on the property legally described as Lots 8-11, Block 9, Industrial Section (351 San Lorenzo Avenue), Coral Gables, Florida; including required conditions; providing for an effective date. (PZB recommended approval with conditions; Vote: 5-0).

Mayor Cason: We are moving on now to E-2, which is a resolution, City Attorney or City Manager?

City Attorney Leen: Thank you Mr. Mayor. Item E-2 is a Resolution – Mixed Use Site Plan Review. A Resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan review pursuant to Zoning Code Article 4, “Zoning Districts,” Division 2, “Overlay and Special Purpose Districts,” Section 4-201, “Mixed Use District (MXD)” for the mixed use project referred to as “One Merrick Park,” on the property legally described as Lots 8-11, Block 9, Industrial Section (351 San Lorenzo Avenue), Coral Gables, Florida; including required conditions; providing for an effective date. The Planning and Zoning Board recommended approval with conditions by a vote: 5-0. This is a quasi-judicial item. This is also a public hearing. Testimony will be taken so the Clerk is going to swear in any witnesses that are going to speak. And finally, Commissioner Keon, because this is a quasi-judicial item you cannot participate in this item. This is the only item that you will not be able to.

Commissioner Keon: OK. But I can listen in on...yes?

City Attorney Leen: Of course.

City Manager Swanson-Rivenbark: It’s a resolution.

Mayor Cason: It’s a resolution.

City Manager Swanson-Rivenbark: It’s a site plan resolution, one reading.

Commissioner Keon: OK.

City Attorney Leen: Pardon me, its one reading. It’s a quasi-judicial – I didn’t hear that. It’s a quasi-judicial review.

Commissioner Keon: OK.

Vice Mayor Quesada: Commissioner Keon, the elected officials here we will listen to your input and take it into consideration when we vote.

Commissioner Keon: Thank you.

City Attorney Leen: Commissioner Keon it's my opinion you can still speak. You can let your opinion be known, but the thing is you cannot evaluate ultimately the evidence being presented and you cannot vote.

Commissioner Keon: OK. Thank you.

Mr. George Navarro: Good morning Mr. Mayor, Commissioners, like to welcome Commissioner Keon from her trip, I hope she is having a great time. My name is George Navarro, offices at 333 S.E. 2nd Avenue in Miami, Florida, on behalf of the applicant, Laguna Merrick LLC. With me this morning is the owner Mr. Oscar Roger and the architect for the project Mr. Sam Ferreri. I'd like to briefly give you some context as to where our project is located and tell you where our vision is for the area. The One Merrick Park project is located within your north industrial mixed use overlay district and it is adjacent to the Village of Merrick Park. It's a zero point two-five (0.25) acre of vacant land that are directly in front of Neiman Marcus. As you can see from the aerial, the Village of Merrick Park is actually located east of Laguna Street and south of San Lorenzo directly across from the project. To the west of the project we have a 20-foot alley and on the other side of that alley is the future site of the Baptist Health Medical Center, and you can also see that we have, we are in close proximity to Coral Gables High School and there is also some other multi-family and commercial projects that have been developed in the area as well. The purpose of this application here before you is to obtain site plan approval for our project. All projects located within the mixed use district come before the City Commission to obtain site plan approval. This application is all as-of-right, there are no variances, and it's being designed completely within the guidelines of your MXD Zoning Regulations. The vision for this project, for the One Merrick Park project, was to create a unique high-end, mixed used project with luxury residential units and ground floor commercial retail that will activate the pedestrian environment in the center of the City's premiere shopping and dining destination, which is the Village of Merrick Park. The property consists of a ten-story building, as you can see from the rendering that we prepared. The project has 3,500 square feet of ground floor retail and it only has 13 units, so it's a very small impact to the area in terms of traffic and other concurrency issues. Rather than maximizing the residential development density and creating smaller units, the developer focus was to bring a unique project and a unique product to the Village of Merrick

Park, and that's a luxurious and spacious residential unit for families. The floor plans, which are part of your packet only, show two units per floor plan and the top floor has one penthouse unit. So these are small, these are not small units, these are large three bedroom units that range between approximately 2,300 square feet and 3,500 square feet, and they are more in line with what you tend to find in the square footage for your traditional house, rather than your traditional apartment building. They are in essence homes in the sky. Additionally, the vicinity of the project to Merrick Park provides a unique opportunity to create a mixed use project where residents can actually live, work, shop, and dine within close proximity to one another, and this is really what the intent of the MXD district was. The vision for the MXD was to create a residential base within the former industrial district and to bring a diversity of uses, such as office and retail and residential that everybody can walk within close proximity to one another, and this is what this project is going to achieve. From the front door of this project you can walk right outside, you can enjoy the retail shops and restaurants that are located in the Village of Merrick Park. For families its very convenient, you have the Coral Gables High School next door and you also have the Baptist Health Medical Center, and also its conveniently located near the Coral Gables Trolley and Miami-Dade Metrorail, so the residents can actually use the trolley and they can go and enjoy other parts of Coral Gables, such as the new Miracle Mile area, which is being redesigned by the City right now. So we believe this is a great project, we are very excited for it; we think it's going to help in the transformation of the mixed use corridor as intended by the regulations. It's going to be consistent with some of the other projects that this Commission has approved for the area. This project is all as-of-right, as I mentioned. It meets all of the guidelines for your MXD site plan approval. Professional staff has reviewed it, they are in accordance and they are recommending approval of the project. The project has received Board of Architects approval. It's been unanimously recommended for approval by your Planning and Zoning Board; and before I conclude, there is just one small housekeeping matter that I'd like to attend to. There is a minor scrivener's error on the plans. Some of the sheets show a height of 117 feet 7 inches, and some of the sheets show a height of 119 feet 7 inches. I just like to clarify on the record that the height for the project is actually 119 feet, the regulations allow up to 120 feet, so we are below the permitted height, and the reason for the increased height is that this will allow us to get the right height that we need for the retail ceilings in order to bring in a national

retail tenant, and because of its proximity to Merrick Park, we want to make sure that this retail is successful, we want to make sure that we don't have vacant store front windows, so this height is going to allow us to be able to achieve that, and also to provide the additional, the residential volume that's necessary to create a luxury product in this area. With that I conclude. I've spoken to your Planning Director about the scrivener's error and I don't believe there are any issues. I'm here to answer any questions.

Mayor Cason: Two questions. One, can you address parking and how many different retail establishments you expect to have on the ground floor?

Mr. Navarro: Right now the intent and the developer is here is with us, Mr. Roger is here, our intent is to have approximately two retail tenants on the ground floor. Currently there are 43 required parking spaces and we are providing 50, so we have a surplus of 7 spaces. We designed it to have some additional space. We expect that the residents are going to be able to go and walk across to Merrick Park and hopefully some of the residents will also work in the area, so we think it's going to be a very pedestrian-friendly environment, hopefully people won't rely on their cars as much. You have some traffic that will be coming across to access these retail stores also that's generated from the Village of Merrick Park, so we'll be able to recapture some of those vehicle trips.

Mayor Cason: Vice Mayor.

Vice Mayor Quesada: So when it comes to retail in that area, do you guys have a tenant in mind already or tenants in mind already?- you do? I know you guys are typically pretty quiet about those kinds of things and I've learned most property owners are, so I'm not going to ask you to divulge unless you are willing to divulge that. I didn't think so. One point – I think the retail spaces the further away you get from Merrick Park has struggled a little bit, so keep that in mind. I know you guys are right next to the Arti-Jono...

Mr. Navarro: Yes. We are right next to Arti-Jono, directly across...

Vice Mayor Quesada: I know that's done well, but if you'll notice it's a little spotty once you get outside Merrick Park, so just keep that in mind. We would want a retail tenant in there that's

going to contribute, it's going to thrive, because that spottiness really that's something we don't want. We want it to be lively all the way through. It's to your benefit as well, so before you execute any lease with any retail tenants in the location, just keep that in mind that really do an analysis of the area, how it's going to help serve the residents in that building. Keep that in mind.

Mayor Cason: Let me ask staff. Is there anything you would like to say Ramon?

Mr. Trias: I have a brief PowerPoint. If I could have the PowerPoint please. Thank you very much Mayor and Commissioners.

Commissioner Lago: While you are working on that Ramon, I just have a question, more a statement for George here. As you know, we are working on an ordinance right now here in the City, it came to First Reading, and it's in reference to having future projects that are coming to the City have incorporation of LEED aspects or equivalent. I'm in the process of studying what other municipalities are doing and I know that Ramon is preparing the actual ordinance, which hopefully this Commission will adopt in the near future. But as you know, the projects that have come before the Commission that being Mediterranean Village and the Collection Residents. We have made the request that they consider making their project LEED. We are aware of the fact that there is an additional cost to having the project being LEED and we want to make sure that all developers understand that we are requiring that they buy in. If you are going to do business in the City of Coral Gables you want to make sure that they understand that it's important that they buy into this concept because it's not only the present, it's not only the future, but it's the present. What is your developer's opinion is in regards to if we can maybe consider having this project be LEED?

Mr. Navarro: I'm going to have the architect of the project go ahead and address that question.

Commissioner Lago: And when I say LEED I want to be very clear. We are not asking for platinum, we are not asking for gold, we are just asking for bare-bones minimum because I think that's what's really important here in the City.

Mr. Sam Ferreri: Thank you Commissioner. For the record, Sam Ferreri, PGAL Architects, Boca Raton, Florida. I'm also an elected official, so I know where you are coming from on this. I

would suggest in your research that the term LEED is the Green Building Council of America. There are other agencies...

Commissioner Lago: Or equivalent. I'm a LEED GA.

Mr. Ferreri: So in regards to this project, all the projects we do have green aspects to them. We use green materials, even though our clients sometimes don't want to spend the extra dollars, this building would be certifiable if we went that far in the process because of our specification, because of the products that we use. It is becoming everyday easier to comply without additional cost. Really the costs are in the administrative costs and that's why I suggested earlier that you look at other agencies like Green Globe and others...

Commissioner Lago: Green Building Council.

Mr. Ferreri: Green Building Council – It's become a little bit expensive because a lot of government agencies have said, we need you to get that LEED seal, so they jack the prices up. So my comment is, in looking forward with this, this project will comply with the intent of being a green building without potentially the certification, but there are other agencies that do the approvals and when you look at your ordinances make sure you are open to that because it gives a lot more flexibility.

Mr. Trias: Mayor, if I could address that issue. I'm very excited to say that the ordinance that is coming before Planning Board, actually very, very soon in the next meeting or so, deals exactly with that issue. It says LEED or similar and it's focused on the outcomes, it's not focused on necessarily the specific process. So, I think all of that is addressed and it's also specifically for mixed use projects to start with, which are discretionary to some extent. Then you have the authority to make that, to require that immediately. So that's coming up. There is a more expansive discussion of LEED issues that we are also working with for all commercial projects. So very soon I'm very excited to say you'll have that before you.

Commissioner Lago: And I appreciate that, but I just want to make it clear that I'm not picking on Mr. Rogers project. I have a lot of respect for the developer, he does incredible work and he's done a lot of incredible work here in the City, but I want to make sure that you understand, the

last two projects that have come before the City and any projects that come before the City in the near future, I'm going to request and hopefully I'll get the support of my Commissioners that the project attain some sort of green building certification. So what I'm asking right now it's an ask, before I put it to a vote, I want to see if maybe the developer would be willing to entertain making this product LEED or equivalent.

Mr. Navarro: If I just could – with the projects that are coming online, they are large scale projects, this is kind of a smaller project; and just to compare other municipalities that do have these ordinances, they have a threshold on the square footage where you do implement the LEED...

Commissioner Lago: The City of Miami, I think is 50,000 square feet.

Mr. Navarro: Yes – and this project only have 38,000 square feet of FAR.

Commissioner Lago: But we are not the size of the City of Miami.

Mr. Navarro: Correct.

Commissioner Lago: Don't forget, as you know very well, the fact that the City of Miami, the City of Coral Gables has a height threshold of 16 stories is the maximum. There is currently a project in the City of Miami that's going up; I think its 85 stories, so there is a big difference in regards to that.

Mr. Trias: The threshold that staff is working is 20,000 square feet as a proposal for you to include.

Mr. Navarro: I think we could incorporate some green concepts, but I don't know if we'll get the actual certification. We unfortunately designed this project in a certain capacity and budget and I don't know how that will impact our budget now with this LEED requirement, but maybe Mr. Trias could do his presentation, I could speak with Mr. Roger and we can see what we can do.

Mayor Cason: Ramon.

Mr. Trias: Yes. If I could very quickly, if I could have the PowerPoint back. As the applicant explained, this is an infill project...that has had some really successful mixed use projects. A few meeting ago, you changed the Code slightly to allow 120 feet, which is what this project is within that requirement. The existing conditions, as you can see, is mostly developed the LeJeune area has had some recent projects like Merrick Manor and perhaps the Baptist project in the future, so all of that is going on around this project that fronts San Lorenzo and Laguna. The existing conditions of the ground level, the sidewalks, etc. have been discussed with staff and you will see some of the proposed improvements. As the applicant said, the land use and the zoning are adequate for the request; they are not requesting any change of land use or any change of the requirements. One of the site plan issues that was discussed and you may have read about it in the minutes, was the access to the project, which based on the design of the building and based on the site conditions the proposed access is from Laguna and not from the alley, that was one of the issues that went back and forth. I believe the final solution makes sense. In addition, there are some landscape requirements that are improved and have been discussed with our Public Service staff and are going to promote a better pedestrian activity. As you can see, the building fits right in as an infill building, it fits right in within the existing conditions of the block and the facades and the design has been reviewed by the Board of Architects and multiple revisions have been made in the process, I think with a very productive discussion. The site plan information that we have, as the applicant explained, is within the required, within the maximum required, in terms of FAR and square footage. The parking is slightly above the minimum, seven spaces more, more than required by the two uses, which are residential and retail. As in every project of this nature, we've had multiple meetings; we've had the public information meeting in July; there has been notification multiple times to the neighbors; and its posted on the property; legal advertisement; the agenda was posted, etc., and the application, the history is that the Board of Architects reviewed and gave a Mediterranean architectural approval bonus approval in March, and then the DRC (Development Review Committee) also reviewed the application. The findings of fact from staff are that the application satisfies the provision of the Comprehensive Plan and the Zoning Code. As you know, the provisions in this area are special; there is an overlay area that promotes mixed use. This is what this project does and the staff recommendation is approval with some conditions, many of them typical conditions, but there

are a few specific conditions that deal with the site issues of the curb, the bulb-out, the landscaping, some payment to the City for two on-street parking spaces, and all of this has been reviewed with staff; and the Planning and Zoning Board, as the applicant stated, recommended approval 5-0; and staff recommends approval.

Mr. Navarro: First and foremost, I just want to say that Commissioner Lago, I support you 100 percent on what you are trying to do and I think it's very important and I commend you for your efforts in trying to initiate this new LEED ordinance, which I believe is important in order to have a sustainable City in the future, especially with the infrastructure problems that the county is having and the City is having in terms of water and sewer. I spoke to the developer and right now we are very far along with our development drawings, we are getting ready to submit for permit next month. However, I believe that we may have an alternative, which could address your concerns and achieve a green project, and I'd like the architect to explain it, hopefully it will be acceptable to you.

Mr. Sam Ferreri: Again Sam Ferreri. Due to just the nature of the project and where we are in the development of the drawings, as George said we are pretty close to being ready to submit for building permit. The developer had taken the risk for us to move forward so we could meet his schedule of construction, and would like LEED, the term you are using before the USGBC, they require you to register the project before you start drawing it and start basically documenting things. So from that standpoint, we have to go backwards to do that, but there are other agencies and there is also what's called, the "Checklist." We can provide the "Checklist" of the Planning Department and to the Commission showing basically what are the materials that are going in, the processes that we are using that it is a certifiable building without going through that extra extent; and a lot of the ordinances of other cities are using are creating their own Checklist that would show that a building is green or a project is green without going through that process; and again, there are other agencies beside USGBC, we can provide all that documentation to show you that the building would meet the requirement without the process.

Commissioner Lago: OK. I'm going to make an exception here, which is going against everything that I stand for, because we should make this project LEED. There should be no

excuses why this project is not LEED. Again, by the way, your comment about going backwards, you are not going backwards, OK. The only reason why I'm accepting the fact that this project is not going to be LEED is because this project is a very small project and its as-of-right and I want to harp on the fact that it's as-of-right, this is only coming for a First Reading. The Collection Residence and the Mediterranean Village, we are talking over a million-plus square feet, this is 37,500 square feet. But I just want staff to be aware, I know that staff understands this very clearly, we need to move quickly in regards to this ordinance, because this is a prime example of – and I know that staff is doing everything it can. We need to move like Mr. Trias said and get this before the BOA.

Mr. Trias: It goes tomorrow to Planning and Zoning – and I just want to clarify your request, because what the architect explained is that they can meet from a design point of view and if you want specifically LEED certification that's a significant issue.

Commissioner Lago: The problem is that I want to stop having these discussions in front of the client or the applicant, excuse me, and the Commission because it's an uncomfortable conversation for the applicant. They are coming before you, they have an idea of what their Proforma is, what their costs are; costs are going up, construction costs are going up.

Mr. Trias: The issue is that the way I hear the applicant's testimony is that they are complying with the requirements. Their concern is that the actual process of LEED certification requires that they do that prior to all the work that they've done...

Vice Mayor Quesada: Mr. Trias that's what I heard. What I understood from the architect and correct me if I'm wrong, is that they are not calling it LEED requirement, because that's just a different agency, but you are still getting the effect, you are still getting...

Commissioner Lago: But you have a, in my eyes, you have a situation where it still falls short because you don't have the certification, the certification which must be renewed "X" amount of years, where your building must meet certain requirements and must continue to be energy efficient and sustainable to be able to apply for recertification and to be able to apply for a lot of benefits, not only at the local level, but at the state level. So again, I don't have a problem

making this exception, but let's not use an excuse that you can't go back, because you can always go back because you haven't broken ground yet. Even in the past when we have broken ground and we built foundations, we've stopped construction and covered those foundations up. So, I just want to make sure that you are doing the right thing, I appreciate it, what staff is doing, you are doing great work. I want to push this so we don't ever have to have this kind of awkward exchange, which it is awkward in reference to projects, because they already have a Proforma, they already acquired land for "X" amount, they are paying a contractor, they are paying soft costs, and this is just an additional cost that they need to plan for before they sell or before they rent or before like the Vice Mayor said, they sign a long term tenant, they need to pass that cost along in a very similar situation of like a triple net lease. So, I don't have an issue with it, try to implement as many green. At the end of the day you are not going to get the certification, so basically it's your word.

Mr. Navarro: Either way we are committed to submitting the Checklist as part of our prior to TCO or during the building permit process, we could provide the Checklist showing that we meet as many of those requirements as possible, and that we could be certifiable.

Mayor Cason: Since this is public hearing, do we have any speaker cards?

City Clerk Foeman: No Mr. Mayor.

Mayor Cason: So we'll close the public hearing. Any more discussion Commissioner Keon, Commissioner Slesnick?

Commissioner Keon: No, thank you.

Commissioner Slesnick: Mr. Trias, I really would appreciate it if staff could get us information earlier than by the Friday before the Tuesday Commission meeting. This is a lot to cover and I tend to read, I try to read almost everything and drive by the sites and so forth. So it would be great if we could have it, because you are working on this sometime in advance, even another four or five days would be helpful. I agree with Commissioner Lago that we should have some kind of ordinance that the City of Coral Gables should set the standard for green initiatives.

Mr. Trias: From census of the Commission that LEED specifically should be...

Commissioner Lago: If I could just interrupt you with all due respect, because I know where you are going to go with this. I just don't want people to think, and I have the utmost respect for Mr. Roger, the utmost respect, he is a friend, he'd done great work in this community, I just don't want people to think that we are picking on them, do you understand? Why did we, I hate to use the word force, but why did we request with so much passion, that's a more eloquent way of saying it, that a project be LEED, please be LEED, please be LEED – Mediterranean Village, the Collection Residence. The Collection Residence was an as-of-right project, the only thing they came in with was requesting a simple height, they didn't request an increase in reference to the intensity or the density, that's an as-of-right project, and we requested it and they complied. Again, this is a much smaller project, but you see that the threshold that Mr. Trias stated is going to be around 20,000 square feet. You that have clients in this community, I want to make sure that we start working for that, because we may have another project coming in the next month, or the next two months, I want to make sure that people are not overlooking this, because this is essential. The City as a whole gains in design, in sustainability, we are a green City; we are a 30-year Tree City USA. We need to start, not only stating that, but we also need to start living that. I think it's important for us.

Commissioner Slesnick: Back to one more item. And I know the developer really, Mr. Roger, does build quality buildings, so I appreciate it and I like the style and shape and location, but I see in the packet that we have one letter from Leda Silver who lives in the neighborhood who was talking about the loss of green space. Again, we can't have a park there, but I do know what the other end across from Nordstrom is, another green space where they are talking about building a hotel. So, I would encourage, we are building up all of the industrial area, not having any green space and I understand there are some questions about the trees and the landscaping?

Mr. Trias: Yes, those were resolved.

Commissioner Slesnick: Those were resolved, OK. But anyway, I would like to keep in mind, the more green trees you can have and not just palms but deciduous trees to provide shade and so

forth in that area the better. I wanted to also ask, if you put a restaurant in the building do you have to have more parking, if you have a restaurant?

Mr. Trias: Well that's another one of the amendments that is coming forward. At this point, yes, but my recommendation is that in the future once a mixed use project is approved, the answer would be no. It would be just another use.

Commissioner Slesnick: Because there are a lot of really nice restaurants in that location.

Mr. Navarro: Right now we have enough surplus parking spaces to be able to convert it, but I know...

Commissioner Slesnick: If you want to down the line.

Mr. Navarro: Yes – and your Planning Director is working on some legislation to help projects in this area and they are mixed use where you kind of recapture, people that might go to a store in Merrick Park and want to walk over not to have to re-park.

Mr. Trias: And just to clarify. At the Planning and Zoning Board meeting one of the issues is going to be the parking for restaurants for mixed use projects, those are all in the same.

Mayor Cason: Commissioner Lago.

Commissioner Lago: Can I mention something, Commissioner Slesnick made a very good point and I want us to talk about it here. I know it has nothing to do with the applicant. I had also heard the rumor about that sliver of land, that vacant piece of land, which a lot of people think its City owned and it's not, it's owned by Merrick Park.

Commissioner Slesnick: Is it owned by Merrick Park?- I thought it was owned by somebody else.

Commissioner Lago: It's owned by Merrick Park but they are contemplating a hotel. I know that a lot of the projects that come before us is as-of-right, just like this one, but I think that we should seriously consider maybe providing for some bonuses on whatever they bring, I don't even know who is representing them, I don't even know if they – I just heard rumors that they

are coming with some sort of boutique hotel. I would be willing to offer them some sort of bonuses in regards to development if we could get a sizeable portion of the project just be open green space, do you understand?

Commissioner Slesnick: I would agree with you because we are building sidewalk to sidewalk.

Commissioner Lago: It's a piece of property, whatever they build there, whatever hotel that is surrounded by buildings, so it's kind of covered from the street, but I think that it would be great to be able to say, OK, maybe if you want to go vertical or floor two, or whatever the decision is, whatever staff works with them, whatever the Manager kind of maybe she can come up with some ideas, but I think that it would be great to have a portion of that piece of property remain as a green space.

Mayor Cason: Ramon do you have any thoughts on that?

Mr. Trias: Commissioner, I recall two meetings in the past year and-a-half or so on that topic, not a rumor, but actually meetings at City Hall, and the request was very significant – a hotel but no parking being provided on site. I think within that discussion there certainly is a lot of room for what you are saying.

Commissioner Slesnick: But they wanted to use the parking in the Village of Merrick Park.

Mr. Trias: Yes. Yes – which may work out, but I think that in that context I think it would be very appropriate to think in terms of public space, in terms of the green...

Vice Mayor Quesada: You know Commissioner Slesnick, we've had extensive discussions about the parking in Merrick Park in the past, before you were elected, that it's severely over-parked.

Commissioner Slesnick: Extra space.

Vice Mayor Quesada: Extra space – thousands extra.

Commissioner Slesnick: I've been in there and you can park on almost any...except for Christmas.

Vice Mayor Quesada: Black Friday, I mean with every event going on in town there is still a thousand extra parking spaces, so...

Commissioner Slesnick: And that's a good thing.

Vice Mayor Quesada: Well it's good and bad because we've discussed this a lot, if you over park then a lot of times and you have a bigger building, a bigger structure that you need. At least in this kind of situation we can take advantage of now the neighboring buildings, the neighboring buildings are smaller, or to do something like with what you and Commissioner Lago have suggested.

Mayor Cason: Do we have any more discussion?

Commissioner Lago: The reason why I bring that up is because like what Commissioner Slesnick stated, she requested from Ramon that they bring this to her earlier. Now that we are talking about this, when this is discussed again let's put it on the record that we are looking for more open space. Don't bring a project that doesn't have open space, that's something that we are talking about right now.

Mr. Trias: In terms of the timing, this is delivered to you as part of the Commission package, so if you would like something different than that, we'll have to...

Commissioner Slesnick: Well it's just that this is like 500-600 pages of reading and if you get it on a Friday evening it's hard to get to it before Tuesday morning.

Mr. Trias: Of course.

Commissioner Slesnick: I mean if you have it something like this, a project, I'd really like to have it earlier. No fault with the department, but I'd really like to have it even two or three days earlier.

Mayor Cason: OK. Do we have a motion on E-2?

Commissioner Lago: I'll make the motion.

Vice Mayor Quesada: Second.

Mayor Cason: Commissioner Lago makes the motion, the Vice Mayor seconds. City Clerk.

Commissioner Lago: Yes

Vice Mayor Quesada: Yes

Commissioner Slesnick: Yes

Mayor Cason: Yes

(Vote: 4-0)

Vice Mayor Quesada: You know, I apologize, Commissioner Keon did you have any other thoughts?

Commissioner Keon: No thank you. I listened to the discussion and you answered any questions I had. Thank you.

Mr. Trias: The motion included the conditions, I suppose.

City Attorney Leen: For the record, the motion was with all conditions, is there unanimous consent?

Mayor Cason: Yes.

Mr. Navarro: Thank you very much.

Commissioner Lago: Thank you – great work.

[End: 11:31:15 a.m.]