

City of Coral Gables City Commission Meeting

Agenda Item E-3

October 12, 2010

City Commission Chambers

405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Donald D. Slesnick, II

Vice Mayor William H. Kerdyk, Jr.

Commissioner Maria Anderson

Commissioner Rafael “Ralph” Cabrera, Jr.

Commissioner Wayne “Chip” Withers

City Staff

City Manager, Patrick Salerno

City Attorney, Elizabeth Hernandez

City Clerk, Walter J. Foeman

Deputy City Clerk, Billy Urquia

Public Speaker(s)

Zeke Guilford, Attorney for Applicant

E-3

Change of Land Use. An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the Coral Gables Comprehensive Plan pursuant to small scale amendment procedures subject to ss. 163.3187, Florida Statutes, from “Commercial Use, Mid-Rise Intensity” to “Commercial Use, High-Rise Intensity” for a 1.2 acre parcel legally described as Lots 1-9 and 37-46, Block 10, Crafts Section (272 Valencia Avenue), Coral Gables, Florida; and providing for severability, repealer, codification and an effective date. (PZB recommended approval, Vote: 6-0).

Mayor Slesnick: We’re going to skip to E-3 Ordinance is on First Reading; Mr. Salerno if you would like to read that one into the record.

City Manager: Thank you Mayor...

City Commission Meeting

October 12, 2010

Agenda Item E-3 – Change of Land Use from Commercial Use

Mid-Rise to Commercial Use High-Rise

Page 1

Mayor Slesnick: By the way we are skipping we have a time set certain for the ordinances on Second Reading for 10:30 am.

Commissioner Anderson: OK

City Manager: Item E-3 Change of Land Use. An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the Coral Gables Comprehensive Plan pursuant to small scale amendment procedures subject to ss. 163.3187, Florida Statues, from “Commercial Use, Mid-Rise intensity “ to “Commercial Use, High-Rise Intensity” for a 1.2 acre parcel legally described as Lots 1-9 and 37-46, Block 10, Crafts Section (272 Valencia Avenue), Coral Gables, Florida; and providing for severability, repealer, codification and an effective date. (PZB recommended approval, Vote: 6-0).

City Manager: Do we have a motion for consideration?

Commissioner Anderson: I'll move it.

Mayor Slesnick: Moved by Ms. Anderson.

Commissioner Withers: I'll second it.

Mayor Slesnick: Seconded by Mr. Withers. OK that brings this to the floor, Mr. Riel?

Mr. Riel: Good morning.

Mayor Slesnick: Good morning.

Mr. Riel: This is a request for change in Land Use from Mid-Rise to High-Rise. There is no change in zoning fee requested to the property. It currently has a Commercial (C) Zoning District. Site plan review and recommendations have not been requested as a part of this application. They have however, submitted a conceptual site plan, which they've asked me to go through. This property has an alley that dissects it directly through the middle of the alley. Therefore, pursuant to the Zoning Code, any future development of that would be to come through the Zoning Board and the Commission. They can obviously develop it without abandoning the alley, but it would not be a good size for best use; it's very kind of unlikely that they would develop it with the alley in the center. Basically, the change in land use from the small scale does need to go to the DCA (Department of Community Affairs) for review. We just sent up a report after its been ratified by the City Commission. Again, the property is not requesting a change in commercial zoning and it meets the minimum 20,000 square footage requirements for a high-rise, as well as a 200 foot frontage on the property is approximately 52,000 square feet in size. On page five of the staff report is a listing of the

City Commission Meeting

October 12, 2010

Agenda Item E-3 – Change of Land Use from Commercial Use

Mid-Rise to Commercial Use High-Rise

Page 2

commercial uses, standard commercial uses which are typically allowed, which almost the entire down town is zoned commercial. Comprehensive plan criteria are included in pages 7-11 of the staff report. As the Manager indicated, Planning and Zoning Board did consider the application; they did recommend approvals 6-0. This is coming before the Commission if its ratified today, today on October 26, and basically the staff's basis for our recommendation of approval is it allows for a well designed infill development, giving the size of the property. The development of an employment center, balanced development within the central business district allows for quality construction against the size of the parcel, allows for a diversity of uses in all likelihood is typical of all parcels in downtown. They will be developed as a mixed-use development, therefore provides for the flexibility of having services, obviously in close proximity and reducing vehicle trips. Hopefully close to walk to, this facility is close so when it's developed in the future. That's all staff has. I can turn it over to the applicant, they have a presentation.

Mr. Guilford: Good Morning Mr. Mayor, Commissioners and for the record my name is Zeke Guilford with offices at 2222 Ponce de Leon Boulevard. I am here today representing Brockway Valencia, LLC, and Brockway Limited, relative to the property at 272 Valencia Avenue. Here with me this morning is Mr. Marshall Bellin, as well as Jim Eagleton, the owner's representative. As staff has already said, we're here today requesting a change in the future land use map from mid-rise intensity to high-rise intensity, for Lots 1 through 9, and 37 through 46 of Block 10. Kind of let you know what this is, this is the Smart Car site in the parking area which is now which is now really just part of the Mercedes Benz of Coral Gables. Before I begin I want to make it perfectly clear, we are not asking for any additional square footage; what we are asking for today is only allowable height. We are also not asking for site plan approval, but what we are showing you are only a....and the reason we are showing you today is for an example. However we must come back before this Commission with a site plan for your approval. However, what I want to do is actually take a few minutes and explain to you why the additional height is appropriate for this site. Again, here is the site bordered by Valencia, Salzedo, and Almeria. (Inaudible)...future land-use map here, and when you actually look at it, to the west all...

Commissioner Cabrera: Mr. Guilford?

Mr. Guilford: Yes?

Commissioner Cabrera: I am sorry to interrupt you. I am just wondering, if the camera can focus on your end; so that the audience can see your exhibits. That's all I am curious.

Mr. Guilford: OK...

Commissioner Cabrera: Because...There you go, there you go, Mr. Guilford go ahead by all means.

Mr. Guilford: Alright good, OK perfect thank you. When you look at the map here the site is right here. It's relatively small but...

Mayor Slesnick: Wait, wait Zeke, Zeke, put that down...your mic

Commissioner Cabrera: See we are frustrated producers and directors (laughter).

Mr. Guilford: Alright is that better?

Mayor Slesnick: Excellent.

Commissioner Cabrera: OK, Zeke Guilford Presentation Take 3. Go (laughter).

Mr. Guilford: Alright, again for the 3rd time. Here we are, the property is located right here again to the west, all five blocks are now considered high rise intensity. This is actually a different color, but that is one of the garages that recently passed. To the east, along Ponce is all high-rise intensity. One block away from the site is high-rise intensity to the north, and actually half a block to the south is high-rise intensity. We actually started this project with Marshall, and Glenn. What we did is, we said "listen what can actually be done on that property?" - and what Glenn actually started to do...

Mayor Slesnick: Mr. Guilford? Let me ask you right here before the Second Reading, if we go that far, I would like to ask you to work with staff. Mr. Cabrera and I, I believe, served together in the Planning and Zoning Board when the master plan was adopted.

Mr. Guilford: Right.

Mayor Slesnick: There's got to be some rational on the record of why a block north of you is high-rise, half a block south is high-rise and you're not.

Mr. Guilford: Sure.

Mayor Slesnick: I'd like someone...Mr. Riel? To provide me with, going back to see the record of that, to see what the explanation of that, I mean, there has to be a rational, and I'd like to know what it is before I vote to change it.

Mr. Guilford: What the architects did is they tried to create a building, and an urban area so what they did is they actually pushed the building back 50 ft. to actually create a City Plaza. However, when you do that, you've essentially taken 10,000 square feet out of the building envelope. So essentially just pushed the building back and what you end up with is actually a boxier building, you still create the city plaza, and the court yard, and the reason they did this, and actually a good example of the city

plaza, is actually the new plaza at the old Police and Fire Station. But what we end up with is a boxy building, this as an example, is 13 stories in height. And actually, when I spoke to the architects they said this is really boxy, this really is not "Coral Gables" this is not what we are looking for. So we went to Commissioner Anderson's Charrette...

Commissioner Anderson: Uh oh, uh oh.

Mr. Guilford: It started to break up the building, and the massing...

Commissioner Anderson: Man, you are trying to get that vote of mine right? (Laughter).

Mr. Guilford: And what it tells you is, it tells you to break up the building both vertically as well as horizontally. So, Glenn and Marshal went back and they created a new elevation, and what it does is it actually breaks both vertically as well as horizontally; but what happens is, then you end up with an additional two stories.

Commissioner Cabrera: (Laughter) He predicted it. He predicted it.

Mr. Guilford: Well but, you know again, you end up with a certain (inaudible), it does create a better looking building, and of course it's very similar to when you actually look at like a...I like to use a balloon as an example. If you start pushing it on the sides, it has to go up; it's the only way it can go. Lastly, Mr. Mayor, Commissioners, before there were future land-use maps, before there were comp plans, before there was Mediterranean bonuses, the City of Coral Gables actually had a certain section in their Zoning Code, that created specific areas. It had certain zones, certain setbacks, certain heights, and they are actually called site specifics, and this site is one of them. This site actually has, is permitted to go up to 150 feet. So before any of those things, land-use map this property could have a height of 150 feet. However, under a mid-rise intensity classification, future land use map classifications, you cannot get to 150 feet. So you had something before time that allows us to be a high-rise site, that once future land-use map came into existence it reduced that height. Mr. Mayor, Commissioners, I know a couple of months ago; you had an application that was very similar to this, on the city parking garage on Valencia. This application, I believe, is more appropriate to have this change of future land-use map. Because while those are relatively long and narrow, this site is square as staff told you, it's almost one and-a-quarter acres. It allows you the flexibility to create the city plazas, to create the massing changes that you don't have. So, in light of those approvals staff's recommendation of approval, the Planning and Zoning Board unanimous recommendation as well as what we have presented here today, we sincerely appreciate your faithful consideration of this application. If you gave any questions we're more than happy to answer them.

Mayor Slesnick: Thank you, Mr. Kerdyk?

Vice Mayor Kerdyk: Could you put back the map with the box?

Mr. Guilford: The box?

Vice Mayor Kerdyk: No, not the box I want the Land-Use map that you have up there. Yes please, I make that argument today one more time before I knock holes through it but go ahead (Laughter).

Mr. Guilford: Alright, what you have is due west you have 5 blocks that are all High-Rise intensity,

Mayor Slesnick: OK, now could I join Mr. Kerdyk?

Vice Mayor Kerdyk: Yes.

Mayor Slesnick: Does the high right intensity come to Salzedo?

Mr. Guilford: Yes it does.

Mayor Slesnick: OK.

Commissioner Anderson: And also, where is the residence? I am sorry, where is the residential, so I can...

Mr. Guilford: (Inaudible – off mic)...it's actually on this side over here...

Commissioner Withers: So you are saying from Salzedo to LeJeune is high-rise intensity?

Mr. Guilford: Right, its high-rise intensity. That is correct.

Commissioner Withers: OK, and right now there is a Publix, and there is a parking Garage.

Mr. Guilford: Right, and that is you just changed the parking Garage and Publix has the land use for high rise.

Commissioner Withers: Understood...OK so that's to the west.

Vice Mayor Kerdyk: Alright, but let me tell you why that is, because a front on a major thoroughfare. The reason when the master plan was drawn was that they wanted the major height like they do in France and every place else to be on your major thoroughfares which have longer street accesses...

Mr. Guilford: Actually...

Vice Mayor Kerdyk: Meaning LeJeune Road, meaning Ponce, meaning Alhambra Circle is where all the development was going to be key at, and then of course it goes all the way to the back of the property. So it would make a lot of those blocks perceiving to be high-rise sites. Whereas, in the interior core where this set is the high-rise sites are not prevalent, other than of course, we just rezoned one for the City situation on Andalusia, but if you look at Galliano, you look at Salzedo you don't have those same situations.

Mr. Guilford: Well actually Commissioner, what you have abutting LeJeune Road is actually a lower land-use classification, because you're abutting residential. Also, there are multiple blocks that you could see...this block here...so there are multiple blocks that have separate and two land use changes on those blocks. So in fact on the block that you picked you could actually have a high rise, let's say on LeJeune and then step down to mid-rise.

Mayor Slesnick: But let me also say, that actually due west of the site that you are talking about is the new Bacardi Building and it's not Publix, and it's not the garage, its Bacardi, and the condominium right across that faces Bacardi, I forget what that's called, but there is a 16 story condominium and then there is Bacardi. So that's directly west of these sites, is that not true?

Mr. Guilford: That is correct.

Mayor Slesnick: OK. Well OK, I want to make sure we all...but I was more interested in, I think...so Commissioner Kerdyk is, did you suggest to us, that on Salzedo, forget the blocks to the west, on Salzedo, on the east side of Salzedo just to your north and just to your south there are high rise sites?

Mr. Guilford: Yes sir.

Mayor Slesnick: OK. Well that's important.

Mr. Guilford: There's a high rise site here which is kind of the...actually there's a couple of small buildings, and then you have the Del Monte Building, which is high rise (inaudible) intensity, and then obviously we have Miracle Mile and behind Miracle Mile, and on Valencia as well it's high rise intensity, and also again we have on Ponce to the east it's high rise intensity.

Vice Mayor Kerdyk: I own property right to the...and it's not high rise intensity, it's just to the south of this property here it's not high rise intensity on Almeria I can tell you that.

Mr. Guilford: Mr. Kerdyk this block... its only two and-a-half blocks in this entire whole section here that is not high rise intensity.

Vice Mayor Kerdyk: Here is the issue; the fact is we want to do this piecemeal. This is a good time; it's a good thing to do...

Commissioner Anderson: Well actually I was just going to raise it...

Vice Mayor Kerdyk:...that's the game plan here, that's fine; I mean that, I won't be supporting it because I think we should support our own City (cell phone rings).

Commissioner Cabrera: Please turn off your cell phone.

Commissioner Anderson: That's very good; they are calling you to see that you change your vote. (laughter).

Vice Mayor Kerdyk: I apologize...somebody doesn't like what they are hearing, but anyway (laughter) anyway the fact is that you know I believe the City of Coral Gables is a planned community. We are dealing with planned community today, when we are dealing with the University of Miami. I think we shouldn't do things in a piecemeal fashion, I think we should do things on a whole list of perspective. So that's why I can't support it, it's not that this is a bad idea or anything like that, the fact is it's something that I think needs to be looked after a holistic perspective instead of on an individual perspective.

Commissioner Anderson: I actually, it's not that I am not going to vote for this, I am still...you know since you pitched the Charrette I might have to vote for it you know (laughter). I was concerned on a regular, just on a holistic basis on how that whole area is just going to pan out, especially because it has residential on it...if I could remember correctly, and I'd like maybe a plan between First and Second Reading to see if the City can study a little bit that area? I know we did something with the Zoning when we did the Zoning Code re-write, and I know I forgot if we did transition zones into the residential or didn't we? That was a whole battle. I'd like a little more information on how we're going to begin to handle that area, or potential for some type of workshop situation. Because this is just a first of probably many more to come, and I'd like for us as a city to address it in a better fashion than just one building at a time. So, Mr. Manager could we talk about maybe a workshop for...to talk about that, for this area?- and that includes also the residential. I'm sure there is probably information from our Zoning Code re-write time.

City Manager Salerno: Commissioner let me just add, there is some time sensitivity to this issue, and as long as everybody is aware of that with Amendment Four, which the Mayor addressed briefly before coming up on November 2nd., it is important that this item be through First and Second Reading before your next meeting because of that window and...

Commissioner Anderson: No – and my goal to have a workshop is not separate from the vote I mean my concern is not particularly about this particular situation. It's about generally what's going to come.

City Manager: I understand.

Commissioner Anderson: And for us as a City to kind of preview it and maybe need a reminder because, we went through a lot of this exercise during the Zoning Code re-write, but I don't remember. So it's a separate issue that I wanted to address while we were at it because it flagged it for me.

City Manager Salerno: We got it.

Vice Mayor Kerdyk: You know what you might also want to take into consideration here, is that the C.B.D. ends right at this point. That on one side of Almeria is non-C.B.D. on this side it says C.B.D.

Commissioner Anderson: Right, Yea...

Vice Mayor Kerdyk: So, when you're looking at it from a whole list of perspective, you need to also look at the C.B.D. lines and where...

Commissioner: Central Businesses...

Vice Mayor Kerdyk: and central business, Almeria and Minorca

Commissioner: Right down the middle of them...

Vice Mayor Kerdyk: Right down the middle.

Commissioner Anderson: Yes, I agree.

Mayor Slesnick: But it is just to the south of this property?

Vice Mayor Kerdyk: Yes, it's just to the south; but what I am saying is then, I mean you're going from a...

Mayor Slesnick: I thought you meant the middle of the property...

Vice Mayor Kerdyk: No, no right down the middle of the street around there, and you are going from a High-Rise site if you re-zone it, the transition is...there is not much of a transition into the C.B.D.,

and again maybe that's OK, maybe we change the C.B.D.; but the fact is that there is that transition, zoning that we've always had there.

Mayor Slesnick: Yes we've talked about the C.B.D. before; we've refused to change it but...

Commissioner Anderson: You know, what now comes to mind though? I remember the whole... there's a whole residential, single family residential area back there, and I remember when the whole Spanish Village happened they bought out a whole neighborhood. You know, and I mean, it could happen in the future, that's a free market; but at some point, then they'll come back, and we might have to face...you know, the future Commissions' have to face, changing all of that, and you know...so I just want to look at it from a comprehensive...this is apart from this vote. I intend to support this so, but I really have a concern, about what's to come. Because you know when the economy picks up it'll have...

Mayor Slesnick: Mr. Withers?

Commissioner Withers: Well, silver arrow is that because it was Mercedes? Was there a Mercedes called Silver Arrow? (Laughter)

Mr. Guilford: I am not sure.

Commissioner: Is that important in this application?

Mayor Slesnick: It's a Bentley?- I think...

It's an old...

Commissioner Withers: An old Mercedes, yes I thought it was...

Mayor Slesnick: OK.

Commissioner Withers: And I don't know, but normally what we do is when we re-work alleys, and we do height, we kind of have a site plan. So what you are saying is, this is just a illustrative...what big word did you use?

Mr. Guilford: Illustrative.

Commissioner Withers: Illustrative, OK...Site plan that's what this is...

Mr. Guilford: My Alabama education (laughter)

Mayor Slesnick:...and we are not being asked to do any of that...

Commissioner Withers: I understand that, but my concern is, I mean I look at this as kind of a unique opportunity for our City; not only on this building, but on others as we trade height for setback. I guess that's what you want to do here, and you're impressing us with this beautiful plaza, this pedestrian amenity, with these beautiful palm trees to give a downtown feel...and I remember when we were going through the Charrette process, there was somewhat of a focus on 20 feet and down, as to what people look at when they walk. Whether they see an 80 foot building, or a 100 feet building, it is really to maintain the ambiance of 20 feet and down, with parks, and plazas, and fountains and things like that. So I mean I'm assuming that that's the play. Is that you are making the building smaller, foot print wise, you are giving us plazas and amenities for pedestrians, and you are asking us to give height. I kind of like the direction, you know, I think that as you walk around downtown, you know our downtown compared to what it was 15, 20 years ago is absolutely fantastic, but we still have a lot of visual work to do at street level. So I am supportive of that and I'll probably vote for this but my concern is, when it comes time for the actual...and I guess this is all in response to Amendment Four to try to get the height locked in so you don't have to deal. I am assuming that's what you are doing?

Mr. Guilford: That's correct.

Commissioner Withers: OK, and there is really no plan to move forward with this at any time...

Mr. Guilford: In the near future.

Commissioner Withers: In the near future, you're just trying to lock it in?

Mr. Guilford: Correct

Commissioner Withers: So how do we make sure that we do get those pedestrian amenities, and we get that plaza if we do go forward with the height?

Mr. Guilford: Well, what...again whatever final product must come back through the Planning and Zoning Board, as well as the Commission. So obviously...we have the presentation today, depending on Mr. Brockway and the company decides to use it, is something that you will have a second look at. Originally, just to let you know the alley was actually, turned and vacated at one time. They were actually going to create a SUV Show Room, they did not move forward with that, and therefore the alley got reverted back...

Mayor Slesnick: That's right...

Mr. Guilford: So, and in fact when you look at this project, and you start reconsidering it, actually the alley probably should turn to the other side, where you have a two-way street versus a one-way street. So those are things that once it starts getting evolved...

Mayor Slesnick: Maybe we shouldn't have a one-way street?

Mr. Guilford: that's...I wont go there (laughter)

Commissioner Cabrera: Well but it should be discussed...

Commissioner Anderson: Two-way...actually that's a...that two-way on Valencia and Andalusia makes perfect sense.

Commissioner Withers: That's a good point, we talked about that

Mr. Guilford: So, it's definitely something (inaudible), but really the one that I look at that seems to work pretty well if actually you have the (inaudible) where it comes in through the back and then out of the back...

Commissioner Cabrera: Mayor.

Mayor Slesnick: Yes, sure.

Commissioner Cabrera: Two points I would like to make. I know that the architects are here and I know we were looking at conceptual designs here, but one of my favorite topics is, I think you know, is parking, and on-street parking is one of the issues that I would like to always address, and since you are so far ahead of the curb, I would like you all to be sensitive to the loss of on-street parking spaces. I have a sneaky suspicion that there may be lots of that planned that we may be losing on-street parking, and we have already dealt with that particular problem in that particular neighborhood. In fact, we had a business owner, a dentist that came to us with some serious concerns regarding this matter and I think we were sensitive to those concerns, and I would like you all to take back my concerns for the loss of parking, because I tell you what will happen. I am going to give you my vote today, what will happen is, if this comes back and you eliminate 20, 30 spaces, I am going to vehemently oppose it. So, maybe that's not the case, and maybe it's going to be less than that, so I am willing to come up with a trade off or a compromise. I am sorry, you are all shaking your heads as if I am...

Mayor Slesnick: No, no, I am not shaking my head, no, you are... Well, I just wanted to tell you that I know... there is no parking along Salzedo, and there is...

Commissioner Cabrera: No, but on the sides.

Mayor Slesnick: ... and there is the Post Office drop-off which takes up a good number of what would be parking spaces.

Commissioner Cabrera: Maybe two or three, that's it.

Mayor Slesnick: Yeah, well more.

Commissioner Cabrera: But there is more,

Mayor Slesnick: I know... of the road.

Commissioner Cabrera: ... there is more on each side of the street. I just want them to be sensitive to it. You know, at the end of the day, I am not an architect but I like on-street parking and you know these days, it's a revenue generator. You know, we increased the hours, and the days and now we monitor by satellite.

Mr. Guilford: Right, people will actually... prefer to park on the streets versus any garages because it's quicker... so it's definitely something to consider.

Commissioner Cabrera: Yeah, that's all. That's all I am asking you to do.

Commissioner Cabrera: That is all, that is all I am asking you to do. Secondly, this whole thing about, I am OK about looking at it holistically and slowing it down and you know being gentle and get everybody's input, the bottom line is that whole area has been piece meal since I can remember, I mean it has been a piece meal series of buildings I think the best example you gave me was the Del Monte Building which was you know a huge, huge building in the middle of an area that the next largest building was the Police and Fire Departments so I mean we already have that there, it doesn't mean that it is right, but this is a fairly sensitive approach to trying to build something that makes sense for the area, so you know to sit here and say let's try to look at it holistically OK let's do that I am all for it, but let's all realize, let's take a step back and drive around or walk around the area and realize that is completely a piece meal section of the city, so I am glad that you agree with me.

Mr. Guilford: Thank you.

Mayor Slesnick: A couple of other thoughts is that I never thought it was very attractive that we have a used car lot in the middle of our City, and this would of course take that away. I thought when you said originally that you were going to move the building back 50 feet, you were going to tell me there were used cars parked in front, but I am glad that wasn't the case. I would say this though Zeke, and this is going to require a greater legal scholar than I, first of all we need to know, and maybe we need to ask this question, should Amendment Four pass?- which by the way recent polling shows that it may not, when does it take effect. I would like to know that. I mean we keep talking about the day of the vote, I don't know what the effective date is and I think that would be interested for us to know. Madam City Attorney maybe I can turn to you and ask you, not now, but tell us that and also the fact is that we may be surprised to find out that vacating an alley may come under Amendment Four so I

think that is something that you ought to look into, because you may go through this and still have to go through a vote to vacate an alley. I don't know.

Commissioner Cabrera: Interesting.

Mayor Slesnick: Any other questions? Any other comments? Do we have any cards for public input on this Mr. Clerk?

City Clerk Foeman: No, Mr. Mayor.

Mayor Slesnick: OK.

Commissioner Cabrera: You know that is a great, I appreciate you asking the question about public input, how much have you done in terms of an outreach program to inform and educate the affected stakeholders.

Mr. Guilford: We did not hold a neighborhood meeting, but everyone received the notice within the 1,000 feet, so usually what happens, my practice is usually when you do it more toward the residential area that is going to have a lot more input, I think we only had six comments from business owners in this matter, usually you don't get that type of input that you would get in a residential area.

Commissioner Cabrera: So then is it your thought process that you probably won't be doing any kind of outreach for the immediate neighborhood. Well immediate neighborhood is the wrong choice of words, the closest residential neighborhood.

Mr. Guilford: Probably not for this matter.

Commissioner Cabrera: OK. That may hurt you. You know when the natives find out about this thing they are going to get all excited and the drums are going to start beating.

Mr. Guilford: We could have a neighborhood meeting.

Commissioner Cabrera: You know...

Mr. Guilford: I understand.

Commissioner Cabrera: I am trying to give you some input, you know because we start getting those e-mails and those calls and we get all jumpy and then we start giving you a hard time. I mean you know how it is.

Mr. Guilford: Understood, I hear you.

Mayor Slesnick: OK. Anything else? Mr. Clerk, would you please call the roll?

Commissioner Cabrera: Yes.

Vice Mayor Kerdyk: No.

Commissioner Withers: Yes.

Commissioner Anderson: Yes.

Mayor Slesnick: Yes.

Mr. Guilford: Thank you very much.

Mayor Slesnick: That is scheduled to be heard for Second Reading at the second meeting of the month, which is the 26th of this month.