

**City of Coral Gables City Commission Meeting
Agenda Item F-1
November 13, 2018
City Commission Chambers
405 Biltmore Way, Coral Gables, FL**

City Commission

**Mayor Raul Valdes-Fauli
Vice Mayor Frank Quesada
Commissioner Pat Keon
Commissioner Vince Lago
Commissioner Michael Mena**

City Staff

**City Manager, Peter Iglesias
City Attorney, Miriam Ramos
Assistant City Attorney, Gustavo Ceballos
City Clerk, Walter J. Foeman
Deputy City Clerk, Billy Urquia
Assistant Economic Development Director, Leonard Roberts
Fire Chief, Marcos De La Rosa**

Public Speaker(s)

**Vivian de las Cuevas-Diaz
State Representative Javier Fernandez
Carlos Armengol
Charles Girtman
Sue Kawalerski
Maria Cruz
Chad Loweth
Megan Cortes
Steven Turner
Ben Eisenberg
Edie Eisenberg
Mario Robaina
Ana Alas Gonzalez-Abreu**

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Agenda Item F-1 -Ordinance approving the Purchase and Sale Agreement with Cal B. Rosenbaum for the purchase of the property located at 7000 Old Cutler Road, Coral Gables, Florida for the purpose of preserving landscaped open space and renovating the existing house on the Property for use as a fire station to enhance fire rescue response time to the surrounding neighborhood.

Maria Pujals
Jackson “Rip” Holmes

Agenda Item F-1 [0:00:00 p.m.]

An Ordinance approving the Purchase and Sale Agreement with Cal B. Rosenbaum (the “Seller”) for the purchase of the property located at 7000 Old Cutler Road, Coral Gables, Florida for the purpose of preserving landscaped open space and renovating the existing house on the Property for use as a fire station to enhance fire rescue response time to the surrounding neighborhood; waiving certain requirements of the Procurement Code pursuant to section 2-1089 thereof; and providing for a repealer provision, severability clause and providing for an effective date.

Mayor Valdes-Fauli: Item F-1...

City Attorney Ramos: Item F-1...

Mayor Valdes-Fauli: Will you read the item, please?

City Attorney Ramos: Yes, sir. Item F-1 is an ordinance approving the Purchase and Sale Agreement with Cal B. Rosenbaum (the “Seller”) for the purchase of the property located at 7000 Old Cutler Road, Coral Gables, Florida for the purpose of preserving landscaped open space and renovating the existing house on the Property for use as a fire station to enhance fire rescue response time to the surrounding neighborhood; waiving certain requirements of the Procurement Code pursuant to Section 2-1089 thereof; and providing for a repealer provision, severability clause and providing for an effective date. I’d like to remind the Commission that this ordinance must pass by four-fifths vote due to the value of the property. If it does pass on four-fifths vote, I will ask for a second four-fifths vote to waive the last requirement of the Procurement Code in the best interest of the City. I can explain that further if we get to that point. It is a public hearing item.

Mayor Valdes-Fauli: Thank you. And we will take the City's comments first, Chief, and then we will make comments in the Commission and then we will open the hearing to the public. I'm going to limit each person to two minutes. I have 40-some here, so I don't want to be here the rest of the day, but I do want to give you the chance to express your opposition. Then we will read into the record the comments that were submitted and we will also introduce into the record a very comprehensive memo submitted to -- on this issue.

Assistant Economic Development Director Roberts: Okay. Good morning. Leonard Roberts, Economic Development Assistant Director. The purpose we're here today is to review the purchase contract -- or authorize a purchase contract for 7000 Old Cutler Road, for purpose of a fire substation that would enhance the fire response time and establish a park. That contract does have contingencies and those contingencies include the right for the City to have an inspection, to have neighborhood consensus and also for Commission approval. Now, to kind of bring forward why we're here and how we got here today, I'll ask the Chief to go over the background and discuss the need for this fire substation.

Fire Chief De La Rosa: Good morning. Can you hear me or...

Commissioner Quesada: No.

Mayor Valdes-Fauli: No.

Commissioner Keon: Not really.

Fire Chief De La Rosa: Alright, I'll speak loudly.

Commissioner Quesada: No.

City Attorney Ramos: No. We need for the...

Commissioner Quesada: The TV, yeah.

Commissioner Keon: It needs to go into the...

City Attorney Ramos: While that gets addressed, Mayor, we had an 11 o'clock time certain on Garage 1 and 4. There's a number of people speaking outside. Do you intend to take that -- or waiting outside. Do you intend to take that before or after lunch? We may want to let them know.

Vice Mayor Lago: After lunch.

Commissioner Mena: Yeah.

Mayor Valdes-Fauli: After lunch, I think. I mean, this is going to take -- with 50 people here -- I mean, with the 40 people here, two minutes each, that's going to be...

Commissioner Mena: I would tell them it won't be before like 1, probably.

City Attorney Ramos: Sometime after 1 p.m.?

Mayor Valdes-Fauli: Tell them time certain 2.

Commissioner Keon: It won't be until 2.

Commissioner Mena: Okay.

City Attorney Ramos: I'm sorry, at 2 p.m.?

Mayor Valdes-Fauli: Can you tell them?

City Attorney Ramos: Yes, of course. We'll let them know.

Fire Chief De La Rosa: Good morning, members of the Commission and Mayor. And, I want to provide a brief explanation of how we arrived at this property. For some time now, the Fire Department has been exploring a permanent solution to an area that is south of US-1, between Fire Station 2 that is located on US-1 and Riviera, and Fire Station 3, which is on Old Cutler and Red Road. This area, which is the target area highlighted in this map, is a challenging area for our response times predominantly because of access. The only true access going north and south is Old Cutler Road and east and west, we have Sunset and Kendall. In addition to that, the coastal communities have limited access to entering those communities and navigating through those areas. That was our focus when we started looking for a permanent solution or property. There was two objectives that we looked at when we looked at various opportunities or solutions. The first one was to improve our access in that specific area, and obviously, improving our response times. The other one was the impact that we were going to have on the community. So, for instance, we didn't want to necessarily look for a property that was directly in front or minimal buffer to the neighboring areas. We also looked at some properties that possibly would have worked for us but would have required us to drive up and down a narrow residential street frequently throughout the day as we are coming or going from the fire station. This is not an easy feat. It's not an easy feat for us because unlike suburban communities that have vacant land that they can pre-identify for municipal services, we are a urban community and we're pretty much landlocked. So, where do we provide the minimal impact and still get the public safety needs that we need is not always easy. The reason that we looked at this is because seconds count. So, in a cardiac arrest, we do everything we can to get there as fast as possible. Because for every minute that goes by, a chance of survival without CPR reduces by 10 percent. It's also very important because of fires. We always want to get there while the fire is still in an incipient stage. Free burning state, once it reaches a certain temperature, you have a phenomenon that's

called flashover. That means all the contents in the room self-combust at the same time. That temperature curve is listed normally about ten minutes. There's some studies that will tell you that it's probably less, because that number was constituted on when everything in your home was basically built out of wood and cotton. And, if you think the contents in your home today how much of it is synthetic material versus natural materials as in the past. So, with this in mind, we arrived at the location that's in question today. Some of the benefits of this location is that it fronts Cartagena Circle. It is a large enough lot that it provides buffering from the nearest neighbors and one that we hope to enhance as well. It faces three major thoroughfares, so you can liken it to a hub and the spokes on a wheel. From that location, we can navigate in several directions. The lot is configured that it allows us for one way in and one way out. Therefore, we will merge into traffic coming in and merge into traffic and navigate the circle in whichever direction we're going in. Most of our travel will occur on major thoroughfares that are major -- are heavily traveled as we are today, not residential streets. And again, fronting Cartagena Circle and the park, it limits the impact that we have within a residential community. These are the reasons why we selected this lot. In addition to that, if you look at our alignment with resources -- so, if you look at Station 1 with us moving it north towards the new public safety building, Fire Station 2 being remodeled to accommodate the larger apparatuses that we have, and then with the addition of this location, it aligns our resources where each section of the City is covered within a two-mile radius of a fire station. This is a neighborhood fire station. This will not be a large fire station. This will provide a very focused service to an area, commencing with an advanced life support equipped fire engine. The reason that this apparatus and this crew is selected is because one piece of apparatus can address medical emergencies as well as fire and motor vehicle accidents. And lastly, because of the layout of that lot and the existing tree canopy that is there, this provides us the access that we need, the response times that we need and minimizes the impact even when it comes to aesthetics as the station is going to be sufficiently buffered by the existing trees in addition to the proposed park that goes on the lot. That is pretty much a history of how we arrived at this facility. One, to summarize, we need to improve our access and response times south of US-1 or south of the waterway between Fire Stations 2 and Fire Stations 3. And two, an equal amount of objective or important objective was that of

minimizing the access to the area. This provides enhanced access to the coastal communities as well as the communities south of US 1, from Sunset to Kendall. Thank you.

Mayor Valdes-Fauli: Thank you, Chief.

Assistant Economic Development Director Roberts: So, that brings us to the 7000 Old Cutler Road and the deal terms, where the Chief and I had reviewed several different sites, including City-owned sites, commercial sites, residential and some other green spaces. Through that search, we determined that in regards to accessibility, response time, the elevation and the least amount of impact to the neighborhood, that 7000 Old Cutler Road would be the most viable option. 7000 Old Cutler Road consists of a single-family residence that's 3,381 square feet. It was built in 1936. The City's historic department has reviewed the site and has determined it is not historic. The boundary of this site has 16,000 square feet of right-of-way. And as the Chief mentioned, it has three main entrances, Old Cutler, Cartagena Circle and Sunset Drive. It is bordered by 136 trees that create a visual barrier on Cartagena Circle, and to -- that would -- provides minimal impact to the surrounding neighborhood. And the City will retrofit the existing...

Mayor Valdes-Fauli: A hundred and thirty-six trees?

Assistant Economic Development Director Roberts: Yes.

Mayor Valdes-Fauli: Wow.

Assistant Economic Development Director Roberts: Yes. That's just on that property, and we have a survey that has that count. The house will be retrofitted for purpose of the sub -- fire substation that will retain the look of a single-family residence. The City had ordered three appraisals, and those appraisals ranged between \$1.3 to \$3.4 million as a residential property. The City also did a second hypothetical appraisal based upon a commercial use that ranged

between \$1.8 and \$3.9 million. The City had started negotiations and we had -- based on the initial -- the first appraisal, the lowest appraisal of 1.3, had submitted an offer at \$1.3, and that was rejected. And through various communications and negotiations, the price that the City came and the owner was a price of \$4 million. The security deposit request is \$200,000 down, and the seller will convey title to the City on January 15. We do have a 60-day due diligence, and that 60-day due diligence period allows for inspections, for community meetings, and also, Commission approval. We are here for first reading and then we intend, depending on where this goes, we are going to have the community meetings. And then a second reading will be for the results of the inspections, results of the neighborhood meetings. The City will reimburse the seller's attorney's fees up to \$10,000. And if we don't close on the January 15 deadline, there is a penalty to the City of \$20,000. The seller...

(LAUGHTER)

Mayor Valdes-Fauli: Come on. I'm going to clear the room if you don't keep quiet. This is -- we're going to give you respect and you should give respect to the people who are talking.

Assistant Economic Development Director Roberts: The seller, his family or his caretakers has the right to stay in the property for up to two years, and the City's obligation to purchase, again, is contingent on these neighborhood approvals and no brokers involved on the transaction. In that post closing agreement for those two years, there is no rent to be paid by the City -- to the City. The City shall have access to the property at reasonable times. The seller shall be responsible for routines repairs and maintenance, while the City is going to be responsible for any capital items that are greater than \$500. And the post close and occupancy period shall terminate if the property is damaged an amount in excess of \$50,000 and the property is uninhabitable.

Vice Mayor Lago: Leonard, excuse me. When would the closing date be?

Assistant Economic Development Director Roberts: January 15.

Vice Mayor Lago: So, if the City, for example, needs an extension for one reason or another...

Assistant Economic Development Director Roberts: For any fault of the City, there would be an extension -- there would be a penalty. Now, if it's extension as a result of the...

Vice Mayor Lago: Per month? Per month or would that be six months, quarterly? How would it be...

Assistant Economic Development Director Roberts: By month.

Vice Mayor Lago: By month. What's that amount?

Assistant Economic Development Director Roberts: 20,000. Now, the way this -- at the \$4 million price, we are funding this through \$2.3 million of impact fees, \$200,000 of general capital improvement fund, and a \$1.5 million state grant. Now, please take in mind that state grant does require a park to be a part of it, and that was the component of the actual state grant. We did have a neighborhood meeting that was held on the 5th. The City does plan on having another meeting before second reading, and of course, the scheduled inspections. If it does go forward, the City Commission adopts the ordinance on second reading. The process for land use and zoning change would go forth, which I've tentatively scheduled for tomorrow. Questions?

Commissioner Mena: Yeah.

Mayor Valdes-Fauli: Questions?

Commissioner Mena: No, I have questions. I have a lot of questions. Look, first I want to talk a little bit about the process here. Why were there so many appraisals done?

Assistant Economic Development Director Roberts: The -- well, the first appraisal at \$1.3 million -- part of the Procurement Code requires two appraisals be ordered. And so, we had an appraisal as 1.3, and then we had another one that was at 3.4. Due to the substantial difference in price, the City ordered a third appraisal.

Commissioner Mena: Okay.

Vice Mayor Lago: And in reference to that 3.4, since you just touched upon it, what were the properties that were used as comps?

Assistant Economic Development Director Roberts: There is a property on Granada and most of them are single-family -- they're all single-family houses within a reasonable distance. There was on Granada -- there was a waterfront property which, in my opinion, was a little skewed. The value...

Vice Mayor Lago: That's why I asked because you see the significant difference between the appraisals and...

Assistant Economic Development Director Roberts: Yes. So...

Vice Mayor Lago: It's concerning.

Assistant Economic Development Director Roberts: Yeah.

Vice Mayor Lago: Because the buyer hangs his hat on the fact that I can ask for a million dollars for this property, because there is an appraisal of \$3.4.

Assistant Economic Development Director Roberts: So, let me touch on the appraised value. The \$1.3 million and the third appraisal at \$1.8, I believe it was, those values -- those appraisers looked at the site and said, well, based on the size of this lot, 33,000 square feet, what would be the highest and best use for residential. If anyone purchased that site, the likelihood is that they would tear down the house and they would build...

Commissioner Mena: I agree.

Assistant Economic Development Director Roberts: I use the term mega mansion. And because of that, the value to a buyer is to the land. Now, the Blazejack appraisal, the one that was at the \$3.4 million, looked at the site as a house. So, in purchasing the house and using the house as a built unit versus a vacant lot, so that's really the distinguishing values.

Mayor Valdes-Fauli: Let me -- on the appraisals, there's a story -- a true story of Harry Helmsley in New York, the owner of the hotel Helmsley Palace, the owner of the building in front of the RCA building. He bought a lot at 5th Avenue and 57th Street. And his friends, associates, et cetera told him that he was crazy in paying the amount he paid for that lot. And he said, maybe I am, but find me another lot on 5th Avenue and 57th Street and then I'll compare it and I'll buy the cheaper one of the two. There are sometimes when appraisals without comparables or appraisals for a limited use of the property are not necessarily significant, and I think this is one of them.

Commissioner Mena: I completely disagree. I think...

Mayor Valdes-Fauli: Find another lot at 5th and 57th and buy it.

Commissioner Mena: I think if you're willing to pay two times the value of a piece of property, you'll find a lot of properties.

Mayor Valdes-Fauli: But what is the value...

Commissioner Mena: And that's the problem with this.

Mayor Valdes-Fauli: What is the value of the property?

Commissioner Mena: We know what the value is. We have appraisals. Listen, I handle a lot of real estate litigation, and in the course of doing that, I have deposed many appraisers. I would love to depose the gentleman who decided to use a waterfront property as a comparable for this piece of property because that is absurd, okay. We have...

Mayor Valdes-Fauli: It is.

Commissioner Mena: We have pieces of property in the immediately adjacent area -- first of all, our initial offer was 1.3, right?

Assistant Economic Development Director Roberts: Right, yeah.

Commissioner Mena: Okay, so...

Vice Mayor Lago: Commissioner, the property...

Commissioner Mena: We're at \$4 million.

Vice Mayor Lago: The property next door...

Commissioner Mena: The property directly next door, which is owned by the estate of Mr. Steven Turner, his mother, who is here, was recently under contract. And if you do the comparables, this gets to about \$2 million, maybe.

Vice Mayor Lago: Based on the square foot price.

Commissioner Mena: Right. You know, when we spoke last time -- and you know this, Leonard. And by the way, I want to be really clear that it's not -- I'm not here trying to criticize you. You're doing your job and doing the best you can to negotiate a deal. You've been clear with us that the gentleman will not lower his price under any circumstance. That's what you said to us.

Assistant Economic Development Director Roberts: Correct.

Commissioner Mena: You even said that you think the price is too high.

Assistant Economic Development Director Roberts: Yes.

Commissioner Mena: So, I'm not trying to criticize you for your position on that. Our Budget Advisory Board looked at these things. They called the appraisals ridiculous was one adjective; wacky was another.

Mayor Valdes-Fauli: The appraisals.

Commissioner Mena: And that's why we have you in there. My appointment to my Budget Advisory Committee is a retired partner from Deloitte & Touche. I take his opinion very seriously because I went out of my way to appoint really competent people to my boards. We got to get to -- part of the discussion, I assume, today is going to be about the actual location. But the price here, \$4 million, is, to me, outrageous. It's a nonstarter. And, it's not even close to something that on a price basis I would consider. And again, if we're willing to go out there and pay twice the value of a property, I think we'll find lots of properties.

Mayor Valdes-Fauli: At the corner of Sunset...

Commissioner Mena: I think that's...

(APPLAUSE)

Mayor Valdes-Fauli: Come on, guys. Stop it.

Commissioner Mena: But look...

Mayor Valdes-Fauli: Please.

Commissioner Mena: I think that's irresponsible. And, I think even though there is a grant -- and I understand, you know, there's a tendency to look at a grant from the state as like Monopoly money...

Vice Mayor Lago: Free money.

Commissioner Mena: But it's not. Those are -- that -- those are our dollars as residents of Coral Gables, just like the taxes we pay to the City. So, we have a fiduciary duty to be stewards of that money as well, and it's just not responsible under any scenario to pay \$4 million for this property. So, that's on price. I would like to get a better picture of -- because I know you guys have worked through this and you've told me there's other properties. But, with all of this information now in mind and having seen the renderings, you know, I want to have a better understanding for what other properties we've looked at and what our options are for those. Because one of the issues I have -- and I mentioned this to the City Manager -- if you look at the rendering -- and I understand the logic of, well, we'll have this big buffer from the Circle that way, aesthetically, you don't sort of see the station from the street and there's some logic to that. The problem is, if you look at the other rendering -- Chief De La Rosa, and if you could put that

one up, if you don't mind -- it's sort of flipped on its head in some respects because what happens is that fire truck storage at the bottom there, I don't know how many feet that is, but it's not too far from the master bedroom of Mr. Ben and Edie Eisenberg, who are here today as well, and we have this big buffer towards a circle that's congested and has traffic and we have very little buffer to the residential component of this. So, it's almost, in some sense, flipped on its head in that respect. And the house is located where it's located, so we can't move the house, if the goal was to sort of retrofit this as a smaller, you know, fire station. So, there's some problems there as well. Again, if this is the price point we're talking about, then I need to have a much better picture of what the other options are if there's something in more of a commercial area that would still work or not. And again, I cannot get beyond the price that we've agreed to, and I've been told by you many times now that the seller will not move down.

Assistant Economic Development Director Roberts: Correct.

Vice Mayor Lago: Leonard, just going off what Commissioner Mena stated. It's my understanding after I spoke to my appointment to the Property Advisory Board -- that they requested other examples of properties that are available adjacent to this lot. Was that ever provided to the Property Advisory Board?

Assistant Economic Development Director Roberts: Yeah. We provided a list of properties, residential properties that were listed. And I'm pretty sure -- we have a list of 16 properties, which include some commercial sites, residential sites that were also -- I'm not a hundred percent sure they received that -- but the residential lots that we looked at individually, yes, they received it. Related to those 16 areas -- and I'll throw some addresses out there, Sunset Elementary, Cocoplum Yacht Club.

Vice Mayor Lago: Cocoplum Women's Club.

Assistant Economic Development Director Roberts: Yes. The yacht club, the Epiphany Church, (INAUDIBLE) Park, Banyan Tree Park, William Kerdyk. So, these locations, based upon the main items, the accessibility, response time, elevation, and the least amount of impact to the surrounding neighborhood. If you just step back and look at that target area one more time, if you look at our target area, no matter what you do, the likelihood is you're going to be in a residential neighborhood. It's inevitable. It's going to be -- there's a strong likelihood it's going to be a single-family house based upon that location. So, what we wanted is to -- that minimal amount of impact. The grant that's being provided, in order to continue the deal with that grant money, a park has to be part of that project. So, as much as it is not free money, it is money we can use, but the park has to be -- if that park is not a part of it, we don't have the money for that.

Mayor Valdes-Fauli: Okay.

Commissioner Mena: Well...

Mayor Valdes-Fauli: Can we let Commissioner Quesada...

Commissioner Mena: At \$4 million?

Assistant Economic Development Director Roberts: Right.

Commissioner Mena: Okay, timeout. At \$4 million...

Assistant Economic Development Director Roberts: Right.

Commissioner Mena: For the 1.5 grant, we're putting 2.5 in.

Vice Mayor Lago: We're still paying (INAUDIBLE).

Commissioner Mena: 2.5 is probably more than this property is worth, so...

Assistant Economic Development Director Roberts: Right.

Commissioner Mena: I mean -- as a starting point.

Assistant Economic Development Director Roberts: Right.

Commissioner Mena: You know, I get it. Listen, I really get it. I understand why we want to take advantage of having a state grant, obviously. And we should try to do that if we can. But it's got to be the right property and it's still got to be a responsible price. And that's the issue here is this price is -- again, and I don't need to beat...

Assistant Economic Development Director Roberts: Right.

Commissioner Mena: A dead horse, but I don't agree with it. And again, I'd like better understanding of how some of those other properties you just identified or even, A, identified -- because some of them, frankly, don't even make any sense to me -- and B, what was the -- did we vet them? Was there any actual -- like, how far down the path did we go on any of those? Or did we just come up with a list and then say, let's look at this one because we like it better?

Assistant Economic Development Director Roberts: So, we looked at these sites and we looked at it relative to the site -- the subject site. And the subject site relative to all those sites -- I mean, the -- in my opinion, accessibility is one of the highest priority. Being adjacent to Sunset, Old Cutler and Le Jeune, those factors contribute a great deal and it's such -- it's the only one on that block that has that access, and so that makes it very, very unique. The second thing that makes this very unique, if you look at the elevation map of the site, this site is 18 feet above sea level, and that 18 feet elevation runs parallel to Old Cutler Road. So, it's very unique and that's something I found out through this process. All those homes across Old Cutler in that area are

up to 17 to 18 feet elevation, which during a storm surge or so, makes it a very viable and interesting site to have a fire substation where -- and the other item is the impact. When you're driving out -- so, these factors -- I get the price is high. Don't get me wrong. I agree compared to the relative proposals, the price is above that. Now, the factors that contribute to the uniqueness of the site relative to the other 16 sites is the reason why we are considering the \$4 million acquisition price.

Commissioner Mena: Okay, but circling back to my question. Sixteen sites sounds like this very diligent process -- and I'm not trying to criticize anybody, but we didn't like go down the path on 16 sites, negotiate, talk about terms.

Assistant Economic Development Director Roberts: Yeah. Right, no, we did not.

Commissioner Mena: Okay, so on how many sites have we engaged in a meaningful manner?

Mayor Valdes-Fauli: Commissioner, that question is irrelevant because we didn't think that those sites were adequate because of the access, because of the elevation, because being...

Commissioner Mena: How do we know that?

Mayor Valdes-Fauli: Smack in the middle -- what do you mean how do we know that? We know that because -- look at the map. Look at Sunset. Look at Le Jeune. Look at Old Cutler and look at the residential streets. We know that because you look at the map.

Commissioner Mena: Okay, I mean, again, I would like to understand -- whether or not the Mayor thinks it's relevant, I think it's relevant. So, I would like to understand what -- if for any other sites where you had a meaningful engagement on vetting a property, talking price, talking terms, talking logistics for what a station would look like there, et cetera. And in discussing that, I'd like to clarify a few things on this. Am I correct that while it has three points of access, the

truck, because of the sort of driveway -- for lack of a better word -- will only -- it would only exit on Sunset and come in through Old Cutler, right?

Fire Chief De La Rosa: Correct.

Commissioner Mena: So, any call that you get, you're going out on Sunset.

Fire Chief De La Rosa: We're going out on Sunset and navigating the circle.

Commissioner Mena: Correct. Okay. Elevation -- again, I get why that's a nice sort of fact for this, but the sort of storm recovery component of all this is not really the primary motivation for this. The primary motivation for this is response times on a regular basis and we have some holes where we'd like to have a better response time. That's not in a hurricane setting. That's in an everyday traffic setting. So, I get the elevation component, but I don't think that not having that elevation disqualifies other properties to fill the gap that you're trying to fill in response times. So, that's why I want to understand what the other locations are and how viable they are or not, especially if we're willing to pay \$4 million.

Assistant Economic Development Director Roberts: Right.

Mayor Valdes-Fauli: Thank you, Commissioner. And why don't we hear from Commissioner Quesada.

Commissioner Quesada: Thank you, Mr. Mayor. First of all, thank you for being here, including the red shirts -- especially the red shirts. So, thank you so much for being here. And I'm going to -- I typically like to wait until everyone speaks. I put a letter out over the weekend, which I'm sure most of you have seen here. I'm not going to regurgitate that. You know, I've said my peace a little bit related to this. I just want to give you a little perspective and maybe try to offer some sort of way that we can get there in a way that works for everyone. I never say

this, but I'm going to say this so everyone has some perspective. We need four votes. Four of us up here need to say yes to make this happen. Last time this came up, there were only three. There were two that said no, and I think you're hearing the same trend today and that's Commissioner Mena and Commissioner Lago. So, if nothing changes from last time, this doesn't go through; it doesn't happen. So, one of them would have to change their mind. I'm assuming the others are in the same place where they were last meeting, so I just want to give that perspective to everyone. With that, just about six years ago, I lost a colleague of mine in this area. And if anyone's every been part of a 911 call, it's the absolute worst situation there is. But, I'm not going to try to make this -- I'm not going to -- I really don't want to throw emotion into it. It should be a factual thing, but it's a very emotional issue for me. I lost someone that should be here today. And you don't know. We could have gotten there five minutes earlier and he still could have passed; we don't know. So, we just don't know. But when I speak to our current chief and our former chief, the moment that happened, the very next day, I was sitting with the chief at the time trying to look for a spot. Where is the best location? And unfortunately, that conversation came back to exactly what we heard Leonard say a few minutes ago. Unfortunately, it's going to have to be in a residential site, you know. We've got a lot of conversations of, well; let's fix up the other fire stations. That's not going to change the response times to those areas. Let's -- what about the location near the bridge in Tahiti Beach? There used to be a fire station there back in the day. It doesn't work. The time -- it takes too long to get out of Cocoplum. What about the water and sewer facility on Le Jeune? No, it's still too far away. What about the downtown area? Still too far away. We've gone -- over the last six years; we've gone through so many different ideas to get there. A few years ago, my three-year-old niece drowned and actually passed away. And she was resuscitated, but we were fortunate -- it was a public pool. It wasn't in the City -- and we were fortunate because there was a doctor just by -- we just got lucky. And I was there and I was a lifeguard growing up at Venetian Pool. She got away from us. We didn't see her. She was fully clothed. She went in the pool and she drowned. And the reason she is with us today is because there was a doctor getting sun right next to where she went down, pulled her out, brought her back. If he's not there, if he doesn't respond within a minute, she's not with us today. Again -- I sort of promised

I wasn't going to make it emotional. I'm trying not to. There are a lot of issues here. I hate the financial deal. I hate it. It's horrible. I think the homeowner that's trying to do what -- the seller do to us I think is abhorrent, okay. That's not lost on me. It's not lost on us that are supporting to do something there. It's just that we have -- as an elected official, I feel like I have an obligation. Life safety is always number one. We talk about taxes and not raising taxes and city services and having parks. Life safety -- I mean, some of the best things that we've done in the city is ensure that our crime rate has gone down. I mean, when you live in Coral Gables, you expect to have the best police and fire, the best way to respond when that worst possible scenario in your life happens. You know, that letter that I put out there we have situations, Class 1 highest level of emergency. It takes 19, 20 minutes, 14 minutes, 12 minutes where the rest of the city is under 5 and a half minutes. To me, it's unacceptable. Okay, let me go back to the financial aspect of it. Steven Turner, I loved your email. I don't know who you are, and if you're in here -- I heard he was here -- a spectacular email. Most compelling email that I saw on this and it just makes you -- and it made me feel -- I had negative emotions towards the seller on this. So, I understand that those appraisals, some were wacky; some were used in a way to try to make it as expensive as possible so the seller makes as much money as possible. Obviously, I don't want to put that on the City, but I want to give some perspective on this. The Granada Golf Course loses \$300,000 a year. The tennis centers lose about another \$300,000 a year. Yes, we try to do everything we can to run as a private business, absolutely. And, I think this Commission -- the recent commissions have done a good job in taking our reserve to where they used to be to where they are today while still reducing taxes and fixing Miracle Mile and adding another 3,500 trees throughout the city and adding in additional parks. So, you have a frugal and conservative dais up here. If we take that four and a half -- \$4 million price -- which yes, I do not want to pay it, but I also don't want to have anyone live through those experiences that I've lived with and for everyone to say later on when something bad happens in your life -- which I don't want it to happen to anyone -- but with the sheer numbers in the City, it's going to happen. I don't want someone to go through what I've been through a few times now. Forget that \$1.5 million. I hate the fact that we have to put public bathrooms and an overnight facility in there. I would want to work with the city -- I would want to work with the neighborhood. And I hate the

fact that it'll be right next to someone's bedroom, okay. There's got to be ways we can design around that. There's got to be ways we can do buffers that it's comfortable and convenient and all that. We apply the \$1.5 million, so we're at \$2.5 million, okay. So, if it was a fair price to pay \$1.3 -- I think -- believe Steven Turner's number was 1.275, I think was the number I saw in the email. It could be off by a little bit. So, that leaves us with \$1.2 million. If the rest of this Commission -- I'm specifically speaking to Commissioners Mena and Lago. If you do not want to pay that additional \$1.2 million above what we think is a fair value for that price, give me 30 days to raise that money. Give me 30 days to raise that money and let's take it -- let's have more community meetings. Let's notify all the property owners. I don't want the people that live in that area to go through what I have been through before. Again, improving other stations is not going to work. Aesthetics and noise -- look, if anything, we renovate the existing house on the interior and we only put EMS stations there. I don't think fires really have been a problem in that area of the city. My concern is responding to a heart attack, responding to a choking, responding to a drowning, those kind of concerns, and hide it as much as possible for those that have issues with aesthetics. A future Commission -- one that I've heard in the last few days is, well, you're going to vote on it now and, yeah, okay, it could be great, but what about ten years from now? What about 20 years from now? You know, if we legislated that way, then we would never do anything because a future Commission could always undo it. However, we have the power to legislate that if you want to change that building in the future, the future Commission won't be allowed to do it unless there's a referendum or they get 85 percent of the vote or 95 percent of the vote of everyone that lives within a thousand feet. There are ways we can legislate around that. Don't like the location. Again, unfortunately, it's got to be in that residential areas of the city. Those other locations don't really work. That's it. I've said my peace. Again, my goal behind this is to really try to save lives, and this is perfect timing, the noise. Right now, perfect timing. Don't take my word from it. Take Chief De La Rosa's. Don't listen to me; listen to Chief De La Rosa. He's the one that does it all day long. He's been at the City a long time. He knows it better than the rest of us. We should be listening to him and not any of us elected officials on this. My understanding is you only need to flicker that when you've got to break through some traffic. I asked about the call times. I just heard someone

whisper in the background that's not true. Don't take my word for it. Listen to him on that. So, get the truth and the voracity from him, not me or any of us up here. That's the way I feel about this. If the financial issue is your concern, you don't want the City paying for it, hey, that's -- I understand that. I don't want to lose lives in the area. I think it's incumbent on us as elected officials more important than anything else is the safety of our community. Give me 30 days to try to raise \$1.3 million. I will go to the homes in the area and around there and see if people want to do it. So, if that's your issue, please give me that opportunity. If it's another issue, then so be it, but those are my thoughts.

Mayor Valdes-Fauli: Thank you. Vice Mayor.

Vice Mayor Lago: First off, you're -- very compelling statement from the Commissioner, as always. I just have two questions, very simple, a request. Did we reach out to Sunset Elementary or Fairchild Tropical Gardens? Is that a possibility? Does that even make sense in reference to location?

Mayor Valdes-Fauli: I can answer that.

Vice Mayor Lago: Okay, Mayor.

Mayor Valdes-Fauli: No, it is not a possibility. Sunset Elementary is bursting at the seams and it's not a possibility. My daughter is the head of the PTSA there and that is not a possibility. And Fairchild is not a possibility for certain or -- and also, Fairchild is so far down Old Cutler that we're not going anywhere. It would...

Commissioner Quesada: I don't have the answer. I mean, I'll take his word for it, but the problem that we had with Old Cutler -- because before I was made aware of this issue a few years ago, six years ago, 57th and Old Cutler, that fire station, I was like, oh, sure, of course it can reach Cocoplum. That was just my natural thought. But because it's one way and it's actually

much further than you think. So, Fairchild, from my assumption -- don't take our word for it. You should listen to the Chief on this -- is that you're still going to run into the same problem. It's one way. I mean -- it's not one way. It's one lane. It's winding. You've got Matheson Hammocks and traffic. But I don't know about Sunset Elementary. Maybe that's a viable option.

Mayor Valdes-Fauli: It is not.

Fire Chief De La Rosa: I could tell you, sir. We looked at...

Vice Mayor Lago: Both options. Give me your impression, viable.

Fire Chief De La Rosa: Fairchild is further south...

Vice Mayor Lago: Okay.

Fire Chief De La Rosa: Than the area that we're targeting.

Vice Mayor Lago: How much...

Fire Chief De La Rosa: If you look...

Vice Mayor Lago: How much further south?

Fire Chief De La Rosa: If you look -- I can't tell you exactly by miles, but I could tell you that it goes away from our concentric circles or our range when we're trying to arrange our deployment.

Vice Mayor Lago: Okay.

Fire Chief De La Rosa: Again, the arrangement of that circle enables us to travel in distinctive locations on three different major thoroughfares where the more you go south on Old Cutler, that opportunity is reduced. The other one is that we were looking for an area right along the Sunset corridor but keep -- that allows us to navigate east-west as well. I could tell you that we looked at Sunset. The entire area was very compact. There was not even a location that we could say, well, for argument's sake; we could put a fire station in this corner. We also looked right across the street, more or less, towards Lot 19, which is the parking lot right now. That lot is leased by the City. It's not owned by us. It's owned by the church. We approached them. They were not interested in looking at selling at this point. In addition -- I'm not saying it's an impossible location, but I can tell you that the buffering and where it lies in relation to the residents around it is much closer and much tighter than it is at this location.

Vice Mayor Lago: Really?

Fire Chief De La Rosa: There's homes right across the street and there's homes directly behind it in that narrow alley.

Vice Mayor Lago: And Chief, you know I have the utmost respect for you because I went to visit yesterday with the residents of Cocoplum and, you know, around Old Cutler, and I was in the gentleman's bedroom. And, where you're planning on putting a firetruck storage is potentially maybe five feet, maybe eight feet from his bedroom. I don't think that's going to work out, to be honest with you, so I'm a little bit concerned about that. I don't know how much closer the residents can be on Sunset than that piece of property is proposing to be, so I have a little bit of an issue with that statement. But when you say you explored with the church in reference to the lot, when you said explored, were you talking about we need a building with X square footage, so we need to buy the entire lot because we want to include a ladder, we want to include an emergency vehicle. We want to include a police vehicle. We want to build a structure of, you know, X size. What if we just build a structure -- moderately-sized structure

which would service maybe a police vehicle and an ambulance versus actually having a ladder in that location?

Fire Chief De La Rosa: We...

Vice Mayor Lago: Because my understanding is, as Vice Mayor Quesada mentioned, this is about, again -- you started off talking about fire and response times, but we're talking about potentially somebody who has a heart attack, a stroke, is having a choking incident. You don't send a ladder for that, right? Correct me if I'm wrong. What you send is an emergency vehicle, an ambulance to address that concern as quickly as possible. If we had a freestanding building which could accommodate, let's say, an ambulance, not a ladder, and we came to some sort of agreement, maybe with the church. I'm not sure what that agreement would be today. Maybe we could renovate a portion of the property, some sort of agreement that makes sense for both parties. We buffer it appropriately. Do you think we would have the necessary -- we would meet the necessary response times, or you think we would still fall short?

Fire Chief De La Rosa: Okay, on...

Vice Mayor Lago: I'm just trying to explore all options.

Fire Chief De La Rosa: I'm going to answer your question, but I'm going to...

Vice Mayor Lago: And by the way -- and we -- and I'm not taking credit for this. We could put a ladder for two to three hours of the day, four hours of the day, five hours of the day in a certain portion of the city, around the circle, if that's required. I mean, it may not make people happy, but we've got Uber vehicles right now there and I'm not happy about that and they just continue to stay there all day. I think we would prefer to see a ladder there than an Uber vehicle -- than two Uber vehicles sitting there all day.

Fire Chief De La Rosa: Alright. To the point of this -- this is an artist rendering...

Vice Mayor Lago: I understand.

Fire Chief De La Rosa: That basically tried to explain the concept that we're going. So, as I stated, our goal is always going to be to provide as much buffer to our neighbors on either side.

Vice Mayor Lago: So, but I'm...

Fire Chief De La Rosa: So, the truck storage, that's just a conceptual thing. We would try to move it to an area that provides that.

Vice Mayor Lago: But Commissioner Mena's comments are on point. We're buffering Cartagena Circle. We're not buffering the residents in the rear.

Commissioner Keon: But we can.

Vice Mayor Lago: No, no. I'm just saying, by that rendering...

Commissioner Keon: But we can.

Vice Mayor Lago: By that rendering, it doesn't give a feeling that we're putting the neighbors first. What we're doing is we're putting Cartagena Circle first or buffering towards Cocoplum when, again, they already have a buffer. It's called Cartagena Circle. They have a litany of different buffers.

Fire Chief De La Rosa: I understand. To you point -- and I know that some of those comments have been made, some of the emails that I've received expressing that concern. I want to be very clear. This is a neighborhood fire station. This is a one piece of apparatus -- at most, a two piece

of apparatus. It would never be a large ladder truck or any type of configuration of apparatus like that. One, the neighborhood and the objectives that we're trying to reach do not call for that. The -- our ladder truck, our large piece of apparatus is going to be at the Riviera station because it is central and it's closer to downtown. So, any large piece of apparatus like that is never the intent not only for this location, but for no other location that we speak of. Your comment -- or your question regarding the Riviera Presbyterian Church.

Vice Mayor Lago: Or that area, that area. If we could find something...

Fire Chief De La Rosa: That lot...

Vice Mayor Lago: Like for example Cocoplum Women's Club. I know that obviously is a historic building, but who knows. We can come to an agreement; we could have some sort of freestanding small building.

Fire Chief De La Rosa: We can obviously look at every objective, right. I'm trying...

Vice Mayor Lago: The rear parking...

Fire Chief De La Rosa: We're trying to reach...

Vice Mayor Lago: The rear parking lot of Sunset Elementary where there's parking in the rear, something.

Fire Chief De La Rosa: The church parking lot, we look at and we did a preliminary conceptual drawing that would require half of that parking lot. So, if you look at -- if you split that parking lot in half, the part closest to the school would remain and to the church. The other, the part that's further west from it, we looked at. Once again, they weren't really willing to sell at this point. That wasn't an option that they felt that they wanted to entertain at this point.

Vice Mayor Lago: How about a lease? Did we explore a 99-year lease of some sort?

Assistant Economic Development Director Roberts: They...

Vice Mayor Lago: With improvements -- with -- I'm sorry, just -- with improvements to the property as a whole. Maybe they're in need of improvements to the church. Maybe they need improvements to some sort of auxiliary structure, anything.

Commissioner Mena: The issue -- the other issue is that would also have to -- it would have to be a drive-through exit to the backside, which is then also residential.

Commissioner Mena: Is residential.

Commissioner Keon: A residential street.

Commissioner Mena: I'm just saying...

Mayor Valdes-Fauli: And Sunset doesn't work.

Commissioner Mena: That's one of the issues that...

Vice Mayor Lago: You can't have a...

Mayor Valdes-Fauli: Trust me, Sunset doesn't...

Vice Mayor Lago: You can't have a building that has, you know, two openings or -- I mean, again...

Fire Chief De La Rosa: We can -- we looked at the plan that would require the truck to come in through the back of that property that was facing Sunset, but that path would go now closer to the homes in the back. It's not impossible. I'm just pointing it out.

Vice Mayor Lago: It's not a ladder truck.

Fire Chief De La Rosa: It's not going to be a ladder truck.

Vice Mayor Lago: You wouldn't be sirens and lights blazing through that neighborhood. You'd be coming out through Sunset, correct?

Mayor Valdes-Fauli: But that's precisely the point of this circle that you're not going to have sirens. You're not going to have ladder trucks. And if there is a siren, it's going to be there anyway, except that the siren is going to be coming from Riviera or from Old Cutler and there would be fewer sirens if you have a truck there -- I mean, an ambulance there.

Assistant Economic Development Director Roberts: And Vice Mayor, we also -- we were in discussions with the church and related to -- we went as far as actually considering waiving their parking requirement in order to establish a fire station there. But one thing we need to take into consideration is that, you know, that park piece -- and this is just food for thought -- the acquisition price of the site, you know, is \$4 million. We are getting a \$1.5 million grant that required for a park component. We wouldn't be able to use that money on that site. That money would go away. So, the question is -- and again, the second piece is that in discussions with -- about this fire station, it wasn't part of their long-term plan, so that was the five-year plan projection that they were looking at. It wasn't part of that. We, again, have explored and even talked to them about considering waiving because their concern was, well, we're not going to meet our parking requirement if you guys take these spaces away. And we spoke to our Parking Director and we worked out situations. But that's how far we went with that. The \$2.5 million, the question is, even if we were allowed to do that, would we be able to acquire the site and build

a fire station for \$2.5 million on that site relative to the time it would take for this current site. So, that's another question.

Vice Mayor Lago: Well, I mean, but you're leasing it back to the owner for two years. So, when you did...

Assistant Economic Development Director Roberts: Up to, yeah.

Vice Mayor Lago: He's going to take every minute of it. He's not going to give you one day. I promise you on that, okay, and I don't represent the seller.

Commissioner Mena: He has a good lawyer.

Vice Mayor Lago: I think maybe you should represent him, and I could represent him on the real estate side. So, I just think that -- I think we need to maybe go back and try to find something on Sunset, which is more in an area, which, hopefully, will become part of the City one day through annexation. And I think that we need to be a little bit more -- we need to be friendlier with the church and figure out a way to find some common ground and to find benefits that may appease them more. And I think -- because I agree with the Vice Mayor's comments, you know. It's heart wrenching when you have a situation like what he had to go through. But I just -- number one, I can't spend \$4 million on a property that was appraised for \$1.9 million. It just goes against every penny-pinching nerve I have in my body, number one. And number two...

(APPLAUSE)

Vice Mayor Lago: No, no, no, no. Wait, wait.

Mayor Valdes-Fauli: Come on, please.

Vice Mayor Lago: Respect the Mayor, please. And the second point is, I met with the residents. I think we all have. They're opposed to it. It's an issue. I don't want to put a commercial facility in a residential neighborhood. It's a problem. And I just can't support this, but I'm willing to give the Mayor the necessary time -- excuse me, the Vice Mayor, the necessary time to see if he can do something else on Sunset. And it wouldn't be the first time, by the way, that we turn away funds because we turned away funds with Commissioner Sosa about four years ago. We couldn't find -- she wanted to give out \$1.5 million and we haven't found a location for that money either.

Mayor Valdes-Fauli: Alright. Thank you. Let's...

Commissioner Quesada: Penny pinching...

Mayor Valdes-Fauli: Let's hear from...

Commissioner Quesada: Look, I respect everything...

Mayor Valdes-Fauli: Go ahead.

Commissioner Quesada: You're saying. If we could find a great place on Sunset, I'm not against it.

Vice Mayor Lago: I know you're not.

Commissioner Quesada: But here's the thing though. It's taken us six years to get to this point. And I don't want the penny pinching to be your rationale behind it. Look, the residents are against it; that's your rationale? Ab -- fine. I have no problem with that.

Commissioner Mena: Both.

Commissioner Quesada: But the penny pinching shouldn't be the reason...

Commissioner Mena: No, it is a big factor.

Mayor Valdes-Fauli: No, no, wait. Let's...

Commissioner Quesada: We get 1.5. I will raise 1.3...

Commissioner Mena: No, no, but listen...

Vice Mayor Lago: I'll help you raise the 1.3.

Commissioner Quesada: (INAUDIBLE) money.

Vice Mayor Lago: I'll help you raise the 1.3.

Commissioner Quesada: We lose 4.9...

Mayor Valdes-Fauli: Let's -- out of courtesy, let's listen to...

Commissioner Quesada: If you want to talk about, like oh, penny pinching or we're losing money, we lost \$4.9 million a year operating parks.

Vice Mayor Lago: I understand.

Commissioner Quesada: And there's certain services that, as a city, we are required to provide.

Vice Mayor Lago: Just like you mentioned before, we subsidize garage to over a million dollars a year to provide that service and rear pickup. We're not going to give that up.

Commissioner Mena: But Commissioner Quesada, even -- whether it's...

Vice Mayor Lago: I understand.

Commissioner Mena: Tax dollars or privately raised dollars, wherever the money comes from, there's a lot of good things that you can do with it that aren't paying twice as much as the property is worth.

Commissioner Quesada: Saving lives, man.

Mayor Valdes-Fauli: Saving lives.

Commissioner Quesada: Saving lives.

Mayor Valdes-Fauli: Can we...

Commissioner Mena: You know, twice as much...

Mayor Valdes-Fauli: Listen to...

Commissioner Quesada: Saving lives.

Commissioner Mena: You could save lives other (INAUDIBLE)...

Commissioner Quesada: One life, one person.

Commissioner Mena: But that -- here's the problem with that. You're presuming that there is no other solution, and I don't believe that. I think there are -- we need to be more creative. We need to be more aggressive. I don't believe, respectfully, that we've spent six years aggressively, you know, doing our diligence on all these properties. I hear there's a list and we picked a couple of the best ones, because of a couple of factors and we went with that one and that's what happened. We haven't gone that far down the path on any other properties.

Mayor Valdes-Fauli: Okay. Could we...

Commissioner Mena: And, there's other properties that will -- and the other thing I would like to know, Chief De La Rosa, is are there other creative solutions? Is there a possibility of you having -- and again, I'm speaking ignorantly here. I'm not a fire chief; you are. That's why I'm asking you. But is there a possibility of having some sort of roaming vehicle. Is there a possibility of, you know, some other solution like that that will help us bridge the gap on the response time in the area where we have a problem? That -- you know, I want to hear more about those options. You know, and time -- things will emerge. To say that like this is it, if we don't get on this boat, the ship's sailing and we will never find -- I'm sorry. I don't subscribe to that sort of fatalistic, you know conclusion.

Mayor Valdes-Fauli: I think that having a roving ambulance is a silly idea.

Commissioner Mena: And paying \$4 million for a \$2 million property is a sillier idea.

Mayor Valdes-Fauli: Let's listen to Commissioner Keon. I mean, we've spent an hour, the four of us. Let's listen to Commissioner Keon, please.

Commissioner Keon: I agree with Commissioner Quesada and I do strongly support his position. And I would be more than happy to help you raise whatever additional dollars if that's what is going to stand in the way of providing a fire station to cover that area of the city. I think

that, as elected officials, it is our responsibility to ensure that we provide essential services to the residents and the people that live in our city or come through our city. So, it isn't even just a resident. It is an automobile accident along Old Cutler. It is, you know, a car fire in a car on Sunset. It is any number of things. So, we have an obligation to provide those essential services. I truly understand -- and I -- your objection to this of those that live next door to it because if I was the next-door neighbor, I would have grave concern about their building a fire substation next to my house. I do believe that that piece of property is large enough and provides enough buffering that a plan can be drawn that will be shared with you as neighbors that will buffer it from you. You will not see it. You should not hear it any more than you're going to hear kids playing in a pool next to you. The way that it sits now, the -- I know that there's a lot of discussion about the place where the truck is going to go. That is a building you're adding. That's not an existing building, is it?

Fire Chief De La Rosa: Correct, ma'am. That was just a conceptual drawing...

Commissioner Keon: That isn't a building that currently exists, so -- and it wouldn't make any difference because it can be moved. And, it can be moved closer to Cocoplum Circle and very far away from anybody's home. I would certainly expect that it would not go in that location so you can work on it. There is no place along Sunset that is not -- also is a residential area. There is not a lot that is available to us that is that size. It doesn't have access to those arterial roadways the way this one does. The issue of sea level or the elevation is not that it is not going to be -- it's not storm recovery. It's that during a storm, it's that it won't be affected based on the knowledge that we have with regard to elevation. It's that it will remain operable, even in as storm or following a storm. So, that is the importance and the significance of the elevation is that this station will not go out. The only thing that they are going to put there -- as he has told you -- it is a small fire truck that is equipped with emergency services. All of our firefighters are paramedics. So, whether it's that truck that comes or it is the rescue trucks that comes, it is to provide paramedics to this area and some fire suppression service to this area. It's my

understanding that it is a seven-member battalion or a seven-member crew that is planned to be stationed at this station. Is that right?

Fire Chief De La Rosa: It can. Initially, it's going to be four individuals.

Commissioner Keon: And the issue that -- where it is most needed and most op -- is during rush hour times when all of you know that go up and down Old Cutler Road know that you -- it is impassable at certain times of the day, so is Le Jeune. Sunset, you have a little more width around because of swales. The others, you don't. You cannot move in that area. You need to be in this area. You know that the boat ramps at Matheson Hammock fill up the road on Saturday morning, so you can't get through on Old Cutler on Saturday morning, because of the -- of trucks with boats behind them coming through, which would make you reaching this area almost impossible from that site. Now, you know, as Commissioner Quesada has said -- and you know, it isn't my intention to provide you with a sob story. But ten years ago last month, my husband died of -- when an aneurysm burst. It took them 12 to 14 minutes just to get to my address on Edgewater Drive from the Old Cutler station, because it was during the time when there was traffic on Old Cutler. They couldn't have reached him. He -- you know, would he have lived? Probably not because he had an aneurysm that burst. He probably could have been sitting in a fire station and he probably would have died. But the fact is that it took 14 minutes to get there. If someone had had a heart attack, they wouldn't survive it. We know if they can get there within six minutes, they can -- many, many people will survive those instances. We know if it's a stroke -- I mean, an aneurysm bursting is an entirely different story. But a stroke, you can -- the protocol is if you can get to that person within six minutes, you can sustain life. There is nothing, nothing that is more important in a community than rendering the services that can sustain life. Now, we truly believe and we will not sit here and tell you we would look at this site if we truly believed it would destroy your neighborhood and destroy your home values and destroy your homes. And for those of you who write and say if you vote for this, I will never vote for you. You know what, there's many reasons that people will never vote for any given one of us, and that can't be the reason that we won't make decisions that are in the best interest

of this community. You may not vote for us. You certainly are entitled. But, that does not dissuade us from making the right decision for an entire community. And, I do believe that we can work with your community. No, that doesn't belong there by the man's bedroom window. But, I do believe that we can provide you with what you need in order to be buffered from the station and provide the life-sustaining facility to the rest of this community that they need. So, I, along with Commissioner Quesada, would gladly help you raise money, but I would support this. Do I think it's a lot of money? Yes, I do. I think we have an individual in our community that is taking advantage of that location and, for whatever reason -- you know, but I -- I'm not here to discuss him.

Mayor Valdes-Fauli: Thank you.

Commissioner Keon: I think that the \$1.5 million that we get from the state -- I think it is -- we -- I mean, the state grants money to municipalities for extraordinary expenses. This is an extraordinary expense. So, I mean, I do believe it is -- we are being financially prudent and responsible in taking that money. And the \$2.5 million, yes, it is more than the appraised value of the home. But you know what, there isn't another site that we have and we have an obligation to provide that life-sustaining service to our community, and this is where we can do it. So, I would -- again, I would also support Commissioner Quesada in this.

Mayor Valdes-Fauli: Thank you.

Commissioner Keon: And what he has said.

Mayor Valdes-Fauli: Thank you.

Vivian de las Cuevas-Diaz: Mr. Mayor, can I ask a question?

Mayor Valdes-Fauli: What?

Ms. de las Cuevas-Diaz: I -- the question that I have is obviously the offer that is put in front of you is for \$4 million. In hearing you and -- Leonard and I have been beat up on this for a year, but we're willing to go back. If the issue is the price, if that's your issue -- also, think about approving this with the ability to go back and negotiate a price, not agreeing on this price, agreeing on terms. Just putting it out there. Not sure what the issues are. You have all Coral Gables members to hear from, but this isn't signed. So, think about what it is and maybe there's a way for all five of you to be in the same place.

Mayor Valdes-Fauli: Thank you. And, there's no question in my mind that we're being taken advantage of and maybe, you know, we should go back. The person realizes that there are no other lots where we can put a fire-rescue service and he's taking advantage of us, and maybe that's a good idea. But I'd like to -- we have 50 or however many. I'd like to hear from the public. But before that, we have State Representative Javier Fernandez here, and I'd like to invite him to come up and for us to say hello. Congratulations and how are you?

State Representative Javier Fernandez: Mr. Mayor, members of the board, good morning. Thank you for allowing me to speak very briefly on this item. (INAUDIBLE) to be here and this is the initial posture, but I did want to come down and address the item. I'll first start by saying that I would hope that you all know that the \$1.5 million in whatever its current form from the state, we'll certainly work with you to make sure that you have the maximum flexibility to put that money to work for the benefit of this community. Again, our office is available to you to help you in any way we can to make sure that you have any and all flexibility necessary to preserve that funding for this purpose or any other you deem appropriate. I, frankly, just wanted to say -- I -- my heart goes out to both the comments of Commissioner Quesada and Commissioner Keon. I think there certainly is a service need that needs to be addressed. But my objection to this project today is one simply based on process. I think this came to light to me over the course of the home stretch of my most recent campaign. A lot of consternation in the community about the potential impact of this project, with a lot of it just based on

misinformation or a lack of information, lack of direct communication with the constituents. So, I would encourage you to possibly take a step back from this process, start anew, if at all possible. Look at this site again. Look at others that have been suggested and see if there's not a way with the community to move forward in a more comprehensive and cohesive manner. I think right now, unfortunately, while there is obviously a service that needs to be addressed. It seems that there is a lot of information that's yet to be gathered about potential alternatives, or at least communicated to the public as to why those alternatives do not make sense. So, I would ask today, please take a step back. Reconsider this item and let's see what we -- do our part. I'm happy to help your offices do direct outreach with the neighbors to find what is the most appropriate solution to this current service issue. Thank you...

Mayor Valdes-Fauli: Thank you.

State Representative Fernandez: For your time.

Mayor Valdes-Fauli: Thank you. Thank you very much for coming here and giving us your opinion. I'd like to start calling on the people who have filled cards. And remember, if you haven't filled a card, I'm not going to call on you and recognize you. You have a two-minute -- to express your opinion. We've been at this for an hour and a half now, and you have heard many, many different points of view, and I hope that you can contribute to the discussion. And I'd like to call, first of all, Carlos Armengol. If you can come up, identify yourself and your address, and then we'd love to hear your opinion. Thank you.

Carlos Armengol: Thank you. Good morning.

Vice Mayor Lago: Morning.

Mr. Armengol: Carlos Armengol. I'm here representing myself and my wife, who have been residents at 501 San Servando for 34 plus years. We're two blocks away from the proposed

location of this fire station. I've already sent emails to all of you with our objections. I would like to say that many of the comments I've heard from the different Commissioners are very worthwhile, but I'd like to focus my attention on a couple of things. At the convocation -- at the invocation, rather, of this meeting, the reverend spoke about democracy and the value of it. Democracy has not been part of the process of this thing, so I applaud the state representative's comments about the process being totally wrong. The person who was standing here -- I don't remember his name.

Commissioner Quesada: Leonard.

Unidentified Speaker: Leonard.

Commissioner Keon: Leonard Roberts.

Mr. Armengol: Leonard? Said that there have been one neighbors' meeting. When was it? He said the 5th of November.

Mayor Valdes-Fauli: Sir, we had 50 people at that meeting, and it was a very contentious meeting. I can you tell you that that meeting took place.

Mr. Armengol: But my point is...

Mayor Valdes-Fauli: And I was there.

Mr. Armengol: My point is the first communication we had as a neighbor -- and not all of us in our neighborhood received it -- was this letter inviting us to a meeting tomorrow of Zoning Board, and it was dated November 2. Other than this, there has been nothing communicated to the neighborhood about this issue formally. Whatever that meeting was of 50 people -- contentious or whatever it was -- it was not disseminated, number one. Number two, I found out,

thanks to the communication from another member of the community who opposes it, that the City has a great system now they call Speak Up to voice your opinion about comments. We didn't know about that, about the existence of that had it not been for the -- for one neighbor sharing that this existed. I went in -- I signed up. It's very easy to sign up. I recorded my comments. This morning I went back to check and I found out that there are 11 comments as of 8:30 this morning in there, but there should have been 12 because I put in two and somebody erased one of my comments.

Mayor Valdes-Fauli: (INAUDIBLE). Thank you, Mr. Armengol.

Mr. Armengol: So, you know...

Mayor Valdes-Fauli: Thank you.

Mr. Armengol: The process is wrong and everything else about the objections, I support. Thank you.

Mayor Valdes-Fauli: Thank you very much.

Mr. Armengol: And make sure this goes into the record also, please.

Mayor Valdes-Fauli: Thank you.

Mr. Armengol: This is a letter -- an analysis of the situation that was done by someone else that I support strongly.

Mayor Valdes-Fauli: Thank you, sir.

Mayor Valdez-Fauli: Charles Girtman, one of our most prominent residents. How are you, Charlie?

Charles Girtman: Thank you, sir. You used to refer to me as one of the usual suspects.

Mayor Valdes-Fauli: I still do, but not in public.

Mr. Girtman: I had a bunch of stuff written down here, but I can't say it in two minutes, so I'm going to give you the short version. We went through this in 1999. Were you mayor in '99? Same thing. Fella's wife died in Old Cutler Bay, and it was heartbreaking. And we went through where to put the station. We owned the land at the entrance to Old Cutler Bay -- Gables by the Sea is where he died.

Commissioner Quesada: Yeah.

Mr. Girtman: We owned the land at Old Cutler Bay, a perfect place, let's have it. A hundred and twenty residents -- that's a hundred percent -- opposed it, so it ended up down at San Servando. The cost -- I've heard the cost of the land, but I haven't heard the cost of -- with the firetrucks and with people and -- firemen cost almost 200 grand a year now, so that can be taken. I'll give you another lot that just came on the market. It's the corner of 47th Avenue and Sunset, borders the Old Pine Cemetery. It's just come on the market there. Response times. Response times are going to vary by the day. They're going to vary by the time of the day. And I can tell you -- I mean, I'm getting up there, 77 now. And when I was a young man, I pulled a little kid -- his mom pulled him out of the lake, and I gave him artificial respiration and he came back to life. Fire-rescue had been called, but if we had to wait for Fire-rescue, he would have been dead. Later on in my life, I happened to be very close to a structure that was on fire, and I went up there to see what I could do. It was a houseboat and I was in my boat. As I pulled up to the boat, it blew up, literally blew up. The tanks blew up. I took four people out of the water, all of which would have drowned. I'm not saying this to bang my own horn, but sometimes you just can't do

it unless somebody is right there next to you. You just -- it's not going to happen if we have a fire station every place we go. Two of you mentioned the roving trucks.

Mayor Valdes-Fauli: Charlie -- yeah, go ahead.

Mr. Girtman: Thirty seconds, please, sir. The roving trucks -- every fire from the south station - - every fireman goes to Publix every day and they'll take all the trucks -- you know, not all at the same time, but they scatter them and they go as a unit so they can be dispatched from Publix if they get a call. And that was my thought. Can we delay them at Cocoplum Circle and that'll cover the busiest part of the morning. That'll cover the whole morning. And I talked to the Chief of Police who told me, yes, Charlie, we do that now. We route them where they try to help. Anyway, I just say this. There's plenty of room down at the Gables Club. They've got a lot of land there that we could put it there. And one thing else...

Commissioner Keon: You want to point that out.

Mr. Girtman: First time in my life I've quoted Nancy Reagan, just say no.

Mayor Valdes-Fauli: Thank you, Charlie.

(APPLAUSE)

Mayor Valdes-Fauli: Okay. Sue Kawalerski. Two minutes, Sue Kawalerski.

Sue Kawalerski: Good morning, Commissioners. Good seeing you all again. I'm here on behalf of the Riviera Neighborhood Association. My name is Sue Kawalerski. I live at 6830 Gratian Street. And, I'm here to adamantly oppose this site for a fire station. I copied you on an email on Sunday -- I believe, on Sunday. I hope you all had a chance to read it. It goes through a number of points. And I did want to put it in the record, so I will give it to Mr. Foeman after I

speak. Number one, the cost of this project is outrageous. You have all admitted it. Thank you for fundraising, but I don't think we need fundraising. We need more fiscal responsibility of the current taxpayer dollars that we have. Commissioner Keon is citing this as being -- oh, it's just going to be a little truck at the site. And that's true, and I think Mr. Charles Girt's suggestion on parking it at Publix is a really good one. Why are we spending \$4 million to house one rescue van? But I don't think it's going to be a rescue van. I think it's also going to be a ladder truck. And as you all know, once ladder trucks get deployed, there has to be a decontamination project -- process that goes through with every truck that is deployed. Where are the hazardous chemicals going to be stored on a residential -- basically in a residential area? This half-hearted effort at approaching the Riviera Presbyterian Church for use or maybe a lease or a purchase of the property I think was merely halfhearted. Commissioner Mena, I fully support what you say. If there are 16 sites, let's give it every single bit of attention, every one of these sites to look for an alternative location. If I was a resident with a master bedroom eight feet from where a potential ladder truck was going to be, I would be outrageously out of my mind. Mr. Frank Fernandez told me, all the way back in May -- in fact, I have a text still from Mr. Fernandez that this was only a possibility, that other sites were being looked at, including the bottom floors of the brand-new proposed Baptist Hospital parking garage on Venera. It's perfectly suited to accommodate not only the area that we need addressing, but also, the High Pines area. And so, I would strongly support Commissioner Mena's suggestion that we need to look for another location.

Mayor Valdes-Fauli: Thank you, Ms. Kawalerski. Thank you. I have a comment on Mr. Armengol. And Mr. Armengol, your comment -- or your text is here, except that you filed it in the wrong agenda item, but it is here. This is F-1 and you filed it on F-2, and that's why you couldn't see it, but we do have it.

Mr. Armengol: Okay, very good.

Mayor Valdes-Fauli: Mr. Cruz, please.

Mr. Armengol: Appreciate that.

Mayor Valdes-Fauli: Two minutes, Ms. Cruz: Good morning.

Maria Cruz: Yes. Maria Cruz...

Mayor Valdes-Fauli: Good afternoon.

Ms. Cruz: 1447 Miller Road. I am not a resident of the area, but I do have a concern that I've expressed several times. This all boils down, once again, to the City knowing what's best for the rest of us. We've heard today that this has been a process that's taken I don't know how long, possibly years. How come the residents didn't know about it? We have signed papers. We have done appraisals. We have done studies. We have discussed it. We wrote a grant on this property without anybody that lives nearby knowing about it. Something is wrong. Something is wrong. Who is deciding what the City -- what the residents want and why are the residents not being concerned? I have an additional site to suggest and I sent it around and nobody has picked up on it. I think we do have a park called Ingraham Park, very close to where this location is. If we're talking about a small vehicle, why couldn't we station it there? The park is there. I'm sure there's room for a small vehicle, not for a ladder truck. And that would be perfect. It's close enough and that will solve the issue, and we wouldn't have to give away \$4 million because the 1.5 from the state is also our money, okay, and we will be giving it away. Thank you.

Mayor Valdes-Fauli: Maria, thank you.

(APPLAUSE)

Mayor Valdes-Fauli: John -- please, please. John Bolduc, John.

(COMMENTS OFF THE RECORD)

Mayor Valdes-Fauli: What?

Commissioner Mena: He had to leave.

Unidentified Speaker: He had to leave.

Mayor Valdes-Fauli: He had to leave. Okay, and he doesn't say whether he was for or against. The next -- Chad Loweth, Chad.

Chad Loweth: Hi. I just want to (INAUDIBLE)...

Mayor Valdes-Fauli: Sir, you need...

Commissioner Quesada: Please come to the microphone.

Mr. Loweth: Yeah.

Commissioner Mena: He just wants to put the board up.

Commissioner Keon: He wants to bring the board with him.

Mr. Loweth: (INAUDIBLE) target zone is right here.

Mayor Valdes-Fauli: Sir, we can't -- you have to get a microphone.

Commissioner Keon: You can take that one -- there's a portable mike.

Mr. Loweth: If you look at the target zone...

Mayor Valdes-Fauli: No.

Commissioner Mena: Still need the mike.

Mayor Valdes-Fauli: No, no.

Commissioner Keon: Could you give your name and your address, please?

(COMMENTS MADE OFF THE RECORD)

City Attorney Ramos: Could you introduce your name and address, please?

Mr. Loweth: My -- 6945 Granada Boulevard. The main target zone is right here, and directly across the street, 8646 Old Cutler Bay is for sale, the same size lot, for \$1.4 million today. So, you didn't look very hard if they were looking at all. Also, Old Cutler Bay, as has been stated, two times a day is really a parking lot. So, if you came out on Sunset, which is across the street from where I live, with a fire engine blaring its siren, you can't be seen on Old Cutler Road, so they're not going to know to get out of the way. So, you're not going to get down to your target area for ten minutes, because the traffic's not even going to see you. So, I think that -- also, the real problem with the traffic is east-west, not north-south. So, I think if you look at Sunset -- I heard that the park -- the parking lot next to the Women's Club is owned by the City. It would be a perfect place because then if you were going to Old Cutler Bay or you were going to Cocoplum, you'd take different routes and it'd be much faster that way. So, I just want to point out that the price -- I disagree with the whole idea, but I think you're going to get a lot of other people. Thank you.

Mayor Valdes-Fauli: Thank you, sir.

Commissioner Quesada: So, just real quick, Chief De La Rosa, I have a feeling we're going to hear a lot of suggestions for sites. Can you just make sure you write them all down so when they're done, if we've seen them before or if we haven't, we can go back and look at them?

Fire Chief De La Rosa: Yes, sir.

Vice Mayor Lago: Chief, can you also give a little update in regards to did we look at that surface parking lot that this gentleman just mentioned that's owned by the City?

Fire Chief De La Rosa: That's Lot 19. When we were looking at potential sites, that site is used by the City as a City parking, but it is owned by the Presbyterian Church. That's the lot next to...

Commissioner Mena: That's the lot we were talking about.

Vice Mayor Lago: Yeah.

Commissioner Keon: Yeah, he's talking right next to the...

Fire Chief De La Rosa: That's the lot that I'm talking about.

Commissioner Keon: Cocoplum Women's Club.

Vice Mayor Lago: The one...

Mayor Valdes-Fauli: Thank you.

(COMMENTS MADE OFF THE RECORD)

Mayor Valdes-Fauli: Okay, Fred...

Commissioner Keon: Women's Club.

Vice Mayor Lago: Mayor, if I may.

Commissioner Keon: The ground -- it's not an improved area. It's just...

Fire Chief De La Rosa: The green space...

Commissioner Keon: It's a grassy area, the green space.

Fire Chief De La Rosa: Are you referring to the green space?

Commissioner Keon: No. I think it's owned by the -- is that owned by the City?

(COMMENTS MADE OFF THE RECORD)

Vice Mayor Lago: That's why I'm asking.

Commissioner Mena: The Women's Club uses it. They have weddings out there.

Commissioner Keon: No. I think it belongs to the Women's Club.

Commissioner Quesada: I'm looking at miamidade.gov right now.

Commissioner Keon: Yeah.

Commissioner Quesada: The parking lot that is grass is the Women's Club. The parking lot that is paved is actually the Presbyterian Church.

Commissioner Mena: Right.

Commissioner Keon: Right, but the other one is the Women's Club.

Commissioner Quesada: Correct.

Commissioner Keon: It belongs to the Women's Club.

Mayor Valdes-Fauli: Thank you.

Commissioner Keon: The one that's next to the Women's Club.

Mayor Valdes-Fauli: Let's finish the...

Commissioner Keon: Owned by the Women's Club.

Mayor Valdes-Fauli: Fred Maryanoff, Costado Street.

Commissioner Mena: She's deferring to the other speakers.

Mayor Valdes-Fauli: What?

Commissioner Mena: She's deferring to the other speakers in opposition.

Mayor Valdes-Fauli: Okay, Neil Maryanoff.

Commissioner Mena: He had to leave.

Mayor Valdes-Fauli: Okay, he had to leave. And he says he's opposed. Megan Cortes.

(COMMENTS MADE OFF THE RECORD)

Mayor Valdes-Fauli: I'm sorry?

Commissioner Mena: She's deferring her time to Steven Turner.

(COMMENTS MADE OFF THE RECORD)

Mayor Valdes-Fauli: No, we'll call Steven Turner. I mean, we're going to call him anyway, but do you want to speak?

(COMMENTS MADE OFF THE RECORD)

Mayor Valdes-Fauli: No, you cannot defer your time. You speak and then he will speak. Thank you.

Megan Cortes: Thank you all for your time.

Mayor Valdes-Fauli: Thank you.

Ms. Cortes: My name is Megan Cortes. I reside at 501 Tivoli Avenue. I'm a resident as well as a realtor that recently lost a sale to the property adjacent to 7000 Old Cutler Road. I think everybody realizes the concern for property values and, you know, nobody wants to argue property values over people's lives. I really don't think it's a one answer issue. So, of course,

I'd like to speak to that as well as no public notice being made to anybody in the community at all. I think -- I would say a lot of people that are here today found out when I received an email from the attorney to the buyers of this property that they were withdrawing the contract because of it. That, in turn, set out a domino effect of people in the community finding out that way. So, I think there's a lot of concern from the people that live here as to why nobody knew about it, especially those who are literally sharing property lines. I did hear somebody come up with a really great solution to having more a mobile way to get to people who might need a first responder. If we're on Old Cutler or Le Jeune and there's traffic, it doesn't matter where a truck is. How do you get a big truck through two lanes of gridlock traffic? Can we not invest in something like scooters to have first responders with emergency packs that can get through the narrow yellow lines to save lives? I think it's really lives that's, you know, what everybody wants to be able to respond to. We have to think outside the box; because we can't make our roads any more wider and there's going to be traffic regardless of where we do put a station.

Mayor Valdes-Fauli: Thank you, ma'am. Thank you very much. Lisa Turner.

Lisa Turner: I defer to my husband.

Mayor Valdes-Fauli: Okay, Steven Turner. Mr. Turner, you want to talk? I don't see you here.

Commissioner Mena: He's here.

Mayor Valdes-Fauli: Yeah.

Steven Turner: I was going to say good morning, Mr. Mayor and Commissioners, but it's now in the afternoon.

Mayor Valdes-Fauli: You're also talking on behalf of the Estate of Rita Turner?

Mr. Turner: Yes.

Mayor Valdes-Fauli: Okay, sir. Go ahead.

Mr. Turner: My name's Steven Turner. My wife, Lisa Turner, and I reside at 415 Tivoli Avenue, which is the street immediately south of Sunset. I'm also the personal representative of my mother's estate, Rita Turner. My father, Judge Turner and Rita Turner resided at 420 Sunset Road, which is the property immediately adjacent to the proposed site, having about 170 feet of common line between the property. And, one of the drawings will show you that they propose actually running the driveway right along the wall between my parents' house and the subject property. I think a lot about my parents as an aside, and especially, yesterday, as we celebrated Veterans' Day. My father was a World War II veteran. My father built the house at 420 Sunset Road back in 1955. My father actually, I believe, owned this subject property at 7000 Old Cutler Road. It was -- the house was already there, but he owned that and he owned adjoining -- I believe six lots and built his house, his dream house. I came home from Baptist -- I'm sorry, Doctor's Hospital and grew up in that site. Cocoplum Circle has always been something that is historic. It may be a lowercase h, maybe the board hasn't described it as an historic road officially, but it has had meaning not only to me, but many of the residents that I think that are here. It's always been the gateway and probably one of the most beautiful circles. We may have debate among people that live up near Venetian, but it's one of the most beautiful circles. Now, it's in disrepair now and I think you heard about that at the Cocoplum meeting, and it needs some fixing. And I understand that it might be a County problem, but it's always been something that has meant something to us. I'm the personal representative of my father and mother's estate. We had a contract after having this property on sale and the numbers were there, we listed the house in about February or March of this year, and we listed it close to -- actually, we listed it below the real estate property appraisal record and we lowered the price because we weren't getting any offers. We finally had got an offer, a great offer from a CEO of a major com -- or of a company rather.

Mayor Valdes-Fauli: Please, go ahead.

Mr. Turner: In South Florida. But, I want people to understand this is affecting -- I disagree. This is affecting both the salability and the property values in the surrounding area. And this gets to the valuation point. And I appreciate the Vice Mayor pointing out or...

Commissioner Quesada: Former Vice Mayor.

Mr. Turner: The Commissioner -- former Vice Mayor...

Vice Mayor Lago: He'll always be the Vice Mayor in my eyes.

Mr. Turner: But the email that I had submitted was an analysis. I appreciate your compliments with respect to it. We got an offer to purchase the property. I'd rather -- as I said, for public purposes -- not disclose the exact amount, but it was between \$1.1 million and \$1.2 million for over 20,000 -- just over 20,000 square feet. So, the subject property you're looking at is about 50 percent more.

Mayor Valdes-Fauli: Mr. Turner, please conclude.

Mr. Turner: I have -- if I could just have a little bit more time since I'm speaking...

Mayor Valdes-Fauli: Okay.

Mr. Turner: With regard to two adjoining owners and people have deferred their time to me. We finally got the contract. All cash, as-is, somebody -- a family that was going to build a beautiful home on that site. We were pleased. My wife and I own the property right behind my parents' property. They're the ones that found out by starting their due diligence with the City that the City was going to build a fire station on that site or proposing to do it. I got a call while I

was up in North Carolina. I was shocked. I said it can't be. The Gables would never build a fire station or construct or utilize a fire station at this iconic site. And, I found out -- I called my neighbors and they didn't know about it either. Now, if this has been going on -- whether it was a six-year process or the appraisals and hearings back in June, the neighbors never got any word of it. And you know what, none of these red shirts would have been here today but for the fact that the buyer of my property -- my parents' property ended up notifying me and I notified other people. That's not the way we do business in Coral Gables. We are a -- and as an aside, the buyers -- just to let you know, rejected the contract during the due diligence period. I am now sitting with a vacant -- with a piece of property paying real estate taxes, insurance and utilities on something that this site will result in the diminished value or the inability to sell it. I've done the analysis. I -- please, once again, I do appreciate the Commissioner reading it and...

Mayor Valdes-Fauli: We have it here...

Mr. Turner: Commissioner Mena putting it...

Mayor Valdes-Fauli: And it will be made part of the record.

Mr. Turner: Part of the record, but you're over...

Commissioner Mena: It is already.

Mr. Turner: But you are overpaying for it. It is -- I understand about putting a price on life, but there are other alternatives that are out there. And if it's so important, you're not going to get this property if you -- if you all approve it...

Mayor Valdes-Fauli: Mr. Turner, you have to conclude. You have had three times already, please.

Mr. Turner: He has two years to live on it, and I'm telling you that property in 1946, the amount of repair that's going to be necessary, that you will not be occupying that property if you buy it and utilize it as a fire station for years.

Mayor Valdes-Fauli: Thank you, Mr. Turner.

Mr. Turner: You could go out and get some...

Mayor Valdes-Fauli: Thank you.

Mr. Turner: Other property or public land. Thank you very much.

Mayor Valdes-Fauli: Thank you, sir.

Mr. Turner: Mr. Mayor, thank you very much.

Mayor Valdes-Fauli: Thank you. Very good presentation.

Mr. Turner: Thank you very much...

Commissioner Quesada: Thank you.

Mr. Turner: Commissioners. We appreciate...

Mayor Valdes-Fauli: Thank you.

Mr. Turner: Your time and consideration of our comments. Thank you.

Vice Mayor Lago: Thank you.

Commissioner Quesada: Thank you.

Mayor Valdes-Fauli: Thank you. And Lisa Turner, I guess...

Commissioner Mena: She already...

Mayor Valdes-Fauli: Yeah.

Commissioner Quesada: Yeah.

Commissioner Mena: Right?

Mayor Valdes-Fauli: Okay, Bob Eisenberg or Bon Eisenberg and Edie Eisenberg.

Commissioner Quesada: You want to use the easel?

Ben Eisenberg: Hi. My name is Ben Eisenberg. I reside at 7030 Old Cutler Road, immediately adjacent to the subject property. I've been asked to speak on behalf of many people on my street and the surrounding streets. You see we've done a blow-up of the neighborhood. You'll see all 18 homes on Tivoli, which is the street next to the subject site. All 18 homes have red ink on them because every one of us on Tivoli is a no vote. And we appreciate the comments from Commissioners Mena and Lago about the neighbors, because we are -- we're very disappointed. We've read every note, every minute in the August 28 meeting. It was expressed in that meeting that the Fire Chief and Leonard Roberts was supposed to meet with the community. That has not happened. So, I echo what a lot of people have said about trying to hide this from the community. I've been in the commercial real estate business for 20 -- 30 years actually. I've resided at this location for 20 years. I do site selection for clients. I'm involved in a charity. I'm on a site selection committee. You hire the appropriate people and personnel to go out and find

you sites. I don't know if that process has actually happened. You've been asked about all these sites. We're not sure where these 16 sites came from. We were told at the Cocoplum meeting that the -- it was discussed in a room one of the sites, the Presbyterian Church or something was discussed in a room and they decided it didn't make sense. So, I don't know how strongly you actually have looked at the sites and if you actually hired professional people to review the sites. We are -- as a neighborhood, we're very concerned about a lot of things. We talked about -- one of the things no one has really focused on is traffic. We understand that there's been no traffic study conducted by the City. We've tried to actually engage a traffic engineer who actually, unfortunately, does work for the City, so he had to decline and we already had spent money to engage the guy. Obviously, we're concerned about noise. We've been told that there will be no sirens except when there's traffic. Well, I've lived there 20 years. There's always traffic. At 4 in the morning, there's no traffic. But other than that -- and then we have another board -- before -- I take my wife's time here. The other board here shows the Ingraham Park and the fire station at Red Road and Old Cutler. And, we took a picture at night just to show the magnitude of the lighting. I think Ana may -- when she comes up, she may talk about more as -- from an architectural standpoint. But the lighting, which will be right into my bedroom because it's an institutional...

Mayor Valdes-Fauli: Sir, please.

Mr. Eisenberg: Or will become an institutional property. So, we're concerned about traffic, noise, light and we're concerned about the character of our neighborhood going forward.

Mayor Valdes-Fauli: Thank you, sir.

Mr. Eisenberg: Thank you for your time.

Commissioner Quesada: Thank you.

Vice Mayor Lago: Thank you, sir.

Mayor Valdes-Fauli: Thank you.

Eddie Eisenberg: Just one more -- 30 seconds...

Mayor Valdes-Fauli: Yes, ma'am.

Ms. Eisenberg: Because I'm part of him. I just also wanted to add that the red no's are just the people that we spoke to. If they're not colored in, it doesn't mean that they're a yes. It means that we were just not able to speak with them.

Commissioner Mena: Thank you.

Commissioner Quesada: Thank you.

Mayor Valdes-Fauli: Thank you. Alright, Mario Robaina.

Commissioner Quesada: I'm sorry. What's the board on the bottom? Is that also part of yours? The one that's on the floor. The board on the floor.

Commissioner Mena: That's somebody else who's coming up.

Commissioner Quesada: That's someone else. Okay, got it.

Mayor Valdes-Fauli: Mr. Robaina.

Mario Robaina: Good afternoon. My name is Mario Robaina. I live at 400 Tivoli. My house is just due south of the proposed site. I just have two very quick points. I'll be here less than 30

seconds. Commissioner Quesada, I read your email. I read the Excel spreadsheet that you had. Just a minor point, when you say response time, which I know is what the Fire Department -- you realize that you're quoting there all the buildings on Edgewater, you have a received to arrival and then you have arrival to contact. You're comparing apples and pears when you're going to a house where your arrival, and ten seconds later, you're at the door. So, when you say it's 20 minutes to Edgewater, it's not 20 minutes to get to Edgewater. It's been 20 minutes to get...

Commissioner Quesada: No, it's to providing the service to the person.

Mr. Robaina: Well, it's...

Commissioner Quesada: Yes.

Mr. Robaina: You got to...

Commissioner Quesada: If it's the 10th floor or the 5th floor.

Mr. Robaina: Get in the building.

Commissioner Quesada: Correct.

Mr. Robaina: Yeah, you've got to get in the building and make contact. One of the 20-minute reports was at 3 something in the morning. You think that was because of traffic? If you put a truck outside the door, it'll still take them 10 minutes to get inside the building. That's a separate issue. If you put a truck -- a rescue truck at the circle, they're still going to have longer times to get up a building on Edgewater than it is to get to a residential home.

Commissioner Quesada: Agreed.

Mr. Robaina: Okay. I just want to make that point because...

Commissioner Quesada: A hundred percent agreed.

Mr. Robaina: You always talk about response, but it's really total response. It's not...

Commissioner Quesada: Correct.

Mr. Robaina: Response; it's total.

Commissioner Quesada: Correct.

Mr. Robaina: Received...

Commissioner Quesada: Because what matters is...

Mr. Robaina: Received to arrival -- I know, but it's a building. You can't get around that. The building might have security. The door might be locked.

Commissioner Quesada: It also doesn't mean that we should abandon them.

Mr. Robaina: Excuse me. It's received to arrival...

Commissioner Quesada: Correct.

Mr. Robaina: Is what you should be looking at. You're looking at received to arrival, arrival to contact and that's different in a residential home as in a tall building. Number two, the Chief mentioned some of the commercial properties on Sunset. He kind of like disregarded them

because the street behind those are residential and there's residents across the street. How come you didn't mention here it's across -- on the other side of a hedge. You seem concerned about noise on Sunset, which is a commercial district, but he's not concerned about noise in my neighborhood. I guarantee you, if it was his neighborhood, he'd think about it a little differently. Alright, because he's talking about on Sunset -- alright, I'm out of time.

Commissioner Quesada: Yeah, just...

Mr. Robaina: Just to make the point.

Commissioner Quesada: No, no, no. Pause for a second. You're the Vice Mayor now. So, when he's out of the room, you run that.

Vice Mayor Lago: Of course. Look whose back.

Mr. Robaina: Okay, so just to make that point.

Commissioner Quesada: Got it. Point's well taken. Thank you.

Vice Mayor Lago: Thank you, sir. Who's next?

Mayor Valdes-Fauli: Ana Alas Gonzalez-Abreu.

Ana Alas Gonzalea-Abreu: Hello, Commissioners. My name is Ana Alas Gonzalea-Abreu. I am a resident at 600 Sunset.

Commissioner Quesada: If you're going to walk to the board, if you can grab the portable mike, just so that those watching at home can hear you as well.

Ms. Gonzalez-Abreu: Okay. And I've been asked to speak about the historical Marjory Stoneman Douglas historic road. The site is around three historical roads that happen to be state roads as well. Douglas Road is a historical state road. Historic Old Cutler Road is a historical road. And Le Jeune is a historical road. Cartagena Circle is a landmark. It's not a historical, but it's also not under the jurisdiction or at least not a hundred percent jurisdiction of Coral Gables. The entrance from the circle in Cartagena Circle into historic Old Cutler Road serves as another city gate and I think that if we don't protect our trees, our landmarks, we will lose the historical heritage of our city. This road was built between 1915 and 1919, I believe, and it has over a hundred-year-old trees. The trunk size are about 20 feet. The canopies are beautiful. There's aerial roots that come down from the canopy to the floor. And I was checking the NFPA code, I don't know if the (INAUDIBLE) did that. NFPA Code Section 18, it's another governing -- it's like another building code for fire stations and it's requiring now 20-foot roads to access any station. And between the roots, we don't have the 20 feet. So, I'm very concerned about losing those trees. They're very -- any stress will damage them. So, that's one point. The other point that I wanted to bring up is the -- the state of the existing historical -- not historic -- the existing 1936 home. We don't know the state of that home. 1936, most likely needs to bring up the Code as far as structure. It might need hurricane straps. It might need, you know, as a structural person, you know. It might need electrical codes. It might need plumbing.

Mayor Valdes-Fauli: Thank you, ma'am.

Ms. Gonzales-Abreu: And, I never heard you discuss about how much more it's going to be to renovate that station.

Mayor Valdes-Fauli: Okay. Thank you very much.

Ms. Gonzales-Abreu: Okay, thank you.

Mayor Valdes-Fauli: Appreciate it. Thank you.

Vice Mayor Lago: Thank you very much.

Mayor Valdes-Fauli: Maria Pujals. Thank you.

Maria Pujals: Good afternoon.

Vice Mayor Lago: Good afternoon.

Ms. Pujals: Maria Pujals, 530 Gondoliere Avenue. I live on the corner of Gondoliere and Almansa. I believe that Almansa will be used as a cross-street, so I am a resident that is very concerned about the traffic going through Sunset and the firetrucks going from Sunset to Old Cutler if there is a problem. Safety should be our concern here. As you all know, Old Cutler Road, Le Jeune Road and Sunset are used by all bikers for all different times of the day, Sunday morning, especially. We also have a lot of students that arrive at Cocoplum Circle, and we have no sidewalk where this is going to be (INAUDIBLE). The students that get there, the Uber drivers that are there, the bikers that are going to be there, they will all be in some type of safety problems with this firetruck being in our neighborhood. Why not try 240 Edgewater? You have water access. You're right next to the park. Has anybody approached that -- has anybody approached the Riviera Resort Health Unit of keeping an ambulance at the Riviera Resort? They always have an ambulance there. And why not have one there to be used at all times? I'm also concerned with the annex of High Pines. I don't know if this is the issue why this is brought up. Why would we not be able to find somewhere inside High Pines area with the annexing of the High Pines to the area. Why is there nothing in the High Pines area that could be fulfilled? Also, one of the concerns is we do have a new bridge that needs to be fixed, the Le Jeune Bridge. What will be happening with that and the firetruck access?

Mayor Valdes-Fauli: Thank you, ma'am.

Ms. Pujals: Would you be able to answer me on that? What will happen with that firetruck...?

Mayor Valdes-Fauli: That'll happen with...

Ms. Pujals: Access once that bridge is...

Mayor Valdes-Fauli: We will have that anyway, because the firetrucks coming from Riviera and from up north are going to have to face that bridge anyway. And, it will be even easier for the firetrucks coming up north if they are located in the circle in order to go south...

Commissioner Mena: I think everything north of that would be serviced by the station on US-1. Everything south of it...

Mayor Valdes-Fauli: Everything south of that or...

Commissioner Quesada: Yeah.

Mayor Valdes-Fauli: It'll be easier.

Ms. Pujals: And do you know what the Riviera Health -- has that been an option that has been explored?

Mayor Valdes-Fauli: I have no idea.

Commissioner Mena: I don't. Leonard?

Vice Mayor Lago: No.

Commissioner Mena: No.

Mayor Valdes-Fauli: Thank you, ma'am.

Ms. Pujals: Thank you.

Mayor Valdes-Fauli: We'll look at that. Thank you very much. Karina Borja.

Karina Borja: I will defer my time to (INAUDIBLE).

Mayor Valdes-Fauli: No, you can't defer your time. No, but please talk. No? Okay. Okay, next, Cristina Papini.

Cristina Papini: I'm in opposition as well, but I wanted to defer my time (INAUDIBLE).

Mayor Valdes-Fauli: No, ma'am. You can't -- no. You had your -- we have -- we've had several -- we have 18 already, and we have another 18 to go here and...

Commissioner Mena: But why don't we just give her a minute to speak for the two of them?

(COMMENTS MADE OFF THE RECORD)

Unidentified Speaker: She's representing us as (INAUDIBLE).

Mayor Valdes-Fauli: Okay. Go ahead, two more minutes.

Ms. Gonzalez-Abreu: Thank you. The other point I would like to make was the (INAUDIBLE)...

Mayor Valdes-Fauli: Two minutes.

Commissioner Quesada: The microphone, microphone.

Ms. Gonzalez-Abreu: Okay, but I do have (INAUDIBLE)...

Commissioner Quesada: Sorry.

Commissioner Mena: Microphone.

Vice Mayor Lago: Microphone.

Commissioner Quesada: They can't hear you at home. You need the microphone.

Ms. Gonzalez-Abreu: You've expressed your intention to want to leave the site as a residential site which I think is the best intentions of the City. However, once we change the use of this house to a fire station/park, then we're going to get larger setbacks. We're going to get higher density. We're going to get bigger heights. So, the whole zonification (sic) code is going to be out the window. A new Zoning Code is going to apply to here and nobody has been discussing how that is going to change. It will not be able to remain with the same residential feel that the site has right now even though that is, I think, your intention. But I am pretty sure it's going to change. I wanted to...

Mayor Valdes-Fauli: Thank you, ma'am.

Ms. Gonzalez-Abreu: Say that.

Vice Mayor Lago: Thank you.

Mayor Valdes-Fauli: Thank you.

Vice Mayor Lago: Thank you.

Mayor Valdes-Fauli: Okay. Diane Landsberg. Diane Landsberg.

Commissioner Keon: Is that the lady that walked out?

Commissioner Mena: I think she may have left.

Commissioner Keon: She may have -- someone just walked out. I don't think they've left.

Mayor Valdes-Fauli: No.

Commissioner Keon: Maybe we can come back to it.

Mayor Valdes-Fauli: Ana Milton. Ana Milton.

Commissioner Keon: I don't see her here.

Mayor Valdes-Fauli: Freda Maryanoff.

Freda Maryanoff: I deferred.

Commissioner Mena: She deferred.

Mayor Valdes-Fauli: Okay, you deferred. Rip Holmes. Good afternoon, sir.

Jackson "Rip" Holmes: Mayor, Commissioners, people in the audience, it's not my subject. I'm uninformed, but something came out in the discussions today that I wanted to mention a potential

solution. I do regret that the -- no real notice was given for these people. I've suffered the same thing. I think that the City is harming everyone by not giving sufficient notice, for instance, to merchants when downtown changes are done. Merchants have the greatest stake here and they have really no voice because they never get notice. I do want to say, though, that...

Mayor Valdes-Fauli: I'm sorry. That's (INAUDIBLE).

Mr. Holmes: It's highlighting the importance of what I'm trying to say.

Mayor Valdes-Fauli: Wait, wait, wait. There, go ahead.

Mr. Holmes: Thank you. Our Fire Chief does make a good presentation, Mr. Quesada. And I appreciate the willingness of Mr. Mena and Mr. Lago to stand up for citizens to hold out for -- not have the city hijacked on price. So, I want to throw into the mix here eminent domain. If -- I'm not the knowledgeable person on the subject, but if that is the hang-up, then I would throw the card on the table and say to this fellow, look, you're not going to jeopardize our life and death response to emergencies by holding us up for \$4 million. We're going to exercise eminent domain.

Mayor Valdes-Fauli: Thank you, Mr. Holmes.

Vice Mayor Lago: Thank you, sir.

Mayor Valdes-Fauli: Thank you very much. Nobody else wishes to speak, and I don't have any more cards.

Vice Mayor Lago: I think there was a lady...

Commissioner Keon: Could you go through the cards that maybe people were out of the room?

Mayor Valdes-Fauli: What?

Commissioner Keon: Maybe they were out of the room, the ones that didn't speak.

Commissioner Quesada: Did you receive any additional cards, Mr. Clerk?

Commissioner Keon: No, the ones that you called and they weren't here.

Mayor Valdes-Fauli: I don't have any more.

Commissioner Keon: Okay.

Mayor Valdes-Fauli: Okay, I have here three cards of people that do not wish to speak that submitted cards. Duff Mabon, Katie Meltzer and Marta Grimes. And Madam City Attorney, will you read the comments?

City Attorney Ramos: Certainly, sir. We've had some electronic comments that have been submitted. I will read them into the record. From Michelle Eisenberg, if the City of Coral Gables cares about its residents, it should show it by repairing and maintaining its current fire stations, roads and infrastructure and not overpay from its reserves for private property which is an ill-advised plan to be pursued. Listen to your residents. Vote no. Steven Turner, the City's proposal to purchase a property at Cocoplum Circle is wrong and the Commission should reject this location. The purchase price is \$2 million more than comparable sales in the area. How can the City so covertly spend the citizens' money and not consider other appropriate locations, not on an iconic traffic site that is enjoyed by tourists and citizens. Don't fool yourself. Property values and marketability of our homes will be diminished if the purchase is approved. Fred Maryanoff, I agree with each comment made opposing the building of a new fire station at Cocoplum Circle. Something fishy is happening in the City of Coral Gables.

Mayor Valdes-Fauli: And Mr. Turner.

City Attorney Ramos: Jack Turner, the proposal to build a fire station near the Cocoplum traffic circle is a terrible idea. This would adversely affect the beauty and serenity of the upscale neighborhood and create traffic congestion when answering emergency calls. The addition of public restrooms would invite noise and unwanted activities into a nice residential area and decrease property values for long-time residents. Expensive repairs would be needed to renovate the house for conversion...

Mayor Valdes-Fauli: I'm sorry.

City Attorney Ramos: To the fire station.

Mayor Valdes-Fauli: Madam City Attorney, but a lot of these people that you're reading the comments spoke before us.

City Attorney Ramos: I didn't keep a list, sir. I can ask you the name, and if they already spoke, I can skip it. Monique Selman.

Commissioner Keon: No.

Commissioner Quesada: Did not speak.

Mayor Valdes-Fauli: No.

Commissioner Keon: No.

Mayor Valdes-Fauli: Go ahead.

City Attorney Ramos: I only opposed -- I'm only opposed to the price being paid. If the property owner will not accept a market price for his house, 1.3 to \$2 million, the City should consider using eminent domain to obtain the land. Carlos Armengol.

Mayor Valdes-Fauli: He spoke.

Commissioner Quesada: Spoke.

City Attorney Ramos: Eddie Eisenberg or Edie.

Commissioner Quesada: Spoke.

Mayor Valdes-Fauli: Yes.

Commissioner Mena: She's here.

City Attorney Ramos: Elizabeth Reyes.

Commissioner Quesada: No.

Mayor Valdes-Fauli: No.

Commissioner Quesada: Did not speak.

City Attorney Ramos: Opposed. The proposed site is in a residential area located on a traffic intersection and in an area heavily populated with cyclists on the weekends. Drivers will not know how to respond to sirens when navigating the roundabout and narrow Old Cutler. Emergency response vehicles will add to the complexity of the traffic circle that tends to block

up. This will affect the flow of traffic on Edgewater, Le Jeune Road, Ingraham Highway, Sunset, Riviera, Granada, Old Cutler and Cocoplum Road. Mariel Kaifer.

Mayor Valdes-Fauli: Go ahead.

Commissioner Keon: No.

City Attorney Ramos: It is absolutely ridiculous that you think \$38 million reserves gives you a license to vastly overpay for the property. This is a misuse of taxpayer monies. I'm sure you're waiving procurement requirements, City Commission, because it's outrageous and frankly smacks of getting kickbacks. This city is always just one Category 5 storm away from consuming the entire reserves. You should remember what the money is really there for and remember that we vote. Ben Eisenberg, I believe, spoke.

Mayor Valdes-Fauli: Yes.

City Attorney Ramos: Lisa Turner.

Commissioner Keon: Yes. Well, she gave...

Commissioner Quesada: No, she deferred.

Commissioner Keon: Her time to her husband.

City Attorney Ramos: Francine Horwich (phonetic).

Commissioner Keon: Do you want it read into the record?

Commissioner Quesada: Yeah.

Commissioner Keon: She'd like it read into the record.

City Attorney Ramos: Very well. Lisa Turner, I am thoroughly appalled that this is even a consideration by the City, an incomprehensible price paired with an absurd location just astounds me. Response times in the city have not been a problem. Don't kid yourself that this isn't a great deal for the current owner and the City will not benefit. This iconic location should remain as it is for tourists and residents alike. Francine Horwich, I didn't hear. As a lifetime resident of Coral Gables, I am appalled by this resolution. Overpaying for the property is ridiculous. And, thinking that emergency vehicles could even leave the property at this location by the circle and safely proceed to an emergency is astounding. This type of resolution leaves the residents wondering which city officials are trying to take care of their property owner friends instead of doing what is best for this city. Fix what we have. Show respect for our firemen and women.

Mayor Valdes-Fauli: Thank you very much. Thank you very much. We will now close the public hearing and no more testimony from the public. I hope everybody who wanted to speak has spoken or has had their comments read into the record. I am surprised -- it's like preaching to the choir about people not coming to church. Those who are here did get notice, and we -- I had -- Monday of this week -- or Monday of last week, I think it was, about 50 people -- some of you were there at the Cocoplum Club -- or Islands of Cocoplum Club, with this issue. Commissioner Quesada, you want to address?

Commissioner Quesada: Yeah. Look, I'm not going to rehash what I said before. Thank you, everyone, for being here. I'll be honest with you. I've acted a little differently on this item. I don't think that the votes are there. I don't think Commissioner Mena or Lago have changed their vote, so someone's going to call for a vote now and it's not going to pass. That's what I believe is about to happen in the next few seconds. However, every one of you that spoke against the project, we do have an issue with response times in that area. Most of you, if not all of you, that have spoken against it live in that area. You have a substandard response time in

that area. You absolutely do. We've seen the raw data and the numbers. I will not be seeking reelection in April, so I am gone in April. I -- if I were you and I lived in that area, I would be harassing everyone up here to make sure that another location that makes sense that everyone likes -- which there's never a location you're going to find that everyone likes -- so that you have those response times. I do not want you to have that experience that I've gone through. I don't want it to happen. Just because we have 50,000 residents in the city, it's going to -- I hate to say it, but it's going to happen. There is a problem there. You really need to aggressively push the elected officials to make sure an alternative solution is found immediately, whatever that location is. Some of you don't believe there's a response time issue there. Don't take my word for it.

Mayor Valdes-Fauli: Thank you.

Commissioner Quesada: Talk to the Chief.

Mayor Valdes-Fauli: Commissioner Mena, let's be brief.

Commissioner Mena: I don't have anything else to add at this point.

Mayor Valdes-Fauli: Commissioner Keon -- Vice Mayor...

Commissioner Keon: I...

Mayor Valdes-Fauli: Wait, wait, wait. Vice Mayor.

Commissioner Keon: I...

Vice Mayor Lago: Commissioner Keon.

Commissioner Keon: I, again, agree with Commissioner Quesada. I know in your -- the issue you raised about the high-rises -- I mean, I, again, will tell you that it wasn't to my apartment. It was from the fire station on Red Road to the building that was 14 minutes, and then the other was actually quite quickly. But as Commissioner Quesada has said, you do have substandard response times. You know, that may not be your immediate problem today, but at some point, it could be. And if it's not you, it could be your neighbor. So -- and I do believe that it is our responsibility to ensure that we have the proper response times that we can sustain life. I do believe that if it is ever agreed to, to put a station at this site, that the site will be done in such a way that it will be camouflaged from your area and will be designed away from the residential area. Now, I will agree with every one of you here that the notice from the City was not appropriate or your being involved in this was not right and was not good. Some of it maybe is related to our fact that we were changing -- that we changed managers recently. We had a contract with someone that actually did outreach and a lot of that for the City. His contract was ended a few months ago. So, for whatever reason, I agree with every one of you that you did not get adequate notice to be a part of the decision-making process that got us this far.

Mayor Valdes-Fauli: Thank you. Vice Mayor.

Vice Mayor Lago: Thank you. My comments and my stance continues to be the same. And I just want to reiterate...

Commissioner Quesada: Okay.

Vice Mayor Lago: The comments that I made to the residents. Remember what I told you Vice Mayor Quesada was going to say? Word for word. He has been adamantly supporting this community for a long time and this has been an issue that he's been advocating on behalf. He has no other ulterior motive, like I told you yesterday, correct? So, you do have an issue in that area in response times. I lived in that area for four years, in Edgewater -- in 100 Edgewater, with my wife. Again, thank god we never had to call for an emergency vehicle, but it's an issue that

we have to address. So, I really think it's important that we request from Leonard, as the Commission, that we drill down -- that we drill down on the properties on Sunset, the commercial corridor that's there. We find a partner -- if it's the Cocoplum Women's Club, where we can offer them something that's beneficial or we can camouflage the building, make it as historic as possible. We speak to the adjacent church, which as that surface parking lot. We find what their needs are. You know, now, more than ever, if you go to church, like I do, you know that churches are in dire need of, you know, some sort of financial infusion one way or another. So, there are opportunities out there. I think that we just have to look for them.

Mayor Valdes-Fauli: Thank you.

Vice Mayor Lago: And if we -- if staff, like our Chief has stated before, which I have the utmost respect for him and his knowledge of the facts, if we're not going to be putting a ladder truck there, then we should be able to put some sort of facility which will fit perfectly with the neighborhood. It doesn't have to be excessive. It's something that I think we can -- it can easily be done. So, I ask that maybe this Commission, via a resolution, give Leonard and our staff some sort of direction to move forward to, hopefully, come back in the next month or two months after having explored whatever options we have in that Sunset corridor.

Commissioner Mena: And I think we should...

Mayor Valdes-Fauli: Thank you very much.

Commissioner Mena: Yeah, and I think we should...

Vice Mayor Lago: I just want to know what my colleagues...

Commissioner Mena: Well, I think we should consider retaining some sort of professional...

Vice Mayor Lago: Yes.

Commissioner Mena: Broker, I mean, who can -- or whatever the title is. I don't know if it's a broker or a...

Vice Mayor Lago: It's a great point.

Commissioner Mena: I know Mr. Eisenberg mentioned, you know, somebody who specializes in sort of site acquisition consulting or whatever. But let's, you know, cast a wide net to try to see what sort of properties -- and I think come back with other options. Again, and I'd like to hear, you know, again, other creative options, even if they may, on their face, sound silly at first. I'm open to different ideas of a way to try to bridge the gap on the response times during the hours where you see that it's critical, because it doesn't sound to me like it's a 24-hour-a-day problem. It's probably during the most difficult traffic portions of the day, so maybe there's another way to address that. You know, I think we need to get more information on that.

Commissioner Quesada: I just don't want to take another six years.

Mayor Valdes-Fauli: No.

Commissioner Mena: But I don't think this has taken six years is the problem.

Unidentified Speaker: No. Like...

Commissioner Quesada: It has.

Mayor Valdes-Fauli: Yes, it has.

Commissioner Keon: It has been.

Commissioner Quesada: I have personally been a part of it.

Commissioner Mena: No, you've been -- but a six year delay is not the same as six years of...

Mayor Valdes-Fauli: Alright, let's...

Commissioner Mena: Diligence, you know what I mean?

Mayor Valdes-Fauli: Finish up.

Commissioner Quesada: I'm still going to force you to vote no. I'm going to move to...

Commissioner Mena: That's fine.

Commissioner Quesada: Approve Item F-1.

Mayor Valdes-Fauli: Okay. Let...

Commissioner Keon: I'll second it.

Mayor Valdes-Fauli: (INAUDIBLE) talk. Wait a second.

Commissioner Keon: I'm sorry.

Mayor Valdes-Fauli: I want to be very, very brief. And please, listen to me. I am glad -- what -- please. This is an example of citizen participation and the Commission listening to your concerns and your ideas. This is going to go down and -- but it was an effort on our part to provide emergency response whenever emergency response was necessary. We thought the

existing stations were not adequate because of the traffic and because of other reasons, but traffic mostly. And this was just an effort on our part to provide it and the residents, the neighbors have spoken and you do not want it. I have two comments. We will continue to look and try to provide that response, because it is our responsibility as your elected officials. Life safety is our primary goal, whether it's police or fire-rescue. And, the other thing I want to say is that I hope none of you here or none of you who have spoken against it is a victim of a lack of response time. Will you make the motion, Commissioner...

Commissioner Quesada: So moved.

Mayor Valdes-Fauli: Alright.

Commissioner Quesada: Item F-1.

Mayor Valdes-Fauli: Is there a second?

Commissioner Keon: I'll second it.

Mayor Valdes-Fauli: Alright, will you call the roll, please?

Vice Mayor Lago: No.

Commissioner Mena: No.

Commissioner Quesada: Yes.

Commissioner Keon: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 3-2)

Vice Mayor Lago: Can I make...

Ms. de las Cuevas-Diaz: Mayor, can I ask you a question?

Mayor Valdes-Fauli: Yes, ma'am.

Ms. de las Cuevas-Diaz: It -- obviously, it failed. The question that I have is, is this site off the table or do you care for Leonard and myself to go back and negotiate a reduced price and...

Mayor Valdes-Fauli: I think we...

Ms. de las Cuevas-Diaz: Add it as one of them?

Mayor Valdes-Fauli: Commissioner Mena's was the price...

Ms. de las Cuevas-Diaz: Right. This is for you guys.

Assistant Economic Development Director Roberts: So, the other question to that is that if this site's off the table as a residential lot, are we saying that the City wants to explore non-residential sites? Because any residential sites are going to be adjacent to other residents.

Mayor Valdes-Fauli: You're going to have this same issue, yes.

Commissioner Keon: We're going to have the same issue wherever you're going to be.

Vice Mayor Lago: But I would like -- and that's the motion that I'm about to make is the issue of explore the Sunset corridor, taking into account Commissioner Mena's comments about potentially hiring an outside company -- real estate company, you know, Marcus & Millichap. There's a litany of them you can choose from that are professional, that understand this, that can dedicate themselves for the next two months to research all the properties on Sunset and find

some sort of either sale, joint venture opportunity. Find somebody who's in need of a partner like the City of Coral Gables to deliver.

City Manager Iglesias: Commissioner -- Vice Mayor, excuse me.

Vice Mayor Lago: No, no. Call me whatever you want.

City Manager Iglesias: We will proceed under that. And we will...

Vice Mayor Lago: I want to make sure there's direction...

Mayor Valdes-Fauli: Right.

Vice Mayor Lago: Through the Manager. I made the motion.

City Manager Iglesias: The direction is very clear, and we will proceed to look at...

Vice Mayor Lago: Can I get a second?

Commissioner Quesada: Second.

City Attorney Ramos: For clarification, sir...

Mayor Valdes-Fauli: All those in favor, say "aye."

City Attorney Ramos: It is a resolution directing staff...

Vice Mayor Lago: Through the Manager.

City Attorney Ramos: To look at only properties on the Sunset corridor and hire a consultant. That is the motion on the table right now.

Vice Mayor Lago: Yes.

Commissioner Quesada: Correct.

City Attorney Ramos: We are not considering anywhere else that's not in the Sunset corridor.

Vice Mayor Lago: No. I mean, I brought up the fact of Fairchild, but Fairchild...

Commissioner Mena: I don't...

Commissioner Keon: It's too far south.

Commissioner Mena: I don't -- listen...

Vice Mayor Lago: Cast a wider net.

Commissioner Mena: I want to hear every property you think is a possibility. I want to know the pros and the cons, and then let's do our diligence.

Assistant Economic Development Director Roberts: Which includes residential and non-residential.

City Manager Iglesias: I would like to have the possibility of looking at any site that fits the requirements of the fire department in this area.

Vice Mayor Lago: Yes.

Mayor Valdes-Fauli: Perfect.

Commissioner Keon: That includes residential?

Mayor Valdes-Fauli: Yeah.

Commissioner Mena: Yeah. I mean, it depends on the property.

Commissioner Keon: No. But I'm asking you because the direction was...

Commissioner Mena: Hey, I don't know what Sunset corridor means exactly..

Commissioner Keon: No residential.

Commissioner Mena: You know, that's not...

Commissioner Keon: But I'm asking you...

Commissioner Mena: Like a, you know...

Commissioner Keon: Does that include residential?

Mayor Valdes-Fauli: Yes, it does.

Commissioner Mena: I don't know what you call residential.

Vice Mayor Lago: Yes.

City Attorney Ramos: A home that's -- a house that's currently there.

Commissioner Mena: No, like for example -- no, time out.

Commissioner Keon: Okay.

Commissioner Mena: We talked about a very specific lot next to a church that's not residential, but that front's residential. Are you considering that residential? I don't know.

Commissioner Keon: So, that's what I'm asking you.

Commissioner Mena: Correct.

Commissioner Quesada: I think what Commissioner Mena stated is what we should do.

Mayor Valdes-Fauli: Alright.

Vice Mayor Lago: Cast a net.

Commissioner Quesada: Bring us everything you can find and then we'll talk about it.

Mayor Valdes-Fauli: Okay.

Commissioner Keon: So, it includes residential.

City Attorney Ramos: Does that not include...

Mayor Valdes-Fauli: Will you call the roll on the resolution, please?

Ms. de las Cuevas-Diaz: For clar...

City Manager Iglesias: I'd like to have that flexibility on it.

Ms. de las Cuevas-Diaz: Commissioner Mena...

City Attorney Ramos: Excuse me one second. I need the record to be clear. Does that not include coming back with the same property at a lower price?

Vice Mayor Lago: No.

City Attorney Ramos: Perfect, okay. So, the resolution is to just bring any viable property back...

Mayor Valdes-Fauli: Right.

City Attorney Ramos: To the Commission for consideration.

Unidentified Speaker: Yes.

Mayor Valdes-Fauli: Right. Okay, will you call the roll, please?

Commissioner Mena: This is on the resolution, yes.

Commissioner Quesada: Yes.

Vice Mayor Lago: Yes.

Commissioner Keon: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 5-0)

Mayor Valdes-Fauli: Thank you very much, everybody.

Assistant Economic Development Director Roberts: Thank you.

Mayor Valdes-Fauli: Thank you.