

**City of Coral Gables City Commission Meeting**  
**Agenda Item F-8**  
**November 14, 2017**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

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

**City Staff**

**City Manager, Cathy Swanson-Rivenbark**  
**Assistant City Manager, Peter Iglesias**  
**Assistant City Manager, Frank Fernandez**  
**City Attorney, Craig E. Leen**  
**Deputy City Attorney, Miriam Ramos**  
**City Clerk, Walter J. Foeman**  
**Deputy City Clerk, Billy Urquia**  
**Finance Director, Diana Gomez**

**Public Speaker(s)**

**Craig Coller**

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Agenda Item F-8 [0:00:00 p.m.]

A Resolution of the City Commission of Coral Gables approving the submission of an application to Miami-Dade County for the annexation of the area known as Little Gables into the City of Coral Gables pursuant to Chapter 20 of the Miami-Dade County Code and requesting Miami-Dade County to approve the application.

Mayor Valdes-Fauli: For discussion purposes only, a continuation of the meeting that we had concerning the submission of an application to Miami-Dade County for annexation of the area known as Little Gables into the City of Coral Gables. The first meeting took place at the Adult Activity Center some -- earlier in the month. And, this is -- the purpose of this meeting is for discussion purposes only.

City Attorney Leen: Mr. Mayor, one point.

Mayor Valdes-Fauli: Yes.

City Attorney Leen: It's actually -- it is a continuation of the prior meeting today...

Mayor Valdes-Fauli: Alright.

City Attorney Leen: And, you will be able to take action as well on any item, including on the item related to annexation. You can take action on this item. There's also another proposed resolution, which we can reach later.

Mayor Valdes-Fauli: Yes. We can do that afterwards.

City Attorney Leen: But, the main point that the Mayor is indicating is that there will be no public comment...

Mayor Valdes-Fauli: No public comment.

City Attorney Leen: On the resolution relating to approval of the annexation, because the public hearing has already closed, and this is a continuance of that hearing. And, it's now time for the Commission to discuss and decide what to do.

Mayor Valdes-Fauli: And we had 27 people who spoke at length. It was a meeting of two and a half hours, and there will be no public input at this point. Madam City Manager, there are presentations regarding public safety, regarding finances. Shall we get going?

City Manager Swanson-Rivenbark: Certainly. And just so that you know, the room was basically standing room only and everyone that wanted to speak had an ample opportunity to speak.

Mayor Valdes-Fauli: Had an opportunity to speak.

City Manager Swanson-Rivenbark: And, I'm going to call on the Assistant City Manager/Director of Public Safety. One of the questions that I believe it was Commissioner Quesada had asked was what is the strategic plan as it relates to public safety should the City and the residents of the Little Gables move forward with annexation. And so, with that, I'll call him up. There is a PowerPoint. And so, we'll also ask our CGTV to cue up the PowerPoint, so that it can be seen. And, sir, so the -- this first response is what is the strategic plan for public safety should the annexation move forward in Little Gables.

Assistant City Manager Fernandez: Mr. Mayor, Vice Mayor and members of the Commission, I briefed you all on this PowerPoint regarding the position that you -- the questions that you had asked to be answered. And, this is going to give you a snapshot of what our strategic plan would look like in theory, as we evolve into the potential or possibility of annexing the Little Gables neighborhood. Let's go to the first slide. This first slide indicates what that area looks like today and the geographical boundaries of the City. The next one would indicate obviously just -- how it would square off the city geographically on 8th Street to the north, and it makes it a lot easier to understand. This next slide would -- shows actually the number of resources we have there today. We have three zones depicted by the personnel that's there. We have three zone officers that are assigned. We have one NTL, neighborhood team leader. And we also have license plate readers that are deployed both on 57th Avenue and 8th Street as well as Ponce and 8th Street.

We also have two NSAs deployed out there today. Moving forward, we have a couple different theories. One is to take those three officers out and deploy them to a bike patrol. Chief Hudak and I have talked about that. Or create an additional zone in the northern end of the city, creating a one two -- or a three alpha or 3A, and that would make that -- the area a lot smaller to patrol, and adding one additional police officer. In addition to that, we would add additional equipment, so it's depicted on here. You'll see we have a couple different license plate readers located at Granada, off of 47th Avenue and then a pan, tilt and zoom camera that'll be deployed over on 44th Avenue in that area. That's to complement what we have today, which is on Ponce and on 57th Avenue and 8th Street. Additional, again, as I mentioned, instead of three patrol officers, we would have four. Instead of two NSAs, we would have three NSAs, along with the equipment that we deploy throughout. The added benefit to this as well is that the geographical areas that the officers are patrolling in zone 3 -- or that one officer now is smaller. And, then Zone 3A would be an additional officer, which would patrol that area, so that would be an added benefit. Again, just to -- we did a test on crime. This is only a theory. So, it has different -- so we cannot say that these things are completely accurate. It is only a theory. So, if we take the area of Little Gables, which is approximately nine blocks by five blocks, and we match it up to an adjacent area to the west, we want to compare the crime statistics in both of those areas to see what it would look like. So, the next slide shows that in Little Gables, from 2014 to 2017, you can see here on your right side of that chart indicates the number of crimes that we've had. Little Gables is not a crime-ridden area. It is comparable -- maybe a little bit more than Coral Gables, but nothing major. But you'll see that in 2017, we have significant reduction in burglaries, as compared to Little Gables. That's the biggest difference. The vehicle burglaries are relatively the same. We had 22; they had 29 for the same period. We had two vehicle thefts and they had four. So, to compare those two, a crime ratio, if you will, another question you asked, we took that same area -- those two areas -- the crime area study as well as Little Gables and we looked at those four years. And in those four years, from 2014, '15, '16, and '17, we looked at the victim crime ratio. As you see, as we get closer to '17, it drops considerably for Coral Gables in comparison to Little Gables. So, Coral Gables has a 12.5 ratio, whereas Little Gables has 21.6. So, taking that into consideration, theoretically -- and I'm going to go back for a moment here.

If we look at these two -- the borderline of the southern point of Little Gables and the distance to Southwest 8th Street is approximately 2,500 feet, so that's about nine blocks or so. So, if I look at this graph, what our analyst did is look at -- and in terms of -- and I talked to you about these things -- look at it in terms of the propensity for crime of those residents that are closer to Southwest 8th Street or 57th Avenue. Now, proportionately, what we looked at is that there's more crimes associated to those areas that are closer to those main borders and less to those that are deeper into Coral Gables. Again, theoretically, as we push that border up, then those homes that exist today for Coral Gables in the southern point of Little Gables on the Coral Gables side would theoretically be somewhere in the middle of this graph with a lower crime rate. Again, this is not a guaranteed statistic. It is only a theory. I met with Commissioner Mena a couple of minutes ago and we tried to debunk some of the theories. But, it's only a theory in terms of what we predict it to be. Finally, in closing, I'd say that just from looking at the staff, talking to the staff, the police department and capitalizing on their institutional knowledge, the years of experience they have here -- I also apply my 25 years in the City of Miami on the opposite side of the street came up with a couple of different areas that I would tell you, just in a nutshell. In their experience, they believe that annexing Coral Gables would give them a better opportunity to increase the public safety in Coral Gables today. The reason for it is that moving that border up provides the opportunity to further strengthen our border -- our (INAUDIBLE) border around the city. Some of the areas that are outlined, just smoothing out the borders out to raise the accuracy in spatial analysis. So, how we conduct predictive policing and analysis, how we do data mining, allows us an opportunity to get better analysis, because we have now -- we would have the specifics of that particular area in comparison to ours. Hotspot mapping increases significantly. The crime trend accuracy being improved leads to better conclusions and strategies. It reduces the ability of offenders to move in and out of the jurisdiction without detection, and continuity of operation for a contiguous city -- or a contiguous neighborhood, I should say. And then finally, it reduces the number of 911 dropped calls. We talked about this before. We now have three jurisdictions answering that call, potentially, depending what tower you hit. That would be limited to the City of Miami and Coral Gables, again, reducing that vulnerability. Just a final note. In all of my conversations with the police staff, Chief Hudak and

the majors and the lieutenants, it is their professional opinion that policing this area would make it easier, better, more effective, more efficient today to police the northern end of Coral Gables. Northern Coral Gables, north of Coral Way, does provide the biggest challenge for us to police, and it has a higher density of crime than other parts of the Gables. I only submit this in terms of a strategy and a methodology, and this is only in terms of the public safety side of it. But, I submit to you that it would make strategic sense, from a policing perspective, to annex Little Gables.

Mayor Valdes-Fauli: Thank you...

Assistant City Manager Fernandez: Thank you.

Mayor Valdes-Fauli: Mr. Fernandez. And I'm sure that we have questions.

Commissioner Mena: Yeah, I have...

Mayor Valdes-Fauli: Commissioner Mena has questions.

Commissioner Mena: I do. If you could turn back, Director Fernandez -- and if we could put it up, the chart -- the -- that one. Sorry, go back there. Yeah. I just wanted to walk through what you and I were discussing earlier about this chart. So, this chart attempts to portray the theory being there's more crime near the border than -- and the farther you get away, it goes down. I have an issue with this chart that I explained to Director Fernandez, which is it's not a ratio; it's a total number of crimes. So, imagine for a second that Coral Gables -- the borders of Coral Gables are a circle and it's a concentric circle. What he's saying is that within the first hundred feet from the border, there were 320 crimes. But, that's a bigger area than 5,000 feet from the border. In other words, the further you get from the -- it's like a circle, and as you come in, you're talking about how many crimes were there in this area and how many crimes were there in this entire circle. So, we spoke to somebody in Director Fernandez's department about, you

know, reshuffling this to make it more of a ratio, maybe either based on the geographical area or the number of residents in the area, so that it's per capita as opposed to a gross number. Because I think this is a pretty dramatic chart, but it's a little bit...

Commissioner Quesada: There's more exterior of the City than interior.

Commissioner Mena: Correct.

Commissioner Quesada: Yeah. I got it, I understand.

Commissioner Mena: So, I just wanted to point that out. The other -- if you could also go back to the chart where you added Section 3A, basically, to -- that one. Look, one of the problems I have with this is this presumes that we need to annex Little Gables to do this. Why can't we have a...

(COMMENTS MADE OFF THE RECORD)

Commissioner Mena: But we don't. Why can't we have an additional section patrolling this area now? There's nothing stopping us from doing that, right?

Mayor Valdes-Fauli: Because we don't need it.

City Attorney Leen: That actually -- that issue came up. I don't know what the director would say, but we actually -- my understanding when Chief Weiner was the chief, we actually inquired about that. We asked the County if we could do patrols through that area and the County told us no.

Commissioner Mena: No, no, no. That's not what I'm saying.

City Attorney Leen: Sorry.

Commissioner Mena: I'm not asking to patrol Little Gables.

City Attorney Leen: Yeah.

Commissioner Mena: If -- the main benefit that's been conveyed to us for annexing Little Gables is that it squares off our border and it makes it easier to patrol this area. I'm coming at this from the perspective of I was elected by and represent the residents of Coral Gables. So, how does this benefit -- in that chart -- the residents of Coral Gables? And if the theory is that those people who live on the borders of Little Gables would see better policing and improved security and that part of the reason for that is that we would roll out this plan with an additional officer in the area, all I'm saying is, we could do this -- what's up there -- and you and I discussed this...

Assistant City Manager Fernandez: Yep.

Commissioner Mena: Regardless of whether we annex Little Gables, correct?

Assistant City Manager Fernandez: You certainly can, but I would add to you that we need to consider the experience of those that have been with the department for many years. And, their experience tells them that annexing this area, on a policing perspective only -- this is only for strategical policing -- that they believe that it will be a better strategical opportunity to control the northern boundary. The more we fortify and secure the outer boundary of city, the safer the inner city will be, and that's what that chart depicts. I know that there's -- and I mentioned that the chart -- although, it's only in theory, the data can be disputed. It's only a theory to prove that there is less crime as you get away from the border and as you get closer to the border. Our main problem along 8<sup>th</sup> Street, both from the City of Miami and here in Coral Gables, is that area of 44<sup>th</sup> Avenue and 45<sup>th</sup> Avenue and 8<sup>th</sup> Street. By annexing this area, strategically, we would be



able to police it with higher frequency and apply better resources. The City of Miami today has a significant number of higher volume of calls, so the officers on that side of the street are responding to more calls per hour, per day than let's say a Coral Gables officer. Miami-Dade does not have the resources that Coral Gables has to apply to that area. Theoretically, by applying these resources, both from the police side and from the government side to clean the streets up, the streetscapes, all the other governmental provided services -- and we believe in that broken window theory that that area would improve, thereby enhancing the safety of the rest of Coral Gables south of 8<sup>th</sup> Street.

Commissioner Mena: Okay. The other point that you and I discussed that I think is important for all of us to understand, the estimate that was provided in the report that we discussed the last meeting estimates that we would need three additional officers on our police force for Little Gables, correct, if we do this annexation?

Assistant City Manager Fernandez: Correct. Three is a starting point, as we're doing with the fire. We're not putting any fire -- any additional firefighters. However, we're going to look at the experience going into it. We do have a capital project in place for the fire department, should we need personnel. We're looking years out to add additional personnel. We will look at the experience here, and if we need additional officers, we will come back to you and say we need to add additional officers.

Commissioner Mena: The addition of those -- if we were to annex Little Gables and we were to add those three officers, though, you and I discussed the fact that would actually be -- in other words, our current police officer to resident ratio, I believe the number you gave me was 3.8 per thousand. We have 3.8 officers per a thousand residents.

Assistant City Manager Fernandez: Correct.

Commissioner Mena: If we annex Little Gables and we add three officers, that rate would get worse, right? In other words, we're not estimating an amount of new officers that would keep us at our current standard of officers per resident. That rate would actually go down, correct?

Assistant City Manager Fernandez: Right. Except that when you say worse, that makes it look like as if we're not -- we're at a very high level right now, so we believe that we could assume that difference of those three. Alright, so if you want to keep it the same, 3.8, we'd have to hire approximately seven officers, not three...

Commissioner Mena: Right.

Assistant City Manager Fernandez: To keep the 3.8.

Commissioner Mena: I think that's important, though, because...

Assistant City Manager Fernandez: But, I think we're -- this is the proposed plan to evolve into the annexation. And then, as we experience the volume of calls and needs for specialty services, and need for police officers, then we would add additional officers in years to come.

Commissioner Mena: But the -- if we add that -- so, in other words, if we had to hire the amount of officers that's consistent with our current standard and our current rate, it would be seven. That would also increase the cost associated with this.

Mayor Valdes-Fauli: Yeah, but that's inaccurate. That's not an accurate -- this is a very dense area and given the number of police officers in the Coral Gables dense area, adding these and adding three, maybe you have to judge it by area and not necessarily by population. And also, taking into account the southern part of Coral Gables, which is much less dense, I think that that's an inaccurate comparison.

Commissioner Mena: I mean, I hear what you're saying, but I respectfully...

Mayor Valdes-Fauli: Okay.

Commissioner Mena: I'm working off of numbers. Our -- again, I understand density issues, but our current ratio is 3.8 per thousand, and only adding three officers for this area would be lower than that.

Assistant City Manager Fernandez: It would be approximately 3.6 per thousand it would lower to.

Commissioner Mena: Okay.

Assistant City Manager Fernandez: Maybe a little bit higher, not much. The average for a city our size and the County is 2.5, so we're significantly high in terms of officers per a thousand residents. Nonetheless, that is the number of officers that Coral Gables has had, and that's probably the service that they expect. And based on the past history, we don't look to reduce that. We're just looking to evolve into it at a gradual level that's consistent with the needs of that particular -- we don't know the needs today, so we're estimating three. And again, this is only in theory. But, we've talked about -- and had a discussion with Chief Hudak of possibly not even having those four zones -- not even having a bicycle unit instead of the three officers and putting them in a patrol zone. We'd put them in a bike unit. So, that may be an option, too. It's only a theory on a strategy that we've been looking at. We have plenty of time to evolve into this, but you asked for a strategy and this is what we're doing.

Commissioner Mena: And, I have one last question about the chart where you have the statistics to the number of crimes per area on the study that you did. And, let me -- before I ask that final question, let me just be clear because I'm asking tough questions, because I think this is an important issue and you and I have had several meetings since the last meeting and I appreciate -

- I just want to commend you on the job you've done on this. You did a terrific job. This is exactly what we asked you for, so thank you for putting this together in pretty short order. That doesn't mean I don't have questions about it that you and I have discussed, but I did want to thank you for that. On the chart, where did you did basically a side-by-side study where you compared the area in Coral Gables similar in geography to Little Gables...?

Assistant City Manager Fernandez: Yes.

Commissioner Mena: Again, I'm trying to evaluate the theory that you've articulated, that annexing Little Gables would help improve public safety in current Coral Gables. And so, when I'm looking at this chart, though, I mean, in 2017, there were seven residential burglaries in that area of Coral Gables -- that's not a lot, right? I mean, it's a pretty low crime rate we have in what's currently Coral Gables, even in this area.

Assistant City Manager Fernandez: Yes, correct.

Commissioner Mena: Right, so, you know, we're talking about squaring this off as if this is a high-crime area. I understand it's harder to patrol for various reasons, but you guys are doing a pretty good job in what's currently -- what we call North Gables -- but existing Coral Gables in that area, correct?

Assistant City Manager Fernandez: Yeah, and we believe we could do it better if this area is taken over. However, that's just from a policing strategical method from a tactical perspective. You know, I was asked to put together some reasons why or how it would improve the safety of the residents around that Little Gables neighborhood. And so, I applied this only in theory that those residents that are around the border of Little Gables, we believe that their safety would increase, because the closer you push that border up to 8<sup>th</sup> Street, the less density of crime it would be, statistically speaking. Now, I know that that's -- those statistics can be looked at in different ways, and that's why we put that disclaimer on the bottom. But again, I also have to

back it up with the institutional knowledge of the staff on board and their experience throughout the years. I believe Coral Gables has the resources available to be able to strengthen the border. The border issue right now is 44<sup>th</sup>, 45<sup>th</sup> Avenue and 46<sup>th</sup> Avenue and 8<sup>th</sup> Street. Those are the vulnerable points of the northern side of Coral Gables. And we believe that with higher frequency, greater attention and the resources available to the City of Coral Gables addressing that broken window theory, utilizing that as a concept, that the quality of life would increase and the crime rate would decrease.

Commissioner Mena: But, do you -- and we discussed this a little bit and I mentioned it a bit ago, but would you also agree, though, that we have the resources to apply additional patrolling strategies and methodologies to the current border that surrounds what is now Little Gables?

Assistant City Manager Fernandez: We do today. We fortify that border as much as we can. To give an example, we have the Special Enforcement Division, the Traffic Unit. They go out once a month to that northwest -- the northern city -- northern boundary along 8<sup>th</sup> Street, and they do significant traffic enforcement. We have now -- Commissioner Lago's leadership here, we entered into a joint law enforcement agreement with Miami, as you heard earlier.

Commissioner Mena: Right.

Assistant City Manager Fernandez: So, now we're doing joint operations in that jurisdiction with them to help them enhance the frequency of operations there. It will also allow the opportunity to enforce traffic on 8<sup>th</sup> Street. So, no matter what, we're not going to stop. Just because you don't annex doesn't mean we're going to have the crime go up. We're going to continue to fight crime with whatever circumstances come our way and whatever the geographical footprint looks like. I'm just suggesting that looking at the totality of the circumstances, taking in the experience of the agency, the experience of the City of Miami proves to us, from a tactical perspective, that it would enhance our ability to police it at a higher, better method.

Mayor Valdes-Fauli: Thank you.

Commissioner Mena: Thank you.

Mayor Valdes-Fauli: Can we -- yeah. Vice Mayor, do you have any questions?

Vice Mayor Keon: With regard to the public safety?

Mayor Valdes-Fauli: Yes.

Vice Mayor Keon: No. I think it's been explained. I'm...

Mayor Valdes-Fauli: Okay, Commissioner Lago.

Commissioner Lago: I have just one...

Vice Mayor Keon: I understand it. I'm good.

Commissioner Lago: Excuse me. I just had...

Vice Mayor Keon: I'm sorry. Go ahead.

Commissioner Lago: No, no, no.

Vice Mayor Keon: No, no, no.

Commissioner Lago: Sorry about that.

Vice Mayor Keon: Go.

Commissioner Lago: All the questions that I had, Commissioner Mena thoroughly discussed them.

Mayor Valdes-Fauli: Okay.

Commissioner Lago: He did a good job, but I just have one question. We didn't bring it up. What about neighborhood safety aides? Because I'm a big believer -- I mean, I think that neighborhood safety aides adds that additional layer, along with a geofence. And, I think that once we have this portion of the city annexed into Coral Gables, I think the geofence, obviously, is going to come into a bigger play. Give me a little bit of background in regards to what are you planning in reference to the neighborhood safety aides for this area. How can we offer those additional, you know, set of eyes and ears that will help the police?

Assistant City Manager Fernandez: Let me go back to that PowerPoint real quick, so that I can show you -- can we bring it up? There we go. So, this is -- this depicts here the four zone -- or the three zones that would -- actually, the four, which is 3A. And, we have a neighborhood safety aide on each one of those, alright. So, actually, zones 1 and 2 have one neighborhood safety aide. The middle one has another additional neighborhood safety aide. And the last one, which is the ones closest to the west, has a neighborhood safety aide. And, that is going to be a huge difference for the neighborhood, because now you're adding less area to patrol for a new NSA. Additionally, if you look at the northern border of that area, to Little Gables, visually, you can see that our presence is there by way of technology. So, by way of technology, we're providing LPRs, license plate readers. We're also working at, if we do go into this area, putting a pan, tilt and zoom camera somewhere on the area of 44<sup>th</sup> and 45<sup>th</sup> Avenue, so they get a better view of that area on a 24-hour basis. Now, these cameras provide not just surveillance opportunities but also deterrent value, whereby criminals see it. If they were going to go by there and pick up a prostitute or deal in some type of criminal activity, they're not going to want

to do it, and I think it'll decrease the frequency of crime in that area. So, just visually, when you look at it, we wanted to provide this map so that you could see the resources that we would apply to that central district or that northern boundary or all the resources, the equipment, the technology, neighborhood safety aides and the police officers.

Mayor Valdes-Fauli: Thank you. Commissioner Quesada.

Commissioner Quesada: No questions.

Mayor Valdes-Fauli: No questions. Let me ask you a question, and I'll be very, very brief. In your -- how many years' experience?

Assistant City Manager Fernandez: Thirty-two plus.

Mayor Valdes-Fauli: Thirty-two plus years' experience -- and you're in public safety. You're our Director of Public Safety. Would Coral Gables police services diminish if Little Gables was annexed into Coral Gables?

Assistant City Manager Fernandez: No, absolutely not.

Mayor Valdes-Fauli: Okay. No, no, no, no, no. It's a simple question. In your 32 years' experience, would the residents of Coral Gables be better served from a public safety point of view if this area were annexed for technology reasons, for coverage?

Assistant City Manager Fernandez: Yes. We believe that the border -- the securing of that border would further strengthen the core of Coral Gables.



Mayor Valdes-Fauli: Well, thank you very much. Now, we will go on to -- if there are no other questions, let's go on to the second part of it, which is the financial presentation. Information requested, comparative property value, Little Gables.

Commissioner Quesada: Objection, leading.

Mayor Valdes-Fauli: What, my question? No, no. Of course, it's leading. Yes, ma'am.

City Manager Swanson-Rivenbark: Are you referring, Mayor, to the email that Diana Gomez sent that took three different scenarios and broke down what those values were and what the cost associated?

Commissioner Lago: Yeah, that's it.

Finance Director Gomez: Okay, so -- the -- when -- so, the other day I sent over an email and it listed the different rates at which properties in Little Gables, what they are currently paying. So, I can take, for example, a property with a taxable value of \$250,000. The taxes -- the difference in taxes that they would pay between what they pay in unincorporated -- just for unincorporated versus Coral Gables tax rate, it's an increase of \$907,000 (sic). For the fire fee and fire debt, the difference is a negative. They get a savings of \$537 by coming to the City. And in the waste bill, it's an increase of \$286 coming into the City of Coral Gables rates. So, for a total increase for a property that has a taxable value of \$250,000 of \$657 a year. So, I had given, in two or three different scenarios, if it was a \$150,000 taxable value, \$250,000 taxable value, and a \$300,000 taxable value. So, that was just an estimate. We did try -- we have been trying to get additional information from the County for historical data for -- Commissioner Quesada had asked about King's Bay. But unfortunately, it takes some time for the County to go back that far and our IT Department is working with them to gather that data, but it has not been -- it's not readily available. We -- so, we have not been able to provide that. But, I also followed up with an email on that, that that data is not available.

Mayor Valdes-Fauli: Thank you. Commissioner Quesada...

City Manager Swanson-Rivenbark: And Mr. Mayor...

Mayor Valdes-Fauli: You have questions?

Commissioner Quesada: No. She answered my...

Mayor Valdes-Fauli: Okay.

Commissioner Quesada: Questions, so thank you.

City Manager Swanson-Rivenbark: And just as clarification, Mr. Mayor, the \$350,000 taxable value equates to approximately a \$475,000 market value. So, Diana -- we'll place your email on our annexation sheet, in case anybody wants to track that on our webpage.

Mayor Valdes-Fauli: Alright.

Commissioner Mena: Thank you, Diana.

Mayor Valdes-Fauli: Commissioner Mena, no questions?

Commissioner Mena: No.

Mayor Valdes-Fauli: Commissioner Lago?

Commissioner Lago: No, I mean...

Vice Mayor Keon: With regard to that, no.

Commissioner Lago: It's pretty...

Vice Mayor Keon: With regard to the finance?

Mayor Valdes-Fauli: Vice Mayor -- yeah, finances.

Commissioner Lago: It's pretty self-explanatory.

Vice Mayor Keon: No, I understand it.

Mayor Valdes-Fauli: Alright. Any other questions, comments?

Vice Mayor Keon: I have a number of questions...

Mayor Valdes-Fauli: Please, please.

Vice Mayor Keon: With regard to the zoning and site specifics and the trailer park and some of those issues. And at some point, I'd like -- I'm kind of missing what Commissioner Mena's concern with crime is. I'm having -- it's -- are you...

Commissioner Mena: No. Do you want me to explain?

Vice Mayor Keon: What?

Commissioner Mena: Would you like me to explain?

Vice Mayor Keon: Yeah. Just tell me quickly what...

Commissioner Mena: It's not as much of a concern as it is the improvement in public safety is the one and only benefit that's been articulated for doing this, for the people of Coral Gables.

Vice Mayor Keon: Right.

Commissioner Mena: Not for the -- I understand why it's great for the residents of Little Gables. So, I'm coming at it from the perspective of the residents...

Vice Mayor Keon: Oh, okay.

Commissioner Mena: Of Coral Gables; why is it good for them?

Vice Mayor Keon: Right.

Commissioner Mena: And, the only benefit to them -- because it's going to cost us money. So, the only benefit to them, they're going to have their own zoning. They're going to have different rules to play by than our residents. So, the only benefit is that. And so, I'm trying to understand how much of a benefit is that and is it worth it when you consider everything else...

Vice Mayor Keon: Right.

Commissioner Mena: Associated with doing this.

Vice Mayor Keon: Okay, yeah. I guess my feeling is -- that's why I wanted you to tell me if, you know, you don't see that or don't agree with it -- is that as we improve the public safety in that corridor, we also improve the public safety for the residents that live in the Gables in that proximity.

Mayor Valdes-Fauli: Right.

Vice Mayor Keon: I think, you know, does it affect, you know, Snapper Creek? No. Does it affect like the lower --? No. But, most of the -- I guess the objections that we have heard is -- or we have -- most of the support from residents for the annexation that I have heard...

Commissioner Mena: From residents of where?

Vice Mayor Keon: Of Coral Gables -- of the City of Coral Gables.

Commissioner Mena: You think most of the residents of Coral Gables support this?

Vice Mayor Keon: No, no, no. The support that I have heard from residents of Coral Gables are residents in close proximity to Little Gables.

Mayor Valdes-Fauli: Yes.

Commissioner Mena: Of course.

Vice Mayor Keon: They are the people who are most affected by it. They have tended to support it, in general. The people that have opposed the annexation that have written to me, oppose it on a basis of they don't look like us. They don't -- these are not...

Commissioner Mena: I haven't heard anybody say that.

Mayor Valdes-Fauli: I have heard it.

Vice Mayor Keon: Well, we have.

Commissioner Mena: They don't look like us? I would love to see that.

Vice Mayor Keon: Well, Mr....

Commissioner Mena: I've never seen anybody say that.

Vice Mayor Keon: At the -- they're not like us.

Mayor Valdes-Fauli: They're not our people.

Vice Mayor Keon: Yeah. They're not like us. That's not like us. It doesn't look like...

Commissioner Mena: I've heard the properties are not consistent...

Vice Mayor Keon: The properties -- but...

Commissioner Mena: With our property. That's a different statement than...

Vice Mayor Keon: People are not...

Commissioner Mena: They're not like us.

Vice Mayor Keon: Like us is what -- is the statement that I've heard.

Mayor Valdes-Fauli: Let's not argue...

Vice Mayor Keon: That I -- but whatever.

Commissioner Mena: No, we're discussing. We're not arguing.

Vice Mayor Keon: So -- no, no, no. It's not an argument. It's a discussion. So, the only -- for me, the benefit is the benefit to the residents of the City of Coral Gables that live in the area of Coral Gables approximate to Little Gables. So, for that, I see that benefit for those people.

Commissioner Mena: Right. And to that...

Vice Mayor Keon: As well as the people that live in Little Gables, but it's -- you know, it benefits the neighborhoods that approximate that area.

Commissioner Mena: Right, but on that point, if you look at Director Fernandez's study, you know, even comparing the area right next door, there's not a ton of crime there.

Vice Mayor Keon: Pardon me?

Commissioner Mena: There's not a ton of crime there.

Vice Mayor Keon: No. It's gone up, though, according to his numbers.

Mayor Valdes-Fauli: But his...

Vice Mayor Keon: But, it's probably shifted things into there.

Mayor Valdes-Fauli: Professional opinion is that it would enhance the safety of the...

Vice Mayor Keon: So, the other issue...

Mayor Valdes-Fauli: Residents of Coral Gables.

Vice Mayor Keon: Okay, I understand now. I mean, I do. I -- but the issues I have are with the zoning and the need to...

Commissioner Lago: Comply -- a lot of...

Vice Mayor Keon: To comply with...

Commissioner Mena: I agree with that, too.

Vice Mayor Keon: A lot of our zoning regulations. I do have a concern about the trailer park. I -- we don't -- trailer parks are not a permitted use in the City of Coral Gables. It is not a -- I would not like to see it be a permitted use in the City of Coral Gables. I would like, before we would accept this -- I mean, I'm prepared to allow this to move forward, because it's not -- it's a process and this is just allowing it to move to the next step of the process. We don't have to end it here. It can continue. I mean, for me, it can go to the County. The County can look at it. The County is the one who sends out the ballots. They'll count the ballots, the number of people. If they get the percentage of people who say, you know, yes, then it means it can then move forward. If they don't, it's done then. It's over then. Or if...

Commissioner Mena: Can I ask you a question on that, though?

Vice Mayor Keon: Yeah.

Commissioner Mena: The -- you've articulated your concern for the trailer park and some of the zoning...

Vice Mayor Keon: Right, but those are conditions I would put on whether we -- so, that's why I'm saying to you...



Mayor Valdes-Fauli: We should not put...

Vice Mayor Keon: When, you know, we can -- if the people, you know, vote to -- in favor of coming into the Gables, you know, then it will move on to the next step, where we would then look at -- we will need to vote as a Commission to accept it. And, I wouldn't be willing to accept it without some of those conditions.

Commissioner Mena: Well, condition...

Vice Mayor Keon: So, I would want them knowing that, one, that...

Mayor Valdes-Fauli: What conditions?

City Attorney Leen: We can't really -- what we can do -- I asked Craig Coller to research this as well. Can you come up, Craig? My understanding of the area -- and Craig will clarify anything and then add -- is that the City is going to adopt, at some point, a set of regulations related to this area. Otherwise, under the common law, it would be what the current rules are there now, even after it's annexed. So, we're going to adopt a site specific zoning regulation for that area.

Vice Mayor Keon: Right.

City Attorney Leen: That does not have to allow a trailer park. And typically, what you would do in that circumstance is you give them a certain amount of time by which they could come into compliance. It amortizes the trailer park. Craig, could you add to that?

Vice Mayor Keon: Yeah.

Craig Coller: Yes. When an annexed area comes in, it comes in with the zoning that comes from the County until the City undertakes both a comprehensive plan amendment and also, a

rezoning. I think the City can look at the concept of amortizing the trailer park. I think we need to look at what density you want to have for this area. And, there are some issues to be considered. I think that you -- as far as when it goes to the ultimate vote of the area, once that decision is made, that decision is made. If the City has concerns, I think, through the process, you can basically pull the plug on the process. So...

City Attorney Leen: Yes. Once you make that decision, you have the regulatory authority for that area, you and future Commissions.

Commissioner Mena: But didn't -- Craig, didn't we -- the meetings I went to, didn't we tell the people in these areas that whatever they have today in terms of zoning, that's what they would continue to have?

City Attorney Leen: And that's...

Commissioner Mena: Now, I'm hearing that we could...

Mayor Valdes-Fauli: Yes.

Commissioner Mena: Come in and change it after?

City Attorney Leen: No, no, no. That's not what...

Mayor Valdes-Fauli: No.

City Attorney Leen: I'm trying to say. The common law is when they come in; they come in under the County.

Commissioner Mena: Right.

City Attorney Leen: And that's what our current Zoning Code says as well. We then would -- and I've told them that we intend to adopt site specific zoning regulations that are similar to the County, except for in very specific aspects, including, for example, we would not allow a trailer park, and we also mentioned wood-framed housing. There were a few things that we mentioned. But other than that, it would -- that's what we told them. Now, I mean, it's true. You can't bind future Commissions. Twenty years from now, fifteen years from now, a Commission could decide to change that, and each one of those residents would have their right to come to the Commission, have a public hearing. They might have a Bert Harris Act claim in certain circumstances, and that's just -- that's the law.

Commissioner Mena: Oh, and that's...

Mayor Valdes-Fauli: Can I -- Madam City Manager, can you report on the trailer park and conversations?

City Manager Swanson-Rivenbark: Certainly. In fact, I spoke this afternoon most recently to Jay Suarez, who's the owner of the trailer park. We've had very positive discussions, multiple meetings. We are retaining Dover Kohl, who is one of the preeminent urban planners, neighborhood designers, to specifically work with the trailer park at our expense, so that we have a redevelopment that meets his needs, that complements the neighborhood that is around it, so that it is what we believe to be a more appropriate use for the neighborhood.

Commissioner Mena: But, he hasn't -- Mr. Suarez hasn't made any commitment. I understand everything's going, you know, well in terms of these conversations with him, but at the end of the day, it's a leap of faith. I don't know that after we vote on this, he's going to say, hey, you know what; I've got this big piece of property in Coral Gables now. I'm going to hold this for my grandkids...

Mayor Valdes-Fauli: But, you know that...

Commissioner Mena: Twenty, thirty years, and then I'm going to sell it then. And I'm going to operate a trailer park there from now on. And at that point, if that happens, I don't know what's going to happen. I can't predict the future.

Mayor Valdes-Fauli: Commissioner, that doesn't make...

Commissioner Mena: May I finish? May I finish?

Mayor Valdes-Fauli: Any economic sense at all.

Commissioner Mena: I don't necessarily agree with that, but...

Mayor Valdes-Fauli: No?

Commissioner Mena: No, I don't. I think there's something to be said for holding property long-term. I think...

Mayor Valdes-Fauli: But not a trailer park.

Commissioner Mena: That it appreciates in value. I mean, he's held it this long. But here's my point, we don't have any commitment, any legal binding commitment. He could put a restrictive covenant on his property, if he wanted to. He's not going to do that. And what Craig is basically saying and what Mr. Coller is saying -- and I had the opportunity to meet -- to speak to Mr. Coller at length about this since the last meeting is, yes, we could then change the use for that area, okay, but at that point -- I mean, Craig, correct me if I'm wrong -- there is some exposure at that point under Bert Harris.

City Attorney Leen: Well, we would have to do it over a certain amount of time. And also, under Bert Harris, one of the things you can do -- just to give a complete answer. One of the things you can do is -- remember, that's where they don't get there -- where you basically inordinately burden the property. You don't give them their investment backed expectation. If you're granting additional development rights to that area, it will very likely offset any sort of Bert Harris claim. And there's actually a process under Bert Harris where you can offer something like that and that can offset the claim.

Commissioner Lago: Craig...

Mr. Coller: And one of the suggest -- I'm sorry.

Commissioner Lago: Excuse me.

Mr. Coller: Yeah.

Commissioner Lago: I understand your concern about the trailer park, and I have the same concerns, but I also view the other side of the coin. You know, this is an opportunity for the individual who owns this piece of property to transition into a much, let's say, financially worthy endeavor.

Commissioner Mena: It's great for him.

Commissioner Lago: This gentleman is going to reap the rewards of an investment, which right now is probably not earning the dividends that it will earn in the future once we, hopefully, make this decision today. So, I -- it is a concern of mine, and I agree with you on this issue, but it's one of the lower concerns. You know, the main one for me has to do with public safety. And you know, I feel a lot more comfortable after what Frank said today. I look at previous

annexations -- and I think Frank has -- I think Frank has the most experience in regards to this because he was around for King's Bay, right, Frank?

Assistant City Manager Fernandez: Yeah.

Commissioner Lago: He was involved on a daily basis with the annexation of King's Bay and that community transitioned perfectly into the City. I think we have to have a little bit of faith in regards to this matter. And I understand -- and I'm very concerned -- and many of the residents that I've heard -- many of the residents that I've spoken to, a lot of them, live on the border in the Coral Gables side. And their biggest concern is, obviously, the transition of this area and bringing them into the City and holding them to the same standards, which at the end of the day we will. We will.

Commissioner Mena: I don't know.

Commissioner Lago: We will. We will, and I...

Commissioner Mena: And why is it site specific zoning?

Commissioner Lago: Because, as I said, it's only in regards to certain issues.

Commissioner Mena: Right.

Commissioner Lago: It's not across the board.

Commissioner Mena: Right. It's not going to be the same zoning. We're going to have people...

Commissioner Lago: By the way, Mike, we had the same zoning -- just so you're aware -- I wish we had the same zoning. I pushed for metal roofs on this Commission and I haven't gotten support from my colleagues. So, I'm ready, if you want to have...

Commissioner Mena: So, that's the irony.

Commissioner Lago: If you want to have it across the board, let's have it across the board. Who wants to vote today for metal roofs? I'm in. I got your first vote. Two -- anybody else?

Commissioner Mena: Alright.

Commissioner Lago: Let's do it.

Mayor Valdes-Fauli: Let's...

Vice Mayor Keon: I would...

Mayor Valdes-Fauli: I think that we're beating...

Vice Mayor Keon: Could we have Mr. Coller finish...?

Mayor Valdes-Fauli: Yeah, maybe we're going around the bush here.

Vice Mayor Keon: Allow him to finish.

Mayor Valdes-Fauli: No, no. I know, I know.

Commissioner Mena: No, I think this is important.

Mayor Valdes-Fauli: But let's...

City Attorney Leen: We have the record.

City Manager Swanson-Rivenbark: Excuse me, Mr. Mayor.

City Attorney Leen: We have to maintain the record.

City Manager Swanson-Rivenbark: In the interest of minutes, we really need to have the...

Unidentified Speaker: One.

City Manager Swanson-Rivenbark: Thank you.

Vice Mayor Keon: One at a time.

Commissioner Mena: So, Commissioner Lago, that's -- part of what you just said is the irony of all this is that we go to such lengths -- we go to such care in this city...

Commissioner Lago: Standards.

Commissioner Mena: On all things that have to do with aesthetics. We had a conversation about trash piles earlier. We talked about the windows at our elementary schools. We make the Biltmore Hotel create -- recreate their own doors and manufacture them to make sure that they are aesthetic and consistent with the City Beautiful. And, now we're going to bring in a trailer park and we're going to bring in an area that's not -- listen, I have no problem -- the people of Little Gables are wonderful people. And if this passes, I will represent them with the same fervor and integrity that I represent the people of Coral Gables. But, I'm here today representing the people of Coral Gables and why this is good for them. And the reality is, the zoning in this



area is night and day from what we have in the City and from what you and I talk about every meeting on a variety of different areas. And, we're going to be sitting there telling our residents, the people that live by you and by me and the Mayor and by the rest of us, when they apply to do something in their house, no, you can't do that. And they're going to say, well, the people in this other part of Coral Gables have that. Why are they -- why do they get different treatment than I get?

Mayor Valdes-Fauli: For the same reason that we did it with Snapper Creek and Hammock Lakes and such. And these people -- I hear you, but these people are smack in the middle of Coral Gables.

Commissioner Mena: I wouldn't call it the middle of Coral Gables.

Mayor Valdes-Fauli: They're in the north -- yes, they are. They are. They're in the northern part, but that's as much a part of Coral Gables as the southern part or where I live. They are smack in the middle of Coral Gables, and we have them whether we like them or not. And I would say that we improve the area and we make it safer for our residents and we make it more consistent, more logical for our residents and for our zoning codes if we have them within Coral Gables and subject to our, eventually, laws and regulations than having this area in the middle of our city that's not a part of our city.

Commissioner Mena: I think that the divide in terms of zoning, aesthetic and things of that nature between Coral Gables and this area is much wider than it was for any of the other areas that the rest of you have referenced, in terms of King's Bay, Snapper Creek, et cetera. I...

Vice Mayor Keon: I agree.

Commissioner Mena: I don't think anybody could possibly disagree with that. So, again, I just think it's a different conversation. And again, you asked me earlier, you know -- public safety is

always the most important thing, but we don't have a public safety crisis ongoing in North Gables.

Vice Mayor Keon: No. Well...

Commissioner Mena: It's actually in pretty good shape and our police department is doing a terrific job. And, we do have the option of adding additional officers to the existing North Gables without doing this, and it might cost us less than this is going to cost us. So, I just think these are important questions. And I'm really surprised, again, given what we do on a regular basis, the standards that we hold people to, the emails we get from people about how they can't remodel their home, because it's historic and they can't do this and they can't do that. And it's -- our -- we always say it, our Zoning Code is the pride of our city, and now we're just going to completely ignore it for this important decision that's going to cost our existing residents taxpayer dollars.

Mayor Valdes-Fauli: They're going to cost -- in a \$190 million budget, they're going to cost \$375,000, yes. Can we...

Commissioner Mena: They're going to cost millions of dollars.

Vice Mayor Keon: Could Mr. Collier finish the discussion when we asked -- when I said to you - - can we -- if -- I'm not -- I want an assurance that we can take action with regard to that trailer park and we can change that zoning as soon as we -- if we were to go forward with the annexation, that we could do it. And I'm asking you to tell me -- to confirm for me, yes, we can, how do we have to do it and what length of time does it take to do it.

Mr. Collier: Well, first of all, when you obtain jurisdiction over the area, then you have the authority to zone the area and to rezone the area.

Vice Mayor Keon: Without the cooperation of the owner of the area?

Mr. Coller: Well, I always feel that it's helpful to get the cooperation of the owner. And let's talk about some practical things.

Vice Mayor Keon: Yeah.

Mr. Coller: If the area gets rezoned, then it's going to be taxed by the property appraiser as the highest and best use. So, the highest and best use may not be the current use. It may be a greater density. So, there are some practical issues why the property owner may be in a position where sitting on a property and waiting may not be practical for him if he's being taxed at the highest and best use. So, obviously, I think it's helpful to get the concurrence of the property owner. It's not mandatory. There is, as your City Attorney has said, the opportunity to amortize the use over a period of time. I don't have a crystal ball as to what the response from the property owner would be, but I think that one of the suggestions I would make when we do look at the zoning is consider hiring a real estate expert can look at, well, what would the -- because this is what it would look like in a settlement. What would the appraisal be of the property when it's rezoned to this use versus what the appraisal as the existing use? And, if the appraisal is higher under a different zoning category, then I think that definitely weighs on the issue of other legal considerations when rezoning an existing use.

City Manager Swanson-Rivenbark: Excuse me, Mr. Mayor or Vice Mayor Keon. Just -- I'd like you to know that we did look at the economics of what is there today. The property was purchased two years ago. We have looked at the density that is there, the fact that it is a nonconforming that he cannot expand on that nonconforming, that any of the units that disappear cannot be replaced. And it is our direct intention -- and yes, sir, it's an intention to develop a zoning that incentivized that redevelopment of that property, working with Dover Kohl, in a way that is compatible to the neighborhood around it and attractive to the developer. And he knows that is our intention.

Vice Mayor Keon: He knows that it is our intention that we will rezone that property as soon -- if this goes through, if we annex Little Gables.

City Manager Swanson-Rivenbark: Reflecting of the development plan that he and the -- Dover Kohl and us would do in conjunction with the neighborhood, and yes, he wants to bring the neighborhood into that discussion.

Vice Mayor Keon: Right.

City Manager Swanson-Rivenbark: And yes, he has said that it is not his long-term goal to have a trailer park.

Vice Mayor Keon: Okay. But, he knows that if he doesn't come to an agreement or he doesn't agree with Dover Kohl or he doesn't do whatever, we will rezone that neighborhood?

City Manager Swanson-Rivenbark: I did not tell him that we would do it without his involvement.

Vice Mayor Keon: Okay.

City Manager Swanson-Rivenbark: I absolutely did not.

City Attorney Leen: You know, one other point...

Vice Mayor Keon: Would you tell him that we will redo it, if you don't?

City Attorney Leen: Well, Craig Coller mentioned to me when we spoke about it that one thing the Commission could do is you could adopt an ordinance now in advance of the vote indicating

that any trailer park in an area that's annexed will have to be eliminated within a certain amount of years. You could do that in advance, and the contingent date would be when an annexation occurs. If you want it to be crystal clear about that, you could do it.

City Manager Swanson-Rivenbark: The other thing is, as Craig, you have presented -- Craig Collier -- you have presented next steps. And one of those next steps is, you know, yes, it goes to the County. Yes, there's a vote. But, there's a whole interlocal agreement that has to be reached, negotiated between the City and the County. What role could the zoning be included -- or how could the zoning expectations or requirements for the trailer park be included in the interlocal if it is all mutually agreed on?

Mr. Collier: I'd have to look at that. Typically, the issue when you rezone is you have a hearing and the people that are present. So, I don't know through an interlocal we could necessarily -- that would be the arena to do the rezoning. I think what we would -- typically, in an interlocal, there's a transitioning of services going from the County to the City, so the City doesn't, on day 1, have to do everything. I think we can look at -- there are some provisions in state law that talk about comp plan amendments in anticipation of annexation. And, I think we can look at adoption of comp plan amendments in anticipation of an annexation. So, I think there's an opportunity to do that. I don't know if we can do that in the interlocal.

Commissioner Quesada: Let me short-circuit this for a second. I think we need to vote to see if it's going to pass or not. If it passes, then I think we...

Mayor Valdes-Fauli: Then we discuss.

Commissioner Quesada: Continue the conversation whether that or not. Because if not, it's a little bit -- waste of a conversation.

Mayor Valdes-Fauli: Do we have any motion to adopt the resolution? The resolution of the City Commission approving the submission of an application to Miami-Dade County for the annexation of the area known as Little Gables into Coral Gables.

Vice Mayor Keon: Do you want me to...?

Mayor Valdes-Fauli: Is there a motion?

Vice Mayor Keon: Take that gavel so you can make a motion? That's up to you.

Mayor Valdes-Fauli: What?

City Attorney Leen: I'm going to read the whole title into the record just to make sure. It's a resolution of the City Commission of Coral Gables approving the submission...

Mayor Valdes-Fauli: I just read it.

City Attorney Leen: Of an application to Miami-Dade County for the annexation of the area known as Little Gables into the City of Coral Gables pursuant to Chapter 20 of the Miami-Dade County Code and requesting Miami-Dade County approve the application.

Vice Mayor Keon: The issue is, Commissioner Quesada, until we discuss the site specifics, I'm not ready to vote on it. I mean, if I would tell you...

Commissioner Quesada: Oh, okay. I wasn't aware of that.

Vice Mayor Keon: I mean, that's really my issue. I would tell you if we can come to some resolution of the issue of the site specifics, I would support it, yes. So, I would vote yes. Without any sense of the site specifics or any clarification of what was -- what has been told to

the people that live in Little Gables -- so, I mean, I don't want to tell them one thing and come back...

Commissioner Quesada: But the site specifics...

Vice Mayor Keon: And you do another.

Commissioner Quesada: Specifically related to the trailer park.

Commissioner Lago: If the answer -- you feel that we can come to some sort of answer in regards to the site specifics today?

Vice Mayor Keon: I think...

Commissioner Lago: You think we can and you'll feel comfortable?

Vice Mayor Keon: I think we can get a -- I think I can get enough sense of it to be able to move it forward. I would hope, so...

Mayor Valdes-Fauli: Nobody wants a trailer park here, and we will do everything...

Vice Mayor Keon: Right.

Mayor Valdes-Fauli: Within our comprehensive...

City Attorney Leen: We have told them...

Mayor Valdes-Fauli: Plan to...

City Attorney Leen: Just so you know, we've told them, no trailer park and we've told them no wood-frame housing.

Commissioner Mena: We will have a trailer park.

Vice Mayor Keon: Well, wood frame...

City Attorney Leen: Are there are other things that -- you know, that would be, you should say now.

Vice Mayor Keon: Well, but there's wood-frame houses that currently exist in that area.

City Attorney Leen: Yeah. Those could be grandfathered.

Vice Mayor Keon: So, those homes that currently exist would remain...

City Attorney Leen: They'll be grandfathered.

Vice Mayor Keon: Because they currently exist.

Unidentified Speaker: Right.

Vice Mayor Keon: You couldn't build a new wood-frame house in that area. You couldn't add on to it as a wood-frame house. You would have to add onto it under the zoning.

Mr. Coller: That would be...

City Attorney Leen: Yes. There would be no new...



Mr. Coller: As a non-con...

City Attorney Leen: Wood-framed houses. It's only grandfathered.

Vice Mayor Keon: It's only if you grandfather them.

City Attorney Leen: It's based on a grandfathering.

Vice Mayor Keon: I mean, that's why -- for Commissioner Mena, when we -- it's my understanding when we said what is -- what we said -- and please, correct me, if I'm wrong -- because I'm voting with the understanding that anything that was legally done was done through a permit under the appropriate code of the County will be grandfathered in with the annexation. Anything that was done illegally or done without a permit...

Mr. Coller: Is not grandfathered.

Vice Mayor Keon: It will not be accepted in the City of Coral Gables. If you subdivided a single-family home into...

Unidentified Speaker: Duplex (INAUDIBLE)...

Vice Mayor Keon: Five units with renters in it, the County does not allow that either; we will not allow that. We will make you restore it to a single-family home. Is that right?

Mr. Coller: That's correct.

Vice Mayor Keon: So, it's not whatever...

Commissioner Mena: Anything without a permit?

Vice Mayor Keon: Anything that was not permitted.

Commissioner Mena: So, that -- basically, a lot of it.

Vice Mayor Keon: Well, and it may be, but it has to have been. So, when you say we'll take anything the way it is, that is not -- that's not what was promised.

Commissioner Mena: Well...

Vice Mayor Keon: Okay, that's why I want to clarify...

Commissioner Mena: I don't know...

Vice Mayor Keon: Because I want it on the record now.

Commissioner Mena: One thing is what we're saying now. Another thing is what was promised at the meetings.

Vice Mayor Keon: Okay, but I want us -- before we make this vote...

Mayor Valdes-Fauli: What was said at the meeting was that anything that is legal and was done under County regulations may be grandfathered in. But, whatever is illegal under County regulations...

Vice Mayor Keon: Or non-permitted.

Mayor Valdes-Fauli: Will not be grandfathered in.

Commissioner Mena: I don't know about non...

Mayor Valdes-Fauli: That's what was said.

Commissioner Mena: That's the first time I hear the non-permitting part.

Vice Mayor Keon: Oh, okay.

City Attorney Leen: No, no. We...

Commissioner Mena: Which is different than illegal.

Vice Mayor Keon: It would be illegal because it's not permitted.

City Attorney Leen: Well, remember...

Vice Mayor Keon: That's why it's illegal.

City Attorney Leen: Remember, two points...

Mayor Valdes-Fauli: That's what was said.

City Attorney Leen: Peter, could you come up to -- remember, we told them that, obviously -- and he said this many times. That if it was not legal -- legally done -- without a permit is not legally done, then that would...

Commissioner Mena: So, are we going to go in and force people that didn't get a permit to do work on their houses to change it?

Vice Mayor Keon: Yes.

City Attorney Leen: We could.

Commissioner Mena: No, we're not.

Mayor Valdes-Fauli: We could.

Vice Mayor Keon: Yes, we can.

City Attorney Leen: Now, one point, though -- Peter, you should -- and please mention this. I do believe there are some work that's been done many decades ago where...

Assistant City Manager Iglesias: Work that's done...

City Attorney Leen: They may have an amnesty or something.

Assistant City Manager Iglesias: No. Work that's done without a permit is never legal under the Building Code.

City Attorney Leen: But, you had mentioned to me sometimes things that -- where they don't have records from like 60 years ago, that there's issues with that. You did tell me that.

Assistant City Manager Iglesias: We would have to look at that.

City Attorney Leen: Yeah.

Assistant City Manager Iglesias: But from a Building Code perspective, if you do anything without a permit, it's never legal. It has to be legalized or removed.

Mayor Valdes-Fauli: Right.

Commissioner Lago: So, let me -- what you're talking about here is we're not talking about, you know, looking into whether somebody changed their windows without a permit. We're talking about, you know, actual structures, like an addition to a residence. Is that what we're talking about? And we're going to be looking at...

Assistant City Manager Iglesias: We are talking about anything in the Building Code, whether it's electrical, mechanical, plumbing; whether it's windows that were done illegally. There is...

Commissioner Lago: I'm going to tell you right now, personally, I think that's an impossibility...

Commissioner Mena: Exactly.

Commissioner Lago: To start...

Vice Mayor Keon: No.

Commissioner Lago: Doing all that kind of research and looking in to see the footprint, whether somebody added an illegal bathroom or -- I mean, I think we should get away from that. But, I think we need to -- go ahead.

Vice Mayor Keon: I'm sorry.

Commissioner Lago: No, no.

Assistant City Manager Iglesias: I'm just saying, Commissioner, that if I know...

Vice Mayor Keon: I just...

Assistant City Manager Iglesias: It's illegal...

Vice Mayor Keon: You know, I want to clarify when you...

Commissioner Lago: So am I, but -- I'm with you. But, I agree with you. I just think we need to get away from that discussion...

Assistant City Manager Iglesias: No, I tell you. I can't get away from...

Commissioner Lago: Because we won't be able to fulfill that.

Assistant City Manager Iglesias: As the Building Official, I cannot get away from the Code.

Vice Mayor Keon: But, I will tell you how we do fulfill it.

Assistant City Manager Iglesias: I can't do that. I can't -- as the Building Official, I cannot waive something...

Commissioner Lago: No, I agree.

Assistant City Manager Iglesias: That I know is wrong.

Commissioner Lago: I agree with you.

Assistant City Manager Iglesias: You know I cannot do that.

Commissioner Lago: Again, I understand. I understand. That's not my discussion. But, we're talking about work that was performed -- excuse me, we're potentially talking about correcting work that was performed without a permit. It's going to be basically impossible to chase every homeowner in regards to the issue.

Vice Mayor Keon: And you're not going to.

Commissioner Lago: Now, if you're telling me that if you have a subdivided home, for example, that is supposed to be in a residential neighborhood and they subdivided it into, let's say, like a triplex right now and you can prove that, then again, that should be restored to a residential home. Now, we can do that because we can go in there and say, look, there's "X" amount of people living in the home. There's seven cars. You know, we can prove that there's different people living in there by the mail, by different things. But, to tell me that we're going to start chasing people down now and finding out whether somebody changed...

Mayor Valdes-Fauli: We don't do it in Coral Gables either, Commissioner.

Vice Mayor Keon: Let me...

Commissioner Lago: I know. I'm just saying -- but let's get away...

Mayor Valdes-Fauli: We don't...

Commissioner Lago: From that discussion because there's...

Mayor Valdes-Fauli: No, fine.

Commissioner Lago: We'll never be able to fulfill that.

Vice Mayor Keon: Well, but we will.

Commissioner Lago: I think what the main topic...

Vice Mayor Keon: And I'll tell you how it happens.

Commissioner Lago: And it goes back -- and I think we'll -- I think, well, it happens when you start -- when people start coming in to, you know, fix their homes up, when homes are sold. I understand that process. But, I think what Commissioner Mena is alluding to and maybe getting away from is the issue of they have certain site specifics that they have approvals, like, for example, the area -- that corridor of Sunset. You know, they're allowed to have, you know, metal roofs there, for example. That is the same situation in this neighborhood. There's no way we're going to be able to catch somebody or bring somebody up to code while that resident is in place in reference to that home.

Commissioner Mena: I agree.

Commissioner Lago: It's not going to happen. There's no way.

Mayor Valdes-Fauli: Could I ask you a question?

Commissioner Lago: I don't even want -- that's not even up for discussion today because it's impossible, unless that house trades. Once that house trades...

Mayor Valdes-Fauli: Right.

Commissioner Lago: Then it's a different story.

Mayor Valdes-Fauli: Can I ask you a question?



Vice Mayor Keon: There's also...

Mayor Valdes-Fauli: Please, please, please, please, please. Mr. Leen...

City Attorney Leen: Yes.

Mayor Valdes-Fauli: Our City Attorney, is there anything that we can do to ensure that that trailer park changes, modifies, improves, gets out of there in the relatively near future with a change in zoning, with a change in whatever, with giving it incentives. Is there a way for us to do that?

City Attorney Leen: Yes. We can adopt an ordinance now that's contingent on the annexation that indicates that any trailer park will be illegal and has to be amortized within a certain time.

Mayor Valdes-Fauli: Okay.

Commissioner Mena: Amortized in how much time?

City Attorney Leen: That would be a judgment call. Craig, what do you think?

Commissioner Quesada: How is that...?

Commissioner Mena: How do we not know that yet?

Commissioner Quesada: Well, no, that's not my question.

Commissioner Mena: And how do we -- we should have that answer.

Commissioner Quesada: The...

City Attorney Leen: Well, it's a judgement call based on...

Commissioner Mena: I'm not criticizing anybody, but we should know that...

City Attorney Leen: A number of things.

Commissioner Mena: Before we vote.

City Attorney Leen: I mean, I would say...

Commissioner Quesada: How would...

City Attorney Leen: Typically, it's five years, isn't it?

Mr. Coller: I mean, typically, for billboards, when you used to be able to amortize them -- and you can't amortize them anymore, because the statute prohibits you from amortizing billboards -- billboards were ten years. I think five years...

Commissioner Quesada: Hold on. I need...

Mr. Coller: I think five years...

Commissioner Quesada: I need you to stop for a second.

City Attorney Leen: It is typically five.

Commissioner Quesada: I need you to stop...

Mr. Coller: Might be a reasonable period of time.

Commissioner Quesada: Define amortize in this scenario.

Commissioner Lago: Financing.

Commissioner Mena: You give people time to do it.

Commissioner Lago: Yeah, I know. You know, 30 year, 15, 10.

Mr. Coller: You give them time to come into compliance.

Commissioner Quesada: Okay, that's what I thought you meant.

Mayor Valdes-Fauli: Alright.

Vice Mayor Keon: Yeah.

Commissioner Lago: But what is the compliance?

City Attorney Leen: So, they have five years to...

Commissioner Lago: I mean, by what standards?

City Attorney Leen: Come into compliance.

Mr. Coller: Well, if you adopt a regulation, which says this particular property or any property that we're not going to permit mobile homes in the City of Coral Gables, and we're going to

allow for any mobile homes that exist in Coral Gables, we're going to allow you five years to come into compliance, that gives them "X" number of years to come into compliance. If they don't come into compliance, then it's a code enforcement...

Mayor Valdes-Fauli: And we can do that?

Mr. Coller: You can do that.

Mayor Valdes-Fauli: Right, okay.

Vice Mayor Keon: Yes, we can. And anything you do to the property is...

Mr. Coller: I think that I strongly urge looking at what we've talked about is we're trying to work with the property owner, which I think is helpful, looking at increased density. These are things that assist...

Commissioner Quesada: That...

Mr. Coller: In that effort.

Commissioner Quesada: How is that not a taking?

City Attorney Leen: It's not a taking, because they continue to own the property and they continue to have a reasonable use. In fact, we're increasing the use.

Commissioner Quesada: So, reasonable use is what the law says?

City Attorney Leen: Well, the law of takings is that you have to do -- it's even less than that.

Commissioner Quesada: Aren't you essentially impairing -- I mean, impairing -- I think the language is utility of the property...

Mr. Coller: Well...

Commissioner Quesada: In question?

Mr. Coller: Well, there's...

Commissioner Quesada: You're definitely affecting it.

Mr. Coller: I would like to have this conversation on a one to one basis. I'll be very general with this, though. There's basically two takings laws. There's the federal takings law, and then there's the Bert Harris, which is a state takings law. The federal takings law is have you lost all reasonable use of your property based on your investment backed expectations. The state takings law is a -- is sort of takings light. It was designed to make the threshold a little easier for a property owner. But I think when you look at this whole thing; you look at what is the value before the regulation and what is the value after the regulation. And, that's where I think we have the opportunity to fine-tune what kind of zoning you want to have for this trailer park.

Mayor Valdes-Fauli: And, the value after the regulation would be increased, because we would give him more density, et cetera, et cetera.

Commissioner Mena: Do we know if the residents of the trailer park have ownership rights at all?

City Manager Swanson-Rivenbark: No.

Mayor Valdes-Fauli: No, rental.

Commissioner Lago: A hundred percent rentals.

Vice Mayor Keon: They're all rentals.

Mayor Valdes-Fauli: Okay, can we...

Vice Mayor Keon: So, I would like to see that we know that. We know that we can (INAUDIBLE) and do that...

Mayor Valdes-Fauli: Right.

Commissioner Mena: We know that we can...

Vice Mayor Keon: I want it to be...

Commissioner Mena: Try.

Vice Mayor Keon: Right. I also really want it to be perfectly clear this issue of what is permanent in the County will be accepted in the City, but it means that it's permanent. What happens often is someone will come in to do an addition. Now, in the City of Coral Gables, you have to get a permit to paint your house or you have to get a permit to redo your roof. And sometimes, when people come in for permits to be permitted, when they look at the home and they ask you for the plans and whatever else, you can tell by looking at it and they can research what has been done to that home that's permitted. I mean, our Building Department does.

Commissioner Mena: Right. But let...

Vice Mayor Keon: So, they can look at it. Now, can you randomly go and find a house that is not ever going to ask you for anything, whether they put in a bathroom or whether they changed the wiring inside? No. And it's probably not going to make any difference. But for egregious things, you will easily find them as you go to do work in the house. When the homes change hands, you will find them. You can -- I mean, there's things like, you know, you can look over the fence and if somebody has, you know, a washing machine that's sitting outside draining into the yard as opposed to being, you know, within a contained area or whatever else, that is obvious -- that is not permitted under the County either...

Commissioner Mena: But, take the example...

Vice Mayor Keon: So they're not.

Commissioner Mena: Take the example of somebody who lives in there who, say, put a metal roof on their house without a permit.

Mayor Valdes-Fauli: You can't do it.

Vice Mayor Keon: You can do a roof without a permit.

Unidentified Speaker: Well, that's...

Commissioner Mena: No, no, no.

Vice Mayor Keon: You'd have to go back...

Commissioner Mena: Somebody who did already, somebody who did already. Or they put a...

Mayor Valdes-Fauli: Well, if you did it, it's illegal.

Commissioner Mena: Or they put a chain link -- right, right, okay, exactly.

Mayor Valdes-Fauli: It is illegal.

Vice Mayor Keon: Okay, but...

Commissioner Mena: So, are we going to go in and tell that person they have to change their roof?

Vice Mayor Keon: Well, you may not. I mean, it may depend on the house.

Mr. Coller: Well, I...

Vice Mayor Keon: Whether the house can -- whether it is appropriate for the house to have -- because of the...

Mayor Valdes-Fauli: If the house comes to the attention of our Code Enforcement people, yes, like we would in Coral Gables when they have an enclosed carport or something, yeah.

Vice Mayor Keon: Yeah, I mean, I think you will find those things. I mean, I think -- I also would make -- I'd like to make it very clear. I got a call today that someone had said that, you know, the County is interested in annexation. I said what I said was that the County is interested in annexing enclaves. It doesn't mean the County is annexation throughout the county. They are interested and have regulations in place for annexation to allow for the annexation of enclaves. So, these areas that are enclaves can be annexed if the people that live in the area choose to be annexed. It all is a matter of whether the people that live in the area...

Mayor Valdes-Fauli: And, they voted 68 percent to be annexed.



Vice Mayor Keon: Choose, okay.

Commissioner Lago: That was always the message.

Vice Mayor Keon: Well, I got a call today...

Commissioner Lago: That was always the message.

Vice Mayor Keon: From someone at the County that this is what's been said, so I just want to make it very...

Mayor Valdes-Fauli: Sixty-eight percent voted to -- for annexation.

Vice Mayor Keon: Clear that that's not the case.

Mayor Valdes-Fauli: Can we...

Vice Mayor Keon: And also, the issue with what is permitted -- what is permissible and what is -- you know, the County's zoning is a little different than ours, but we all build under the Florida Building Code. So, the Florida Building Code is enforceable everywhere, you know. And in the County, there is code enforcement. You're not allowed to park in your front yard or to fill your front yard with cars in the County.

Mayor Valdes-Fauli: Can we move on?

Vice Mayor Keon: So, if you can't do it there...

Mayor Valdes-Fauli: I mean, we're going round and round, you know, with different little things, I think. And the big issue is the trailer park and we can, you know, rezone that or -- without it being a taking. Public safety -- what else -- the finances, I think we discussed in the past. Can we move on, please?

Commissioner Lago: I just wanted to make sure Vice Mayor Keon had received all the necessary answers...

Mayor Valdes-Fauli: Yeah.

Commissioner Lago: To move forward. You're fine with the site specifics?

Vice Mayor Keon: I'm fine with them, but I want...

Commissioner Lago: Because I don't have an issue...

Vice Mayor Keon: Commissioner Mena...

Commissioner Lago: If you want to continue to get...

Vice Mayor Keon: No, Commissioner Mena said...

Commissioner Lago: If you want to continue to get more information, I'm perfectly fine with that.

Vice Mayor Keon: That he thought that it was -- the promise was whatever's there is there and we accept it. And I'm saying to you that's not what I understand. That's not what I heard. I want the record to reflect what is our intention.

Mayor Valdes-Fauli: Whatever is there as long as it is legal and was permitted when it was built, and whatever is there as far as the trailer park, we can pass today, if you want, a resolution saying that we will rezone it or give five years or whatever it is.

Vice Mayor Keon: Okay.

Mayor Valdes-Fauli: You know, to get rid of the trailer park.

Commissioner Lago: But, how enforceable is that resolution?

City Attorney Leen: No, it would be...

Mayor Valdes-Fauli: No. I mean...

City Attorney Leen: It would come back...

Commissioner Mena: We have to vote on faith...

City Attorney Leen: With an ordinance.

Commissioner Mena: Like you said.

Commissioner Lago: No, but I mean, again...

City Attorney Leen: You could...

Commissioner Lago: I know I did say we have to vote on faith, but I mean, I also see that there is a future...

Commissioner Quesada: Well, here...

Commissioner Lago: There is a future in regards to this.

Commissioner Quesada: There actually -- it's not that complicated. We can vote today. We can do -- assuming it passes. Well, we can make the resolution tied into the passing. It's going to take nine months for the County to determine the process. We can immediately ask the City Attorney's Office to research it completely.

Mayor Valdes-Fauli: Right.

Vice Mayor Keon: Yes.

Commissioner Quesada: And at a later meeting, we can revise that resolution or we could withdraw the application if we don't feel...

Mayor Valdes-Fauli: We can do that.

Commissioner Quesada: Satisfied with the result of that.

Vice Mayor Keon: Yes.

Mayor Valdes-Fauli: Alright. Will anybody make a motion?

Commissioner Lago: I make the motion.

Mayor Valdes-Fauli: Is there a second?

Commissioner Mena: I'd like to make one last point, and I'll be very brief. And I made it at the prior meeting, but I want to reiterate it today. I also -- the last concern I have that we haven't discussed today is the fact that this is moving forward without High Pines/Ponce Davis, and that we don't have, again, a commitment that that's going to work out. And so, from a financial perspective, being one of the important factors here, I think it's important to keep in mind that if both are annexed, at least the revenue generated from the other area would help pay for the shortfall here. But if that doesn't happen, we will have a shortfall and this will cost our residents money to move forward with...

Mayor Valdes-Fauli: Three hundred and...

Commissioner Mena: This annexation.

Mayor Valdes-Fauli: Some thousand dollars in a \$190 million budget.

Commissioner Lago: And, I agree with you on that point, but I view this...

Mayor Valdes-Fauli: (INAUDIBLE) move on.

Commissioner Lago: As a long-term investment, you know. And I think that -- let's not -- I don't want to look at that issue in the short term. I'm looking in the long term, and I think it'll pay significant dividends in the future on that issue. But I understand. I recognize and I have that same concern.

Mayor Valdes-Fauli: Yeah, we will do it.

Commissioner Lago: But I -- we'll...

Vice Mayor Keon: But, I think we should...

Commissioner Lago: I think we'll move forward from this.

Mayor Valdes-Fauli: Is there a second...

Vice Mayor Keon: We should begin that process...

Mayor Valdes-Fauli: To the motion?

Vice Mayor Keon: Right away. I mean...

Mayor Valdes-Fauli: Is there a second to the motion?

Vice Mayor Keon: Yes. I'll second it.

Mayor Valdes-Fauli: Okay.

Vice Mayor Keon: But, I think we should begin the process of the annexation with High Pines and...

Mayor Valdes-Fauli: I fully agree.

Vice Mayor Keon: Ponce Davis now, too.

Commissioner Quesada: I'm okay with that.

Mayor Valdes-Fauli: Absolutely agree.

Commissioner Quesada: I want to be clear on the -- what is the motion? Is the motion to approve with the...

Commissioner Lago: Condition, like you mentioned in regards to the trailer park and having staff...

Commissioner Mena: What's the condition?

City Attorney Leen: Well, wait, wait, wait. What I would recommend is that you're really doing two resolutions.

Mayor Valdes-Fauli: Yeah.

City Attorney Leen: And, I would vote on them separately. The first one is this resolution to submit the application. You should vote on that and it should be clean and presented to the County. And then you should do a second resolution...

Mayor Valdes-Fauli: We'll do a second resolution.

City Attorney Leen: On directing my office to do what you would like us to do.

Mayor Valdes-Fauli: Okay, will you call the roll, please, Mr. City Clerk?

City Manager Swanson-Rivenbark: What was the condition?

City Attorney Leen: There's no conditions.

Commissioner Quesada: No condition on this motion.

Mayor Valdes-Fauli: No condition.

Commissioner Lago: The first one (INAUDIBLE)...

Mayor Valdes-Fauli: As it is.

Commissioner Lago: The second one.

Vice Mayor Keon: There'll be a second resolution...

Commissioner Lago: Yeah.

Mayor Valdes-Fauli: Yeah.

Vice Mayor Keon: That has conditions.

Mayor Valdes-Fauli: As it is. Will you call the roll, please?

Vice Mayor Keon: Yes.

Commissioner Lago: Yes.

Commissioner Mena: No.

Commissioner Quesada: No.

Mayor Valdes-Fauli: Yes.

(Vote: 3-2)

Mayor Valdes-Fauli: Alright, now the second resolution is -- will you...

City Attorney Leen: Yeah. So, the second resolution...



Mayor Valdes-Fauli: State it?

City Attorney Leen: As I understand it -- and there would need to be a motion, but -- is that my office will be directed to research the area -- the issues that have been discussed today, including the trailer park and how we would address it.

Commissioner Quesada: I want to change that around.

City Attorney Leen: Okay.

Commissioner Quesada: I want to move for a resolution now that there -- whatever the term is, that a trailer park not be allowed within the city within three years of the formal annexation of Coral Gables of the Little Gables area by the County, from -- starting at that point. Because if we start it now, who knows how long it's going to take. Pending on that resolution, I would like to have that in place today, so we have that today, and then direct the City Attorney's Office to give us a very detailed, you know, legal analysis on the timing, on all the aspects to it, because I think it's important that when this comes out -- when that neighborhood finds out, that when the City Manager goes to speak with the owner of the trailer park and say, look, this was also passed as well.

City Attorney Leen: I would call the resolution, though -- it's a resolution and it should direct my office -- it should basically state your policy judgment about the trailer park, what you just said, and direct my office to come back with an ordinance.

Vice Mayor Keon: And the ordinance will come in December.

City Attorney Leen: Through the appropriate procedures.

Commissioner Mena: Yeah, I don't think you can ascribe a period of time to it prior to them having an opportunity to really research and understand if that's going to be defensible under...

Unidentified Speaker: No.

Commissioner Quesada: Okay.

Commissioner Mena: Under Bert Harris.

Commissioner Quesada: Just take out the time limit right now and we can amend it...

Mayor Valdes-Fauli: Is that a motion?

Commissioner Quesada: Later on.

Mayor Valdes-Fauli: Is that a motion?

Commissioner Quesada: Yeah, so, I guess let me clarify it then. No time limit, but a restriction there'll be no trailer park, with a time limit to be removed as a trailer park to be determined at a later date.

City Attorney Leen: That you made a policy judgment to that effect, and you're asking us to come back with an ordinance that would effectuate that.

City Manager Swanson-Rivenbark: But...

City Attorney Leen: Because, remember, you can't do that by resolution. That requires a law.

City Manager Swanson-Rivenbark: I think this is a very important discussion. But, I think that you can phrase your condition in a positive way rather than a negative way, so that the condition that we reach agreement with the landowner on rezoning that no longer allows a trailer park. This way, we're not threatening them. It's 107,000 square feet of property. It is zoned duplex. There are 80 units on that site. It is going to be -- if Ramon did the numbers on a midrise or townhomes, you'd get significant more square footage and units on that site.

City Attorney Leen: Sure.

City Manager Swanson-Rivenbark: And so, I think rather than saying we're going to make it illegal, we're going to condition it on reaching an agreement with the owner...

City Attorney Leen: Except -- yeah, we cannot do contract zoning, though. So, we would have to just say that we would reach an agreement as to what would be proposed and the...

Commissioner Mena: And you don't have standing to enter into a contract with them on that until you have jurisdiction over them, right?

City Attorney Leen: No, no. What we can do is...

Mayor Valdes-Fauli: Right.

City Attorney Leen: What I mentioned before. We can always -- we can meet -- do exactly what the City Manager said. You could say that you made the policy judgment that the trailer park should be amortized over time and that you want a resolution -- an ordinance brought back and you want us to enter into negotiations with them regarding what the proposed zoning would be.

Mayor Valdes-Fauli: Alright. Is there a motion?

City Attorney Leen: And that would be perfectly fine.

Mayor Valdes-Fauli: Motion?

Commissioner Quesada: So moved.

Mayor Valdes-Fauli: Second?

Unidentified Speaker: Second.

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

Commissioner Lago: Yes.

Commissioner Mena: Yes.

Commissioner Quesada: Yes.

Vice Mayor Keon: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 5-0)

Vice Mayor Keon: I want to tell you, having voted affirmatively and on the presiding side -- or the prevailing side of that first motion, if we don't get a second -- an acceptable ordinance, I will ask for reconsideration.

Mayor Valdes-Fauli: Alright.

City Attorney Leen: Well, remember...

Commissioner Lago: And I will...

City Attorney Leen: Remember...

Commissioner Lago: I will second that.

City Attorney Leen: Remember, reconsideration can only be at the next meeting.

Vice Mayor Keon: But that's okay, yeah.

City Attorney Leen: What you would do is you would move to withdraw it.

Commissioner Lago: Yes.

City Attorney Leen: Or you'd move to rescind it.

Vice Mayor Keon: That's right, that's right. So, I want to say that.

Commissioner Quesada: But, at the same time...

Mayor Valdes-Fauli: Alright.

Commissioner Quesada: I think we need to accelerate the research on that.

Unidentified Speaker: Yes.

Mayor Valdes-Fauli: Yeah.

Vice Mayor Keon: Yes.

Unidentified Speaker: Okay.

Vice Mayor Keon: You know, I also would like our code enforcement people -- so we really know what we're talking about, when they're talking about aesthetics. You know, what are the issues that exist in the area that have raised concern, that are also not -- that are not within the code of Miami-Dade County. I mean -- and I really -- I mean, I really -- somebody sent us pictures of cars parked all over somebody's front yard. That is not permissible in the County. That is a Code issue within the County, too. So, it's a County -- it's an issue within the City, so when they come to the City, yes, you can go in and enforce that code the same way that you would enforce it in the City of Coral Gables...

Commissioner Mena: Yeah, but...

Vice Mayor Keon: If they come into it.

Commissioner Mena: But, we're sitting here saying we don't know the answer to that, that we'd like them to tell us.

Vice Mayor Keon: No. I know that that is not permissible in the County.

Commissioner Mena: Right.

Mayor Valdes-Fauli: Alright.

Vice Mayor Keon: I'm going to ask them to confirm it...

Commissioner Mena: To confirm, right.

Vice Mayor Keon: For anybody else's benefit.

Commissioner Mena: So, how is that we...

Vice Mayor Keon: Everybody's benefit.

Commissioner Mena: Communicated it to the people in Little Gables if we haven't even confirmed it? That's the problem.

Vice Mayor Keon: There is a process going through because we have said, if it's not permissible in the County, it's not permissible in the City.

Mayor Valdes-Fauli: Let's go on. We have another resolution here.

Vice Mayor Keon: So, those things are not permissible.

Mayor Valdes-Fauli: Resolution appointing Miriam Soler Ramos, the City Attorney for the City of Coral Gables, and further approving the salary and benefit package as set forth herein. This was distributed to you all, and is there any discussion?

Commissioner Lago: So moved.

Commissioner Mena: I haven't had a chance to look at it.

Vice Mayor Keon: Second.

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

Commissioner Quesada: How does this affect what we discussed earlier? So, if you're here for Little Gables, that portion of the conversation is over. We've moved on to another item, just to be clear for everyone in the audience.