

1 MS. GARCIA: The first one was in the first  
2 page, I believe, Page 26, goal FLU 2. So you  
3 can see that the planning period is just  
4 updated from 2007 to 2014, to now be 2025 to  
5 2035, and, then, again, for 2025 to 2045, the  
6 ten and twenty-year planning periods.

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

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

12 MS. GARCIA: Right.

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

16 MR. WITHERS: I got it.

17 MS. GARCIA: Okay.

18 CHAIRMAN AIZENSTAT: Do we have anybody for  
19 this subject?

20 THE SECRETARY: No speakers.

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

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

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

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1 it.

2 MR. WITHERS: Second.

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

5 Any discussion? No?

6 Call the roll, please.

7 THE SECRETARY: Javier Salman?

8 MR. SALMAN: Yes.

9 THE SECRETARY: Robert Behar?

10 MR. BEHAR: Yes.

11 THE SECRETARY: Julio Grabiell?

12 MR. GRABIEL: Yes.

13 THE SECRETARY: Sue Kawalerski?

14 MS. KAWALERSKI: Yes.

15 THE SECRETARY: Felix Pardo?

16 MR. PARDO: Yes.

17 THE SECRETARY: Javier Salman?

18 MR. SALMAN: Yes, again.

19 THE SECRETARY: I'm sorry.

20 CHAIRMAN AIZENSTAT: She thought it may  
21 change your mind.

22 THE SECRETARY: Eibi Aizenstat?

23 CHAIRMAN AIZENSTAT: Yes.

24 All right. We have one last item.

25 It's two items that are together. It's 8:15.

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1 MS. SUAREZ: 9:15.

2 CHAIRMAN AIZENSTAT: I'm sorry, 9:15.

3 That's even worse.

4 MR. BEHAR: Read fast.

5 CHAIRMAN AIZENSTAT: Could we read it?

6 MS. SUAREZ: Yes. So E-4 is a Resolution  
7 of the City Commission of Coral Gables, Florida  
8 approving receipt of Transfer of Development  
9 Rights (TDRs) pursuant to Zoning Code Article  
10 14, "Process," Section 14-204.6, "Review and  
11 approval of use of TDRs on receiver sites," for  
12 the receipt and use of TDRs for a Mixed-use  
13 project referred to as "299 Minorca" on the  
14 property legally described as Lots 45 through  
15 48, less than North 12 feet thereof, Block 17,  
16 Section "K", Coral Gables, Florida; including  
17 required conditions; providing for a repealer  
18 provision, severability clause, and providing  
19 for an effective date.

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

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

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

10 CHAIRMAN AIZENSTAT: Can you repeat that?

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

13 MR. NAVARRO: She reads a fine text.

14 CHAIRMAN AIZENSTAT: Go ahead, please.

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

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

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

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

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

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

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1 required spaces. So under the worst case  
2 scenario, in your Code, of the residential  
3 required parking, we'd be required to provide  
4 52 remote parking spaces. We are providing 56  
5 spaces. That's what we're committing to. So  
6 we're providing four more spaces than are  
7 required, in response to that last comment.

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

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

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

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

7 MR. SALMAN: 250 square feet.

8 MR. NAVARRO: 250 square feet less.

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

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

13 MR. WITHERS: That was good.

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

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

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

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

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

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1 location, we have more time to be able to do  
 2 so.  
 3 One other item that we have -- and Devon  
 4 has a copy that she can hand out -- this is a  
 5 project that's before you for remote parking  
 6 and the use of TDRs. Let's see if this thing  
 7 wants to work. And you're not really reviewing  
 8 the site plan, because the site is less than  
 9 20,000 square feet, but we committed to you at  
 10 the last meeting that we would tie ourselves to  
 11 a site plan. So we have proffered a covenant  
 12 that ties us to this site plan that you've seen  
 13 today, with the new loading area, and with the  
 14 additional sidewalk configuration.  
 15 Can you go to the next slide?  
 16 And that is something that we're handing  
 17 out, and that if this Board allows us to move  
 18 forward, we would ask that you include it as  
 19 part of your recommendation here this evening.  
 20 And the last item was, Mr. Salman wanted a  
 21 new rendering, which we have worked on. So I  
 22 have something for everybody. And this is a  
 23 rendering from across the street, of the  
 24 project. This is an updated rendering, showing  
 25 kind of how that streetscape of your pedestrian

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1 -- it's a little bit higher than what you see  
 2 from the street, but at least a new updated  
 3 rendering with the new sidewalk design. That  
 4 tree is in the middle, just to give you an  
 5 idea.  
 6 But we believe that -- you know, we've  
 7 worked very hard to try to capture everybody's  
 8 comments from the last meeting, and we hope  
 9 that with these changes, we could obtain your  
 10 positive recommendation here this evening, so  
 11 we can move forward with this project.  
 12 And our team is here to answer any  
 13 questions you have.  
 14 CHAIRMAN AIZENSTAT: Thank you.  
 15 Staff.  
 16 MS. GARCIA: I think the applicant did a  
 17 good job in explaining the changes. I don't  
 18 have any other comments to add.  
 19 CHAIRMAN AIZENSTAT: Okay. Thank you.  
 20 Jill, do we have any --  
 21 THE SECRETARY: No speakers.  
 22 CHAIRMAN AIZENSTAT: We have no speakers  
 23 for this project.  
 24 Chief, I know that you had some concerns  
 25 last time.

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1 CHIEF HUDAK: I just wanted to put on the  
 2 record, and, again, in my role, Ed Hudak, Chief  
 3 of Police, Coral Gables, and a historical  
 4 perspective for this Board. I just need to put  
 5 that on there.  
 6 It's a beautiful building. When we first  
 7 looked for this location where we're currently  
 8 in, what was taken into consideration, when  
 9 you're building a public safety building, and  
 10 including our emergency operations, our Fire  
 11 Department, with the response times, which is  
 12 measured from door to patient, as well as the  
 13 area around it, from a historical perspective,  
 14 because, you know, I was there, this was --  
 15 this lot, 299, was to be and was scheduled to  
 16 be at the time a public park, which is  
 17 something that we -- and when I say, "We," the  
 18 Police Department had investigated, looked at,  
 19 about what we're doing, while we're putting a  
 20 building and an infrastructure of this size, so  
 21 intentionally we looked at, you know, the  
 22 hardening of this building, but also including  
 23 the entire IT infrastructure of the City is  
 24 housed in this building.  
 25 So, you know, the IT Department was brought

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1 here, centralized here, along with servers,  
 2 into the building, and because of our redundant  
 3 requirements of our Emergency Operations  
 4 Center, it was built -- and the Manager at the  
 5 time -- I mean, we can sell energy to FP&L with  
 6 the amount of generators that we have, to make  
 7 sure we can continue our operation for the  
 8 Government, if you will, come out of this  
 9 building.  
 10 A couple of things that I just -- and I  
 11 just need to put it on the record again. I've  
 12 mentioned to you all before our concern. And  
 13 when I say, "Our concern," the traffic, it's  
 14 obviously not just this building. As late as  
 15 yesterday afternoon, there was a Resolution or  
 16 a motion by the Commission to look at leasing  
 17 or getting into a lease agreement with the Tax  
 18 Collector and a discussion about adding more  
 19 traffic to the area or the potential of having  
 20 more traffic to the area, by leasing out some  
 21 other City facilities in the adjacent building.  
 22 So my concern is not anything to do with  
 23 what the Planning Department has about this  
 24 building. My concern and what my charge is as  
 25 the Chief, is to look down the road to what the

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

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

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

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

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1 (All Board Members voted aye.)

2 CHAIRMAN AIZENSTAT: Thank you for  
3 pointing it out.

4 Thank you, Chief.

5 CHIEF HUDAK: Thank you.

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

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

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

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

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

18 CHAIRMAN AIZENSTAT: Is there a motion?

19 MR. BEHAR: I'll make assure to extend to  
20 9:45.

21 CHAIRMAN AIZENSTAT: Sorry, Chief.

22 Is there a second?

23 MS. KAWALERSKI: Second.

24 CHAIRMAN AIZENSTAT: Everybody in favor say  
25 aye.

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

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

25 So we have done a lot of data on this.

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

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

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

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

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

6 CHAIRMAN AIZENSTAT: Thank you.

7 Anybody else that we have here tonight?  
8 No?

9 I'll close the public comment.

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

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

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

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

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

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

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

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

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1 CHAIRMAN AIZENSTAT: Thank you very much.  
 2 Go ahead.  
 3 MR. PARDO: I've got a question for you,  
 4 the applicant, and the Chief. So it occurs to  
 5 me --  
 6 CHAIRMAN AIZENSTAT: If you could speak  
 7 into the mike, please.  
 8 MR. PARDO: I'm sorry.  
 9 So it occurs to me, you know, the applicant  
 10 obviously has done your homework, so  
 11 congratulations on that. You hit all of these  
 12 different points. You went through the  
 13 verbatim transcript, and that, I think, was  
 14 important.  
 15 The disturbing part here, though, is, you  
 16 know, you've got to listen what the Chief says.  
 17 Why? Because he protects the entire City. And  
 18 we spent a ton of money on that building and  
 19 the parking garage right now.  
 20 One of the concerns is, if I look at Fire  
 21 by itself -- I just looked at it on Google now,  
 22 and it seems to me that, obviously, the  
 23 applicant can't do this, but the applicant is  
 24 making a contribution to the parking, right, of  
 25 seven million dollars or something like that?

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1 MR. NAVARRO: 700,000.  
 2 MR. PARDO: 700,000.  
 3 MR. NAVARRO: Our zeros are off today.  
 4 MR. PARDO: Okay. Well, I'm not good at  
 5 math. Robert does the math here.  
 6 MR. BEHAR: Seven million.  
 7 MR. PARDO: So, you know, again, I don't  
 8 know, because it's very difficult to put this  
 9 on the developer, but if Alcazar has an entire  
 10 parking lane removed, Chief, wouldn't that --  
 11 wouldn't that help? You know, with the Fire  
 12 Department exiting onto that street, if cars  
 13 park only on one side of the street, you know,  
 14 it's the same as years ago, when we made  
 15 certain streets, like Andalusia, one way, all  
 16 of a sudden, that became a better traffic  
 17 artery. And if we would take -- the City would  
 18 take one of those lanes of parking out --  
 19 CHIEF HUDAK: On the south side?  
 20 MR. PARDO: No.  
 21 CHIEF HUDAK: There is no parking.  
 22 MR. PARDO: No. No. I mean, on Alcazar,  
 23 where -- you know, one of the issues is, you  
 24 have the fire trucks coming out.  
 25 CHIEF HUDAK: Right, but there is no

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

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

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

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

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

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

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

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1 MR. PARDO: Oh, I see it. I'm sorry,  
 2 Chief. On this photograph that I'm seeing, you  
 3 could see the trucks are parked over the  
 4 chevrons that are there.

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

7 MR. PARDO: Okay.

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

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

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

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

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

22 MR. PARDO: Right.

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

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

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

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

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

15 MR. PARDO: On deaf ears?

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

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

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

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

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

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

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

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

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1 get worse.

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

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

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

19 CHIEF HUDAK: Right.

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

23 CHIEF HUDAK: Correct.

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

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

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

6 Don't go anywhere, Chief.

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

9 MR. PARDO: Chief, sorry.

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

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

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

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

19 MS. KAWALERSKI: Second.

20 MR. SALMAN: Second.

21 CHAIRMAN AIZENSTAT: Everybody in favor say  
22 aye.

23 (All Board Members voted aye.)

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

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

3 CHIEF HUDAK: That's above my pay rate.

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

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

12 MR. BEHAR: That should have been here.

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

15 CHAIRMAN AIZENSTAT: Let me ask you a  
16 different question.

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

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

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

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

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

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

17 MR. PARDO: It's not your fault.

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

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

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

3 MR. NAVARRO: And we understand the  
4 security concerns. And like I think the Chief  
5 mentioned, we were not part of those  
6 discussions. I don't know the timing of those  
7 discussions. I know this building was built in  
8 2021, and I believe the park discussion was  
9 with another developer. We actually purchased  
10 that site in 2022.

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

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

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

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1 created well before us.

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

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

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

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

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

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

25 Sorry.

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

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

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

9 MR. WITHERS: Absolutely.

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

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

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

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

12 MR. PARDO: What say you, sir?

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

21 CHIEF HUDAK: Not anymore.

22 MR. NAVARRO: One of the things --

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

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

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

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

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

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

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

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

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1 facility and still keep the other facility  
2 operational.

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

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

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

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

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

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

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

9 MR. WITHERS: I'll second.

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

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

14 MR. NAVARRO: With the covenant.

15 MR. PARDO: With the covenant.

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

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

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

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

25 CHAIRMAN AIZENSTAT: Let's do the first

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1 property next door. Yes.

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

4 MR. SALMAN: So moved.

5 MR. GRABIEL: Second.

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

8 Call the roll, please.

9 THE SECRETARY: One second, please.

10 Chip Withers?

11 MR. WITHERS: Yes.

12 THE SECRETARY: Robert Behar?

13 MR. BEHAR: Yes.

14 THE SECRETARY: Julio Grabiell?

15 MR. GRABIEL: Yes.

16 THE SECRETARY: Sue Kawalerski?

17 MS. KAWALERSKI: Yes.

18 THE SECRETARY: Felix Pardo?

19 MR. PARDO: Yes.

20 THE SECRETARY: Javier Salman?

21 MR. SALMAN: Yes.

22 THE SECRETARY: Eibi Aizenstat?

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

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1 one.

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

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

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

8 Call the roll, please.

9 THE SECRETARY: Julio Grabiell?

10 MR. GRABIEL: Yes.

11 THE SECRETARY: Sue Kawalerski?

12 MS. KAWALERSKI: Yes.

13 THE SECRETARY: Felix Pardo?

14 MR. PARDO: Yes.

15 THE SECRETARY: Javier Salman?

16 MR. SALMAN: Yes.

17 THE SECRETARY: Chip Withers?

18 MR. WITHERS: Yeah.

19 THE SECRETARY: Robert Behar?

20 MR. BEHAR: Yes.

21 THE SECRETARY: Eibi Aizenstat?

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

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1 MR. BEHAR: I agree with you.

2 MR. GRABIEL: We all agree.

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

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

9 I'll make a motion to adjourn.

10 MR. SALMAN: I second.

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

13 (All Board Members voted aye.)

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

15 p.m.)

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