

City of Coral Gables City Commission Meeting
Agenda Item E-1 and E-2 and H-2 are related
October 25, 2016
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

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

City Staff

City Manager, Cathy Swanson-Rivenbark
Assistant City Manager, Peter Iglesias
Assistant City Manager/Public Safety Director, Frank Fernandez
City Attorney, Craig E. Leen
City Clerk, Walter J. Foeman
Deputy City Clerk, Billy Urquia
Finance Director, Diana Gomez
Parking Director, Kevin Kinney

Public Speaker(s)

Agenda Item [11:12:00 a.m.]

E-1: An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Public Buildings and Grounds" to "Commercial High-Rise Intensity" for the property legally described as Lots 1-12 and 27-38, Block 18, Coral Gables Crafts Section (2801 Salzedo Street), Coral Gables, Florida; providing a repealer provision, severability clause and providing for an effective date (current Public Safety Building) (09-14-16 PZB; Vote 5-1)

E-2: An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review," Division 14, "Zoning Code Text and Map Amendments," from Special Use

Districts (S) to Commercial District (C) for the property legally described as Lots 1-12 and 27-38, Block 18, Coral Gables Crafts Section (2801 Salzedo Street), Coral Gables, Florida; providing a repealer provision, severability clause and providing for an effective date. (Current Public Safety Building) (09-14-16 PZB recommended approval; Vote 5-1).
H-2: Public Safety Building Update

Mayor Cason: Let's do E-1 and E-2 which are related.

City Attorney Leen: Mayor Cason before I begin with E-1 and E-2, I just want to make an announcement. I just received word from our Special Counsel that the City prevailed in the Paseo de la Riviera appeal. I just read the opinion in the court determined that the three petitioners lack standing as they did not show a sufficient injury to support them bringing the case. Now there is still a motion, pardon me, there is still a lawsuit that's been filed, we have, the City has a pending motion to dismiss, it has not been ruled on yet, but the appeal of the decision of the Commission, the one which was taken to the Circuit Court Appellate Division, the court denied the petition.

Mayor Cason: Thank you.

Commissioner Keon: Thank you.

Mayor Cason: Alright. Let's move onto E-1.

City Manager Swanson-Rivenbark: And Mr. Mayor before we begin the items, there are projects in your professional careers that will become signature to your legacy. Issues where only because of your leadership these kinds of projects were able to happen, confronted with the high cost of improvements for 2801 Salzedo cost in excess of \$21 million, the City was forced to look at other options associated with the Public Safety Building, because after you put \$21 million into that building you still have that building, and it no longer meets the intent and the desire of the public safety and the efficiencies; and so with that I'm going to have two items...

City Attorney Leen: Madam Manager before we go to the actual items, let me read them into the record and I'm sorry about that because I wanted to announce...

Mayor Cason: And these are ordinances on Second Reading.

City Manager Swanson-Rivenbark: Was my preamble.

City Attorney Leen: Yes, I know. It was an excellent one at that. Oh, by the way, the petition was dismissed, it wasn't denied, it was dismissed because of the lack of standing. So with that, Items E-1 and E-2; this is an Ordinance on Second Reading, Item E-1 is an Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development

Review,” Division 15, “Comprehensive Plan Text and Map Amendments,” and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from “Public Buildings and Grounds” to “Commercial High-Rise Intensity” for the property legally described as Lots 1-12 and 27-38, Block 18, Coral Gables Crafts Section (2801 Salzedo Street), Coral Gables, Florida; providing a repealer provision, severability clause and providing for an effective date. The second Ordinance is an Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, “Development Review,” Division 14, “Zoning Code Text and Map Amendments,” from Special Use Districts (S) to Commercial District (C) for the property legally described as Lots 1-12 and 27-38, Block 18, Coral Gables Crafts Section (2801 Salzedo Street), Coral Gables, Florida; providing a repealer provision, severability clause and providing for an effective date. Both of these items are public hearing items. I also wanted to note and the Manager may mention this in her presentation, but these ordinances do not require site plan review, but I have been informed that the City if this property or when this property is sold, the City will require any property coming in there to go through a site plan review before the Commission, that’s my understanding Madam Manager. So with that I will turn it over to the City Manager.

Vice Mayor Quesada: Any changes from the First Reading?

City Manager Swanson-Rivenbark: Only the commitment that we made to you that we would also present H-2, which is the Public Safety Building update as to what we would propose to do. If you would like to hear first and act on E-1 and E-2, which are the future land use map change for the existing 2801 and also the Zoning Code changes for that building, we are happy to have you consider that, it is the same as First Reading.

Mayor Cason: Do we have any public input, any cards?

City Clerk Foeman: No Mr. Mayor.

Vice Mayor Quesada: Actually you said you were going to do a presentation?

City Manager Swanson-Rivenbark: We have H-2 which is a companion item, is the Public Safety Building update for the proposed building. If you would like to see that before you vote, we are happy to do that.

Vice Mayor Quesada: Yes, can we do that first and then address all three items, if that’s OK with the Mayor.

Mayor Cason: Yes, that’s fine. Let’s do the presentations.

City Manager Swanson-Rivenbark: Absolutely – and so we have our Assistant City Manager Director of Public Safety, Frank Fernandez, joined with our Assistant City Manager for Operations and Infrastructure, Peter Iglesias. It is a team project and we have both sides of the shop making the presentation.

Public Safety Director Fernandez: Good morning Mr. Mayor, Vice Mayor, members of the Commission, thank you very much for the opportunity to speaking before you today. We'll provide you with an update on the Public Safety Building as we've presented before, we have looked at the entire City an opportunity to find a location, a piece of land that we could look for a location, so today we'll provide you again an update on that and where we are at in terms of the facility. So we have up to five options for consideration; the first option is construction of a new facility on the site of the City owned parking lot, Lot 6, which is located at Alcazar Avenue and Salzedo Street and that obviously looks like an L-shape and we'll present that to you in a diagram here shortly. The second scenario that we looked is, there is a vacant land that's just east of this location, should that property become available then we could consider adding additional square footage to the actual lot, adjacent parking lot and you'll hear more about that in a couple of minutes. Scenario number 3 that we've considered throughout this process is a demolition of a property and reconstruction of a new facility at Fire Station 2, which is located at 525 Dixie Highway, so its another option we looked at, demolishing the existing building or moving it, adding on to the historic site that's there now and adding the new Public Safety Building there; and then the fourth scenario is demolition of the existing Public Safety Building and reconstruction of a new facility there as the Manager just eluded to, that's the 2801 Salzedo Street, but there are some complications we'll discuss further; and scenario number 5, I'd like to pass unto my colleague, Assistant City Manager, Peter Iglesias who will talk further about this.

Assistant City Manager Iglesias: Scenario number 5 is renovation and retrofitting of the existing building; and this building was designed under Code many years ago which is dated, familiar with the building its got a number of structural issues. What you'd have to basically completely gut the building, including exterior walls, reinforce the other concrete members. Some of the areas are actually canter-levers, they are actually falling, they are actually coming down. The retrofit would just be too costly and really we would still have an older building that has a number of issues, so I don't think that alternative really is viable for this building.

Commissioner Lago: Interesting question to scenario number 5, have we even looked into potentially finding another building while this construction, this reconstruction occurs to house all our employees and auxiliary equipment, because I imagine its very difficult to find that type of existing building that's vacant.

Public Safety Director Fernandez: Should we decide to stay at 2801 Salzedo and reconstruct that building and remodel it, we have to find a facility to house all the existing personnel, we've looked at that. There is limited, limited opportunities; we've looked at smaller units to take them outside of the Public Safety Building has become quite difficult, that is a challenge. We also looked at if we decided to build on the existing location, could we demolish the parking garage in the rear, build a building there, then transfer personnel. What would happen with that scenario is that the parking garage would then be located on the street side, so it wouldn't be the image that Coral Gables would want for that facility, so those are the options.

Mayor Cason: A related question is, is the building safe enough if we took some of the other options not going to fall down and hurt anybody while we build another building?

Assistant City Manager Iglesias: I recently did an inspection of the building and it is safe for us to proceed looking at another site and building that building on the other side and then transferring over, which would be a much more efficient way.

Mayor Cason: And is the idea to put Police and Fire together or is that not necessarily something that needs to be done?

Public Safety Director Fernandez: The concept that we have worked under and the Manager's direction is to have both Police and Fire for economies of scale and also for better space allocation. We are working at Lot 6 being the better option for us and not 2801, but definitely putting both together.

Mayor Cason: Once if its approved later how long would the construction take?- when would you see it envisioned?- is it hard to say or can you...?

Assistant City Manager Iglesias: We would probably be in design probably about a year to fourteen months and then construction would be probably about a year and-a-half.

Mayor Cason: OK. Thank you.

Assistant City Manager Iglesias: So our site selection process, we would take scenario number one and these are the two scenarios that we would recommend, which is constructing the facility at Lot 6, which is at Salzedo and between Alcazar and Minorca. Scenario number 2 would be – that's an L-shaped lot and we'll be showing it to you in the next slide. Scenario number 2 would be in that same site, but with the additional lot of 30,000 or 35,000 square feet, which is the one in red, and what this would allow is squaring off the building and creating another parking garage. We would use approximately 10,000 square feet of the lot in red to add to the lot in yellow, which is our current lot, and then we'll leave about 25,000 square feet in a small "L" for a parking garage. Scenario number 1 and 2 would be contingent on a citywide small parking increase. Scenario number 2 would also be contingent on purchasing or being able to purchase that second property.

City Manager Swanson-Rivenbark: And so I just would want to reiterate. You all have made it very clear that we need to be financially responsible in all of our actions, so our staff spent a lot of time looking at the cost of these options and how to pay for it; and as Peter mentioned, one of the things that we would be recommending at a later time, but we are presenting the concept to you now is Coral Gables parking on-street and off-street are below market; below market not only within Coral Gables but compared to other cities. So we will be coming back to you to recommend a parking rate increase on-street as well as off-street, which are our garages, but we would suspend that increase in what we are calling the streetscape zone. We would seek approval, we would present the numbers to you, we would ask for action, but we would suspend that action in the streetscape zone because we recognize what the merchants are going through at this point. So in order to fund we've looked very carefully and one of the necessities would be to move forward with that rate increase.

Assistant City Manager Iglesias: Scenario number one would be the L-shaped Public Safety Building, which would be on the lot we currently own and it would include Fire Station 1, Human Resources, Labor and Risk and Information Technologies, including the gun range and the training rooms, and a parking structure of about 180 cars which is very close to what we have right now. The additional issues that we are working on now is looking at the specifics of the building as far as what category do we design it to, what amenities we are going to have in it, so we are currently looking and assessing that now, and we would provide certain cost options so that we can make the decision as to what kind of structure we want to create. And this would be the next slide please – then we have the Public Safety Building and parking garage Lot 6, this would be the Public Safety Building and a parking garage that would include office and retail. Public Safety Building would be squared off as you can see there and the proposed parking garage which will include parking and retail office space would be for 450 cars; office space at the bottom would be office space for Human Resources, Labor/Risk, IT offices, and certain potential partners and then we would have shell retail space. What that would do is, it would create the rectangle on the right would be the actual parking garage rectangle, the squared off building would be the new Public Safety Building. It does that for certain economies because the building is squared off, however there is no issue with the L-shaped piece of property right now. We received proposals from five different architectural firms and none of them said that our current site is not suitable for the building that we plan to do.

Mayor Cason: And the parking that you envision would be for policemen and firemen and employees basically right, who by and large don't live in the Gables and would have to drive so they need somewhere to park.

Assistant City Manager Iglesias: Those many cars would be for Fire and Police only.

Mayor Cason: OK.

City Manager Swanson-Rivenbark: And so that is not only a convenience to our employees, those employees many of the police officers are issued City police vehicles. Its also a matter of security because our nation has changed and we want to make sure that whatever we do with a new Public Safety Building that we have incorporated the best safety tactics, not only to serve our residents but also to serve our employees.

Mayor Cason: What I was thinking off was, as we move forward into the new Uber society and Lift and lots of new live, work places in the Gables, we assume fewer people would be using cars, but that wouldn't be relevant here because you still have employees driving their cars home if they are police and fire that don't live in the Gables, so you do need that parking.

Assistant City Manager Iglesias: Mr. Mayor we did additional programming, we looked at the building, looked at individual areas, area by area to cut the building down to what we actually need. We also reduced parking quite a bit because of that and because of project needs, so all that has been considered right now and what we've got is a very valued engineered building.

Commissioner Keon: Can I ask for some clarification Mayor?

Mayor Cason: Yes.

Commissioner Keon: You would include parking in the Public Safety Building for people working within the Public Safety Building, is that right?

Assistant City Manager Iglesias: That is correct.

Commissioner Keon: So the parking lot if we acquire the property, the parking in the adjacent lot would be public parking, would be a public parking garage.

Assistant City Manager Iglesias: It would be public parking, yes. There would be some office and retail below, with some office space and retail on the first two floors, yes. What we propose is 450 cars which would make up currently the site right now has 113 cars that would go away, this provides an additional 450 that will help the area.

Commissioner Keon: I don't want to get ahead of ourselves here, but one of the reasons I like this particular, the ability to try and acquire that land and build a public parking garage is as we go forth with our efforts in the North Gables and to develop the North Gables, we are going to the likelihood is that there will be some increase in density, I mean to the extent to which there is increase in density will be an issue before us at some time, but the likelihood is there will be some increase in density to allow for smaller units that are more affordable for people living maybe working in the downtown or young people or whatever, and also with the different to preserve the historic structures and different things, there is reduced parking related to them and we have always – I know since I've been on this Commission for four years almost, we have talked about having parking available for people at every remote location for residents particularly in the North Gables to have remote parking, because they may walk downtown to work and they may take the trolley to Publix or whatever, but because we don't have a real public transportation system that interconnects all of our cities and throughout our County, people still need a car until we really have a full scale public transportation system, people likely need cars and they'll go out at night, sometimes they'll use Uber and Lift, but for other things they like to have a car available to them, so we really do need some parking to help us as we look at plans for the redevelopment or for the preservation of the North Gables as a residential community and I don't know any place else that we might be able to capture that parking. So I hope that we'll keep that in mind as we go through this discussion.

Mayor Cason: I think that's a good point because we've been discussing in the North Gables Charrette everything we've been doing from bed and breakfast, a parking management plan and some off-site parking, so this would be...

Commissioner Keon: It could be the only opportunity that you have for off-site parking because there really isn't any other land there in the area or we haven't been able to identify other parcels of land that could be used for this purpose and I think the garage parking that is in the North Gables is at capacity and is really for the properties that they were designed for.

Commissioner Lago: I know that we are just starting this discussion and you are looking for guidance from the Commission. I'm a big proponent of this layout myself because what you are doing and I don't know the exact numbers, maybe you can give me more detail Mr. Assistant City Manager. In reference to the issue of real attention to detail and response times for the North Gables residents, I mean just by eliminating the fact that EMT and Fire Department and police officers who are housed at the current Public Safety Building don't have to cut through downtown probably eliminates significant time when you are responding to a North Gables area. What do you think the time constraints are?- a minute?- two minutes?- three minutes?- depending obviously if they don't catch the lights, but there is still traffic depending on the time of day, but its significant the savings.

Public Safety Director Fernandez: Putting the Public Safety Building for Fire; remember police are dispatched from their zones, so being a citizen really doesn't affect, but for Fire it's a big concern. There is probably from -- typically 90 percent of the time from Fire Station, being on the northern side of Miracle Mile does provide a better response time from the studies that we've done, but we do have a response gap in the northwest corner of the City as you are well aware, this puts it in closer proximity. As they navigate from 2801 Salzedo all the way through Miracle Mile, they are confronting some high density traffic and that could delay response one to two minutes that helps us.

Commissioner Lago: And when you talk about, the Manager mentioned the issue of its an ever evolving planet that we live on and there are obviously some issues that are occurring now that have been happening for the past few years and public safety has to be at utmost priority. So we haven't had that completely designated isolated area where our Fire and Police can park without being potentially exposed to the elements and I think that's going to be a significant change when hopefully we get this building off the ground. That one or two minutes makes a significant timeframe in reference to when somebody has a heart attack, when there is a fire, so I think that's incredibly beneficial, but when you talk about delays, even though we do have delays they can be better, hopefully this will deal with those delays in regards to response times. Our response times are still above and beyond the other communities, the neighboring communities. This is just us trying to do a little bit better than we always.

Mayor Cason: Not only this one, but what we decided earlier for the other Fire Stations down toward Sunrise, and that's a big component of our Class 1 certification, the response times, right?

Public Safety Director Fernandez: It certainly is Commissioner, they are definitely monitored. I want to be very, very clear and rest assured that we monitor our response times daily, I get a briefing every week and I want you to know that our average response time to -- our goal is to reach every call for fire rescue of within 8 minutes and we are exceeding that goal practically almost all the time.

Commissioner Lago: How does that compare on a local level?

Public Safety Director Fernandez: No, we are definitely exceeding the average response time of other departments. We are looking at a two-mile radius of a Fire Station, they are working very,

very hard, our Assistant Fire Chief monitors this on a daily basis, we call him the “General” that’s his nickname because he’s on top of all these issues, but I can guarantee you that at the very best of scenarios he is drilling down into the cab of the engine or the rescue...what causes a delay, not to put blame but to fix any problems that may obstruct more opportunity, get to that call as quickly as possible.

Mayor Cason: That’s why I think it makes sense this particular option, because it is in the north, traffic is only going to get over the next couple generations going to be worse, so anything that gets the response people closer to where the bulk of the people live which is in the North Gables, that’s where the density is the greatest, just make sense to me.

Commissioner Slesnick: If we annex Little Gables are you going to be needing another fire rescue truck or another fire engine?

Public Safety Director Fernandez: At this point, the studies that we’ve done, we believe with the resources available in the Fire Department we can manage that Little Gables area, but again it all depends on the call volumes that we experience through the annexation and we may have to come back and restudy, reassess additional tools that we may need. At this point we believe we are fine.

Commissioner Slesnick: You’re fine.

Mayor Cason: Go ahead.

Public Safety Director Fernandez: I’d like to transition now to provide you with an overview of a preliminary funding plan and I’d like to ask the Finance Director to come forward.

Finance Director Gomez: As previously mentioned, funding for the Public Safety Building and the new parking garage, potential new parking garage requires additional revenue. Staff is recommending a parking rate increase which we will plan to bring forward to the Commission for consideration at the November 15th meeting. This increase would be a citywide, system-wide increase and as the Manager mentioned though the increase to the Miracle Mile and Giralda streetscape areas would be suspended until those projects are completed. Other funding sources include available cash that we bulked up over the past few years in the budget for this purpose, County General Obligation Bonds, and City Impact Fees, all of which can be applied to this project.

Mayor Cason: And accounts receivable to be received,

Finance Director Gomez: That’s it. Additionally, the City is reviewing options for the sale of the current facility and depending on how that sale is handled a determination will be made as to how much debt would be required, but if the building is sold after the construction has started then a bridge loan would be necessary until the sale is implemented and a portion of the loan would be repaid with the proceeds; and if the City moves forward with the purchase of the land

and construction of the public parking garage, we will fund that with available City Impact Fees and Bonds, Municipal Bonds.

Mayor Cason: On November 15th could you give us an update on how our new parking rates compare to the rest of the County. Last time we discussed a couple of years ago, we were the lowest even with our 25 cent increase related to Miracle Mile, so it would be nice to have that just so people understand that we are not pricing ourselves out of the market, probably still will be the lowest.

Finance Director Gomez: I'm sure the Parking Director will be able to get that information for sure.

Commissioner Keon: We don't know yet what the parking fee increase is going to be, is that right?

Parking Director Kinney: We've been doing the background research right now. I can tell you that what we've found out so far is that if you go downtown Coral Gables the average first hour you park if you are north of Giralda its \$4.29, if you are south of Giralda its \$4.00, that's not what we are recommending and we are working on the resolution and where we want to place ourselves, but we believe we are a very effective area and not that we want to hit our market rate but we do think we are dramatically underpriced.

Mayor Cason: Again in the context of that study, it would be nice to know our valet rate. I just recently went downtown and it was \$35 for valet, so I think it would be nice to put – because that's the other option as well as the trolley for people to get around, just so people see where we fit in terms of prevailing practice in Miami-Dade.

Parking Director Kinney: Right. The only area I'm aware of that has a valet rate anywhere comparable to ours is Midtown and that's actually subsidized by a developer – so \$5 for valet you can't find that any place in the County.

Commissioner Keon: Its cheap.

Commissioner Keon: The Biltmore is \$20.

Public Safety Director Fernandez: Just to recap on what we presented to you today. Basically you've heard all of our scenarios, the recommendation from our point of view is that Lot 6, the "L" as we call it is a suitable location for the Public Safety Building, our ACM discussed that the firms that bid for the project have all eluded to the fact that it is suitable for it, and we believe that it will provide enhance and response time for fire rescue as well, and that's our recommendation for the Commission to consider. I'd like to pass it back to the City Manager for closing remarks.

City Manager Swanson-Rivenbark: The two scenarios we are pushing forward; one is build the program on Lot 6 for the public safety, but we also recognize that I think there are about 80 parking spaces in Lot 6 today that has permit as well as metered, mostly permit, correct?

Parking Director Kinney: There is actually just over 100, if you look at the possible sale of 2801 and the development of Lot 6, the parking system would lose just over 200 parking spaces, so we are losing a significant number of spaces, so some action to replace that is going to be necessary, this is one of the options, the garage.

City Manager Swanson-Rivenbark: And so in scenario 2, the property is not ours, we would have to enter into discussion with the adjacent property owner to see if we could reach agreement on the price. This process has taken longer than what we anticipated, but I did not want to come to the City Commission with any of our scenarios unless we knew we could pay for it in the long run. You have worked too hard to get us in a financially strong position, I did not want this project to jeopardize it. So now if the Commission is willing both on Lot 6, move forward with the Public Safety Building still coming back to you on multiple steps, but that we would also like the authorization to commence discussion with the adjacent property owner to see if we could reach an agreed upon price in order to move forward with Garage 7. You had already given us that authority, but this is too important a project, we want to come back to you, we wanted to understand what kind of development scenario we would be proposing, we believe a 450-car garage is appropriate, it anticipates growth like what Commissioner Keon was saying, and so we are asking that the Commission allow us to move forward with the scenario of constructing a Public Safety Building on the Lot 6 site, replacing that public parking on the adjacent site building more than is required for the future development, provided we are able to reach agreement with the adjacent property owner. This is not a forced sale, they have every right to develop that property as they wish, if we are able to reach agreement we think that that would be the best scenario for the City to pursue and we are asking your consideration.

Mayor Cason: Just for the record, both Fire and Police are they in favor of this?

Public Safety Director Fernandez: Yes. I have not heard any objections from anyone to go to this location.

City Manager Swanson-Rivenbark: Sir, if any time there is a substantial rain storm, I would invite you to go to see the...that has to be placed on the properties. I would invite you to look at the gym, the condition of it, that's so bad that it had to be relocated. We are doing this because we have such respect for our employees. It is time for us to have the type of facility that is state of the art...

Mayor Cason: I agree with that. I'm just wondering of the various scenarios, the one Lot 6 with perhaps the other property, is the one that makes sense to Fire and Police, a part from we want to move out of the old building.

City Manager Swanson-Rivenbark: I think they are very supportive of the concept of not having public parking in Public Safety Building and if it would be having a public parking garage that we can manage and control adjacent to them, I think they are very supportive of the concept.

Mayor Cason: OK. Do we have a motion to move forward with negotiations with adjacent property owners?

Commissioner Lago: But let me ask you a quick question, if you don't mind. I just want to kind of talk about this because we are talking about moving forward and I've had conversations I think with the City Manager in reference to, if we do move forward what if, and I don't want to waste time because I know how critical this is, is the property available?- are we going to enter in like a full-fledged discussion with why, what is the next step for the process?

City Manager Swanson-Rivenbark: Peter, I can answer that. We have a letter of intent ready to be sent. I did not want it sent without the Commission's authorization.

Commissioner Lago: No, I understand. You were very clear about that.

City Manager Swanson-Rivenbark: We have also set aside in cash the amount of money needed to purchase that property. So its not that we would have to go out and borrow money to purchase, we wanted to make sure that our Pro Formers, this is a significant investment that we would be able to be making the right recommendation to you. Yes, we are prepared with the Pro Formers; yes, we are prepared with a letter of intent; yes, we have the money set aside in our Capital Plan to purchase if we are able to reach agreement.

Commissioner Lago: You were 100 percent clear to me when we had this discussion yesterday and the day before. My concern is, is the property available? We've done our due diligence, you guys have done a spectacular presentation. The City had jumped through hoops to obviously address the concerns like Commissioner Keon mentioned about the parking, like I mentioned about the response times. My question is are we going to be able to what if that property is not available?- do we move in a direction of...

Commissioner Keon: We'll see.

Mayor Cason: Money talks so I guess we are going to find out.

Commissioner Lago: I asked you because there is a representative, happens to be a representative here that can tell us if the property is available or not for the seller.

City Manager Swanson-Rivenbark: I'm not sure that they can tell if its available because we haven't sat down with a letter of intent. We know that they are actively pursuing which is their right redevelopment on that site and we respect their right to redevelop it. I would say, is the property available?- I think that we need to have very serious and quick conversations with them because they've been very patient waiting for the City to make a decision as to which direction they want to go. If we are not able to reach it, we are moving forward with Lot 6.

Mayor Cason: Would you know by, would you expeditiously do this maybe by the 15th of November, will we know whether we are going to move forward.

Commissioner Keon: I would be ready just to move the issue, I'm sure that they can negotiate...

City Manager Swanson-Rivenbark: Here's the commitment on behalf of staff. If you all agree to allow us to pursue the scenario 2, we'll concurrently pursue scenario 1, we will issue a letter of intent this week.

Commissioner Lago: Can I just say one last thing. Like I mentioned before, staff has done an incredible job, I commend you, and I had a resident come up to me one time and said listen, you know we are going to be selling a City asset and I explained to potentially selling a City asset, excuse me, let me correct myself, and I was very clear, I said listen, in my opinion, this is my opinion, not the Commission's opinion and if you agree with me, great, if not that's fine, that's why we are having these discussions. I am of the proponent and you talked about four funding strategies up there, I'm a firm believer that I think we want to make sure to continue what sets Coral Gables a part, we have minimal debt in comparison to other municipalities and we have a great opportunity to build a first class facility that will address our issues in North Gables. I'm a proponent of trying to use the sale strategy to minimize how much debt or how much bonds, and again, we are going to raise money hopefully if the Commission approves it, via raising our parking fees which are the lowest I've seen around, people should take advantage of visiting the Mile as much as possible because valet and parking are incredibly low, but I want to make sure that my colleagues just think about the fact that since we can't really have these conversations outside of the dais that we should minimize the amount of debt that we have to incur and obviously the sale strategy could potentially be in our best interest.

Mayor Cason: And that's why we'll get to E-1 and E-2 if we pass it will make that discussion.

Commissioner Keon: I'll make the motion to move.

Mayor Cason: Commissioner Keon makes the motion, the second?

City Attorney Leen: Mr. Mayor did you close the public hearing.

Mayor Cason: This is not a public hearing on both, still a discussion.

City Attorney Leen: You are going to separate that out.

Commissioner Slesnick: To have the City move forward on investigating item 1 and 2, proposal 1 and 2.

Mayor Cason: Yes – have a discussion.

Commissioner Slesnick: Second.

Mayor Cason: Commissioner Slesnick seconds – City Clerk.

Commissioner Slesnick: Yes

Commissioner Keon: Yes

Commissioner Lago: Yes

Vice Mayor Quesada: Yes

Mayor Cason: Yes

(Vote: 5-0)

Mayor Cason: Then let's pick up related E-1 and E-2, City Attorney.

City Attorney Leen: Yes Mr. Mayor. So as mentioned before, Item E-1 and E-2 are the future land use map change and also the zoning change related to this particular piece of property and it's a public hearing item.

Mayor Cason: Do we have any speaker cards?

City Clerk Foeman: No Mr. Mayor.

Mayor Cason: None, so we'll close the public hearing – discussion. On Item E-1 do we have a motion? Commissioner Lago makes the motion – second?

Vice Mayor Quesada: Second.

Mayor Cason: Vice Mayor seconds – City Clerk.

Commissioner Keon: Was there an amendment to this item that it comes back, is it included in the item that it comes back to the Commission for review for development review?

City Manager Swanson-Rivenbark: Its up to the City Attorney where we insert that, whether it is at sale any redevelopment. We want you to see this is a significant site, we want you to see the site plan, we are taking care of the zoning, we are taking care of the land use, but we want to make sure that you are satisfied with the look and feel of the building, so whatever happens wherever the City Attorney believes it should be placed we want a condition redevelopment on a site plan before the City Commission.

City Attorney Leen: I would recommend that you make that a condition of a future sale, you could make it quasi-judicial and put it into this ordinance or you could retain full discretion so then your site plan is unlimited in any way, your site plan review, if you make it a condition that gives you the ability to approve it or not approve it as part of the sale, which means for example a party couldn't appeal your site plan decision. If you do it as a quasi-judicial matter as part of this, a party that is unhappy with whatever your decision is could appeal to the Circuit Court Appellate Division. If you want to retain full discretion like complete discretion then you would have the site plan review in a discretionary capacity be done as a condition of the sale.

Commissioner Keon: OK. Thank you.

Mayor Cason: In the future. OK. So we have Commissioner Lago made the motion, the Vice Mayor seconded – City Clerk.

Commissioner Lago: Yes
Vice Mayor Quesada: Yes
Commissioner Slesnick: Yes
Commissioner Keon: Yes
Mayor Cason: Yes
(Vote: 5-0)

Mayor Cason: And on E-2, do we have a motion?

Vice Mayor Quesada: So moved.

Mayor Cason: Vice Mayor makes the motion, second? – Commissioner Slesnick – City Clerk.

Vice Mayor Quesada: Yes
Commissioner Slesnick: Yes
Commissioner Keon: Yes
Commissioner Lago: Yes
Mayor Cason: Yes
(Vote: 5-0)

[End: 11:50:38 a.m.]