

**City of Coral Gables City Commission Meeting
Agenda Item C-1 and C-2
June 11, 2019
City Commission Chambers
405 Biltmore Way, Coral Gables, FL**

City Commission

**Mayor Raul Valdes-Fauli
Vice Mayor Vince Lago
Commissioner Jorge Fors, Jr.
Commissioner Pat Keon
Commissioner Michael Mena**

City Staff

**City Manager, Peter Iglesias
City Attorney, Miriam Ramos
City Clerk, Billy Urquia
Historic Preservation Officer, Dona Spain
Asset Manager, Zeida Sardinas
Planning and Zoning Director, Ramon Trias**

Public Speaker(s)

Agenda Items C-1 and C-2 [9:17:37 a.m.]

Mayor's Comments

C-1: Fink Studio Restoration Update

C-2: A discussion regarding incentives for parks in urban areas

Mayor Valdes-Fauli: Mayor's Comments – Fink Studio restoration update. Can I get an update?
Good morning.

Preservation Officer Spain: [Inaudible]...that wanted to scientific analysis of all the paints. We know what the original colors were, that portion of the building that's very spectacular. So, the result of that was an estimate of \$1.3 million dollars to do the City's portion of restoring the building. That does not include a tenant buildout. The same architectural firm presented the cost to doing an assessment to see what it would cost to do the tenant buildout, but part one of that takes them through the design-development and cost estimating, that's a \$25,810 fee; and then part

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two would be for the construction documents, and that would be approximately \$17,000 for architectural fees and then for consultants. So as far as restoring the building and doing the work to get a tenant in there, we are ready to go, other than the cost, other than the money. I have not worked on the terms for the lease, that's been handled by someone else.

Mayor Valdes-Fauli: Its been handled by someone else. But I'd like to see how we can expedite this and get it going actually.

Preservation Officer Spain: Well, I spoke with Anna, actually last night, and if we can get going on this part one, she'll help the design-development and cost estimating done by the last of August.

Mayor Valdes-Fauli: Can we do that? Can we get it going?

Preservation Officer Spain: That's not my call.

Mayor Valdes-Fauli: Who's call is it?- It's the City Manager's call.

City Manager Iglesias: We have this funding, it will be about \$1.5 million dollars assessment design through the structural assessment, so we think that it will be about \$1.5 million dollars, and then probably \$3 to \$400,000 for tenant buildout, so it would be about \$1.8 - \$1.9 million dollars. We currently are funding it in a three-year period, however, we needed some additional funds to go ahead if we want to bring it back.

Mayor Valdes-Fauli: And the additional funds would come partly from the southern command property.

City Manager Iglesias: That property, we think it would sell between \$1.5 and \$2 million, so with the current funding that we have, a little over \$400,000, it would be the \$1.9, we would need to do it in the current year.

Commissioner Mena: Didn't we do a resolution about that money?

Vice Mayor Lago: Yes.

Commissioner Keon: I thought we did. Didn't we allocate that to the Southern Command to hold money to the Public Safety Building and something else.

City Attorney Ramos: It was actually...plaza.

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Vice Mayor Lago: [Inaudible]...because some of the money that's designated from that project was going to be used for the new Public Safety Building.

Commissioner Keon: OK.

City Manager Iglesias: We have \$2.7 million dollars that was proffered on Agave on that project that can be used for art for the Public Safety Building, due to the fact that the Public Safety Building is twenty-two and-a-half million dollars, we are using it for the Public Safety Building, that portion. So, however we do the sale of the General's house, which is why we require additional fees.

Vice Mayor Lago: But we still passed a resolution stating that that money was going to be used for...I want to do both projects; and obviously, I know there's a shortfall, there's not enough money. But I think that we can, if we look under every stone, I think we could potentially find the money to do the Fink Building, which I think is incredibly important. For example, this is something that I just thought about that we pass a resolution to ensure, and I lead that charge and I want to take responsibility for that, because I'm the one that asked for it, so when you are going to say, but you are the one that asked for it, to use the money from the sale of the proceeds of the empty lot adjacent to Doctors Hospital, to use it for Art in Public Places. You know, I think that this is an incredible City asset, the Fink Building, I think its beautiful representation of the architecture that we value so much here in the City of Coral Gables and what we view as important in regard to historic preservation. I'm willing, if my colleagues are, to consider maybe getting a portion of that \$1.5 (million) from that sale and diverting it from going into the park and allowing it toward the Fink, a portion of it going toward the Fink. That way you make up some of the money and we can get this cultural asset rolling forward; and then we can find other opportunities, obviously to make up the other \$750,000. I just want to bring that up, because I think its opportunity, there is money there that's going to be allocated toward acquisition of parks. We already have a funding mechanism which is going to produce over \$22 million over the next ten years for parks acquisition, but I'd like to see maybe if we can jumpstart the \$1.5 million that we are short in regard to the Fink Building and we can use a portion of it come from the sale of that lot.

Mayor Valdes-Fauli: It's a very, very good suggestion.

Commissioner Keon: Isn't it more than \$1.4? I thought it was close to \$2 million.

Vice Mayor Lago: \$1.5 was what I was told by the City's contribution and then the TI was an additional.

Commissioner Mena: No, no, she's talking about the sale.
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Vice Mayor Lago: No, its \$3 million.

Commissioner Keon: That was \$3 million, but I thought that the restoration is about \$1.5, and I thought there was another \$350,000 that the City has to acquire for the buildout.

Vice Mayor Lago: My understanding was that the TI work, the interior work that needs to be done for the tenant was going to be paid for, and correct me if I'm wrong, is going to be paid for by the actual tenant.

Mayor Valdes-Fauli: By the tenant, yes.

Preservation Officer Spain: That was my understanding, but that document doesn't exist. You all passed a resolution to negotiate with CCE, but there isn't as far as I know an agreement with them as far as the lease.

Mayor Valdes-Fauli: Why don't we get this going.

Preservation Officer Spain: I would very much like to, at least get this started so we can start restoring the building. We need the money.

Vice Mayor Lago: I think it would be great because, if we go this route, we could address the issue with the art, which I think is the one for the downtown, we could address the issue, obviously with the Public Safety Building, which in my opinion, probably the most important thing that we are dealing with today; and also address the historic preservation of the Fink Building.

Mayor Valdes-Fauli: Right.

Vice Mayor Lago: But I just want to bring it up as a discussion point to see what the temperature was.

Preservation Officer Spain: Well you know, one of the whereas in our Art in Public Places ordinance is to restore a historic building. I mean if a developer wanted to do a building, they could use that as their contribution to the Art in Public Places, and so the City could do the same.

Mayor Valdes-Fauli: Do I hear a motion for us to get started.

Commissioner Keon: I'd like to have things clarified before we make a motion.

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City Manager Iglesias: Let me just clarify something with the \$3 million for the site at Doctors Hospital. We've had some issues on the actual site and some issues where there is a difference between the plat and the actual condition, and we are trying to work that out with the City Attorney's Office right now. So that sale may or may not happen depending on that. So, I just want to say that the sale is not for sure right now until...

City Attorney Ramos: There is also a title issue that needs to be cleaned up.

Vice Mayor Lago: Do you think that would hinder the sale eventually or...?

City Attorney Ramos: It just may take longer than we anticipated. Aside from the plat issue there was the property was conveyed from the Merrick Coral Rock company, I believe, in the 1920's and there is a gap in title there that needs to be fixed. So, we need a quiet title action. We are working through all that. That all came up in the last week, but it may take longer than anticipated.

Mayor Valdes-Fauli: We are all in favor of the sale. Its just a matter of identifying the property.

Commissioner Keon: Yes, they'll work that out. It will take some time.

City Manager Iglesias: There is a complication with the plat where the property that they are looking for is not the same as what we have right now. We have additional properties because the Coral Gables Waterway was not dug for the plat. So, it's a little complicated right now and we are trying to give them enough property to make that work. That's what we are working with them now.

Mayor Valdes-Fauli: We also have with the Southern Command property, they have to invest some money. I was told that the property was in such deteriorated filthy condition that we have to spend \$20-\$30,000 to clean it up. That to me is unbelievable, but that's the case at Southern Command, we let it deteriorate so much that we have to spend money to bring it up to cleanliness.

Commissioner Keon: I'm sorry, I wanted to finish with the clarification I asked for with regard to the sale. So, we'll use the money from the sale of that lot once the title is cleaned up and everything, so the money is available to do it. Its my understanding that we were going to pay for the buildout and the tenant would pay us back in rent for a period of time.

Mayor Valdes-Fauli: That's correct.

Preservation Officer Spain: That's what the discussions are thus far have talked about.

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Mayor Valdes-Fauli: The tenant will pay us back, number one, will pay us rent; and number two, yes, they will pay us in addition to that, pay us back for the buildout.

Commissioner Keon: OK. But its over a period of time. Its not upfront. So, what we'll need is the full almost \$2 million to be able to do the buildout and have the tenant move in.

Preservation Officer Spain: And it makes sense to hire the same architectural firm and the contractor to do our portion plus the tenant portion, so it will be cost efficient.

Commissioner Keon: So, we need a \$2 million-dollar allocation to buildout or to restore and to buildout the Fink Building.

Preservation Officer Spain: Yes. I believe so.

Commissioner Keon: Is that about right?- because I want to make sure we know that we don't come back to have to amend the allocation or whatever. We know what we are going to – we are going to upfront the renovation...

Preservation Officer Spain: Right – the exterior and interior.

Commissioner Keon: And interior – they'll pay it back over some period of time that you'll negotiate and the one thing that we were pretty insistent on is that it was market rate rent. Now have you determined what market rate rent is for that?

Preservation Officer Spain: Its not me, but someone knows that.

Commissioner Keon: Who is that someone?

Preservation Officer Spain: She's coming.

Ms. Sardinas: Good morning Mr. Mayor, good morning Commissioners. Yes. I ran several reports yesterday to look. So, we are thinking anywhere between \$35 and \$40 a square foot, would be market rent for that area right now. That all depends on lease terms and what we decide to do, everything is different when you come down to actually negotiating and drafting a lease.

Vice Mayor Lago: Would they take the entire building?

Ms. Sardinas: Yes.

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Vice Mayor Lago: It's a pretty significant building.

Ms. Sardinas: It is.

Vice Mayor Lago: So, you are talking about...

Ms. Sardinas: It has challenges also – the parking and so on and so forth, so we have to take that into consideration when we negotiate with them.

Vice Mayor Lago: The reason why I bring that up is because we are going to be charging, if the City is going to be charging \$35 to \$40 a foot, we've been inside the building, the building is a hodge-podge of rooms and its pretty broken up. And I'm pretty sure that the individual to your left is not going to allow us to start blowing out walls so that we could build bigger offices.

Preservation Officer Spain: Actually, that's very interesting, because the design that George Hernandez did for them – there used to be a very large drafting room and it brings that back and then the support is on the sides. I'm thrilled with the tenant buildout.

Vice Mayor Lago: But the reason why I bring that up is, I think that \$35-\$40 is great, it's a good goal to have, but it's a pretty large building. I think this is a great tenant that the Mayor brought us, and I think its going to be a great opportunity to really bring, inject a lot more culture into the downtown. So, I think if we can get that money, I think its great; and if its \$2 million dollars, listen, I don't have an issue taking a step back if my colleagues are willing to move in regards to the resolution that we did on the sale on that lot and we can redirect some of those monies towards the renovation of the Fink Studio, but I think it would be great.

City Manager Iglesias: Mayor, may I suggest that if you want to do this as quickly as possible, we can look at appropriating \$1.5 million from either – we currently had about \$400,000, so we would need \$1.5 million to complete the project. We could appropriate it either from the sale of the General's house or the sale of the Doctors Hospital property, whichever occurs first. Then that delta could be used.

Vice Mayor Lago: What I want to make sure is that we had a resolution in place, that it was going to go for art, and I see a value and I think my colleagues do also, in ensuring that we put together a beautiful art program at the plaza, which is what the intended use for. I want to make sure that if we are going to take \$1.5 from the sale of the lot at Doctors or \$2 million from the sale at Doctors, excuse me, let me correct myself, that we provide the necessary funds for the arts acquisition as a result of the plaza construction. I don't want to then say, OK, we are short on money let's hit him again, because we had a resolution here on the floor that said that money was going to be used for

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art. I know that the Public Safety Building which is going incredibly well, I know it needs the money. So, there's three different situations that we have, and we want to feed all of those situations, but let's not come back to the trough later and say there's no money when we have already taken almost \$2 million dollars of money away from. You agree with that or...

Mayor Valdes-Fauli: No, no, I agree. But I would like to follow the City Manager's instructions and get this going now and the money will come. We have resources. The problem with the Doctors Hospital lot is one of identifying the right boundaries of that property, everybody is willing to buy it and sell it. And on the General's house we have some difficulty in selling it and then we have to clean it up first, but that money is there, and it will come, and it will be two months, three months, one month.

City Manager Iglesias: And Mayor if you want to do it quickly then we could take the \$1.5 coming from whichever source is available first.

Vice Mayor Lago: That's fine.

City Manager Iglesias: And then the \$2.7 has been allocated for the Public Safety Building.

Vice Mayor Lago: I just want the support of my colleagues that if we are going to amend the resolution that we made in reference to the sale of the property in front of Doctors and that's going to go to parks, at least when the other sale occurs, either it be the house or the lot in front of Doctors that that portion goes to the arts, which is what the intended.

City Manager Iglesias: We have two pieces of property that we are selling. Those two pieces of property, \$1.5 goes to the Fink Studio and the rest, the delta of that would go to art.

Mayor Valdes-Fauli: OK.

City Manager Iglesias: Whichever one sells first goes to Fink if you want to do Fink as quickly as possible.

Mayor Valdes-Fauli: Yes.

Commissioner Keon: But how long will it take before you do, by the time you do the drawings, you do the plans...

Preservation Officer Spain: Well we need to find out what the tenant buildout is. If we can get started now that would be by August, and then after that...

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Mayor Valdes-Fauli: Get started now is my point – yes.

Preservation Officer Spain: OK. Then get started now.

City Manager Iglesias: We have enough money in the budget that we can start with the design process now, so it allows us that time to take care of – to sell each one of those properties.

Commissioner Keon: I understand that, but to begin the construction, it will be what?

Preservation Officer Spain: Well they need to do the construction documents.

Commissioner Keon: You are not going to start till the first of the year anyway.

Preservation Officer Spain: No.

Vice Mayor Lago: I highly doubt that.

Commissioner Keon: Yes. You are not going to start till the first of the year anyway.

Vice Mayor Lago: The design is going to take at a minimum – first they are going to do the analysis, that’s going to take probably a month to two months to prepare. They are going to produce an actual proposal for the design documents, what are those design documents, sit down with staff. Probably the design documents on a building this sensitive and of this magnitude and I’m not talking about the size, I’m talking about just the quality of the building what’s required. Its going to take at least four to six months to produce these design documents.

Commissioner Keon: We have time.

Vice Mayor Lago: And then you have to put them through the permitting process, that will take a few months from that and then the construction probably won’t start, to be honest with you, I’m going to say a year.

City Attorney Ramos: Perhaps we can have a resolution directing us to start the design process with the money we currently have and then we can bring it back in a couple of months, by then one of the properties should have sold and then we can have a more robust discussion.

Vice Mayor Lago: So moved.

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Mayor Valdes-Fauli: Is there a second?

Commissioner Keon: I'll second it. Its for \$2 million dollars, is that right?

Vice Mayor Lago: Its for \$2 million dollars – yes. Its for \$2 million dollars.

Mayor Valdes-Fauli: Will you call the roll please.

Vice Mayor Lago: As a matter of fact, I'll even clarify this. Its for \$2 million dollars as Commissioner Keon stated. I was incorrect. I thought it was for \$1.5 million dollars and I thought that the tenant was going to pay upfront, the other \$400 to \$500,000 is going to be paid over the life of the agreement, which again, hasn't been defined yet, correct? The life hasn't been 15-30 years?

Preservation Officer Spain: No. That has to come back to you.

Vice Mayor Lago: So that's still ambiguous, its still up in the air.

City Attorney Ramos: Someone move the resolution.

Vice Mayor Lago: So moved.

Commissioner Keon: We did. I seconded it. Its pending the agreement.

Mayor Valdes-Fauli: Will you call the roll please.

Commissioner Fors: Yes

Commissioner Keon: Yes

Vice Mayor Lago: Yes

Commissioner Mena: Yes

Mayor Valdes-Fauli: Yes

(Vote: 5-0)

Preservation Officer Spain: Thank you very much. I really appreciate this. I've been wanting to do this for some time. I may not be able to be up here talking about the Fink Building again, because I'm slated to retire. I would very much like my office to handle the construction and Peter and I can talk about that, but its basically a restoration and its important that they stay involved, so I'd like them to be assigned. I haven't talked about it with my staff, but I think its appropriate other than having Public Works.

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Commissioner Keon: That's the Manager's decision. He can do that.

Preservation Officer Spain: I just want it on the record that I wanted that.

Mayor Valdes-Fauli: Thank you very much.

Preservation Officer Spain: Thank you. Thank you very much.

[End: 9:35:42 a.m.]

C-2

Mayor Valdes-Fauli: Next item is a discussion regarding incentives for parks in urban areas. And this more than incentives for parks, its incentives for green space around buildings, put trees around buildings. And I think it's worth it for us to bargain, for us to compromise, for us to allow variances for owners when they agree to have green space around the buildings, to have big trees around the buildings. For example, to add one floor from seven stories to eight stories when they agree, when they are in agreement to add green space around the building or to add trees, to add mature plants around buildings. I think that one story doesn't realize its there, but everybody realizes they have trees in this green space. So, I would like to encourage you to keep that in mind that we are very, I think, or I am, and I think the Commission is too, I know the Vice Mayor is, in further of green space and allowing, not necessarily variances, but concessions for us to obtain this street level, not second story, not third story, street level green space. Vice Mayor you want to address this?

Vice Mayor Lago: No, I agree. I agree wholeheartedly with you. I profered a piece of legislation two meetings ago that was adopted unanimously by the Commission, which basically discussed open space. I know we are talking about green space here, but I think that goes hand-in-hand with open space. I think that there is a direct correlation between green space, quality of life, property values. The last thing we want to see is having properties that are abutting each other setback to setback, it's a concrete jungle. Even in the downtown I don't think that's beneficial for the residents and the individuals that come and visit our City every single day that swells from over 50,000 residents to over 100,000 individuals during peak hours of the day. So, I think there has to be an opportunity. We have to think outside the box. What I want to be careful is, I want to incentivize developers who come here. We have to be upfront. This is something that I think that all of us on this Commission struggle with when we talk to residents and we tell them, would you prefer to see a building that's setback to setback?- or would you prefer to see a building that maybe we give them an incentive in regards to an additional floor, some additional intensity and density, so they can provide a portion of their first floor square footage to an amenity that is not only beneficial for the residents that live or the office users in that building, but for the entire community as-a-whole.

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So that's one thing that I think is important and I'd like to see that, and I think that's something that you and I have discussed on multiple occasions and I think there's an opportunity to do that.

Planning and Zoning Director Trias: Mayor and Vice Mayor, you will have an opportunity to talk about these issues on June 24th. The City Manager's office has scheduled a workshop to deal with open space and downtown issues, so you will have the consultant Elizabeth Plater Zybert and staff to be able to help you go through those issues and decide on policy, because as you know they are very complex. That's coming up and its very timely.

Mayor Valdes-Fauli: I know. The specifics are coming up, but we just want to send a message from the Commission that we are very much in favor of concessions in order to ensure that green space on the ground level, ground floor, and we are very much in favor of that.

Commissioner Mena: I want to be a little careful with how that's expressed. We have a code which requires a certain amount of green space, which was recently amended. Its like any other project, if you are going to proffer more green space then maybe there's some negotiation to be had on other issues, but I don't want to give the misimpression that we are looking to make concessions for you to have the amount of green space that is currently required by the code. If you are going to do something more significant than that then, yes, I think we would all do a discussion if its above and beyond.

City Manager Iglesias: I believe Commissioner that is the intent. The intent is to proffer beyond.

Vice Mayor Lago: What I would love to see all and just want to answer Commissioner Mena's comments. I'd love to see, if a project is coming before the Commission and they could show maybe two examples. If they were to build it as-of-right and if they were to build it where if they had a little sliver of green space or a portion of the first floor would be green space, how would that affect the project. What would they need and what would be the additional cost? That's my – that's the nexus that I would like to find between the discussion that we are having now. That way we can be very upfront and not just give bonuses that are given here on the floor here without seeing actual benefits, in my opinion.

Commissioner Mena: That's right. I agree with you. Again, I want to be really careful. Don't come and ask for a concession in exchange for giving us the green space that you are required to have already.

Mayor Valdes-Fauli: That is not the intent at all.

Commissioner Mena: So, I just want to make sure that's very clear. If you are going to come with more and then something very significant, like any other proffer. It doesn't necessarily have to be green space, it could be something else you are proffering that's a public benefit and we are willing to have that discussion.

City Manager Iglesias: Commissioner that's our intention. You have to provide per the zoning code, is what you have to provide, it would be anything additional to that, that will have sufficient public benefit to merit that.

Commissioner Keon: I would like us to have some consideration for – considering allowing additional whatever, anything additional at some site. In the North Gables, we already increased the density from 50 to 100 units per acre. I would like to be careful in how much more density we add until we see what comes out of the density that we already currently have or have allowed, because we really haven't seen. We have a couple projects that are in the pipeline, but we really haven't seen it on the street, so I want to be careful as to how we increase density. I don't have a problem giving some incentive or some additional bonus of whatever sort we may determine, for an amenity, but its not like a sliver, its not a sliver. If you are going to provide a park, I know the one, the particular one that's up on east Ponce, we gave them a little bit more, I think we gave them additional height, but it was for a park that was open to the public, but it's a park that's open to the public from dawn to dusk. If they want to provide a public park, what we consider a park. It got to have some amount of some parameters as to what the square footage is, its not you know, a 10 by 20-foot parcel. You define it.

Planning and Zoning Director Trias: One of the topics that Elizabeth Plater Zybert wants to discuss is the design parameters for open space, exactly what you are saying.

Commissioner Keon: So, I want to know it's a significant space. I want to know it's a public space that is open from dawn to dusk. I want to know its like a park-like space or whatever else.

Mayor Valdes-Fauli: That's for us to decide when it comes before us.

Commissioner Keon: You know what, I want it to be very clear to developers and to architects if they come forward before they spin their wheels and spend all that time and money that, that's not what we are talking about. We are talking about defined spaces that are worthy of bonuses.

Commissioner Fors: I also think, and we'll discuss at the workshop that this Commission obviously wants more green space in our developments, as do the residents. At some point we have to take a look closely at whether we are finding ourselves having to make concessions to get the amount of green space we want and ask ourselves the question of whether our green space requirements to

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begin with need to be looked at again, if we are being forced to pay concessions each time in order to get to where we want to be.

Mayor Valdes-Fauli: No, no, that's not the intent of this at all. The intent is for staff to consider to be flexible in giving concessions in exchange for significant green space, but that will come before us and we'll decide whether its worth it or not or whatever. This is just the message.

Commissioner Keon: Right – but we'll have the design parameters in place before we start the process.

Vice Mayor Lago: I want to answer some of Commissioner Keon's comments in regard to my use of the word sliver. So, the reason why I used the word sliver, when you have a project that's confined to a lot and you can build...

Commissioner Keon: I'm sorry, I thought it was Ramon that said sliver.

Vice Mayor Lago: From setback to setback, I want to be very careful. The goal, my goal, and I think the Commission's goal, I think my colleagues are very interested in open space, is opportunity to have a project where you have one development that's occurring currently and in the future the adjacent parcel could be redeveloped and request or require that the project that's being built right now, you know the abutting property be allowed to remain green space and when the adjacent parcel is being developed, those two parcels are joined to have a pretty significant swath or sliver of green space. But that comes at a cost, because the developer is going to tell you, OK, well I need to move that density and intensity on top of the building or I need to find a place to put that, because I'm losing that space as a result – its resulting in less turning radius for my parking, those are things that are all going to be considered. When we talk about the North Gables, yes, we rezoned the North Gables and we allowed for increase in density. I wrote a no on that. We went from 50 units to 100 units, we doubled the density. The bigger problem that I see that we are having is that we are seeing projects come before the Commission that after this rezoning occurred, what?- a year and-a-half ago...

Planning and Zoning Director Trias: More or less.

Vice Mayor Lago: More or less – I want to get it correct, I want to make sure it comes from you. We doubled the zoning, which I thought was a little too drastic, in my opinion.

Mayor Valdes-Fauli: We passed that.

Vice Mayor Lago: That's fine. We passed it. But now we are seeing developers who are coming and saying 100 units an acre is not enough. Now we need 125. So, what was the point, or 120, and I've sat down with multiple developers who are telling me, and I know you are encountering that because you and I have spoken to that. So, if we are going to give, and this goes to Commissioner Mena's comments, if you are going to give these concessions or you are going to say, hey listen, we want green space, we just passed legislation that requires a certain amount of percentage of open space; open space and green space are completely different. Open space can be defined as permeable pavers, can be defined as open plazas. What we really try to do is make sure that we advocate on behalf of having lush gardens, having beautiful green space, but if you are already providing this additional density, like we did a year and-a-half ago, developers are going to take every opportunity to build. So, what do they have to do?- they have to go vertical. So that's where the conversation has to be. Are we going to allow an additional floor than what's allowed in the code?- are we going to incentivize people to move more vertical so we can have on the ground floor a more lush appealing community?- that's something that I think we'll discuss at the workshop, but that's what I think as we talk about green space, that's what I think our community should be. I think our community should be lush gardens, should be open space, so when people are walking from building to building its not a concrete jungle. So, I don't think anybody can notice if you look at a building and say hey, that's nine floors versus actually being eight floors. Its very difficult unless you sit there, and you count every single floor.

Planning and Zoning Director Trias: The request that I've seen recently deal with extra height and extra density; and what happens is, as you know, the comp plan limits density and also limits height. So, unless the Commission changes those rules, there is only so much flexibility that you have.

City Manager Iglesias: Also, when you are designing a building and you remove space from the ground floor, there are constraints in that, in the design. So, if we have a reasonable amount of green space, or reasonable amount of open space in our zoning criteria, and then we look at additional height, as you said, Vice Mayor or additional density, or a vertical move, so that that would increase the actual green space. That's what we are talking about. We are looking at whether you can tell a difference of 89 stories, which you probably can't really. For something significant, something that has enough public value to make that happen. So, we have to be careful and this is in response to Commissioner Fors, we just have to be careful that we don't include so much that we really restrict the building. So, if you look at a reasonable criterion for open and green space at the ground floor, and then look at additional green space as something that they would have to proffer, and it would have to be worthwhile versus whatever density or height increases.

Mayor Valdes-Fauli: We are not approving anything, we are just asking staff to be aware and to be conscience of concessions. We are not talking about adding floors or changing the code or

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anything and I'd like to move on, if that's possible, the message I think will be taken, but we are not approving anything that they are not entitled to.

Planning and Zoning Director Trias: My recommendation is on the 24th you have a chance to set policy and this person is one of the best consultants around, so that would be the right time, I think.

City Manager Iglesias: Yes. I think the message is very clear.

Mayor Valdes-Fauli: Thank you very much.

[End: 9:49:51 a.m.]