

City of Coral Gables City Commission Meeting
Agenda Item G-10
August 22, 2023
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Vince Lago

Vice Mayor Rhonda Anderson

Commissioner Melissa Castro

Commissioner Ariel Fernandez

Commissioner Kirk Menendez

City Staff

City Attorney, Cristina Suárez

City Manager, Peter Iglesias

City Clerk, Billy Urquia

Public Speaker(s)

Wayne “Chip” Withers

Maria Cruz

Agenda Item G-10 [4:14 p.m.]

A Resolution of the City Commission removing Claudia Miro from the Planning and Zoning Board and appointing Wayne “Chip” Withers (Nominated by Vice Mayor Anderson) to serve as a member of the Planning and Zoning Board, for the remainder of the current term, which began on June 1, 2023 and continues through May 31, 2025.

Mayor Lago: Commissioner Withers, G-10.

City Attorney Suárez: Mayor, there’s been a change to this item. Mayor, there’s been a change to this item. The title now reads “A resolution of the City Commission appointing Wayne ‘Chip’

City Commission Meeting

August 22, 2023

Agenda Item G-10 - A Resolution of the City Commission removing Claudia Miro from the Planning and Zoning Board and appointing Wayne “Chip” Withers (Nominated by Vice Chair Anderson) to serve as a member of the Planning and Zoning Board, for the remainder of the current term, which began on June 1, 2023 and continues through May 31, 2025.

Withers, nominated by Vice Mayor Anderson, to serve as a member of the Planning and Zoning Board for the remainder of the current term,” which will began on June 1st and continues through May 31st, 2025.

Mayor Lago: Okay.

Vice Chair Anderson: Mayor, I’d like to give Mr. Withers an opportunity to address the full Commission.

Mayor Lago: Commissioner Withers, please join us.

Wayne “Chip” Withers: Thank you very much. Should I wait for Commissioner Menendez to return? I think so.

Vice Chair Anderson: Yes, I guess so. I’m sorry. I didn’t realize he slipped out of the room on us.

Mayor Lago: I didn’t catch him either.

Mr. Withers: We can talk about sea level rise or...

Mayor Lago: So, let’s do -- let’s do -- please give me one second, and we’ll do the City Manager items, H-1, a simple grant.

[Later...]

Mayor Lago: Moving on to G-10, coming back to G-10, please.

Vice Chair Anderson: That was a great presentation.

Mayor Lago: Thank you.

Mr. Withers: Again, Chip Withers, 1104 Hardee Road, Coral Gables, Florida. Thank you very much for allowing me the opportunity. Good afternoon, Mr. Mayor, Vice Mayor, Commissioners, City Clerk, City Attorney, and City Manager. I first want to thank you for allowing me the opportunity to be put up for this nomination. It means a lot. I think it’s a very serious position in the City, probably other than the Commission itself, probably one of the more important boards in the City because it directly impacts every resident in Coral Gables. I know you have a ram packed agenda later on, so I’m just going to be very brief. And it’s been a difficult couple of days for me, trying to stay above the fray and above the insua -- insu -- insin -- whatever it is, the word.

Vice Chair Anderson: The insinuation.

Mr. Withers: The insinuation, okay. The -- after serving over 30 years in this City, in one way or the other, whether it be on a Code Enforcement Board, I think my very first board was the Coral Gables Youth Center Board. I did some time on the Economic Development Board, Board of Adjustment, served twice now on the Planning and Zoning Board, then 20 years as a Commissioner. I was never labeled as an individual that did not put residents first and neighborhoods first, never. In fact, when I left the Commission, I immediately joined my neighborhood board and supported them in two projects that I supported them at the Commission meeting speaking against the projects. I ran for election and made it one of my campaign issues against these two projects. And probably, maybe not as important, I supported hiring legal representation for the neighbors out of my pocket, out of my wallet, in the amount of thousands of dollars. So, I took it a little personal when someone said that there's this big pro-developer guy and he's going to be a floor mat for developers. That's just simply not true. And my record is wide open. I'll answer any questions that you might have regarding that, any specific vote I had, any specific case I had. I'm open to questions and see what you -- see how you feel. But I do really much appreciate this opportunity. I will take it very seriously, and I thank you for the opportunity.

Vice Chair Anderson: So, a couple questions. You mentioned that you supported the neighborhood group in opposing a project. Which project was that?

Mr. Withers: Well, there were two of them. There was the Paseo project, which is where the old Holiday Inn was on US-1, and a lot of heated meetings at our neighborhood meetings. The other was the project on Monza, on the park across from Publix. It was a housing project or apartment project. So, both of those were on the radar of the neighborhood group of which I was a member of.

Vice Chair Anderson: Okay. How many thousands of dollars did you contribute to the defense fund or -- how -- I don't (INAUDIBLE).

Mr. Withers: Well, considering my wife is probably watching this, I'd rather not say. No, it was well in excess of \$10,000.

Vice Chair Anderson: Okay. And --

Mr. Withers: And it was for Tucker Gibson, who was the attorney that was representing the neighbors.

Vice Chair Anderson: Right. I was familiar with Tucker Gibson. He, in fact, when I was one of those residents opposing on that side of the podium, opposing certain projects, working to modify projects to the liking of the residents in my neighborhood, Tucker Gibson was there side by side representing other neighborhood groups. In fact, he was the one that assisted with the project across on Le Jeune and the neighborhood association formed directly south of here that I was a member of that ensured that we got, you know, traffic calming put in and had the developer pay

for those things and got some modifications to the building as much as we could. So, any other member of the Commission has any questions for Mr. Withers, now would be a great opportunity for you to ask.

Commissioner Fernandez: I think that my comments speak for themselves. I do believe your votes have been mostly pro-development or pro-overdevelopment.

Mr. Withers: I'm sorry?

Commissioner Fernandez: I do believe your votes have been pro-overdevelopment over the last two years.

Mr. Withers: Which votes?

Commissioner Fernandez: Well, let's start by the vote for the Abbracci parking lot when you voted to upzone that to an MX3.

Mr. Withers: Abbracci parking lot?

Commissioner Fernandez: Correct. You don't remember that one?

Mr. Withers: I mean, I know the area well and I think they...

Commissioner Fernandez: It actually came up and it didn't even have a site plan, which was required.

Mr. Withers: I don't remember that.

Commissioner Fernandez: I mean, we don't need to get into the (INAUDIBLE).

Mr. Withers: I would like to know, though. I really would, Ariel, because I do not remember that vote without a second.

Commissioner Fernandez: I can send you the document that the Clerk shared...

Mr. Withers: Okay.

Commissioner Fernandez: With a voting record, and there is a stark difference between your voting record and the person you're replacing.

Mr. Withers: I'm sorry, what?

Commissioner Fernandez: There is a stark difference between the voting record between your voting record and the person you are replacing, as far as development questions have come.

Mr. Withers: I don't know.

Commissioner Fernandez: That's what...

Mr. Withers: She wasn't -- unfortunately, I don't remember her votes that much.

Commissioner Fernandez: Okay. So, that's -- those are my comments on this issue. I -- you know, it's...

Mr. Withers: So it's that one vote?

Commissioner Fernandez: There are numerous others.

Mr. Withers: What are the others?

Commissioner Fernandez: I can give you the list. Mr. Clerk, would you be able to send him the list that you sent me?

City Clerk Urquia: Absolutely.

Commissioner Fernandez: Thank you.

Mr. Withers: I mean, if you want to review them now, I'll go over each one with you.

Commissioner Fernandez: I think it's on the jump drive. I think you gave it to me in a jump drive because it was a large file.

Mayor Lago: Do you have that list, Mr. Clerk?

City Clerk Urquia: I can get it for the Commission.

Vice Chair Anderson: Sure.

Commissioner Fernandez: If you could share it with everybody, I'd appreciate it.

Mayor Lago: I just think that, you know...

Mr. Withers: No, I'd like to know. And in the Abbracci vote, I honestly don't remember the upzone there. I know that every piece of property in that area, I don't think it was higher or more denser than any other piece of property that was already located, was it?

Commissioner Fernandez: But that was zoned MX2.

Mr. Withers: No, no, but I'm asking...

Commissioner Fernandez: And the corner lot was zoned MX1.

Mr. Withers: No, no, but how does it compare to all the surrounding properties? Was that a hole in the donut that was left to be zoned up?

Commissioner Fernandez: It is...

Mr. Withers: What is the zoning on the -- all the other buildings north, south, east, and west?

Commissioner Fernandez: I believe there's MX3 to the north of it, and to the south is Miracle Mile.

Mr. Withers: South is what?

Commissioner Fernandez: Miracle Mile. So, that's behind...

Mr. Withers: Okay, so you're talking about...

Commissioner Fernandez: Seasons 52.

Mr. Withers: You're talk -- okay. So, you're talking about the vote that was the City Manager and the City of Coral Gables was the sponsor of the vote.

Commissioner Fernandez: Correct.

Mr. Withers: And the reason for doing that was to secure the position so that there were three or four other lot owners if I remember as part of that property and it put the City in the position to be the number one lead in negotiating the development of that property. Is that not...?

City Manager Iglesias: That is correct.

Mr. Withers: So, it was a vote to save the City's opportunity to manage what they want to do with building on that lot. Do you understand that?

Commissioner Fernandez: And it's an upzoning of the lot.

Mr. Withers: No, but that's not what I'm saying. Do you understand that the reason we did that was to put the City in the position to be the lead negotiator on the development of that lot in the future because there were four, I think, property holders?

City Manager Iglesias: It was two property holders, but the properties were (INAUDIBLE)...

Mr. Withers: It was split out.

(MULTIPLE PARTIES SPEAKING IN UNISON)

Commissioner Fernandez: (INAUDIBLE) because we're upzoning what is currently a parking lot.

Mr. Withers: No, no, but wait. Let's get back to that. It was a strategical move to keep the City in the main position to manage the development of that property. It was a business move.

Commissioner Fernandez: I was elected by residents to uphold the zoning code.

Mr. Withers: Okay, well, then...

Commissioner Fernandez: That vote did not uphold the zoning code. So, your predecessor on this...

Mr. Withers: No, I understand. I understand but...

Commissioner Fernandez: Your predecessor on this vote did vote against that project.

Mr. Withers: Okay.

Mayor Lago: You understand -- but you do...

Vice Chair Anderson: There was no project.

Mayor Lago: But you do understand -- again, I wish I had his voting record. You have voted on one project that came before us and that project was not in the zoning code. It was outside of the zoning code. There were adjustments that were made for that project. It did not fit perfectly in the zoning code. There were changes that were made in regards to the setback and there were issues that were adjusted to make the project even better.

Commissioner Fernandez: Correct.

Mayor Lago: You're never going to find a project that is perfect because, at the end of the day, it doesn't exist. So, I think that Mr. Withers, who has an extensive amount of knowledge -- I'm

going to go in a different route. I think this is where we differ significantly and that is I didn't support you when you ran for office.

Mr. Withers: Yeah, I remember.

Mayor Lago: I actually didn't support you and you and I have a great relationship.

Mr. Withers: Right.

Mayor Lago: You know, I think people fail to understand the caliber of the individual that we had before us and that we're not always going to agree on every single issue. And this idea that residents elected me to do this and residents elected me to do that, it's not real. You can't get every single -- you can't get every single thing right. You have to vote your conscience. If not, you're not really voting who you are. You're a person who has gotten involved in every philanthropic organization in this community. You have donated, if not hundreds of thousands, millions of dollars to this community, okay. You think I'm going to hang my decision whether you're capable to be on the Planning and Zoning Board on one vote? I hope they don't judge me like that in the future because I like to be judged on the totality of my resume. And I think that that is the true measure of a person's career, not whether they voted on one thing or another, whether -- by the way, when Salerno was here, he up-zoned the two parking garages -- the two parking lots in Andalusia. Why? To put the City in the best driving position in the future, so that when it did come before the Commission for renegotiation or for a new project, the City had all the tools at its disposal to take advantage of that. Mr. Manager, am I correct?

City Manager Iglesias: I would like to talk about that project if I may.

Mayor Lago: But am I correct?

City Manager Iglesias: Because -- yes.

City Attorney Suárez: Mr. Manager, there was no project that was presented to the Planning and Zoning Board. There was a legislative change and so...

City Manager Iglesias: I am very -- excuse me. I always say project. I'm used to saying "project," so I apologize. But I would like to talk about that in particular. The area up against Le Jeune Road remained MX1, even though it was not facing residential. We did that for -- to preserve the view of City Hall.

Mayor Lago: Of course.

City Manager Iglesias: If you look at the Miracle Mile overlay, it calls for MX3 on both sides of Miracle Mile. And so that was consistent with that Miracle Mile overlay. In addition to that, it's currently a surface parking lot. It is -- the land -- we hopscotched the land so either we -- so we

are in control of that particular project, as I told the Commissioner at that time. It places the City in control of a major project which we could -- which could have been a benefit in my opinion as a P3, potentially P3, for the City of Coral Gables. So, we preserved the view of -- we preserved the height of 45 feet, we preserved the view of City Hall. We looked at MX3, which was part of that Miracle Mile overlay, and it was consistent with zoning. It's consistent with what's happening most of the area north and south of Miracle Mile. So I feel very comfortable with that project. I feel very comfortable asking the board to do that. Let me also say that there is no site plan required. We don't require a site plan.

Mayor Lago: No, we don't.

City Manager Iglesias: The reason that we require a site plan is because I asked for that to happen back because of the Aloft, where we had to go to MX -- where to go to mixed use, we had to go to commercial first and we got the Aloft. Now that we have mixed use, Mayor, we no longer require a site plan. Is it good for the zoning or is it not good for the zoning? And that was done on an interim basis. Now it's become the de facto standard. It is not necessary.

Mayor Lago: But the problem is that when you say you do require -- when you say that you do require a site plan, you didn't submit a site plan, it becomes as if we did something nefarious. And again, that's not what happened here at the City.

City Manager Iglesias: And that was done to -- as a gap stop.

Mayor Lago: And it's said with such fact when it's not right. But my point, what I was trying to get back to...

City Clerk Urquia: Mr. Mayor, just really quick. I printed out for you all the voting record for Commissioner Withers while he was a member of the Planning and Zoning Board. I also emailed you his voting record as a Commissioner. I didn't print it because it was 415 pages.

Mayor Lago: Mr. Clerk, but let me -- let me just say one thing, okay, and I'm going to end this with this, what I was going back. I want to be judged on a totality, totality of my legacy both in the private and the public sector and what I've done here for the community. Is everybody going to agree with me? Probably not. But at the end of the day, I served, and I did my best. I became an admirer of you. And I tell you this out of respect. Because you built an incredible company, you have a beautiful family, and you've never said no to one person in this community in regard to when they've extended their hand, even when people like me have not supported you, okay? When I voted, my votes, Gables Station, no. Agave Project on the height, no. Miracle Mile, no. What am I forgetting? I know there's a bunch of contentious projects that I voted no. I got labeled in the last election a pro-developer. I'm pro-development. I'm pro-development. Even though the largest projects in the City of Coral Gables, I voted no. So, at the end of the day, it is what it is. The narrative is made by whoever is the one that's speaking or typing in their basement. So, I'm not concerned about that. I'm concerned about the character of the individual that we're

putting on these boards. And you're an individual that I just can't believe that you actually want to serve and we're blessed to have you serve. And that's where I stand.

Vice Chair Anderson: And I just wanted to dovetail that with, you know, people can misconstrue things many times, such as variances. Know that it was insinuated before the last election that the Commission had approved variances, which not a single one had even been presented to the Commission. Our first variance request happened with this Commission and every single one of us voted yes on that variance because it made sense. The word variance is not a bad word. And it exists in our code for a reason, because there needs to be exceptions to the rules or leeway for a Commission to make a decision when it's the best thing to do, when it's the right thing to do. Okay, I served with Mr. Withers, and I can tell you that I had picked Claudia Miro because she was very much in line with what my thinking was. It's a shame she just couldn't serve. I served with him, and he was very much in line with the thinking that I had. Voted against the hotel on Miracle Mile. We voted against a few other things.

Mr. Withers: And we voted against a good friend, Allen Morris, which he wasn't too pleased with.

Vice Chair Anderson: No, no, and it takes some fortitude to be able to vote against somebody that's your friend. It really does. I'm very proud of you for that.

Mayor Lago: Voted against the hotel, voted against Allen Morris, voted against the parking garage on Andalusia, a Related project.

Mr. Withers: Yeah.

Mayor Lago: I voted against all those, but we're still pro-development. Okay, I think we're pro-Coral Gables (INAUDIBLE).

Mr. Withers: I'm not an anti-development person. I don't want to send a message out to those folks that, you know, I mean, in the campaign rhetoric, you know, you're for smart growth and smart development. I know that 50 percent of our revenues, I guess, are maybe from 5 percent of our land mass, so we certainly don't want to, you know, put more burden on the taxpayers, the residential taxpayers. But at the end of the day, the sanctity of the neighborhood -- and again, I live on Hardee Road, right up the street from that Paseo project, and I can tell you that it has changed the character of that neighborhood, no doubt.

Commissioner Fernandez: And they're still having issues, major issues.

Mr. Withers: You know, and so it's important to me, maybe more now than it was before, I can tell you that much.

Commissioner Menendez: I just want to, you know, a couple comments. I've known you, I guess, for about 40 years now.

Mr. Withers: Yeah, a long time.

Commissioner Menendez: Eighties, back in the Youth Center days. And I've known the work that you've done in the community for many, many years. There's one vote you made that to this day I still remember 31 years later, and I don't for -- I guess I forgive you.

Mr. Withers: What'd I do?

Commissioner Menendez: You know which one that was?

Mr. Withers: For not extending the park across the street to the library of the...?

Commissioner Menendez: Damn, you knew I was thinking that.

Mr. Withers: Is that it?

Commissioner Menendez: Yeah.

Mr. Withers: Yeah, there's probably three votes that I've made that -- that one I drive down Segovia every day and think, "Gosh, what if we would have voted to extend the field across to the close of the street?"

Commissioner Menendez: Early 1990s, the design for the Youth Center was in place and on the table was closing that little portion over Riviera connecting the Youth Center and the library, one -- like one island of sports, academics, culture, all together. And it went -- everybody thought -- I was a newbie, so I was put, you know, to go up there and speak but everybody thought it was 3-2, and he changed his vote at the last second to -- but I respected him because he had a lot of pressure. You had a lot of pressure.

Mr. Withers: You know what the reason was?

Commissioner Menendez: Finally, I get to know what the reason was.

Mr. Withers: The reason was by extending that out another 50, 60 feet...

Commissioner Menendez: Yeah.

Mr. Withers: You could have put in a larger baseball field.

Commissioner Menendez: Yeah.

Mr. Withers: Which would have brought in a teenage youth group, which would hit the ball 320, 350 and they were afraid the ball would then fly into where the smaller kids were playing. So, by eliminating the opportunity to put a larger baseball field in, that was changed (INAUDIBLE).

Commissioner Menendez: You should have talked to me because I would have -- I would have...

Mr. Withers: That was...

Commissioner Menendez: (INAUDIBLE) the older and then safety, the kids can go back and forth without having to cross the street. But it's okay.

Mr. Withers: Yeah.

Commissioner Menendez: Like I said, I forgive you.

Commissioner Fernandez: That was pre-pickleball.

Commissioner Menendez: Pre-pickleball.

Mr. Withers: Yeah, I think roller hockey.

Commissioner Menendez: Fred Couceyro was big on roller hockey and roller hockey lasted, I think, one year, but that's okay, Fred. But I have seen you at the Planning and Zoning Board. It's not your first time. I mean, I think in the past you've served on different boards, but even when you make a decision one way or the other, you've always been very thoughtful, very methodical. You explain your reasoning very well. In fact, I always admired the fact that you were able to explain your reasoning behind a vote and oftentimes given very good suggestions on how to make a project that perhaps is not palatable, perhaps a little bit more palatable. So, unlike I'm sure there are other people out there and other boards that are just there for yes or no, you give a lot of thought and attention to the details. So, though I may disagree with you every once in a while, I respect the fact that you're very detail-oriented and you're very thoughtful in your explanation. So, you know, I respect that from you.

Mr. Withers: Thank you. And again, Commissioner Fernandez, I didn't mean to get overly aggressive in my comments to you. I apologize. I just, you know, I've been on edge the last couple...

Commissioner Fernandez: I would be willing to take it.

Mr. Withers: I've been on edge the last couple days, and you know, it's just...

Commissioner Fernandez: And look, you know, I think it was addressed here you know, sometimes you have to say no because of, you know, even if you're a friend of somebody. And for me, it's just about the process.

Mr. Withers: Yeah.

Commissioner Fernandez: And how we got to this position, you know. Had you been on, you know, the consent agenda as the original appointee, I would have gladly voted for you. But the process of getting here...

Mr. Withers: Yeah.

Commissioner Fernandez: It just taints the whole thing.

Mr. Withers: Yeah, the process that got here -- I wish it...

Commissioner Fernandez: You know, I'm sure you have the votes and community's counting on you.

Vice Chair Anderson: I'll move it.

Commissioner Castro: Do we want to discuss his voting record or anything (INAUDIBLE)?

Mr. Withers: I'm wide open, ask me.

Commissioner Castro: No, no, no.

Commissioner Menendez: I'm good.

Commissioner Castro: Because they handed all of this to us so...

Commissioner Fernandez: No.

Vice Chair Anderson: Increased notice, I see that. Protocol, you know, metal roofs. It's all things we have voted for here so...

Mr. Withers: I guess the one that we maybe gave more so was the old Angel Buick site up on Ponce, but that deal is, you know, done on arrival, it seems at this point.

Vice Chair Anderson: Yeah.

Mr. Withers: But that was to preserve that historic building next door and the park that they gave us in front.

Vice Chair Anderson: Park in the back and setting the building back much further than the rest of them to create that corridor of green...

Mr. Withers: Right.

Vice Chair Anderson: That, you know, again, residents have been wanting to lead up to the garden district up there. So, I'll make a motion to accept Mr. Withers onto the Planning and Zoning Board.

Commissioner Menendez: I'll second.

City Clerk Urquia: Mr. Mayor, before we vote, we have a member of the public requesting to speak on the item.

Mayor Lago: Yes, sir.

City Clerk Urquia: Maria Cruz.

Mr. Withers: Thank you very much.

Mayor Lago: Thank you.

Maria Cruz: Good afternoon. Can you hear me?

Commissioner Fernandez: Yes.

Commissioner Castro: Yes.

Vice Chair Anderson: Yes.

Ms. Cruz: All right. I'm Maria Cruz, 1447 Miller Road. I had a written commentary to make, but I am more upset now than when I wrote it yesterday because we're, you know, we're being very nice, but the facts do not change. Mr. Withers was the one that raised the issue of the attendance to benefit himself. Number one, how do I know? Public records request. Number two, how convenient he can remember what he did 30 years ago but not what he did the last two years. Wish -- I wish I could use that excuse when the policeman stops me for doing something. You know, how can you remember? (INAUDIBLE). How can you remember all that? And your memory had to be refreshed. And number three, yes, of course, you went ahead with the (INAUDIBLE) because that's what the administration wanted. That's not what we want. We want people that would do what's best for their city, not necessarily what the administration wants. That is the issue. The issue is we want the voice of the people to be there. And I'm sorry, this process has shown us that who you know, how much you contribute to their campaign, and your

connections is what gets you there. Because you know what? Alex Buscelo had an issue with attendance, and yet, the Mayor, several Commissioners, the Vice Mayor today, they all thought he would make a wonderful Commissioner, even though he couldn't make planning and zoning, or the Mayor's counsel for that matter. So, you know what? It has nothing to do with attendance. It has to do with the political, regardless of what anybody says. And it has to do with the fact of choosing someone that will be agreeable to what the administration wants. Period. That's exactly what it is. And guess what? It has been shown by reading the letters, by reading the comments, by reading the text, that this was done on purpose. We were very upset because she showed up to vote and then left. Well, we were not upset when members of the Planning and Zoning left early because they had to catch a plane. It was just because it was (INAUDIBLE). Okay, so I'm sorry it just shows the fact. The fact is we -- this is a political move. I'm sorry, I wish I had more money to donate.

Commissioner Fernandez: Is she still there?

Ms. Cruz: (INAUDIBLE) to somebody that I could buy a seat at whatever commission I want. Okay, that's (INAUDIBLE) again, and I was looking very carefully at the vote (INAUDIBLE).

Vice Chair Anderson: So, I recuse myself.

Ms. Cruz: Mr. Withers is very good at explaining when we think we know what he's going to (INAUDIBLE) afternoon. I'm sure that we will learn from this experience. Bye-bye.

Vice Chair Anderson: A little hard to understand, but I'm just going to clarify for the record. The item that was being discussed regarding the zoning behind Miracle Mile never came to the Commission. Am I correct? It never came to the Commission.

City Manager Iglesias: That is correct, Vice Mayor. That was strictly for negotiations that was approved by this Commission.

Vice Chair Anderson: Okay. I was recused off that matter, too.

City Manager Iglesias: Excuse me?

Vice Chair Anderson: I was recused off any other discussions on that matter.

City Manager Iglesias: No, that wasn't coming to the Commission. That was just -- that was just a -- just for negotiations. Any project that would go there, you would have to go back to the Planning Board. First, the Commission would have to approve that, then any project would be conditional use so it would have to go back to the Planning Board and approved by the City Commission. So, that was just very tentative and that was being done as an authorization by the Commission that I had to negotiate for that property that is currently a surface parking lot.

Mayor Lago: Are there any other further comments by the Commission?

Commissioner Fernandez: No.

Mayor Lago: Okay.

City Clerk Urquia: Commissioner Castro?

Commissioner Castro: Commissioner, I really like you, but my answer is no. My vote's no.

City Clerk Urquia: Commissioner Fernandez?

Commissioner Fernandez: As I stated before, sometimes you have to say no to friends. No.

Commissioner Menendez: Yes.

Vice Mayor Anderson: Yes.

Mayor Lago: Yes.

(Vote: 3-2)

Mr. Withers: Thank you very much.

Mayor Lago: Thank you.

Vice Chair Anderson: Thank you for your service.