

**City of Coral Gables City Commission Meeting**  
**Agenda Items F-8, F-9, F-10 and F-11 are related**  
**May 31, 2022**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

**Mayor Vince Lago**

**Vice Mayor Michael Mena**

**Commissioner Rhonda Anderson**

**Commissioner Jorge Fors**

**Commissioner Kirk Menendez**

**City Staff**

**City Manager, Peter Iglesias**

**City Attorney, Miriam Ramos**

**City Clerk, Billy Urquia**

**Development Services Director, Suramy Cabrera**

**Police Chief, Ed Hudak**

**Public Speaker(s)**

**Jose Gimenez**

**Armando Codina**

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Agenda Items F-8, F-9, F-10 and F-11 are related [2:08 p.m.]

An Ordinance of the City Commission approving the vacation of a public alleyway pursuant to Zoning Code Article 14, "Process," Section 14-211, "Abandonment and Vacations" and City Code Chapter 62, Article 8, "Vacation, Abandonment and Closure of Streets, Easements and Alleys by Private Owners and the City; Application Process," providing for the vacation of the east-west public alleyway lying between lots 1-12 and lots 35-46, Block 10, Coral Gables Crafts Section, according to the plat thereof recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida; providing for substitute perpetual access

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City Commission Meeting

May 31, 2022

Agenda Items F-8, F-9, F-10 and F-11 are related - Ordinance of the City Commission approving the vacation of a public alleyway, providing for a text amendment to the City of Coral Gables Official Zoning Code by removing the number of stories and height limitations, and granting approval of a Planned Area Development for a mixed-use project referred to as "Regency Tower" on property legally described as Lots 1-12 and Lots 35-46 (290, 272, 250, 244 Valencia Avenue, 247, 297 Almeria Avenue, and 2701 Salzedo Street.)

and utility easement, setting forth terms and conditions; providing for an effective date. (LEGAL DESCRIPTION ON FILE) Alley Vacation.

Lobbyist: Lily Alvarez

Lobbyist: Armando Codina

Lobbyist: Jose M. Jimenez

An Ordinance of the City Commission providing for a Text Amendment to the City of Coral Gables Official Zoning Code by amending Appendix A, "Site Specific Zoning Regulations," Section A-36, "Crafts Section," by removing the number of stories and height limitations for the property legally described as Lots 1-12 and lots 35-46, Block 10, Coral Gables Crafts Section, Coral Gables, Florida; providing for a repealer provision, severability clause, codification, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) Text Amendment.

Lobbyist: Lily Alvarez

Lobbyist: Armando Codina

Lobbyist: Jose M. Jimenez

An Ordinance of the City Commission granting approval of a Planned Area Development (PAD) pursuant to Zoning Code Article 14, "Process," Section 14-206, "General Procedures for Planned Area Development" for a mixed-use project referred to as "Regency Tower" on property legally described as Lots 1-12 and lots 35-46 including the public alleyway lying in between, Block 10, and lots 1-4, Block 15, Coral Gables Crafts Section (290, 272, 250, 244 Valencia Avenue, 247, 297 Almeria Avenue, and 2701 Salzedo Street) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) PAD

Lobbyist: Lily Alvarez

Lobbyist: Armando Codina

Lobbyist: Jose M. Jimenez

A Resolution of the City Commission granting approval for Conditional Use Mixed-Use Site Plan pursuant to Zoning Code Section 2-200 "Mixed Use Districts" for a mixed-use project referred to as "Regency Towers" on property legally described

as Lots 1-12 and lots 35-46 including the public alleyway lying in between, Block 10, and lots 1-4, Block 15, Coral Gables Crafts Section (290, 272, 250, 244 Valencia Avenue, 247, 297 Almeria Avenue, and 2701 Salzedo Street) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE) Conditional Use Site Plan

Lobbyist: Lily Alvarez

Lobbyist: Armando Codina

Lobbyist: Jose M. Jimenez

(This Resolution is not for consideration at this time and will be included with the above ordinance on Second Reading if approved on First Reading)

Mayor Lago: Alright. Moving on to time certain items at 2 p.m. We have F-8, F-9, F-10, and F-11.

City Attorney Ramos: So, Mayor, if you'll allow...

Mayor Lago: Madam City Attorney.

City Attorney Ramos: Me to read them all into the record. F-11 will not be voted on today. It'll come when the other items come on second reading. If there have been any ex parte communications, they should be disclosed at this time. In addition, Mr. Clerk, when I'm finished reading, I will need you to swear in anyone who is going to be speaking on these items. F-8, an Ordinance of the City Commission approving the vacation of public alleyway pursuant to Zoning Code Article 14, "Process," Section 14-211, "Abandonment and Vacation" of the City Code Chapter 62, Article 8, "Vacation, Abandonment and Closure of Streets, Easements and Alleys by Private Owners and the City; Application Process," providing for the vacation of the east-west public alleyway lying between lots 1 and 12 and lots 35 and 46, Block 10, Coral Gables Crafts Section, according to the plat thereof recorded by Plat Book 10, Page 40 of the Public Records of

Miami-Dade County; providing for a substitute perpetual easement and utility easement, setting forth the terms and conditions; providing for an effective date. F-9 is an ordinance of the City Commission providing for a Text Amendment to the City of Coral Gables Official Zoning Code by amending Appendix A, “Site Specific Zoning Regulations,” Section A-36, “Crafts Section,” by removing the number of stories and height limitations for the property legally described as Lots 1-12 and 35-46, Block 10, Coral Gables Crafts Section, Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. F-10 is an ordinance of the City Commission granting approval of a Planned Area Development pursuant to Zoning Code Article 14, “Process,” Section 14-206, “General Procedures for Planned Area Development” for a mixed-use project referred to as “Regency Tower” on property legally described as Lots 1-12, 35-46, including the public alleyway lying between Block 10 and lots 1-4, Block 15, Coral Gables Crafts Section, Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. And F-11 is a resolution of the City Commission granting approval for a Conditional Use Mixed-Use Site Plan pursuant to Zoning Code Section 2-200 “Mixed Use Districts” for a mixed-use project referred to as the “Regency Towers” on property legally described as Lots 1-12 and Lots 35-46 including the public alleyway lying in between Block 10 and Lots 1-4, Block 15, Coral Gables Crafts Section, Coral Gables, Florida; including required conditions; providing for a repealer provision and providing for an effective date.

City Clerk Urquia: Those who will be speaking on this item, if you can please stand and raise your right hand. Do you swear or affirm that the testimony you’ll provide today will be the truth and nothing but the truth?

Development Services Director Cabrera: Yes, I do.

City Clerk Urquia: Thank you.

Development Services Director Cabrera: Good afternoon. Can we get the presentation up? Okay, the Regency Towers. The -- this proposal requires a few things. They're requesting a few different things. I believe that today you won't be voting on the actual project, but you will be voting on the amendments required to the Zoning Code in order to allow us to go ahead and approve this project.

City Attorney Ramos: And the PAD as well.

Development Services Director Cabrera: And the PAD. So, the applicant's request is the alley vacation, which is around 6,000 square feet. The Zoning Code text amendment, it's a PAD. It's over an acre, received a transfer of development rights, and the conditional use for a mixed-use site plan. This is the location of the property. It's actually facing north. Just so the south is the land that I believe is going to be donated to the City. Here are the Future Land Use Map and the Zoning Code -- the zoning map. This is the alley that's going to be vacated. That's around 6,000 square feet. And then they're going to propose to allow to have perpetual access there shown in light blue, and the yellow is the existing alley to remain. The request number two is the Zoning Code text amendment, which is required -- they're requesting to allow them to have more height in exchange for the lower density. So, what the Code currently allows is 13 stories or 16 with Med Bonus 2. And what the proposition is, is to allow them to go an additional 27 feet up to 190 -- actually -- yeah, up to 190.5. They're removing the (INAUDIBLE) -- I'm sorry. I just don't think that 190.5 is correct. What they want to go to -- right, 204 feet 8 inches because right now they would allow 190.5 with the Med 2. So, 204 feet, 8 inches and up to 18 stories, so that would be the -- what they would be requesting. And request number three for the PAD, they have the one acre minimum. The lot width is 200, the depth is 100. Again, the open space is increased by 5 percent to 25 percent, and it provides a substantial public benefit. These are actually specific to the project, which is the transfer of TDRs. The TDR ordinance allows for this because right now the property just south there, which is the future public park, is outside the CBD. With the text -- with the zoning amendment that we did earlier today, it would allow them to get TDRs on the --

outside the CBD there because it's part of that PAD. And I believe that's giving them about an additional 8,000 square feet or so. This is the site plan for the property. It shows the public park there, the arcades. They also have this courtyard that works towards their open space. The site plan information. The FAR, they're getting the 3.5 with the Med Bonus. They're getting to the 4.375, that 4.3 -- I don't know why that says 4.3, but it's 4.375 with the TDRs. Some renderings of the project elevations. So, the project went to DRC in October of 2021. It was seen by the Board of Architects three times, in November, December of 2021, and in January of this year. There was a neighborhood meeting in February. And it went to the Planning and Zoning Board on March 9th, 2022. This is everybody that was contacted with the 1,000 foot radius from both sites. The public notification, there were letters to property owners three times. There was -- the property was posted three times. It was posted on our website four times, and it was advertised in the newspaper two times. So, the application requests -- and not all of these will be today, but it's the alley vacation, which you'll be voting on today, the Zoning Code text amendment also, and the PAD. The TDRs and the conditional use for mixed-use site plan are part of the future requests. The staff recommends that this be approved with conditions. And actually, one of the conditions is -- and I believe the conditions are in the staff memo -- but one of the positions that needs to be worked out is the park and what it is that we exactly will be getting as part of the park. I believe that there have been some conversations, but I don't think it has been tied down yet exactly when that will happen or how it will happen.

Jose Gimenez: Thank you, Suramy. Good afternoon, Mr. Mayor, and Commissioners. Thank you very much. Joe Gimenez, general counsel for Codina Partners with the address at 2020 Salzedo Street, joined with Mr. Armando Codina and Lily Alvarez. I'm here to give you a short presentation on the history. We believe that it is important to understand because, as some of you may remember, we've been dealing with this roughly since 2015, in one form or another. And if we can put our presentation up. So, this entire development right now really isn't just about this project because, as we know from the history of the project, it really has to do with four different sites, and some would even argue five now that we have the park going on. You're all very familiar

with your brand-new beautiful Public Safety Building across the street from our building at 2020 Salzedo. When you couple that with your former public safety building now with Mercedes, and you couple that with Regency Tower, you'll see what I mean, that this is bigger than just the one building. The way we got here is that back in 2015, we received a call from the City seeking a swap of our land across the street from 2020 Salzedo in exchange for your land at the public safety building. And originally, it was we just wanted -- the City just wanted to acquire it. Well, we're not sellers. We are developers. We had plans for that site. We had acquired it specifically to stage for 2020 Salzedo so that we wouldn't be in the right-of-way. We wouldn't -- we would be self-contained and in a way that was a good neighbor. Even though that neighborhood back then was not what that neighborhood has so quickly become today, we felt it was important to be on our site and be clean, not take up a lot of parking. And I know that that's always a big problem in the CBD. So why the swap? Originally, this was our site. This is the site that we owned just to the southeast of our current corporate headquarters and the Sofia, which were built at the same time. As you can see there, the old municipal at-grade lot that sort of formed an L around it was where you all wanted to build your new public safety building. But given the nature of the site, it was an odd design. When we were finally ready to come in for a site plan for that site, we were going to build sort of like a sister tower, a hundred or so units, serve the amenities with our current building, be more efficient. We had the renderings ready to go. We had the site plan ready to go. And the former City Manager called and said, "Wait, wait, wait. We have an idea. Why don't we go ahead and do this swap so that way the City can come up with this piece of property right here," the property that you sit on now and that you're currently building your new garage on. After a lot of negotiating -- it's funny to look up here and see a different city manager, a different city attorney, different mayor -- but we got it done, and we've gotten it done over the course of many relationships. And as we all know, the proof is in the pudding that you guys got a great building. We've toured it several times. We love having you in the neighborhood. We feel considerably safer, and I know Bachour is doing very well know. That -- how often do you go, Chief? So, in exchange for that piece of land -- and why you were building it -- and I think it's important -- and this isn't -- I'm not bragging about myself, but I will brag about my employer. The City was able



to stay in its old public safety building uninterrupted with those vital services rent-free. We had good fortune of having a great working relationship and some bad fortunes. We had a hurricane. We had COVID. We had some delays. Not once, not once was it ever even thought of to be charging the City to be there. When we needed extensions, I think we did it every time there were valid reasons. I mean, once could even argue -- I'm sure Peter would say it was force majeure -- but it never even got to that because we've always enjoyed the relationships that we have with the City and wanted to make sure that you all stayed where you belong, especially with fire, police, and everything else you had in that building. So, here we were now with the rights to your old public safety building, and immediately, Mr. Codina gets a call from Mercedes. "Well, what are you guys going to do with that?" We were going to tear it down. And I believe Mercedes exact words were, "You're going to tear down exactly what we need to build." Not only do they have the headquarters now, the building itself to be their showroom and offices and everything else, but most importantly for a car dealership, they had a 400-car garage built. And if you remember back then -- although I think Mercedes is a great corporate citizen -- just the facts of the neighborhood made it hard; truck deliveries, car deliveries, the employees that they had they're parking all over the neighborhood. When Armando saw that, it's like, wow, it does perfectly work out that now you have all the storage, and we can work something out. We don't have to tear down a building, and we can take advantage -- be back in the CBD where we belong with the building that we'll propose to you today, and it works out for everybody. So, now you have a second new building in -- that Mercedes will refurbish that, and we traded these two properties essentially. We did it with you guys. It was a three-party agreement. Again, Miriam and I spent a lot of time working on that. And now Mercedes got this, which will now become this. So, it's now a second improved building in the Central Business District that not only in its beauty, in its architecture, in its design, but most importantly, in its utility to get those cars off the street, get an at grade parking lot that's been there for 50, 60, 70 years, and do something that we believe is much more conducive to what we're trying to get to in the Central Business District. With that, there is no better person to describe this project than Armando Codina, so I will let him take it over from here. If you have any questions later, we are going to remain to answer them. Thank you.



Mayor Lago: Mr. Codina, good afternoon. Thank you for being with us.

Armando Codina: Good afternoon. Honorable Mayor, members of the Commission -- by the way, you -- in my book, you're honorable too but -- this has been -- like Joe described, this has been a very, very long journey to get here. I'm here with two special people that I want to introduce to you. One is my partner on this project, Manny Cadre. You cannot find a better -- you could never have a better partner than Manny Cadre. When Manny asked me, "What do you want to do on this site?" I told him, you know, "I really don't want to build everything that's being built in Coral Gables." They're mostly -- most of the stuff that has been in front of you have been efficiency, one bedrooms, and small units, which is great, and for affordability, there's a place for that. But there's much too much of it that is being built on that same footprint. And even stuff beyond your control, all the units that have been built on the other side of Bird Road have all followed that pattern of efficiency, studios. So, I told Manny, "Look, what I really think that Coral Gables needs is less density if we can do a special project." And I think Coral Gables is ready for a different quality building. And in fact, I'm ready to move from where I've been for 40 years. I'm ready to -- I want to stay in Coral Gables, but there's no place in Coral Gables that I can move to. There's no place in Coconut -- I wouldn't think of Coconut Grove, much less the Beach. So I told Manny, "I want to build sky homes," and I want to build -- all of the units that I'm going to build will be sizable, no efficiencies, no studios, not even a one bedroom. The smallest unit will be a two, two and a half, and I think that's the market. If we go the other way, we're just another commodity. So, to his credit, Manny said, "If that's what you want to do, that's what we'll do." I should tell you; I have a CFO that's been with me for almost 40 years. I've had Romero who -- she used to - - we don't do what market normally wants. We didn't do -- when we built Gables Grand, there had not been a residential building built in Coral Gables -- I was -- that began -- when I did Beacon Center to do high-end warehouses with big landscaping -- so I'm -- even this guy who's used to the fact that we try to do things a little bit different, he said to me, you know, "I think you lost it here a little bit. Sky homes, 8,000 feet." But here we are. And the other special guest that I have

with me today is my granddaughter, Margarita, who just graduated from Carrollton, and she's here because she's going -- this fall she begins architecture at Notre Dame, and she's going to a five-year program that gets you a degree in architecture and a master's degree in architecture. And she's been following Regency Tower, and she's going to be involved, so I'm glad she's here with me. So, I have a brief -- very brief presentation. I only have seven slides, but I do want to thank the City staff. Manager Iglesias, you have a -- you should be congratulated. Every step of the way, your people have been very professional, even the back and forth has been productive. And a special thanks to all the -- all your departments, including Planning and Zoning. So -- and I want to thank the members of the Architectural Board. I had a very good experience with the Architectural Board that I want to tell you. These are people who volunteer their time. And I was in front of them. I made the presentation, and I didn't know what to expect. But their input was very insightful, so we went back. And so, I hope you tell the City Architect Juan Riesco that -- and the members of the Architectural Board that it was a great experience. I also want to thank Mercedes-Benz of Coral Gables because they were part of the swap. And Mr. Mayor, I want to thank Rip Holmes. I understand he was here today. I want him to know that we don't have any lobbyists. I want you to know that we don't have any lobbyists, so that was unexpected, but I want to thank him too. And apropos to Rip Holmes, and lastly and most important, I want to thank the neighbors. We haven't had one single person show up at a public hearing to oppose this project, not one single person. And by the way, that was the same experience I had with 2020 when we built at the other end. I was out of town because I -- any neighbor that have wanted to meet with me, I've been available to meet with them personally. But I was out of town on February 17th, and Joe Gimenez held the meeting at the Coral Gables Museum. All -- a significant number of our neighbors showed up. There was not any opposition. And in fact, they were all very supportive and complementary of Regency Tower and doing away with the used car lot that was presently there. And so, I believe this project is going to be transformational to Coral Gables. And I'm not prone to hyperbole. We created one bookend at that end of Salzedo, the north end. I think the courtyard and Bachour changed, that became a destination. And all of you have been there. Bachour and the courtyard is really a public space. So, we close it late at night because we have a

residential building, but we define together with the public safety -- with your Public Safety Building, I think that has become the entry -- the entrance to the Central Business District. And I want you to know that this will become the southern entry to the Central Business District, with a building that will be even more transformational than 2020. And there are only -- there's only two large parcels left in the Central Business District to build a project of this scale. The Publix site and this site. Yes, Mr. Mayor.

Mayor Lago: May I interrupt you?

Mr. Codina: Yeah.

Mayor Lago: Mr. Codina, since you brought it up, I just -- I'd like to put it on the record. What's the latest with the Publix site and your attempts to find a bridge, an opportunity to develop something world-class in the downtown? I've had multiple conversations with them personally. The last one was last week, along with the Manager. We've had them here in Coral Gables and in Tallahassee when we were in Tallahassee lobbying for our legislative agenda. I'd love to know where your company stands in regards to the poss -- any possibilities that may exist.

Mr. Codina: So, I've had a number of conversations through a large -- a long period of time with Publix. I hold Publix in very high regard. Publix is one of the great companies of the state of Florida, and they've been very respectful. So, we've met. I offered to -- I began -- I think you were in the grammar school when I began with the Sottile (phonetic) Family to see if I could buy there. So, I made an attempt to swap this land for the land that we now have, the Mercedes-Benz site for Publix and some dollars for exchange, so that we could exchange. And they -- that Publix could have been opened by now in the Mercedes-Benz site. It would have been seamless. Publix didn't feel they wanted to be on that side of Salzedo. They wanted to stay on Le Jeune. I made a subsequent attempt to do something so that they could develop their property, and I wanted a parcel and transfer -- none of it worked for Publix. And you know, it's their property. They're entitled

to -- I wish -- nothing that I wish more than I could have done the swap. I think it would have been the right thing for them, and certainly for Coral Gables, it would have been the right thing. But now, you know, we're well beyond that because we are -- if I was 10 years younger, maybe, I would wait them out a little bit. But apropos to a supermarket -- these days when I go to a supermarket, I don't even buy green bananas, so I'm ready. I'm ready to build here, and I'm going to move there. So, as much as I would have liked to have done a deal, I don't know what's going to happen. I think clearly, you know, that -- and I'm now going to be the most impacted neighbor. But clearly, you know, to rebuild the -- to build the supermarket on that site, that site is going to have to be demolished. So, I don't know their plans, but we have moved on to -- and we're very happy with our site and our plans. And I mentioned the only two -- by the way, the only way in the future that you're going to see a project of the scale of what we're doing is either Publix, like I mentioned, or somebody -- which is very unlikely -- doing a very large assembly, right? Because there's no other site. So...

Mayor Lago: And I think it's also important -- if I may. One of the conversations that I have with Publix -- which you're meeting that request -- one of my visions since I've been in public office is not only green space in the residential neighborhoods, but really focusing on green space in the downtown. While we have, you know, a pretty significant swath of land on Ponce, it never gets any use as a result to the simple fact it's not very accessible.

Mr. Codina: Yeah.

Mayor Lago: So, what we're looking for is these smaller, you know, parcels that are adjacent to buildings, like you're going to see Valencia is coming up with one now that should be opening in the next few months. Adjacent projects -- or also, there's going to be one in the Crafts Section that's going to have a park. You're going to have probably one of the most significant parcels of property green space, which is going to be a focal point for the neighborhood. And when I've had conversations with Publix, I've told them that that is a requirement for this Commission.

Mr. Codina: You know, Mr. Mayor, a lot of people complain about Coral Gables impositions and staff and the architect -- I find that not only not to be the case, but when you came to me and you -- let's be honest. You've been pretty adamant about you wanted a park, and the Manager has been pretty tough. But I look at that as an opportunity because I think you have enhanced my property too. So, the process ended up with you getting your park and the park is right in front of me. And I think it's the right thing to do so...

Mayor Lago: Thank you.

Mr. Codina: I -- and I'm glad that we ended up where we ended up. So, I think we're all better off. So, Joe described the swap pretty well. So, that swap ended up making 400-plus spaces available for Mercedes, which by the way, a used car lot or cars all over the place, the swap gave you two new buildings to add to the ad valorem roll. The Public Safety Building is going on the taxes, and our tower will be a significant -- and we're replacing a parking lot at grade and repurposing that municipal building. I think it was all good. And most important to me is that I ended up on a site without residential neighbors, so I wanted to avoid any potential friction with the neighbors. If we had been on the public safety building, we would have done our best to do deal with the neighborhood, but we -- everybody ended up in a better place. The City ended up in a better place; we did too, Mercedes. So, that's the way -- the architecture of this building, I decided I was going to -- I didn't need a rockstar architect from out of town. I wanted a Coral Gables. So, we went to Nichols Brosch Wurst Wolfe & Associates, and I'm very happy with them. So, Regency Tower, we could have done 330 units, maybe more of the type that I described to you before. Instead, we're doing approximately 135. So -- and the height that we're looking for is not for density. It's because the units are very large units, and on a larger unit, you need a little bit more. So, the smallest unit would be 1,768 and up to -- the normal unit is up to 3,545, and the sky is up to 11,000. So, by the way, if I'm wrong, I'm going to have a bigger house -- the biggest house in Coral Gables is going to be mine, and Manny's going to be very unhappy. But I think

given the reaction that we're getting, I think this was the right thing to do. So, no studio, no one bedrooms, and the smallest is a two, two and a half. I -- if we had more time, if you all have -- would like to see the floor plans that we're seeing -- what we're doing with the floor plans and the sky homes. Importantly, this is not a condominium, so this is the only part of -- this is the only -- the other part of this project that is highly unusual. I did not -- I do not want to live in a condo and deal with a condo board. The only thing worse for me than living in a condo would be to live in a condo that I developed, and they might turn it over to the condo board. So, we decided to do the building this way and do -- the sky homes will be on a long-term leases. Very important to all of you is my market are Coral Gables and vicinity empty nesters or families that are leaving a home. And when they leave that home -- in my case, my taxes are 100 plus a year. I've been there a long time, so when I leave, the next person is going to pay 300. So, I'm dealing with a market that's going to add a lot to people to come here and stay in Coral Gables. So, I think the design and the density is very helpful to traffic congestion. And the kind of people that are living here, I think it would be a very -- I want a -- it's a very special place. So, I'm going to take you -- I want to take you through the ground floor for five minutes because there are a couple of things here that I want to point out to you. So, I don't know if you can see -- if Lily can -- can you --? Where are you pointing? Can you see the --? Oh, no, I don't think you can see it, but you can see the foyer there. you see the foyer in the middle? So, you would be coming in there. And if you think -- keep in mind that little space there, the little square. That's where you come in. And a security guard is there, and then you're going to be led into the building, which is where it says "lobby." Behind that foyer, there's a receptionist, and you see a little white corridor there. That is for the packages to come in. So, I've had a condo in New York on 65th and Park for 30 years, and it's a pre-war building, and it's a great little building, except the last 10 years. Every time I walk in, it's full of Amazon packages or people taking deliveries. So, the deliveries to this building are going to come through that corridor to the other side of the reception. And the package room is right above that. In fact, you know that Amazon parks wherever they want to park when they're delivering it, so we have -- aside from the two loading docks for move-ins -- we have a special place for Amazon vans. And we have a separate corridor -- there are two corridors there, one white and the darker one --

the white is just for Amazon. So, we're taking -- we'll hope they're trainable and they were park there. So, to the other side of that, we have a Zoom room, a medical room, a theater, a doggy park, indoor doggy park. Next to -- across from that doggy spa to the other side of the building, we have an office space for people in the building who want to share a desk or want an office. And we have a large restaurant. It took me a long time to find Bachour. And it was worth it because I needed a destination. If you put another -- if you put any kind of restaurant there -- did Coral Gables need another Italian, another res --? So, I needed someone -- and Coral Gables didn't have a good breakfast place. So, it took us a long time. I chased Bachour more than I chased my wife to get them to -- and it was the right thing because you've seen what it has done. So, here what we need is a high-end American bistro is what I want to do, white tablecloth, breakfast, lunch, and dinner. So, that's the restaurant that we're going to bring there. So, I predict that that will become the place of the -- coincidental, the Regency Hotel in New York where they have the power breakfast, so this would be a quiet breakfast rather than -- and it will be an American bistro. So, that's a little bit of the ground floor. And on the ground floor, you can see the courtyard. That courtyard is twice the size of the 2020 Salzedo. So, it gives you a sense of scale. So, I want to show you a little bit of the -- so that's that little foyer that I mentioned. So, you come in and you see to your left there, you can see the reception desk, and you can see where they're entering into the lobby when you are led through those doors. This is completely the opposite of Miami Vice, glitz, condo, or a hotel. This will be -- this is understated elegance. In fact, that lobby only has two tones of stone, an ivory stone and a pale blue. I brought them with me, so you're welcome to see them. So, all of that is done understated. Now once you get -- they led you through that security door, that's where you will find -- these renderings, by the way, do not do justice. I've been working for 30 plus years with a company in Chicago called David Smith Limited, with David himself and Gary Clark. This would be -- what you're reading behind those doors is the courtyard. So, rather than a huge lobby, we have two living rooms like. So, the DNA of this building is completely a home, a residence. So, it is completely the opposite -- this to me is Coral Gables at its finest. And I think this building will redefine -- so, the last slide that I'm going to show you is the amenity deck so you can see the building, you can read the courtyard, and you see



the amenity desk. We have a social area. So, there are two buildings, one at each end of the pool, one story. One is the social area with a full indoor kitchen and a full outdoor summer kitchen. We have a state-of-the-art fitness center with sauna steam, a private yoga. Besides the regular pool, we have a lap pool. We're going to have pickleball and bocce, private cabanas, and the -- and a barbecue area. So, I hope you agree, this is going to be a new era for architecture and design. The stones -- not only I brought you the ivory and the pale blue, but I brought you the stone that we're putting on the outside of the building, which I think key lime -- no -- yeah, keystone, it's been -- well, you -- it's not mine anymore, so you can get it. But the stuff that you do get, or let alone, the fake one, it's not -- it's been too overdone in Coral Gables, so you should take a peek at that stone that's going on the outside. But I think this building is going to change the architecture, the design, and the lifestyle of Coral Gables and deliver what my mama taught me, which is to leave things better than I found them. Thank you very much.

Mayor Lago: Thank you, sir. Before we move on any further, I just want to congratulate you because I can sense in the presentation you take an immense amount of pride in this building. You've done a lot of significant projects in South Florida. You redefined the landscape. But I think this is probably your most important project, and you're really leaving your fingerprints on the project.

Mr. Codina: It's the only one I'm going to move into.

Mayor Lago: That's a testament to your effort. So, I want to just complement two individuals that I met with. I only met with you one time, but I had the pleasure of meeting with Joe significantly on multiple occasions, along with Manny who laid the groundwork through serious negotiations for the green space, which like I mentioned before, it's not only my vision for what a world-class city is, it's the vision of this Commission. Because a building's going to be built. Let's not fool ourselves. You know, we talk about pro-development versus anti-development. The idea of building a building and whether we're not going to build something there, we can't fool ourselves.

Something is going to be built there. What I would love to see is our standards basically dictate the most quality, most beautiful building that we could potentially have there. But the idea of having open space associated with development is something new that we've been working on, that we've been really weaving into the fabric of our code and really making sure that we hold developers not only accountable, but that we make them partners in this process. And what we've done here is a real partnership because 15 years from now, 20 years from now, when none of us are here, you know, when we're not serving any more in public office, my plan is, hopefully, to look back and say, "We left 10 open spaces in the downtown."

Mr. Codina: Mr. Mayor, I want you to know that even before you requested the park, which I told you my feelings, we felt -- and we're giving you a courtyard that from a practical aspect -- you go to Bachour, it's a public -- it becomes some -- you know, people come all the time, so that's a significant...

Mayor Lago: I'm one of those people.

Mr. Codina: Yeah.

Mayor Lago: I use -- I go to Bachour three, four times a week, especially on a Saturday or Sunday. It's full of families. It's full of people conducting business.

Mr. Codina: It's twice the size, a little bit more of a garden than Bachour because we have much more room, but yes, you're right. I think that's -- we're glad. This has been a partnership with everyone. We have nothing but the best to say about this whole process. I'm glad that we took the time. I'm glad the swap happened, and we all ended up in a good place. Thank you.

Mayor Lago: No, thank you.

Commissioner Anderson: Mr. Codina, I just wanted to compliment you. We first encountered each other about 18, 19 years ago, the then Burger King building was your encounter with the neighborhood that I live in. Your efforts were above and beyond being -- trying to help out the neighborhood. We resolved traffic calming issues two blocks away and made the Segovia median what it is today with the bike path and all the wonderful trees that we have on here now, and your approach here was no different. I can tell you that the neighbors weren't concerned because they knew what you were bringing. They spoke to me -- I believe directly west of you. They're thrilled with the green space coming in. They're thrilled with the lower density that's coming in. So, you're going to have some very happy neighbors. Thank you.

Mr. Codina: Thank you.

Vice Mayor Mena: Yeah, I just -- listen, I want to commend you on a few things. There's a lot to talk about here. First of all, it's hard to understate how critical the land swap was through our ability to deliver a world-class Public Safety Building, the ability to keep our police and fire department fully operational and at their current home until the day they could literally move into the new building. There's really -- there was a price tag, but there is no price tag on that. It was instrumental to our ability to do that, and that's probably the most important service we delivered to our community, really. So, that's very important to mention. And I want to talk a little bit about -- and I've had conversations with you about this generally, but we've had a lot of conversations in the City about our Mediterranean Bonus and architecture. And I've bemoaned at times, and I think from conversations I've had with you, you agree on some level that there has been times where there's been Mediterranean architecture that doesn't live up to the standard that we'd like to see. And I think that the design of this building, to your point, it's not the same, you know, cookie cutter Mediterranean, throw on some barrel tile and a paseo, and it's Mediterranean. It's world class. It's the type of building that you see in world-class cities, in Manhattan and in Paris, and across the world. So, you know, when we talk about Mediterranean, to me, it's really about quality architecture and the subtlety of the type of stones being used, the thoughtfulness that goes

into the design. All anybody has to do is listen to you talk about the design, and it's pretty clear how much thought and authenticity there is underscoring the design of the building, so I thank you for pushing the envelope on that. Because I think when somebody like you comes along and does push the envelope on that, hopefully, it enables future projects to emulate a little bit what you're doing and forge a new path forward with a higher quality of Mediterranean that's what we all want to see in our City, so I think that's very important. You know, you talked about not getting opposition. You know, to Commissioner Anderson's point, I think that's because you have a reputation for quality and professionalism. I also think it's because -- and you touched on this a little bit -- you're doing place-making projects. You're not coming in and building another building and another line of buildings in an area. You're coming in -- to your point, you have basically now what's almost like the entryway to the CBD in the north, and the same thing in the south. You know, you're not surrounded by other residential buildings there. It's a surface lot right now for Mercedes. And so when you do that, I think 2020 shows that whole area now has a vibrance to it, and it's only going to continue as more things that are built that it didn't have before, and it's kind of extended the boundaries of the CBD north to that point. And now it's an accessible part of the City where I've walked from -- I work in the Bacardi building formerly, as was discussed that, and I've walked all the way up to that area, you know, straight up Salzedo. And if it's a nice weather day, you can actually do that, but you used to not have to go that far. There was nothing up there before that you would really be going to, so I think that's important. You know, the -- we've talked about a lot the exchange of density for a little bit of height and quality is something we've always preached we're willing to do. We're not -- you know, a lot of times when you have debates in the public forum about development, it devolves into height and talking about the difference between a 10 or 15 feet, which is really irrelevant to the conversation. I think what people get worried about is the density that's coming.

Mr. Codina: Listen, Commissioner, to that point, when you do a small unit, a one bedroom, and you got a 8 or a 9-foot ceiling, the unit looks fine. But if you're doing a thousand square foot unit...

Vice Mayor Mena: Of course.

Mr. Codina: We need -- so we were not looking for more -- and we have a -- you know, we have storage too that the quality of the people that we're bringing in requires that. So, yeah, it's -- I appreciate the fact that you have been flexible on the things that are important to get what you want. It's been -- I want to point out two things that I regret having done in the City of Coral Gables. So, I did two buildings that I'm very proud of, Gables Grand. They were two failed developers. The guy -- it was an RFP by the City. The guy who got it from Minnesota didn't pull it off. Then someone else came. At the end of it, City of Coral Gables came to me and said, would you -- the only way that we're going to -- and I did Gables Grand. I regret when I was doing Gables Grand, I wanted to buy the strip between Gables Grand and Le Jeune, you know, where that little strip is.

Commissioner Anderson: Right.

Mr. Codina: And I came to -- and I talked to the Commissioners. They were all fine, except Kerdyk Senior. When I chatted with him, he said, I needed a variance. So, I wanted to buy it, demolish it so that I could take the project and give -- do a landscaping fronting on Le Jeune -- and not an entrance, but it needed a variance for me to do that because the Code at the time -- Peter and I have talked about this a lot -- require you to build right up to the sidewalk, right? And I'm trying to step away and spend a lot of money with that. So, he said about that -- next to a -- this is a City property that you're getting a lease on. I will -- I'll -- I will vote no. And so I gave in, and I built it without it. If you walk through there, if there's a telephone pole or a light, a woman can't even come through there with a carriage. It's -- the sidewalk is -- and the same thing happened to me on the Bacardi building, where I wanted to set it back and I needed a variance. And again, I came to -- and talked to one Commissioner who said, "I don't want any variances. If you require a variance, I'm going to vote no." Every day that I go by that building -- and I go by there -- I

regret that I didn't stand my ground and said, "No, that's not the right --" Coral Gables -- you can't even make a left turn...

Commissioner Anderson: Right.

Mr. Codina: If a car's coming with that stuff built right up to it.

Vice Mayor Mena: Right.

Mr. Codina: So, that has been modified, thank you. But it's that kind of thing that, yes, I think Coral Gables needs to improve and...

Vice Mayor Mena: So, on that note, it's a good segue. I had a -- sort of a substantive question and comment, not only for you, but for staff, and I think probably for Chief Hudak. If somebody can put up the rendering of the ground floor, or the plan for the ground floor, the one that shows the -- that one. You know, one of the things that we typically require on buildings like this is a paseo, which if you look is -- yeah, exactly. Thank you. It goes from north to south here and -- but it cuts through your alley, which sort of comes east to west and then curves to the north. My question for staff is -- I know we have some flexibility on PADs -- does it make sense to at least get rid of the southern portion of that paseo, which is effectively, you know, almost like a tunnel because our paseos are covered, and you have to cross an alley, which you know, could have vehicles going through. And I'd start by asking you your thoughts about that. And I don't know if it would -- I think there's another building there now.

Mr. Codina: Oh, that's the only thing that I've given in that I wish that -- this doesn't fall to the level of my other problems that I have, but this we're only doing because Code requires it that way because it makes -- from our perspective, it goes from -- particularly when I have no residents --

we have no residential. So, that is only there from our perspective because of Coral Gables Code, but it makes no sense to me...

Vice Mayor Mena: But I think...

Mr. Codina: (INAUDIBLE).

Vice Mayor Mena: But I think when you have a PAD like this, there's some flexibility.

Mr. Codina: And it's not safe.

Mr. Gimenez: And it was more -- and I'm sorry. I just want to make sure that we get this one on the record.

Vice Mayor Mena: Yeah.

Mr. Gimenez: It's -- staff insisted and insisted, and we put it in.

Vice Mayor Mena: Sure.

Mr. Gimenez: The discretion is up to you. If you find it necessary, we never really did. And the suggestion to run it through the middle of the building, as Armando explained, this is a different kind of product. Security here is at a premium. We could not figure out how to run it through the middle, like the way we do at the Sofia and 2020. But the requirement is if you find it necessary, I believe, is what the pad requires. Staff did, but it's ultimately...

Vice Mayor Mena: I...



Mr. Gimenez: Your decision. This is the only place we could put it that we felt security was at least somewhat for the building.

Vice Mayor Mena: And the thing is -- look, I work a block west of here. I -- occasion walking east on Almeria regularly, when you pass this building, there's a surface lot eventually over to the east, and there's an alley that goes through there. There's multiple ways that you can cross this block as you go east on this block. These are big blocks. And so...

Mr. Gimenez: There's a block on the eastern portion of the alley also to use.

Vice Mayor Mena: Right

Mr. Gimenez: It also goes north and south.

Vice Mayor Mena: Correct. So, I guess my question is to staff and the City Attorney. Because it's a PAD, do we have flexibility? Is it necessary to have this? And then, from a staff perspective, your thoughts. And then obviously, from a public safety perspective, I guess my question is, there's a safety issue in terms of traversing an alley, but there's also just from the perspective of you have this sort of, you know, isolated paseo, especially -- particularly on the south side of the alley. And I just wanted to get everybody's collective thoughts on that.

Development Services Director Cabrera: So, my understanding is that PADs do require a paseo. I would agree that that's probably not the best place for the paseo, at least that southern portion of the paseo. There were other things that were consid -- other locations for the paseo, I believe, that were discussed back and forth between staff and the applicant. But I think this was the final one that worked with the layout for that ground floor. Is that correct?

Vice Mayor Mena: I think the language on PADs is that they're required when it's necessary and appropriate, so whatever flexibility that provides, is this necessary?

Commissioner Fors: It's almost like we're creating a dark alley where one doesn't need to exist.

Vice Mayor Mena: Yeah, that's the part that...

Commissioner Anderson: No, I would not want to be walking down it. I mean, I think the ground floor experience here, what they're trying to put in with the number of trees where it's right now just a blazing hot parking lot, and the quality of trees I know that Mr. Codina would be looking for satisfy the public realm requirement.

Commissioner Fors: If we were to remove it, what would it look like then with everything?

Mr. Gimenez: Well, actually, it's -- and I'm very glad we're talking about this today because you're not voting on the site plan today...

Development Services Director Cabrera: Right.

Mr. Gimenez: So, if we come back June 28th, we can come back with something that will show it not there given these comments. That leaves us plenty of time to redraw it so when you do actually vote on it -- so I'm glad we got a chance to discuss it because that way we got direction before you vote.

Vice Mayor Mena: Yeah, it seems that you could have maybe a wider alley there as you...

Mr. Gimenez: Well...

Vice Mayor Mena: Turn.

Mr. Gimenez: I don't know if Hermes is in the room or not, but I know that everybody from fire and waste would -- the alley was tight. The alley was a bit of engineering. We -- and it went back and forth and back and forth. So, yeah, there would definitely be a wider alley to the north side as it goes up. And on the -- there's minimal FAR left in this building that we have -- I think the staff's recommendation -- staff's report showed we're at 4.33 total, so there's a little bit to play with there that it obviously wouldn't be any sort of financial benefit with that tiny, little space, but we could close that off.

Commissioner Anderson: Well, I mean...

Mr. Gimenez: I would allow the architects to do their job.

Commissioner Anderson: I mean, if we could make the building more functional, you know, with the Amazon trucks and the delivery trucks and so forth, and utilize that space in a better way even if you just think about it from that standpoint and keep these trucks off the street, that would be...

City Attorney Ramos: And so that's exactly it.

Commissioner Anderson: Much more preferable.

City Attorney Ramos: Commissioner, that's a point of the PAD. It is to allow the Commission discretion to make for a better project if that means not complying strictly maybe with the rules outside of a PAD concept. With regard to a paseo, if the Commission finds that there's other ways for people to, you know, get where they need to go, and that this isn't going to foreclose the ability to make that area walkable, then there's nothing that stops the Commission from quote/unquote "waiving that requirement" if the appropriate findings are made.

Vice Mayor Mena: I just think sometimes we have these requirements, and I get the intent of it, and certain paseos are -- to track the language -- necessary and appropriate. To me, sometimes we have them and they just end up being a -- you know, whether they're a safety concern or not, but it's just also, aesthetically, they're not...

Development Services Director Cabrera: Yeah.

Vice Mayor Mena: Very pleasant. They don't really add much to the project. Sorry, go ahead.

Police Chief Hudak: No, no, no.

Vice Mayor Mena: I called you up, so please.

Police Chief Hudak: Looking at this through what we call CPTED, which is Crime Prevention Through Engineering and Design, and this is what we were asked to look at for this. I'm not a big fan of empty hallways that don't go anywhere into a -- and then I'll transition into traffic -- into a short alleyway where cars and trucks and the deliveries are coming through, pedestrians and people don't do well in alleyways. I mean, I get that. My patrolling techniques, I mean, as much as we're in the alleyways, this is open during the day. We looked at other options, like where else it would be. And I don't know if you want that mix of open to the public with the other security concerns or the security, I should say, designs that were put forward by the developer. So, I mean, I think we -- our teams talked briefly about it. We're not in favor of this part of it. And everything else that we have, the paseos on Miracle Mile, are clearly pedestrian to get to two different places. The lighting is different. The way this would have to be is it's really a covered area, and that's -- so that's not something that the police department would recommend. But then obviously, we defer to you all that we wouldn't be in favor of just this point. If we can make the alleyway bigger -- we all want bigger alleyways, especially with what we see on Miracle Mile.

Vice Mayor Mena: Yeah. And look, I don't want to make a mountain out of a molehill for the applicant. If it's something that their architect can address before we approve the site plan and either expand the alley or do whatever they think is appropriate with that southern part of the paseo, you know, then I think that would be an improvement. But if it's something that they prefer to have because they think it's beneficial to the current design, then I respect that as well. I don't want to change things on them. But if -- to me, it seems like you could improve the alleyway a little bit and then get rid of this, you know...

Mr. Codina: We're happy, like Joe said, to go back. We got to come back for second reading. If you are walking through there, you have a building right here with the trucks coming through. To me, I worry more about a safety issue.

Vice Mayor Mena: Right.

Mr. Codina: We were thinking about putting, you know, those...

Vice Mayor Mena: Mirrors.

Mr. Codina: Mirrors because that corner -- if you're coming from the other side -- or either side that you come through.

Mayor Lago: But I think that we have -- I think we have some guidance...

Vice Mayor Mena: Yeah,

Mayor Lago: In regards to when this comes back on first reading.

Mr. Codina: We'll be happy to.

Mayor Lago: I think we're -- I think there's some consensus on the Commission how to move forward.

Development Services Director Cabrera: It will be good for staff to meet...

Mayor Lago: And I think it makes...

Development Services Director Cabrera: With the architects.

Mayor Lago: And I know that's -- by the way, I know staff is doing their job and I commend them for that. They're following the Code, but this seems to be a good opportunity to address the Chief's comments, staff's comments, and the Commission's...

Development Services Director Cabrera: Yeah, it's great feedback.

Mayor Lago: Kind of guidance.

Development Services Director Cabrera: I think it gives the staff some flexibility to come up with a better design for that ground floor and not just strictly do something just because it's required in the Code that may not be appropriate or the best way to move forward.

Mayor Lago: Okay.

Development Services Director Cabrera: So, we'll take a look at that.

Mayor Lago: So, that'll be something that we'll address in first reading. Commissioner, the last word.

Commissioner Menendez: Yeah. I just want to comment.

Mayor Lago: Or Commissioner Fors, you want to...?

Commissioner Menendez: In September, it'll be 60 years that I live in the Crafts Section. And actually, where Coral Gables -- Mercedes-Benz of Coral Gables was my elementary school, Deerborne back in the day. So I've spent six decades up and down that street. And you said something earlier, Mr. Codina, transformational. This project is transformational, but you, sir, are transformational. You've transformed our community and you've showed us the way forward in, like you said, an elegant visionary way. So, for an area that I feel has been -- you know, you walk there at night, there's nothing. It's not -- you know, you often don't even feel safe walking, you know, from down Segovia -- or down Salzedo, but this is going to bring life. This is going to bring community, and this is going to lift that entire area to where it should have been. I'm sure a long time ago that was the plan, and you're making it the realization, sir.

Development Services Director Cabrera: Mayor, may I just --? Because I think I glossed over it through the presentation, but I think, hearing the Commission, it's really important that the open space -- the requirement is 25 percent, and I believe that they're at 43 percent open space with this project. So, I just want to -- I don't think I had mentioned it in the presentation, but it's a big deal, and I just wanted to make sure that I brought it up.

Mayor Lago: So, I just want to reiterate this because this is incredibly important. When I hear from developers or when I hear from people in this community talk about, "Well, you know, they -- somebody got an extra 14 feet in height," I always vote against the height, I always. I can name you four or five projects that I've voted against because the heights -- because they've been



egregious. It's 14 feet. It's 14 feet to make a better project. And if you can bring me 40 percent plus in open space and a beautiful park of this magnitude in the downtown, I'll vote any day for 14 feet. Because when you're standing on the street looking up, you can't tell me if it's 17 stories, or it's 18 stories, or if it's 16 stories, you can't.

Development Services Director Cabrera: Yeah.

Mayor Lago: I mean, and you really can't tell me the height. It's an additional 14 feet. But what you can tell me is it's a beautiful, lush park with some kids throwing a ball in a neighborhood that's never had a green field that in perpetuity will be a park and will only add value with potentially a beautiful piece of art. And there's so much, so much public benefit when you're talking about a green space on a corner lot that used to be a surface parking lot.

Vice Mayor Mena: And the architecture, because of the articulation of the building, a percentage of the envelope that's at that height is like very small. Most of the building, it scales down.

Mayor Lago: It's teetering down.

Vice Mayor Mena: The part that's at that height...

Commissioner Anderson: Right.

Vice Mayor Mena: Is, you know, the sky home part, obviously, but is -- you know, if you compare it relative to the size of the envelope of the building, it's not a significant portion of the building.

Commissioner Anderson: Right and...

Mayor Lago: So...

Commissioner Anderson: One of the things that sometimes get lost too -- just to emphasize for the public -- the green space is 75 percent green. It's not just pavers.

Mayor Lago: Right. Okay, so with that being said, do...?

City Attorney Ramos: Mr. Clerk, is there any public comment?

Mayor Lago: Yep, that's what I was headed to.

City Clerk Urquia: No, ma'am.

Mayor Lago: Okay. Do you want to take it one item by item, obviously?

City Attorney Ramos: Yes.

Mayor Lago: You want to start with F-8?

Commissioner Anderson: I'll move it.

Commissioner Menendez: I'll second.

Commissioner Anderson: Yes.

Commissioner Fors: Yes.

Vice Mayor Mena: Yes.

Commissioner Menendez: Yes.

Mayor Lago: Yes.

(Vote: 5-0)

Mayor Lago: Moving on to F-9.

Commissioner Anderson: I'll move it.

Commissioner Menendez: I'll second.

Commissioner Fors: Yes.

Vice Mayor Mena: Yes.

Commissioner Menendez: Yes.

Commissioner Anderson: Yes.

Mayor Lago: Yes.

(Vote: 5-0)

Mayor Lago: Moving on to F-10.

Commissioner Menendez: I'll make the motion.

Commissioner Anderson: I'll second it.

Vice Mayor Mena: Yes.

Commissioner Menendez: Yes.

Commissioner Anderson: Yes.

Commissioner Fors: Yes.

Mayor Lago: Yes.

(Vote: 5-0)

Mayor Lago: F-11.

Vice Mayor Mena: There's no vote on that.

Commissioner Anderson: No, not this time.

Mayor Lago: There's no vote?

Commissioner Anderson: Next time.

Mayor Lago: Okay. Alright, then I guess we're done. Thank you.

Commissioner Anderson: It just made the agenda look longer, that's all.

Mayor Lago: Yes.

Commissioner Anderson: It had you panicking.

Mr. Codina: I want to thank all of you and for your service. If you're wondering where Manny's unit is, it's in the garage.