

City of Coral Gables City Commission Meeting
Agenda Item E-4, E-5 and E-8
October 8, 2024
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, Amos Rojas, Jr.

City Clerk, Billy Urquia

Public Speaker(s)

Jorge Navarro, Attorney Representing the Project

Agenda Item E-4, E-5 and E-8 [10:43 a.m.]

E-4: An Ordinance of the City Commission amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, “Process,” Section 14-213, “Comprehensive Plan Text and Map Amendments,” and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from “Commercial Mid-Rise Intensity” to “Commercial High-Rise Intensity” for Lots 1 through 9 (130 Almeria Avenue, 152 Almeria Avenue, 160 Almeria Avenue) and from “Single Family High Density” to “Commercial Low-Rise Intensity” for Lots 17 through 21, Block 14, Coral Gables Crafts Section (103 Sevilla Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date . (03 13 24 PZB recommended approval, Vote 4-2) Lobbyist: Jorge Navarro

E-5: An Ordinance of the City Commission making Zoning District boundary changes pursuant to Zoning Code Article 14, “Process,” Section 14-212, “Zoning Code Text and Map Amendments,” from “Mixed Use 2 District” to “Mixed Use 3 District” for Lots 1 through 9 (130 Almeria Avenue, 152 Almeria Avenue, 160 Almeria Avenue) and from “Single-Family Residential District” to “Mixed Use 1 District” for Lots 17 through 21, Block 14, Coral Gables Crafts Section (103 Sevilla Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision,

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severability clause, and providing for an effective date. (03 13 24 PZB recommended approval, Vote 4-2) Lobbyist: Jorge Navarro

E-8: A Resolution of the City Commission approving a Mixed-Use Site Plan and Encroachments pursuant to Zoning Code Article 14, “Process” Section 14-203, “Conditional Uses,” for a proposed mixed-use project including live/work units referred to as “130 Almeria” on the property legally described as Lots 1 through 9, 17 through 21, and 39 through 42, Block 14, Coral Gables Crafts Section (130 Almeria Avenue, 152 Almeria Avenue, 160 Almeria Avenue, 2701 Ponce de Leon Boulevard, and 103 Sevilla Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (03 13 24 PZB recommended approval, Vote 4-2) Lobbyist: Jorge Navarro

Mayor Lago: Related time certain for 10:30 a.m.

Mr. Navarro: Good morning.

City Attorney Suarez: E-4 is An Ordinance of the City Commission amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, “Process,” Section 14-213, “Comprehensive Plan Text and Map Amendments,” and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from “Commercial Mid-Rise Intensity” to “Commercial High-Rise Intensity” for Lots 1 through 9 (130 Almeria Avenue, 152 Almeria Avenue, 160 Almeria Avenue) and from “Single Family High Density” to “Commercial Low-Rise Intensity” for Lots 17 through 21, Block 14, Coral Gables Crafts Section (103 Sevilla Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. E-5 is An Ordinance of the City Commission making Zoning District boundary changes pursuant to Zoning Code Article 14, “Process,” Section 14-212, “Zoning Code Text and Map Amendments,” from “Mixed Use 2 District” to “Mixed Use 3 District” for Lots 1 through 9 (130 Almeria Avenue, 152 Almeria Avenue, 160 Almeria Avenue) and from “Single-Family Residential District” to “Mixed Use 1 District” for Lots 17 through 21, Block 14, Coral Gables Crafts Section (103 Sevilla Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. E-8 is a Resolution of the City Commission approving a Mixed-Use Site Plan and Encroachments pursuant to Zoning Code Article 14, “Process” Section 14-203, “Conditional Uses,” for a proposed mixed-use project including live/work units referred to as “130 Almeria” on the property legally described as Lots 1 through 9, 17 through 21, and 39 through 42, Block 14, Coral Gables Crafts Section (130 Almeria Avenue, 152 Almeria Avenue, 160 Almeria Avenue, 2701 Ponce de Leon Boulevard, and 103 Sevilla Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. We will consolidate for purposes of the public hearing and this involves quasi-judicial items, so we ask the Clerk to please swear in anyone who will be testifying today.

City Clerk Urquia: Those who will be testifying on this item, 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.

All: Yes.

City Clerk Urquia: Thank you.

Mayor Lago: Good morning, sir.

Mr. Navarro: Good morning. Good morning Mr. Mayor, Commissioners, pleasure to be back before you. I wanted to thank everybody again for their support on first reading to allow us to be here on second reading to hopefully obtain approval of this project, one that we have worked very closely with the community on, over the last several months. This Commission gave us a directive to address certain items that you wanted us to make sure that we had addressed and had updated for this meeting. And I'm happy to report that, I believe, we've addressed all of those. I'd like to just quickly go through them to make sure we captured them all. One of the items was that the Commission wanted to make sure that this park would be dedicated to the city. So we have updated the conditions of approval in the current staff recommendation report to require, obviously, the applicant will develop this park space and upon its completion dedicate it to the city as a public park, and that has been updated in your staff report. We have also worked diligently with the neighbors and our architect to reduce the unit count on this building. Happy to say this morning that the unit count has been reduced down to 118 units or below the 120 that we had committed to drop below. We also, and I'd be happy to show you, I know that the Commission wanted us to enhance the ground level materials that we had on this project, so we have an updated material board that I'd be happy to show you, but essentially, its pavers along the sidewalk area and also natural stone is now being incorporated into the façade of these elevations along the public realm. We also, in response to some comments that were made by some of the residents who came and spoke in favor of the project, regarding short-term rentals. We now highly conditioned that will be incorporated into our covenant that prohibits short-term rentals on the property, so they'll be no short-term rentals. I think one of the aspects that we addressed last time was the building on Ponce that this project will preserve, and its going to preserve it by essentially removing all the FAR and density out of that property. So, they'll be no economic viability to redevelop it, but we've also further added a condition as part of the staff report that will be put in our covenant, which ties any future development or any building that's rebuilt on that property to the elevations of the 2701 Ponce Building. So now we have an additional layer of protection and that is one of your conditions now in the staff report that we will put in our covenant. Regarding the EVS parking requirement. I know that currently under state law its no longer required, but we are committed to providing it, that is also a staff condition. We are starting off with ten spaces, but we are going to have the capability to have the infrastructure in place to increase that. And then, lastly was an addition to the new materials that we have at the ground level. We've also added a condition as requested to make additional improvements on the streetscape along Almeria to make it more pedestrian-friendly and try to add additional trees to it.

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Vice Mayor Anderson: Which was both sides of the street.

Mr. Navarro: Yes. Correct. Where feasible. One thing is that we want to make sure the parking on that street is so critical. So, we do want to beautify it, but we also want to be sensitive of the businesses that are in support of our project across the street. One thing that they've always mentioned to us, even during our future construction is staging and things of that nature, not to impact those spaces. So, the conditions in there and we will work with your Public Works Department to hopefully work with the community on where the bulb-outs are located.

Vice Mayor Anderson: Our landscape architect is amazing and she can find something that can fit in some pretty tight spaces.

Mr. Navarro: One of the things that I wanted to make sure I put on the record, we are happy to make these improvements, obviously they are costly, but one thing we've done on other projects is when we put the bulb-out, there is technically a provision in your code that if you lose a space you have to pay for the space, but in this case since we're essentially removing the spaces to have bulb-outs on the other side of the street that are not impacted by our project, we want to make sure that that additional fee doesn't apply if we lose a parking space as a result of the required streetscape improvements.

Vice Mayor Anderson: I know that our beautiful landscape architect can find something that's narrow that can fit even within the sidewalk area.

Mr. Navarro: We've done it before where currently the way they are designed there may be nine and then some of them you move them around and you still end up at nine, but I just wanted to. The last time we had a project where we didn't clarify that, it kind of prevented us from doing it.

Vice Mayor Anderson: So, to the point where sometimes you don't need a bulb-out, so again, work with our landscape architect to see you might need a bulb-out for one and in between you can put in something smaller that can be cut into the sidewalk.

Mr. Navarro: We will definitely explore that. I think all options are on the table, but if a parking space is impacted, we would just like to clarify that.

Commissioner Menendez: What do you need from us just to make sure that because we are required – we're asking for it and if the result is to move the parking space, its because of the request.

Mr. Navarro: Correct.

Commissioner Menendez: So what do you need something from us when we go to vote on this.

Mr. Navarro: Yes. I think if we could update the conditions of approval where it talks about the offsite public realm improvements, just to clarify that as part of the work that we are doing along

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Galiano and Almeria and the bulb-outs that we are proposing along Almeria, if there is impact to public parking that the parking fee would not apply.

Vice Mayor Anderson: That's a reasonable request.

Commissioner Fernandez: But I would say on the opposite side of the road, not the ones that...

Mr. Navarro: Correct. Yes, the ones that we impact...yes.

Commissioner Fernandez: Okay.

Vice Mayor Anderson: This is the opposite side of the street we're discussing.

Mr. Navarro: Yes.

Commissioner Menendez: I'm good with that.

Commissioner Fernandez: Just want to make sure the language is clear.

Mr. Navarro: Good clarification. And then lastly, we have committed to work with the city to underground the utilities along the alley, which is a complicated process, but we have committed to work with the city and FPL. A lot of things are outside our control. One of the things that we have started to look at is that there are several power poles along Sevilla where we may need to put some of the infrastructure, not saying it's a massive infrastructure, but some of the facilities within the park space to be able to underground those lines serve some of the residential across the street, some of the commercial, as well as one of the abutting properties. So what we would like to do is with respect to the current condition of undergrounding utilities to have the ability of FPL says its required to come back to the City Commission to be able to locate potentially a transformer or something within the public park.

Commissioner Menendez: I have a question because the last design I saw what was available for the park, obviously an active park with equipment for the kids and then the other side either passive or pickleball. If it is a passive park, personally I'd rather if its required FPL, I'd rather have it in an area away from the playground equipment, so if there is a passive park area, for example, I'd much rather have that there as far away as possible from the kids.

Mr. Navarro: Yes. I think that's a great idea. I think our idea would be to, obviously, try to locate it – and if we have to move – right now we have the kids park in a north-south direction, but if it has to be an east-west location, one of the things that's in our condition is that we're going to work with the city and the City Commission on the ultimate design of the park, so at that point we could figure out.

Commissioner Menendez: The reason I tell you is from experience a couple of years ago, there was, my son was at a soccer practice outside of Coral Gables at a park and it had rained and I guess

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one of the light poles wasn't grounded, something happened, and when he approached he got a shock and thank God it was a minimal shock, but I immediately, we called. At that point it was the City of Miami and they had to shut it down and it was puddled to water. Kids – you all understand, but that's from my experience, as far as ways we can the activity with children would be the best.

Mayor Lago: Mr. Navarro, this is my only comment for the project. You and I have worked, along with the applicant for over two years to deliver on this park. I mentioned it many, many times. This is a critically important component of what, I believe, is going to redefine how our downtown looks. This is one of five new projects, parks that are coming to the downtown.

Mr. Navarro: And I think it's the first recreational park in downtown.

Mayor Lago: My opinion is, and after speaking to the residents in the neighborhood, again, if you want to make it half passive, half active, its perfectly fine, but I want to be very careful, very careful about the usage that we use in that park, because again, across the street is a residential community. So there's a lot of noise, a lot of people coming in to the facility. It's a little bit different than – and you have actual parking capabilities there. You have on-street parking where people can come in, its not like just a neighborhood park. So, we have to give it a lot of thought when its being programmed with staff to make sure that its something that again, is conducive to the neighborhood, because I got a few phone calls, not a few, a handful of calls from residents and they told me, look, we are all excited about the park, I think it's a great idea, we love the project, we are in favor of the project, we have no issues with the project, we like that the applicant has collaborated extensively with us, along with the architect. There only concern was the active portion of the park. I know its going to be something we are going to program later and I think that this type of – this is why we worked on it for over two years to make sure that you couldn't redevelop that piece of property, and I'm so grateful that you didn't, that you heeded our advice, working together on this, just like the other project across from Nordstrom which I think was critically important also, to leave a green space there, along with the one we're doing in Publix and we can keep talking about our downtown. I think its going to be transformational for our community. I just want to make sure that we build a park that elevates the quality of life for the neighborhood, not becomes with all due respect, a nuisance in any form, because this is going to be a major investment that we're not undertaking, that you are undertaking, because you are going to be programming this park.

Mr. Navarro: And to that point, in our minds this is a community park, obviously working with you and the community on the concept of a park there. That was very well received by the residents and most of what they have said is, and I think to Commissioner Menendez' point is a kids park, neighborhood needs that there. What the other component is, I know that we did meet with your Parks Advisory Board and they did like the passive children's park component, but one thing that we have built into this, it being a community park and for the residents is that we will do some sort of community meeting to get a final decision as to what goes in there, and then bring it back for your consideration.

Mayor Lago: That's what they talked about when you really – one of the main things you said, obviously we are going to have community meetings. One of the things they liked was, for example, the small park field that they had adjacent to the Vicky Bakery project.

Mr. Navarro: Yes.

Mayor Lago: Where the large oaks were moved you know, giving instant shade, which was something that again, those are specimen trees that are just spectacular, so the developer there really collaborated with the city, cooperated with the city on that front. I think it was something that again, is going to be very beneficial for the city as-a-whole. I think that when you look at this piece of property, I think we really don't understand how incredible this piece of property is going to be, especially for the downtown and for the business community. Obviously, for the residential community its important, but for the ability to have a true, open space that is accessible, and you don't have to cross, for example, Ponce to get there, it's a lot more inviting. I think its going to be something special in the downtown.

Mr. Navarro: I think the key to this is the size of the park too, where we could multi-purpose that park to serve different functions and that's pretty exciting is that usually a park has to be for one thing. I think here we have enough space to make it a multi-functional park.

Commissioner Menendez: And in that area, we have obviously Ponce Circle Park and its activated and its going to be even more activated down the road, and I know there are plans to renovate the entire park and that's really, I think a lot of adult events. So this is the perfect compliment to Ponce Circle Park to have something dedicated to kids.

Mr. Navarro: I think they kind of flow together because you have the event program park within...

Commissioner Menendez: We have a lot of young families that we all know have moved into the Gables, starting their families, so timing for this is fantastic.

Vice Mayor Anderson: I'll just follow up. You have a big advantage here as far as, if you need to locate an FPL transformer box and that is you have an alley on this block and that's what FPL wants is, they want to have ready access to it, so it can be placed up against the alley so just want to make sure you have the flexibility to come back to us to get the approvals that you need, and of course, the balloting process to make sure that the residents that live closest to that park have the strongest voice in what's going to be across the street from them that they can walk to. Fantastic project. I think this is going to be an amenity to the area and an improvement to the walkability of the area as well. So thank you.

Mayor Lago: Are you done. Anything else.

Mr. Navarro: I had one more condition. One of our, we've been very close with our neighbors on the other side of the alley. They have asked for us to put a condition in our construction staging, just saying that we're going to have in the afternoons a dedicated personnel to sweep and clean the

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alleys and make sure that the parking is not blockaded, is not blocked during non-construction hours. I just wanted to put that into the record, and we'll work with your City Attorney and staff to put that in there.

Mayor Lago: Thank you. Its part of the code, as a matter of fact already, in regards to the cleanliness of the job sites. Okay. Perfect. Thank you. How are you. Thanks for being here.

Planning and Zoning Director Garcia: Good morning. Jennifer Garcia, Planning and Zoning Director. So, I think the applicant did a good job of going through all the changes. They are on page two, for your information on your current memo. Just to clarify for the parking across the street. We did analyze this at the beginning of the year, actually. We identified two spaces on the north side that would not impact parking, due to the amount of curb-cuts existing parking lot has on the south side. The whole block shouldn't lose any kind of parking with the additional two pump-outs on the north side. And then the completion of the park would be substantially completed before TCO, temporary certificate of occupancy, and before completed and conveyed to the city prior to the CO. That's it.

Mayor Lago: Thank you. Mr. Clerk, do we have any public comment?

City Clerk Urquia: No, Mr. Mayor.

Mayor Lago: I'll close the public comment, unless there is anything else.

Commissioner Menendez: I'll move it.

Commissioner Fernandez: I just wanted to thank you for all the efforts that the developer has put in to making sure the community had all of their concerns addressed, countless hours in meetings and making concessions, and bringing us to a point where we are not going to have three mega buildings in this block, we are down to one building with a reduced height, with improved quality of products in this building, a reduction in the number of units that you could have put into this building. So, I appreciate all of that. I echo the comments of the Mayor. I think the park needs to be something that the community decides on what they want. I know we have a need for pickleball courts, but that may not be the best place to put pickleball courts. One of the things the Mayor said actually brought something to mind. If the residents in the area are concerned with the noise level from the park, may be inverting the location of the passive area of the park with the children's play area, and its actually going to be more protected from the street.

Mr. Navarro: Safer.

Commissioner Fernandez: Correct. So that's something to consider as well. I have no issues with the transformer. I know that FPL would like it closer to the alley, but its not a very wide alley that you'd be able to take up a lot of space with the transformer there. So, I can see the need to put it in the park. I appreciate all the concessions that have been made. I know that there was an issue with the cleanliness of the alley during construction. I know that's an issue we have with many of

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our projects. So, I appreciate you working through that. My only ask is, a lot of these concessions let's just make sure they get done.

Mr. Navarro: Yes.

Mayor Lago: Just to make sure I put it on the record. Of the multiple residents that I spoke with and that I visited with, as I walked the neighborhood, there concern was, this is a very simple one, wasn't the noise of the park, it was the issue of a certain use in the park, which I don't want to mention because I'll get stated that I'm in opposition of that use. So, I have to be very careful what I say on the Commission floor, because later its used against me. By the way, for the record, where's the camera, I'm 100 percent in favor of pickleball, God willing, we'll have many, many pickleball courts in the City of Coral Gables. I'm excited. I'm actually playing my first pickleball tournament with Rhonda. Its going to be something spectacular, but I think that at the end of the day, the residents here have a concern about a certain noise.

Mr. Navarro: And that can be understandable.

Mayor Lago: I'm not saying its that use, I'm not saying its that use, because that could get me in trouble, and I want to be very careful, but maybe you're saying that or maybe somebody else on the Commission is saying that.

Commissioner Fernandez: I said I have no problem. I did say...

Mayor Lago: I won't say that because I won't say that because and then they say it was me. So at the end of the day...

Commissioner Fernandez: Well, if we both say it, nobody will...nobody will attack either of us.

Mayor Lago: I promise you, Commissioner, I will not even – the last thing I need is the blogs all over me. So, the point is, which is a daily occurrence. So, my point is, my point is that remember this, this is an opportunity for once in a lifetime our downtown will potentially never have the opportunity to have a 15,000 square foot lot, that's why you and I worked so hard on this. Just like Publix, 20,000 square feet. These are forever, forever opportunities that will only raise property values and the quality of life in the city. So, when you look at, for example, what the Vice Mayor did in reference to that park that you were involved in with your client, the ability to move those trees there is transformational for the neighborhood. That neighborhood had very limited, large specimen trees and the few were in areas that, if that area is redeveloped its going to be very hard to keep them, it's a beautiful oak tree that's in the middle of a sidewalk, that's something very, very difficult to keep closer to LeJeune. These trees are in the middle of this park now and its going to be something just to marvel at in the future, as you drive by and people in the neighborhood enjoy those trees. So, I want to make sure again, what we talked about and make sure that the residents have the last shake at this, because they are concerned about.

Mr. Navarro: Its nice to have one very nice park function, right, rather than dividing up the park in so many different uses that one suffers, you know. You can have a beautiful large children's park that...

Commissioner Fernandez: Salvadore is a perfect example of how you can really blend the two together. You have children mixed with passive areas and they are all combined together. Its not like you have to have two separate areas. You could really combine the two and make it something really nice for the parents and the kids can be in the same area enjoying their space.

Mayor Lago: If you'd like to see an example, I use the park all the time, the Blue Road open space. It's the perfect example of a children's park for smaller children and it has an area where they can ride their bikes, has beautiful specimen trees, actually fruit trees, that provide great shade and those are two lots that were combined that we purchased on Alhambra, adjacent to Blue Road, and they are beautiful. Those are basically almost the same size of this lot. Those are a little bit bigger, its probably about 20,000 square feet, but you're talking about this lot is almost the same magnitude of that. Those are special lots that are very, very hard to find.

Vice Mayor Anderson: So, I'm going to add to your celebration, because your client in the industrial area for that particular park has agreed to move two large Pigeon Plums that are existing on the site and these are magnificent trees, these are large specimen trees as well. Its that type of commitment that's going to make our city shine. So, again, thank you for working with us.

Mr. Navarro: Yes. And you know we are committed to working with your city landscaping department to identify trees within the surface parking lot on the Almeria side to see which ones can potentially be transplanted.

Mayor Lago: And by the way, George, while I know you are committed, there is a massive cost associated with that. I'll like to put that on the record, because you don't have to do that, and you heed the advice on this case, obviously the Vice Mayor, same as your previous other client, and you attempt to do everything you possibly can to leave this type of example in our city. So, you are setting an example for every other developer, and you've had multiple clients who have done it and I want to commend you on that. So, thank you.

Commissioner Menendez: George, to what Commissioner Fernandez said about safety of the playground closer to the corner and having, as I mentioned for lived at that site for 14 years, that's where I lived when there were houses there, that we are now going way back machine, every once in a while that intersection there were accidents and cars would actually drive into the house that was in the corner. So, point of reference, if you could flip the children's playground equipment away from the corner, just because as a child growing up, I remember hey, how interesting there is a car on my neighbor's lawn.

Mr. Navarro: Definitely. I think that's a great piece of advice.

Commissioner Menendez: And the other thing, and again, its already been mentioned, I'm saying it because its not about you, its about anybody else listening that has projects in the pipeline. Its so appreciated, so much appreciated that you all engaged residents that live, especially in the immediate area and its not window-dressing, its real conversation, its real discussions. Discussions and find solutions that work for everybody. I'm saying it because your team has done it, but I want anyone else listening that has a project in the future that this is the path forward. This is the way it always should be, and at least from my perspective, I'm sure my colleagues, it's the way it will be as long as we're here. So, thank you for doing your part.

Mr. Navarro: And to that point, I just want to mention that we are going to continue our dialogue with the community, especially those that are within that five-block radius and keep an open line of communication and this dialogue going throughout the extent of this project.

Mayor Lago: Thank you. I'll entertain a motion.

Vice Mayor Anderson: Move it.

City Attorney Suarez: So that will be for E-4.

Mayor Lago: Yes.

Vice Mayor Anderson: Yes.

City Clerk Urquia: I had a motion from Commissioner Menendez, I'm sorry, who seconded it.

Vice Mayor Anderson: I guess I'll second.

Commissioner Menendez: Yes

Vice Mayor Anderson: Yes

Commissioner Castro: Yes

Commissioner Fernandez: Yes

Mayor Lago: Yes

(Vote: 5-0)

Mayor Lago: Moving onto item E-5.

Vice Mayor Anderson: I'll move it.

Commissioner Menendez: Second.

Vice Mayor Anderson: Yes

Commissioner Castro: Yes

Commissioner Fernandez: Yes

Commissioner Menendez: Yes

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Mayor Lago: Yes
(Vote: 5-0)

Mayor Lago: Moving onto E-8.

Vice Mayor Anderson: I'll move it.

Commissioner Menendez: I'll second.

Commissioner Castro: Yes
Commissioner Fernandez: Yes
Commissioner Menendez: Yes
Vice Mayor Anderson: Yes
Mayor Lago: Yes
(Vote: 5-0)

Mayor Lago: Thank you very much.

Mr. Navarro: Thank you all. On behalf of my client, and our entire team thank you for your support and also for the neighbors who have spent so many months working with us. Thank you all.

Mayor Lago: Thank you, Mr. Navarro. Thank you, Mr. Behar.