

**City of Coral Gables City Commission Meeting**  
**Agenda Item E-4 and E-11 are related**  
**March 12, 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)**

**Maria Cruz**

**Jackson Rip Holmes**

**Mario Garcia-Serra**

**Brian Fisher**

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Agenda Items E-4 and E-11 [2:15 p.m.]

E-4: An Ordinance of the City Commission approving a Planned Area Development (PAD) pursuant to Zoning Code Article 14, "Process," Section 14-206, "General Procedures for Planned Area Development" for a proposed Publix grocery store and liquor store on the property legally described as Lots 1 through 48, Block 8, Coral Gables Crafts Section (2551 Le Jeune Rd), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date. (11 08 2023 PZB recommended approval with conditions, Vote: 5-1) Lobbyist: Mario Garcia-Serra

E-11: A Resolution of the City Commission approving Conditional Use Review of a Site Plan pursuant to Zoning Code Article 14, "Process" Section 14-203, "Conditional Uses," for a proposed Publix grocery store and liquor store on the property legally described as Lots 1 through 48, Block 8, Coral Gables Crafts Section (2551 Le Jeune Rd), Coral Gables, Florida; including required

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conditions; providing for a repealer provision, severability clause, and an effective date. (11 08 2023 PZB recommended approval with conditions, Vote: 5-1) Lobbyist: Mario Garcia-Serra

Mayor Lago: Moving onto item time certain at 2 p.m., E-4 and E-11.

City Attorney Suarez: Mayor, I'll read both items into the record, so we can consolidate them for purposes of the public hearing. E-4 is an Ordinance of the City Commission approving a Planned Area Development (PAD) pursuant to Zoning Code Article 14, "Process," Section 14-206, "General Procedures for Planned Area Development" for a proposed Publix grocery store and liquor store on the property legally described as Lots 1 through 48, Block 8, Coral Gables Crafts Section (2551 Le Jeune Rd), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date. E-11 is a Resolution of the City Commission approving Conditional Use Review of a Site Plan pursuant to Zoning Code Article 14, "Process" Section 14-203, "Conditional Uses," for a proposed Publix grocery store and liquor store on the property legally described as Lots 1 through 48, Block 8, Coral Gables Crafts Section (2551 Le Jeune Rd), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date. These are quasi-judicial items, so all individuals who would like to testify in this matter must be sworn in by the City Clerk.

Mayor Lago: Mr. Clerk.

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: Mr. Clerk, can we have public comment.

City Clerk Urquia: Yes, Mr. Mayor.

Mayor Lago: Let's do public comment first.

Mr. Garcia-Serra: Okay.

Mayor Lago: Thank you.

City Clerk Urquia: First speaker today, Mr. Mayor, is Maria Cruz.

Ms. Cruz: Mrs. Maria Cruz, 1447 Miller Road. Since today is such a beautiful day in the City of Coral Gables and I've been paying close attention to this project, I'm happy to say that I agree, that I support it, that I think it's wonderful, and go for it.

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City Clerk Urquia: Next speaker is Jackson Rip Holmes.

Mayor Lago: Mr. Holmes, good afternoon.

Mr. Holmes: Greetings. Thank you for allowing me to speak. I did not even know about this project literally until today, but I want to praise the choice again of our new City Manager because I had described Coral Gables City Hall for about a year as a torture chamber which I sought to avoid and that's why I didn't know about this project, and by the way it's a tame project. I'm not going to object, except it doesn't have my name on it. I'm joking. But the thing is that I'm like breathing this huge sigh of relief, because I'm very concerned with the whole parking picture, so anything that involves parking is something that I'm either trying to get involved with or nervous as can be. And the thing is, where am I getting to, and then I'll close my remarks. Now we have a City Hall, instead of my describing it as a torture chamber, I'll describe it as a place you can go and actually feel good, because of our new City Manager. So that will conclude my remarks there. Thank you.

Mayor Lago: Thank you, sir.

City Clerk Urquia: That's it Mr. Mayor.

Mayor Lago: Alright – the applicant.

Mr. Garcia-Serra: Good afternoon Mr. Mayor and Commissioners, Mario Garcia-Serra, with offices at 600 Brickell Avenue, representing Publix Supermarkets, Inc., the owner of the site located at 2551 South LeJeune Road. I'm joined today by Mr. Hank Porshay, Publix selected feed developer, as well as Mr. Brian Fisher, our project architect. This project was approved on first reading during your second meeting in January and you asked us to address several items between first and second reading. We have a summary, if we could bring up the presentation, please, Coral Gables TV. Thank you. Next slide please.

Commissioner Castro: I'm sorry to interrupt you, ex-parte communications. I have received several emails that came into my office to speak about this project, and I just wanted to put that on the record.

Mr. Garcia-Serra: Here you have listed the various conditions of, not conditions of approval, but items that were to be addressed between first and second reading. The first one is the size of the park. When we were here at first reading, the size of the park was at 19,000 square feet. Previous to that it had actually been at an even smaller size of 10,000 square feet. The park that's before you today and the plans that are before you today is at 20,000 square feet. On the issue of the underground utilities, applicant and city staff and FPL met and agreed that the overhead lines will be installed underground, the ones that are along the perimeter of the project site, as well as crossing Andalusia, Salzedo and Valencia Avenue up to points between Andalusia and Valencia and the alleys to the north and to the south. On the rooftop parking lot, which was of particular concern of Commissioner Menendez, we have revised the design so as to expand the use of trellises and landscaping has been incorporated to soften the visual impact of the rooftop parking level. We

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will show you a rendering of that when Brian makes his presentation. The east elevation wall facing the park, in consultation with the City Architect, we've proposed a design of the wall that has been revised to add more variety and architectural features, we'll show that to you shortly. The bicycle lanes – We met with the County Public Works staff, who requested a formal submission from the City of Coral Gables and applicant has agreed to construct any of the proposed bicycle lanes approved by both county and city, along the stretch of Andalusia and Salzedo that are abutting the property, wherever the city/county approve whether its north or the south side of Andalusia and Salzedo. Looks like it's going to be on the west side. It looks like there'll be a need for some work on the block between Andalusia and Miracle Mile just to do a transition there. Right-of-way and traffic improvements – Vice Mayor listed several of them when we were here on first reading. The reduction of lanes on Valencia, dedicated northbound lefthand turn lane on Valencia and Salzedo; audible pedestrian countdown signal and “Do Not Block the Box” signage; and markings for the intersections of LeJeune with Valencia and Andalusia. These are all subject to county approval, but we will go ahead and design them and submit them for city and county review. And then lastly, the replacement of what was previously proposed to be palm trees with oak trees in the west plaza area of the project. So those are the items that were brought up at first reading and how we've addressed them in the time since. Here's the latest site plan. As you can tell there is a 20,000 square foot park on the side, on the east side. There's a lot to like about this project. The existing store is showing its age, and this new store will be a state-of-the-art location and a flagship facility really of Publix. We have a low scale project which will maximize the shopping experience, minimize the visual and development impact of this development and will provide a major public benefit in the form of a park, a public park in the Central Business District. After second reading, there will still be some work to be done, such as agreeing upon a park improvement plan and the terms of the conveyance of that land to the city, but we would have at least been finished with the overall site plan approval process. Mr. Mayor, it's been about three to four years, I think, since we first met to talk about a potential park at this location, and now, I think it is finally becoming a reality through the efforts of the city and this applicant to get to this point. I'll ask Brian to come up now and show you what's changed between first and second reading and then we'll take it from there. Vice Mayor, I'm not sure if I mentioned it, but we've also agreed to remove the planter, the raised planter that's on the west plaza.

Vice Mayor Anderson: I appreciate it, because it makes it much easier for pedestrians transversing between the Mile and back to safe haven away from the traffic. Appreciate you doing that and your willingness to get all the stuff done for TCO. Thank you.

Mayor Lago: Thank you. Good afternoon, sir. Thank you for being here with us.

Mr. Fisher: Brian Fisher, Fisher Architects, Clearwater, Florida. What we kind of look at is what we've changed from the last meeting we were at. These elevations are still the same elevations that you were presented to last time we met. As we come round the east side, but some of the elements you see in the design on these elevations here will be repeated on east side. If you come around the lower elevation is the new east side elevation. We have the louvered ventilation into the garage above and then we have a trellis shade area with bench seating underneath, with also some crisscross cable arborist with the vines that will be growing up those and maintained, and that would tie into what you see on Valencia, which is a similar elevation, similar elements, so it

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would continue on around the building as you come across the north side of the building. A lot of these same elements are on that side. We tried to beautify the design on all three of those sides as they touch and turn a corner and have created this new elevation on the east side. This is a blow-up of that elevation and the plan down below, you can kind of see what the architecture is doing as it comes down to the ground, we have these little bench areas which have shade above with the trellises, we have potted plants with landscaping coming up into the trellis. Also, you kind of start to see some of the landscaping we're introducing on the top deck of the parking garage as well, that will be appearing on the edges of the garage, along with the trellises. This is a 3-D rendering from the northwest corner of the project. Once again, you can kind of start seeing some of the landscaping. On this view it's kind of leaning into the backscape of the street. You can start to see it a little easy on this view here. This is from the east, northeast corner. See the larger park, landscaping shade trees, the trellises, with the potted plants and then on the roof you see quite a few of the large potted palm trees that will be up there for the top of the garage itself. You can see several of these palms that are appearing up on the roof itself and then all the way down the side here and across the back as well, and we have a couple in the front corner here as well. This is the street level, a three-dimensional drawing of the park side which is the east elevation. This is looking from the other angle. We've shaded out the shade trees, a lot of foliage between the street and the architecture coming to that point. And this is the landscaping that is on that wall that kind of gives an idea of what we're proposing to do with the trellises and the vine work going up the cable trellis.

Mr. Garcia-Serra: Thank you very much Brian. So that is pretty much the conclusion of our presentation. We think we've adequately addressed the issues between first and second reading. Of course, we have the whole team here available for your questions, comments and we're ready to address them too, hopefully bringing this closer to reality.

Mayor Lago: My colleagues have any comments.

Commissioner Castro: Yes.

Vice Mayor Anderson: I do as well.

Mayor Lago: Vice Mayor.

Vice Mayor Anderson: So, I'm very appreciative, I know I made a very firm request on some items because these are things are so sorely needed in our neighborhoods. To be able to get to this Publix on a safe basis has been a critical need for an extremely long period of time. Over ten years ago, I made the request for the FDOT and the county and the city to do the simple thing of "Do Not Block the Box" on LeJeune, and I don't know if it was lack of political will at the time or otherwise it just didn't happen, but it's very necessary, because you do have the backlog of people trying to get through. You have the pedestrian safety issues. I've almost been hit more than once trying to cross that street on LeJeune Road and I know of other people that had been hit. Then you have the request from residents who have emailed me over the course of years needing those walk signals where they are audible, because if you have impaired vision, it's a big problem, you know, it's required. You have a bus stop on that side of the street, it's a very necessary piece to improve

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pedestrian safety which if you were here in the morning you would have heard the number of incidents that we've have where you have pedestrians, not only hit, but killed as a result and it's something that we need to take very seriously and I'm glad Publix is stepping up to the plate to take care of it in its corridor, as well as the bike lane. This is something that residents have been requesting for a long period of time for the city to run all the way through to the Adult Activity Center, because people do want to be able to access Publix and access other city facilities on bicycle as opposed to always having to get into a car and deal with the hassle of parking, it goes with that. So, I applaud what you're doing. I know this is a PAD and you have to provide community benefit. These community benefits, I think, will make a difference for all of us and hopefully also for Publix too to have great clientele coming in there, because we'll have a nice safe corridor to get there.

Mr. Garcia-Serra: It's going to be a great new store.

Mayor Lago: Thank you.

Commissioner Castro: My number one concern is safety and I just want to touch a little more on the bicycle lanes. The bicycle lane is only on one block, its only on one street?

Vice Mayor Anderson: No. This is part of a plan, and we can have more discussion on that later, but this was one of the critical intersecting pieces. The Commission, the prior Commission voted to have a bicycle lane on the south side of Andalusia to be able to connect, not only from Douglas to LeJeune, but from LeJeune to points west. Okay. So, this is one piece of the puzzle. I would be remiss if I would say build this and then we'll build it later because then you have to move the trees and move everything that you've put in place in a way of infrastructure, which makes it that much more difficult to get something done. Let's just build it right the first time. The city needs to move forward on its blocks and its obligations, both on the east and west side, Publix will do its part here as a good citizen and avoid wasting resources by putting in trees that ultimately will have to be moved again.

Commissioner Castro: So, my suggestion here is, I know there's a whole plan, a bicycle plan and I like it, but I don't know how I feel about just building one for right now, and I don't know if the Miami-Dade approval is going to be obtained before TCO, which is a little worrisome for you guys. So, maybe I could suggest you guys issue us a bond for us to do the bicycle lanes when we're ready to do them.

Mr. Garcia-Serra: You know, I think let's talk about the process over August, I think we can combine both ideas together potentially. The city, county and applicant will have to move forward together at the same time with regards to bicycle lanes. The county wants to see how this piece of the puzzle fits into the greater whole, which some work has been done already, the city does have a bicycle master plan, I think it probably has to be looked at again when we get together with the county. There's going to be some time, you know, we don't start construction on this site until the construction on the new Publix on Dixie Highway is complete. So that's going to take, let's say an 18-month timeframe and another 18 months probably to build this one, that's all being pretty optimistic. So, perhaps if we have not been able to achieve all the approvals and permitting that

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we need to do in that timeframe, then maybe at that point we proffer---so as to not complicate issuance of TCO.

Vice Mayor Anderson: On that and I'm very confident that we'll be able to get a bicycle lane approved for this street, because it is a connecting point between our parking garages, between the Mile, we really want to keep bicycles out of traffic as much as possible in these high-volume areas, this is where the accidents are going to happen. So, if you provide a lane for the bicycles and hopefully we can build a better bike lane that we do in other areas, that will be safe, that will be visible and as protected as possible for individuals, but we don't get anywhere by just kicking the can down the road and if this can has been kicked down the road far too long, I think Publix can take the lead here, it's not going to be built tomorrow, it's probably not going to be built next year, maybe the year after that, you know, maybe you'll break ground, correct me if I'm wrong.

Mr. Garcia-Serra: We have Nelson here who could maybe chime in a little bit, might take a little bit longer than that.

Mayor Lago: Mr. Garcia-Serra, if I may. It's probably going to take four years and I'll tell you why. If you're talking about a project that you say is going to be scheduled for 18 months, which is a project you have to finish before you take one project offline, you want to make sure you have one completed, correct, that's the plan. Obviously, I imagine that's your business model. So, at the end of the day you have to finish that store, complete that store TCO, then you're going to take this store off-line.

Mr. Garcia-Serra: Right.

Mayor Lago: So, you're going to finish that, probably going to take 18 to 24 months, then you'll be coming over and starting this project. This project will probably take you 14 months, 14 to 16 months if you're flying. The infrastructure roadway improvements, the bicycle lanes, depending on the magnitude, are the last things that are probably installed, correct, along with your last lift of asphalt.

Mr. Garcia-Serra: And there's also a lot of permitting lead time in that.

Mayor Lago: So, I'm not worried about the permits, because of the amount of construction time we have before us and plans. Right now, we have these conceptual drawings that have been approved by nobody, so we have to move forward through a process where then you can call them construction documents. It's going to take you at a minimum, probably six months to get construction documents done. I don't want to speak for the architect, is that correct.

Mr. Fisher: Correct.

Mayor Lago: So, you have a long runway here, because things take time. Again, I think putting a bond on a project that you're waiting for another project to begin and then you've got to finish this project, you're not going to have construction overlapping. You're going to have potentially three to four years before this project on Andalusia is completed. So, I'm not worried about whether the

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infrastructure is going to occur, because at the end of the day, Publix is the community partner. Publix is not going to step into the city having three stores and potentially even having four in the near future in such a small city and not do what's right, their own interest and obviously the community's interest, and I think that this is not that large an infrastructure that we're talking. It's not like we are doing like a giant force main or a highway or a bridge. This is infrastructure that's needed, its important, but I think that its something that, at the end of the day, its going to be required by the city and its something that could be easily installed at the end of the project, and if its not installed, guess what, you can't open the store. If that's part of the agreement and part of our development agreement that is approved today by the Commission, correct me if I'm wrong, you will not be able to open that store. So, I have full faith and confidence that the owner, Publix, wants to install whatever is agreed to today, if not, they won't be able to get their TCO and CO, correct.

Mr. Garcia-Serra: And good faith we're moving forward with that planning. If unforeseen permitting delays were to occur or issues come up that we're not aware of, as has come up in the past, we'll probably want some flexibility at that point.

Mayor Lago: I understand, but I don't see it as an issue in regard to bicycle infrastructure. It's a mandate across the county and all cities, especially as a result of a lot of other things that you're seeing now, the accidents, so it's in line with good practices. It's not like it's anything out of the norm.

Vice Mayor Anderson: Its not a heavy lift. It's part of affordable living. So, I have full faith as well that you will proceed and get it done, and I'm certain by then we'll have our ducks in a row for the remainder of the bike lane and connecting it all the way over to the bare minimum, Segovia, where we have existing bike lanes already and it would provide a route for people to be able to get to the grocery store on a bike, if they chose.

Commissioner Castro: I think what I was really worried about was the continuation of the bike lane, right, just having it on one block, and then you're going to teleport off. It needs to continue, and I think that's Miami-Dade approval first needs to happen, right, and then where do you continue. And I know its step-by-step, but I would love...

Vice Mayor Anderson: If you go back and you listen to the prior Commission meeting in which the Commission voted to have a bike lane, not only running there, but east and west continuously. It is the direction of this Commission to continue this. This just didn't drop out of the sky. This desire to run north/south on Salzedo and east/west on Andalusia was part of thoughtful planning that was done, and it's part of the Bicycle Master Plan and I know that in my role, as part of this Commission, I will continue to advocate with county, with the state, whomever I have to, to get these things done. Anything that you're pushing for that you need additional support on, please just reach out to us and I'm sure every single one of us will pick up the phone and make a call, send an email in support of what it is that Publix needs to do here today, because down the bottom line is the same issue that we're dealing with everywhere else. It's a vision-zero plan. It's the vision to be able to get people safely to the store and to be able to get them out with their groceries. It's

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not teleporting in and out. It's being able to bicycle in and out. We don't want a bicycle lane to nowhere.

Mayor Lago: And if I may, I just wanted to add something to that point. The goal and the reason why prior Commission moved in the direction of addressing issues of bicycle infrastructure in the downtown, because it was a lot less contentious than the residential neighborhoods, and this is something that we could take care of by funding ourselves and then finding partners, like yourself. So, when you finish this project and the bicycle lane infrastructure is installed, I hope and I will push, just like the Vice Mayor said, to advocate through the Manager, to make sure that we have allocated the necessary funds in the budget to ensure that you're completing your infrastructure and we're right behind you, or we're waiting for you in the next three years, because our infrastructure is already done, that's the goal. This has already been passed by the previous Commission. Now its just about funding a plan to address it, but this is a good thing, because you're bearing the brunt of the financial responsibility to address massive infrastructure that is going to give us connectivity in our downtown and it allows the city more relief and more flexibility to potentially address other infrastructure issues. So, I don't know if you're going to be finished first, or we're going to be right behind you, one way or another, but at the end of the day, I think its going to be good interplay and we're going to deliver on something that again, is much sorely needed in the downtown.

Commissioner Menendez: Based on what I was hearing, another question later when its my turn, but I guess its for the attorneys, because in the presentation what I saw about bike lane, it said county approval, city approval, you know certain approvals, so yes, there's a big push for bike lanes, everywhere there's all kinds of organizations and much needed, but legally what happens if the agreement here is to have the bike lane on the south side of Andalusia and the county goes, no, it has to be on the north side. Does that basically derail the entire project?

City Attorney Suarez: The way the condition is drafted, it leaves flexibility for whatever is approved by the city and the county.

Commissioner Menendez: County could dictate to us changes to whatever it is that we envision here.

City Attorney Suarez: Yes. Let me rephrase that. I don't think we are specifying here which side of Andalusia or which side of the street the bike lane will be on. The submissions have to be made to the county and then whatever is approved by both the county and the city is what they are committing to construct.

Commissioner Menendez: I just want to make sure there's flexibility because you never know the unexpected happens and it throws everything out of whack, so the fact that there's flexibility, I think, is obviously good for everybody.

Commissioner Fernandez: I want to thank you and the applicant for the work that was done on the east façade. I think it looks a lot better than what we saw the first time around. I think this park is going to be a huge asset to this neighborhood.

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Mr. Garcia-Serra: The City Architect had a role too. So, give credit where credit is due.

Commissioner Fernandez: I was at your new Key Largo location the day after it opened. It's the first time that I saw anybody taking pictures inside of a grocery store, because of the good work that was done there – a huge new store, very high-end, has the café which I'm guessing is similar to what we'll be seeing here. I just want to make sure you don't build another nicer one after we build this one. Thank you for the efforts that have been put in and I appreciate everything that was done between first and second reading to address the concerns that we all had.

Commissioner Menendez: My follow up question regarding the improvements to the rooftop parking lot, parking garage. I guess, there'll be an understanding in the agreement that Publix will maintain those. God forbid a storm comes by and the trees that were there aren't there.

Mr. Garcia-Serra: That's our responsibility to maintain and keep as indicated in the plans right now.

Commissioner Menendez: Okay. Wonderful.

Mr. Garcia-Serra: I don't know if you guys want to talk anything about windstorm, anything like that. No. Everything's done to code.

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

Commissioner Menendez: No.

Mayor Lago: So, before we make a motion. I just wanted to touch on three things, you mentioned one before. Having worked with you, Mario, on this project for three or four years, it's been a labor of love and I want to congratulate the team members here. We've been on many, many Zoom calls, even when I've been on vacation, I've been on Zoom calls with you. This is truly a visionary project and I remember when I came to you with our previous City Manager and we started talking about, will you move your Publix a little bit so that we can get a park, and to be honest with you, it took a lot of negotiations, but you never said no, and I really value that. And that shows me, not only myself, but it really shows this community that you are a true partner of the City of Coral Gables and that you just don't see us as an investment opportunity. You understand the importance of partnership, like we're in. So, I want to commend you on that. When we started talking about the park, it started at 10,000 square feet, now we're at 20,000 square feet. That is a massive win for the city and that's a massive win that I think will pay significant dividends for Publix and will send a strong message about the project. Number two, I want to thank you for listening to me in regard to not having palm trees around the property. I know it's a lot more expensive to put oak trees, especially oak trees that are not just sticks, that are going to take 30 years, but oak trees that have a significant size that will bring shade to the community and hopefully it will slow cars down, as they drive, because we understand there's a direct correlation between canopies and slowing cars down. So, I want to commend you on that. That is a real investment that I think will bear fruit, not only in the park, but also beautifying the city and it sends a strong message. So, thank you for

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that. The bicycle infrastructure, I think we discussed it ad-nauseum and I think we're headed in the right direction. And in closing, I know that there's a question in regard to the transfer of the property. Right now, we can't – we don't have the instrument necessary to transfer the park to the city. I have full faith and confidence, full faith and confidence in Publix, we've put it on the record, that that is the will of this Commission. That has always been my will and I think that's important for Publix and I look forward to the day when its completed and we can cut that ribbon, and that property will be one in probably three or four properties within a quarter mile radius where we'll have three to four parks in the downtown that never existed before, and that is only going to make the quality of life better, raise property values, and invite more people to visit your store. So, I want to thank you for that, and I know you'll be working with the Manager and the City Attorney in regard to the conveyance of the property, and I look forward to that.

Mr. Garcia-Serra: And also, on a detailed park improvement plan. What we have right now is a general placeholder, we need to put the details into that.

Mayor Lago: Again, a lot of people come here and they come to conduct business in the City of Coral Gables, Publix is tried and true, not only in the city, but throughout the state, and as one of the largest privately held companies, to me, it brings me a lot of pride to say that, not only do you have one store, but you have multiple stores and you are continuing to grow here in the city, and I know that you want to continue to be an incredible partner. So, I commend you for all the hard work and for the last three or four years of negotiations of conversations, with our City Architect, City Manager, City Attorney, and we're at the finish line today and its because you've had a lot of patients, and you had a lot of faith in that the city would deliver. And thank you for an incredible project, along with the 20,000 square foot project. This is a feather in our cap and something that I will always look back fondly on. Thank you. And Mario, I appreciate you.

Mr. Garcia-Serra: Of course.

Mayor Lago: Because many times we've almost walked away from the table, Publix, city, but I think today we've got it done. Thank you. Appreciate you.

Mr. Garcia-Serra: Thank you. Some minor notes to the ordinance. I noticed the sort of typos. The ordinance on the PAD, Madam City Attorney, we need to update the name of the City Attorney on that.

City Attorney Suarez: Yes, we'll do that, of course.

Mr. Garcia-Serra: And then also, I noticed on 1(e), right now it reads, "all representations preferred by the applicant's representatives." They mean to say, "all representations proffered by the applicant's representative."

City Attorney Suarez: Yes. Thank you.

Mr. Garcia-Serra: If there's ever any question as to me being fair with the city, that's the number one example to bring out. It could have read preferred by the applicant's representative.

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Mayor Lago: So, is there any other further comment? I will entertain a motion.

Vice Mayor Anderson: I'll move it.

Commissioner Fernandez: I'll second.

City Attorney Suarez: So, we do have two items. So, is this a motion on E-4?

Mayor Lago: E-4.

City Attorney Suarez: On the PAD ordinance.

Mayor Lago: Yes.

City Clerk Urquia: So, I show Vice Mayor Anderson making the motion, Commissioner Fernandez seconded.

Commissioner Castro: Yes

Commissioner Fernandez: Yes

Commissioner Menendez: Yes

Vice Mayor Anderson: Yes

Mayor Lago: Yes

(Vote: 5-0)

Mr. Garcia-Serra: Thank you very much. Have a good day.

Mayor Lago: Moving onto item E-11. Thank you.

City Attorney Suarez: E-11 is a resolution approving the site plan.

Commissioner Menendez: I'll move it. Sorry.

Commissioner Fernandez: I'll second.

City Clerk Urquia: I'm sorry, who seconded.

Commissioner Fernandez: Me.

Commissioner Fernandez: Yes

Commissioner Menendez: Yes

Vice Mayor Anderson: Yes

Commissioner Castro: Yes

Mayor Lago: Yes

(Vote: 5-0)

*City Commission Meeting*

*March 12, 2024*

Mr. Garcia-Serra: Now I can say thank you. Thank you very much everybody.

Mayor Lago: Congratulations. It's been a pleasure.

Vice Mayor Anderson: Thank you.