

City of Coral Gables City Commission Meeting
Agenda Item F-11
March 12, 2019
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Raul Valdes-Fauli
Vice Mayor Vince Lago
Commissioner Pat Keon
Commissioner Michael Mena
Commissioner Frank Quesada

City Staff

City Manager, Peter Iglesias
City Attorney, Miriam Ramos
City Clerk, Billy Urquia
Planning and Zoning Director, Ramon Trias

Public Speaker(s)

Mario Garcia-Serra
Ben Adams
Robert Behar

Agenda Item F-11 [10:08:40 a.m.]

A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," for an Assisted Living Facility (ALF) on property zoned Commercial District (Section 4-302 C.1.) for the property legally described as the Lots 8 thru 11, Block 17, Coral Gables Douglas Section (1000 Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (02 13 19 PZB recommended approval with conditions, Vote 5-0) (Allow new ALF on commercial property)

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Mayor Valdes-Fauli: Next item on the agenda is F-11.

City Attorney Ramos: F-11 is a resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," for an Assisted Living Facility on property zoned Commercial District (Section 4-302 C.1.) for the property legally described as the Lots 8 thru 11, Block 17, Coral Gables Douglas Section (1000 Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. This is a public hearing item.

Planning and Zoning Director Trias: Mayor, the request is a conditional use for an ALF on Ponce de Leon. And the location of the site, as you can see, is right -- fronting Ponce de Leon, north of Phoenetia. And the context, you can see, it's fully developed and the request is a single request, conditional use. The project is seen here. One of the things about it is that it's mostly -- all you see above grade is the development itself. There's no parking podium because the parking is handled below. And the main issue with ALF as opposed to, for example, a residential building, is that ALF as a category has a higher density and also less parking requirements. The density is up to 180 units per acre and the parking is 0.5 per unit. So, that is the significance of the ALF designation. The ground floor, as you can see, is developed with an arcade all around the perimeter of the block with enhancements on the sidewalks. And also, all of the ground level uses are the more public uses of the ALF program and the architect will be able to describe them in some more detail. The drop-off is at the front of Ponce de Leon. But also, there's an entrance from the side, from Phoenetia into the parking area. Now, in addition, there's some coordination with the Ponce de Leon project that includes bulb-outs and the enhancements on the median. The public notice, three times letters to the property owners were sent; two times the property was posted; the website posting happened three times and then there were two newspaper ads, one for Planning and Zoning Board and another one for the City Commission meeting. Staff recommends approval with conditions, as the standards have been satisfied. And the main conditions that are unique to the

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project is that there's a need to coordinate with the streetscape design with the bulb-outs and sidewalks and so on. There's also the coordination with the Fire district for better drop-off on Ponce de Leon, which has taken place. And then there are all of the mechanical equipment, like the backflow preventers, et cetera, be in the rear of the property and screened from public view. That has been an issue in some recent projects, so we're making that very, very clear in the project. So, that is the request and I believe the applicant has a presentation.

Commissioner Mena: Can you -- I don't care if, Ramon, if you address it or if, Mario Garcia-Serra, if you want to address it. Is it -- am I correct that this project got a -- some sort of Med bonus?

Planning and Zoning Director Trias: Yes.

Commissioner Mena: And can you walk me through how it...

Planning and Zoning Director Trias: The applicant...

Commissioner Mena: Met those criteria?

Planning and Zoning Director Trias: Can explain that in more detail. The architect, sure.

Mario Garcia-Serra: You want to just address that point right now or...

Commissioner Mena: No. Just...

Mr. Garcia-Serra: As part of the presentation?

Commissioner Mena: Whenever you think it's appropriate.

Mr. Garcia-Serra: Okay.

Commissioner Mena: Yeah. If you want to go through your presentation first, that's fine.

Mr. Garcia-Serra: Let's do that then.

Commissioner Mena: Yeah.

Mr. Garcia-Serra: Good morning, Mr. Mayor and Commissioners. Mario Garcia-Serra, with offices at 600 Brickell Avenue, representing Sunrise Senior Living, which is the contract purchaser for the subject property at 1000 Ponce de Leon Boulevard, indicated on the aerial photograph to my left and your right. I am joined today by Ben Adams of Sunrise Senior Living, Robert Behar, our project architect, and Tim Plummer, our project traffic engineer. Let me start off by telling you about our client. Sunrise is one of the largest providers of high-quality senior living in the world. They have 327 senior living facilities spread out across the United States, Canada and the United Kingdom, with about 30,000 residents and over 32,000 employees. They're industry leaders and have been recognized as such. Shortly, I'll ask Ben to provide more background and details on Sunrise's strategy in South Florida, but it is completely appropriate to say that this is a great opportunity to bring a high-quality and much-needed senior living facility to Coral Gables. Indeed, we all need to be interested in senior living because one of the few guarantees in life is that we will all age. And at some point, in life, some of us will need help with the activities of daily living and/or will otherwise benefit from being in a group setting. Sunrise is dedicated to addressing that full range of potential need. They provide the full spectrum of care from independent living to skilled nursing. And what Sunrise is proposing at 1000 Ponce de Leon is a combination of assisted living units and memory care units. The site at 1000 Ponce is well suited for both this use and the proposed building. Its zoning designation is commercial and the building's height, FAR and density are all permitted by the Code today. The only approval we are requesting is a conditional use approval, as Ramon mentioned. Historically, assisted living

facilities were not previously subject to conditional use review, but the Code was amended a few years ago so as to provide the City Commission with that review and input on these sort of projects.

Commissioner Quesada: But if this was a residential project or traditional office building, you would not need our approval.

Mr. Garcia-Serra: Right.

Commissioner Quesada: Only for the fact that it's an ALF.

Mr. Garcia-Serra: Correct.

Vice Mayor Lago: And if that were the case, what would be the heights and the -- the permitted heights in regards to this?

Mr. Garcia-Serra: The property is designated commercial high and that's the most intense zoning designation we have in the City, which permits up to 18 stories in height and 190 feet -- linear feet in height. The project that's proposed right now is seven stories, with the seventh story being 77 feet and the seventh story being -- not being a full story. It's about half that level there. I was going to ask Ben Adams to just come up now and tell you a little bit more about Sunrise and then ask Robert to walk through the plans and address the Mediterranean architecture issue in particular.

Commissioner Quesada: Miriam, just -- I'm sorry. City Attorney, a quick question -- well, a quick point -- research point I'd like to see. ALFs are regulated -- there are state laws and there are federal laws. I'm concerned whether we can have a city code that puts a conditional use on ALFs. Can you just have -- if you don't have it already...

City Attorney Ramos: State and federal laws do not speak to zoning. This is purely a zoning issue, which is...

Commissioner Quesada: And there are no legal opinions that we should be concerned of related to this?

City Attorney Ramos: Not that I'm aware of. I'm happy to look at it again.

Commissioner Quesada: Can you just review it again?

City Attorney Ramos: Of course.

Commissioner Quesada: Because I'm concerned that we could -- that the Code in and of itself on this provision could potentially be problematic in the future. I'm not saying...

City Attorney Ramos: I'll look at it.

Commissioner Quesada: Something is up here. It's not specific to this project, but it just rings alarm bells for me.

City Attorney Ramos: We'll look at it.

Commissioner Quesada: Yeah. Thank you.

Ben Adams: Good morning, Commissioners. Thanks for having us.

City Clerk Urquia: Excuse me, sir. Before you address the Commission, can you please be sworn in?

Mr. Adams: Sure.

City Clerk Urquia: Anyone else who is going to appear before this item, please raise your right hand. Do you solemnly swear or affirm that the testimony you will offer today will be the truth and nothing but the truth?

Mr. Adams: I do. Good morning. Thank you again for having us. So, Sunrise Senior Living, since 1981 -- I think the gentleman -- the previous gentleman who spoke has lived in Coral Gables since 1981 -- has been championing the quality of life for seniors. That's our mission. We're a mission-driven organization. We're headquartered in McLean, Virginia. Since 1981 onward, we lived out that mission by coming to various communities across the United States, Canada and the UK and building roughly 80- to 100-unit homes to house, you know, the most activities of daily living needy seniors who need help with medications, who need help with dressing, bathing, eating, et cetera, on a daily basis, non-medical senior care. So, we are an operator of senior housing, which is primarily independent living, assisted living, memory care and we do some skilled nursing. What we're proposing today, the building -- the reason it is smaller than allowable height and size is because we want it to feel like a home, like a community, like a neighborhood. So, what we're proposing, we'll have two neighborhoods. One is for assisted living and one is for memory care. So, the memory care neighborhood will be a secure community so that family members can rest assured that their loved ones will be in a place where they can't wander, they can't get lost, et cetera. There will be daily activities for them; mind, body, spirit nurturing activities that will help with brain health, et cetera. We will have, you know, nurses on staff to assist with medication management in a very safe environment. In the assisted living community, similarly, there'll be a nurse on staff. There'll be a care team. There'll be an activities team to promote wellness and health and wellbeing for these residents. So, we are excited to be in the City of Coral Gables. It's a beautiful city. We develop these types of communities across the country primarily in, you know, denser and more urban marketplaces. It's very clear that there's a need for this type of use in the City of Coral Gables, so we're excited to be proposing this today.

Mayor Valdes-Fauli: Thank you. Thank you, sir. Mario.

Mr. Garcia-Serra: Thank you very much, Ben. Now, Robert will walk us through the actual proposal and the plans (INAUDIBLE).

Robert Behar: Good morning, Mr. Mayor, Commissioners.

Mayor Valdes-Fauli: Morning.

Mr. Behar: For the record, Robert Behar of Behar Font & Partners, 4533 Ponce de Leon Boulevard. This is a very -- to me, a very simple project, you know, and there's only one reason we're here. What was unique about this project is that when you look at it contextually and I put it within the existing building that you have, which would allow a much taller building. This building will only be seven stories. And Mario said the last story is really stepped back. So, this is a small-scale project for that area. It's probably not, you know -- some developer may take advantage and go further, but we kept it to seven stories. And when I explain the project, Mr. Mena -- Commissioner Mena, you will see where we get the Mediterranean bonuses. We have -- very unique. Since this project already had a basement, we're taking advantage of that and putting all our parking underground. So, you don't see any spaces, which is going to be a positive because -- yeah, it'll cost us more, but we get rid of all the spaces in the podium.

Vice Mayor Lago: If I may, Robert, just one quick question in regards to the basement. We've seen multiple projects in Miami-Dade County who have basements fail. Are you concerned about that over the lifespan, especially with a basement that is probably...

Mr. Behar: Well...

Vice Mayor Lago: Thirty years old?

Mr. Behar: Commissioner Lago, I -- you know, luckily, we -- in the Gables, we're -- the water table is much lower, so we don't have a problem with the basement condition. And we have done

two recent projects within the last ten years, Merrick View, which is on -- across from the Nordstrom's and we went down like 15 feet and we had no problem with water.

Vice Mayor Lago: I mean, it also depends also where you're at because I know...

Mr. Behar: Exactly.

Vice Mayor Lago: I know of one project right now in Coral Gables that has a basement that's failing.

Mr. Behar: Well, but that went down two stories.

Mayor Valdes-Fauli: Several, yeah.

Mr. Behar: You know, I will -- I would never propose to go down so much, but...

Mayor Valdes-Fauli: (INAUDIBLE)

Mr. Behar: Okay.

Vice Mayor Lago: So, I just want -- no, I just asked because, again, it's a...

Mr. Behar: No. We...

Vice Mayor Lago: Nice project and I want to make sure, you know, again, that...

Mr. Behar: Well...

Vice Mayor Lago: We've been careful on...

Mr. Behar: Hopefully. Hopefully, we don't have to (INAUDIBLE).

Vice Mayor Lago: The last thing you want to do is build a project and then you have an issue with it after, you know.

Mr. Behar: So, going back -- you know, and Ramon, you know, started explaining a little bit about the project. We have the whole frontage on Ponce and the side street to activate. And we have an arcade and we have all the livable space, the habitable spaces on the front. It happens on the second, third, all the way through, so the whole building is going to be activated. Where are we getting the bonuses in addition to that, our front façade has the stone -- we're putting the stone veneer, which is part of the Mediterranean bonuses, on the bottom of the façade, which is something that we asked for. You know, the towers, all the elements that gives us the Mediterranean bonuses, that's how we achieve...

Commissioner Mena: Why...

Mr. Behar: That.

Commissioner Mena: A couple points on that. One is, why did you need the Mediterranean bonuses if you're within the height limitations? Did you get more density or...

Mr. Behar: No, it's not about density. It's about (INAUDIBLE) FAR.

Commissioner Mena: Alright.

Mr. Behar: And we're right there, if you look at the table. We are not seeking the whole Mediterranean bonuses. We probably don't need to reach the 3.5, but we're using a little bit of that. Other than that, it's a very simple -- and...

Commissioner Mena: My concern -- look, my concern, Mr. Behar, is I think it's a very nice-looking project. As a layperson -- and I'm not an architect -- I don't see anything Mediterranean about that. I don't -- I don't doubt that you checked the boxes and you satisfy the criteria. And I know we're here to vote on conditional use and I'm going to vote in favor of it, but I want to have a broader discussion at some point about our Mediterranean bonus criteria because I'm a little concerned that, you know, again, I don't doubt that you checked all the boxes here. I have no doubt in my mind. But to the naked eye, that's not a building that somebody would say look at that Mediterranean-looking building.

Mr. Behar: And keep in mind that we went to the Board of Architects twice.

Commissioner Mena: Right.

Mr. Behar: So, it's not like this has not gone through the process to get...

Commissioner Mena: I'm not disputing that and I'm not questioning on this project. I just -- I would like to have a broader conversation with staff, and frankly, with architects like yourself with expertise in this area about looking at our Mediterranean bonus criteria. Because I -- again, I don't see it.

Commissioner Quesada: So, Commissioner Mena, a few years ago, just before you got into office, Ramon Trias put together a nice manual for us and it's great. It's clear. It's concise. It tells you where everything comes from, what things should look like. So, Ramon, if you can, after today's meeting...

Planning and Zoning Director Trias: Yes.

Commissioner Quesada: Sit down with Commissioner Mena -- actually, if you can get him a physical copy maybe today so he can peruse through it...

(COMMENTS MADE OFF THE RECORD)

Commissioner Quesada: I think it's a good point.

Commissioner Mena: Yeah, I don't...

Commissioner Quesada: It's a good point.

Commissioner Mena: Again, whatever that says or doesn't say, I'm sure it's...

Planning and Zoning Director Trias: Commissioner, I will meet with you and...

Commissioner Mena: Yeah.

Planning and Zoning Director Trias: Show you all the different things we have and maybe that will help you, and then we could have a discussion.

Commissioner Mena: Okay, but I'm not -- but let me be clear about one thing. Like -- it's not that I need help understanding the criteria. It's that I don't think it's working.

Planning and Zoning Director Trias: Right.

Commissioner Mena: Because...

Commissioner Keon: Well...

Commissioner Mena: Again, if the goal of -- and I have no -- this is a nice-looking project. I'm not criticizing this project. I've seen it on other projects too. I'm just -- my question is simple. Does this project look Mediterranean or not? If that's the goal of a Mediterranean bonus, which gives the developer additional development rights, I don't think whatever criteria we're applying is effective. So, I just want to have this discussion.

Planning and Zoning Director Trias: There's the criteria, there's the process. There's a variety of things and I'll be happy to...

City Manager Iglesias: There's also Level I and Level II Mediterranean architecture.

Unidentified Speaker: Yeah. It's...

City Manager Iglesias: So, I think it's...

Vice Mayor Lago: We had...

Commissioner Keon: I agree with...

Vice Mayor Lago: We had this exercise a few years ago, like Commissioner Quesada was mentioning. And I -- we all -- I think all of us had the same questions or statements as you did. Once you meet with Mr. Trias, I think he'll give you a little bit better...

Mayor Valdes-Fauli: Yeah.

Vice Mayor Lago: Background and the lay of the land in regards to why this is...

Planning and Zoning Director Trias: And by the way...

Vice Mayor Lago: Considered Mediterranean bonus.

Planning and Zoning Director Trias: That discussion has been going on for at least 20 years, by the way, so...

Commissioner Keon: I agree with...

Commissioner Mena: I got here two years ago and I want to discuss it now.

Commissioner Keon: Yeah. Well...

Vice Mayor Lago: We can have it again.

Commissioner Keon: I agree...

City Manager Iglesias: Well, I think, Commissioner, the different levels also are an issue. There's Level I and Level II.

Commissioner Mena: Right.

City Manager Iglesias: So, some of Level II which is a much, much higher level of Mediterranean and this is Level I.

Commissioner Mena: Level I is -- does not look Mediterranean and I think it -- but I'm just saying, we've had several of these projects -- and again, I'm not questioning that it satisfies our existing criteria. I've already told you I have no problem with the conditional use you're asking for today and I think the project looks great. I just want to have a broader discussion about what is or is not considered Mediterranean in the City.

(COMMENTS MADE OFF THE RECORD)

Mayor Valdes-Fauli: Okay. We can have that...

Mr. Behar: (INAUDIBLE)

(LAUGHTER)

Commissioner Mena: It's not going to interrupt this project. I have no -- don't worry about that.

Mayor Valdes-Fauli: Okay. Do I hear a motion on this?

Commissioner Keon: I'd like to -- I'd like...

Mayor Valdes-Fauli: Please because (INAUDIBLE).

Commissioner Keon: I'd like to also echo Commissioner Mena's thoughts. They -- you know, I don't -- I think that it's interesting there's an exhibit in the museum that talks about the Mediterranean ordinance and why it was enacted and what they wanted to achieve, and I don't know that we really -- I don't know that it's been effective. And I think that we may be better off to look at what's great architecture and -- as opposed to what's necessarily Mediterranean and different things. So, I agree with you because even the booklet that Mr. Trias has, it only has elements from the, you know, very old Mediterranean buildings in our city that you really -- you just -- you don't see as much in contemporary buildings. And so, the contemporary elements would be the paseos or the, you know, covered walkways or that there's a tower. I mean, but it's a very contemporary interpretation of...

Commissioner Mena: And it may just be...

Commissioner Keon: Those things.

Commissioner Mena: Poorly named. I mean, it may just be poorly named.

Commissioner Keon: Yeah.

Commissioner Mena: It may be as simple as that, right?

Commissioner Keon: So, I mean, I think that -- I think it is something -- and it will probably be good once we -- you have a new Commissioner -- Commission here that you have two to four years to, you know, go through because I think it would -- it will take a long time to do. But I agree wholeheartedly with you that we should look at it and have a discussion about it.

Mayor Valdes-Fauli: Alright.

Commissioner Keon: I have one...

Vice Mayor Lago: I just have one last...

Commissioner Keon: Question.

Vice Mayor Lago: Go ahead.

Commissioner Keon: I just have...

Mayor Valdes-Fauli: Go ahead.

Commissioner Keon: One question.

Mayor Valdes-Fauli: Yes.

Commissioner Keon: For the -- you know, one of the conditions is that you have -- you know, on your ground floor design, that the -- is that it be flush -- your -- the atrium or whatever is -- what do we call it?

Mr. Garcia-Serra: Arcade.

Commissioner Keon: The colonnade.

Mr. Garcia-Serra: The arcade.

Commissioner Keon: Is -- colonnade is flush with the ground. When we do this in Mediterranean bonuses, is that to make the colonnade that remains your private property? Does it sort of share the public realm? What do we...

(COMMENTS MADE OFF THE RECORD)

Commissioner Keon: What does it do?

Mr. Behar: What it does is the arcade and the sidewalk are at the same level, so only the public could walk through the arcade. There's no restriction from not allowing that -- not only that, on the (INAUDIBLE) when you start opening it up, that becomes part of the sidewalk.

Commissioner Keon: Right.

Mr. Behar: So, it becomes accessible to the public.

Commissioner Keon: But what we're seeing -- and this is one of the...

Commissioner Quesada: Okay, here's what it is.

Commissioner Keon: Issues that bothers me with the Mediterranean ordinance and that is the Mediterranean -- that's the component of it that gives it the bonus.

Commissioner Quesada: Hold on, hold on. Just...

Commissioner Keon: But...

Commissioner Quesada: Let me just interrupt you for a second...

Commissioner Keon: Although it's private...

Commissioner Quesada: Because it's -- I think it's going to...

Commissioner Keon: Yeah, go ahead.

Commissioner Quesada: Put it in perspective. There's Level I and Level II Mediterranean, okay, in our Code.

Commissioner Keon: Right.

Commissioner Quesada: Level I just means hitting the practical functional elements of Mediterranean, which I think is what this is.

Commissioner Keon: Yeah.

Commissioner Quesada: Level II is hitting all of the aesthetic aspects as well. So, I think the question becomes, you know, what the requirements should be. Should it be -- just be basically Level I or Level II? And I'm assuming if they had to hit the Level II aesthetic aspect, it's a lot more expensive.

Commissioner Keon: Oh, it's much more expensive.

Commissioner Quesada: Of course.

Commissioner Keon: But then it's a different style. I mean, it's just a different...

Commissioner Quesada: And sorry to interrupt you. I just wanted...

Commissioner Keon: It's a different style of architecture. No. What I'm asking is we have given bonuses repeatedly to buildings where there is the covered sidewalk and then the sidewalk that is flush with our sidewalk and it is intended to be a place where people can walk through and generally they fill them with enough stuff that you can't use them. They never function in that manner. So -- and that's the other part is I'd like to know that they -- that if we give bonuses for this, that that covered area functions as a sidewalk and it's not blocked by all kinds of things that don't allow you to walk through it.

Mr. Behar: In this particular case, it will not be blocked. It will be accessible to the public at all times. The -- and this conversation we had had with Mr. Trias for a long time, what is Mediterranean. And again, that's a separate -- sort of separate day.

Commissioner Keon: Separate issue.

Mr. Behar: You know, and we looked at some examples of Mediterranean. This is a beautiful building. But when you look at a high-rise building that just because it's ornated with tiles and -- that may not be the right approach, so...

Commissioner Mena: Right.

Mr. Behar: That -- and I'll be willing to participate and be part of that discussion.

Commissioner Quesada: Yeah, but this feels like a missed opportunity for an ornate Mediterranean aesthetic product. And I know you don't like to hear me say that but...

Unidentified Speaker: But Commissioner...

Commissioner Quesada: But it's true.

Mayor Valdes-Fauli: Come on, guys.

Commissioner Quesada: On a taller building -- on a 16-story building, it is more difficult. It absolutely is more difficult because that's something that we've struggled with. I think the only one of recent that's had it is the Agave project at 355 Alhambra. That's really the only one that we've really seen with a heavy-duty, heavy, you know, ornate level of...

Planning and Zoning Director Trias: Yeah.

Commissioner Quesada: Of project.

Commissioner Keon: Right.

Mayor Valdes-Fauli: I will remind you that we're here...

Commissioner Keon: Okay.

Mayor Valdes-Fauli: To approve a conditional use.

Commissioner Keon: Right. The other issue -- the only other issue I would ask -- and I think I spoke to you about it -- is that you make sure that there is -- all the employee parking is included in this project and that all your employees are going to park inside that building because I don't want it to spill over into the residential neighbor behind you. That is a...

Mr. Behar: (INAUDIBLE).

Commissioner Keon: Continuous issue.

Mr. Behar: You're right. And we're committed 100 percent of the parking requirement will be inside the building. So you know, the average age of the resident -- and then we'll delve more if you need to -- is approximately 87 years old. So, we anticipate no more than five to ten percent of those residents at the very maximum...

Unidentified Speaker: Max, right.

Mr. Behar: Will have a car. Employees, we have between 12 and 18 employees -- 20 maximum per shift. So, we have fifty-something spaces. We have enough spaces for those residents that do have cars, employees, and family member.

Commissioner Keon: Alright, because...

Mr. Behar: And that will be contained in our...

Commissioner Keon: Right.

Mr. Behar: Garage.

Commissioner Keon: The Riviera Health Center there on Sunset and Yumuri has created a tremendous parking issue within those neighborhoods and across the street on Sunset because there is no place for the employees to park.

Mayor Valdes-Fauli: Okay.

Commissioner Mena: I hear -- can I just say I hear about that a lot. I live a block and a half away.

Commissioner Keon: They're parking over in...

Commissioner Mena: I hear about it more than I see it, to be honest with you.

Commissioner Keon: It's happening in High Pines and it happens all along the swale.

Commissioner Mena: There's a lot...

Commissioner Keon: But they've moved...

Commissioner Mena: Of metered parking by there.

Mayor Valdes-Fauli: Mr. Trias.

Commissioner Mena: (INAUDIBLE) new garage, across the street.

Commissioner Keon: That helps.

Planning and Zoning Director Trias: Commissioner, we could have some monitoring in the condition of the monitoring of the traffic...

Commissioner Keon: Okay.

Planning and Zoning Director Trias: For the parking if you...

Commissioner Keon: Okay.

Planning and Zoning Director Trias: Prefer.

Commissioner Keon: (INAUDIBLE).

Planning and Zoning Director Trias: That could be one of the conditions of approval.

Mayor Valdes-Fauli: Okay.

Commissioner Keon: Thank you.

Mayor Valdes-Fauli: Okay, do I hear a motion?

City Attorney Ramos: It's a public hearing item.

Mayor Valdes-Fauli: Public hearing. Do I hear a motion?

Commissioner Keon: So moved.

Mayor Valdes-Fauli: Second?

Vice Mayor Lago: Second.

Mayor Valdes-Fauli: Will you call the roll, please?

Commissioner Mena: Yes.

Commissioner Quesada: Yes.

Commissioner Keon: Yes.

Vice Mayor Lago: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 5-0)

Mayor Valdes-Fauli: Thank you very much.

Mr. Garcia-Serra: Thank you very much.

Vice Mayor Lago: Thank you.

Mr. Garcia-Serra: Have a good day.