

City of Coral Gables City Commission Meeting
Agenda Item H-1
January 22, 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

Public Speaker(s)

Agenda Item H-1 [10:02 a.m.]
Presentation by staff on M House planters.

Mayor Valdes-Fauli: Okay, next, H-1, Presentation by staff on M House planters.

Commissioner Quesada: I was told this got resolved.

Planning and Zoning Director Trias: Yes, I believe so. It's not implemented yet as of this morning, but I did meet with the manager and the manager is here, the manager of the hotel. We came up with a reasonable compromise that I think enhanced the use of the arcade and the aesthetics of that street.

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Commissioner Quesada: And what was the resolution, just so we're all clear because...

Planning and Zoning Director Trias: So...

Commissioner Quesada: We had a little...

Planning and Zoning Director Trias: Yeah. It was removing half of the planters and keeping the other half. So, basically, the planter that is in the -- closest to the wall will be removed. The planters that are closer to the right-of-way that provide some buffer to the restaurant would stay.

Commissioner Quesada: So, the ones I really care about are the ones where there's outdoor seating.

Commissioner Mena: Do we have the visual that I asked for...

Commissioner Quesada: Are those...

Commissioner Mena: At the last meeting.

Commissioner Quesada: Yeah, that's right. You had asked for pictures.

Planning and Zoning Director Trias: I don't have a visual yet because...

Commissioner Keon: You know what, we should have a visual. When you do this...

Commissioner Mena: Yeah.

Commissioner Keon: You come to a resolution of something, you need to have a visual. I -- I mean, I -- because I go by there every day. I...

Commissioner Quesada: Yeah, you see it.

Commissioner Keon: I kind of remember, but...

Commissioner Mena: I drove by and saw it, but again...

Commissioner Keon: Right, but...

Commissioner Mena: When you're saying the one closer...

Commissioner Keon: Specifically now...

Commissioner Mena: To the wall, I don't know...

Commissioner Quesada: I know, yeah.

Commissioner Keon: Talking about -- you know what...

Commissioner Quesada: I've been there a million times, but I don't...

Commissioner Keon: I can't tell you.

Vice Mayor Lago: Let's defer...

Commissioner Keon: We need a picture.

Vice Mayor Lago: Let's defer this item to the next Commission meeting and then what we'll do is...

Commissioner Keon: Or go take a picture and come back. I mean, I don't -- we can finish this. We have something -- a time certain...

Planning and Zoning Director Trias: I have a...

Commissioner Keon: But...

Planning and Zoning Director Trias: I had a PowerPoint that I can present next meeting if you want to. Now, the manager is here. He can explain that he's willing to implement the idea. The problem has been the lack of implementation of what we had agreed with the previous discussions.

Commissioner Keon: Right.

Vice Mayor Lago: And I under...

Commissioner Quesada: That's where the confusion was.

Planning and Zoning Director Trias: Yeah.

Commissioner Quesada: That's where the confusion was because it's certainly not their fault and I don't want...

Planning and Zoning Director Trias: Right, right.

Commissioner Quesada: Them to be -- it's really the fault of all of us sort of not being on the same page.

Unidentified Speaker: Absolutely.

Vice Mayor Lago: That's what I want to make sure that -- listen, I know my -- I want to make sure that what we vote on today we're clear and that we don't come back and forth and that one of my colleagues have an issue with -- you know, with the modification to what's existing. So, let's just defer this to the next Commission meeting.

Mayor Valdes-Fauli: Right.

Vice Mayor Lago: Get a picture of what is being proposed and we'll move on from there. This is not a big issue. We're not...

Commissioner Quesada: I know, but I also don't want to keep them in limbo either. But -- so, you won't get cited between now and then.

City Attorney Ramos: I believe they've already been cited. We just deferred the...

Commissioner Keon: You can defer the enforcement.

City Attorney Ramos: Compliance date.

City Manager Iglesias: That's correct.

Commissioner Keon: Right.

Vice Mayor Lago: Well, I would like to see that citation be removed because, again, I think that we, as a city, are more responsible than actually the restaurateur is or the building owner. That's my opinion. I mean, you can disagree with me.

Commissioner Keon: I'm not so sure about that.

Commissioner Quesada: I agree with that.

Vice Mayor Lago: You can disagree with me on that, but I mean...

Commissioner Keon: Okay.

City Attorney Ramos: What will happen in practice is once it's...

Commissioner Keon: (INAUDIBLE) to staff.

City Attorney Ramos: A plan has made, then it'll automatically be...

Commissioner Quesada: Revoked.

City Attorney Ramos: Removed because the compliance has been obtained.

Planning and Zoning Director Trias: My hope is that by next meeting they have complied with the requirement and...

Vice Mayor Lago: But you stated in the beginning that you've come to an agreement.

Planning and Zoning Director Trias: Yes.

Vice Mayor Lago: Correct?

Planning and Zoning Director Trias: Yes. So, that's my hope and I hope that they can -- if you want to ask the manager, maybe he can explain.

Commissioner Quesada: Yeah, but see, here's the problem. You hope they've complied with something that we're not sure what the compliance is.

Commissioner Keon: That we don't know what the compliance is.

Commissioner Quesada: So, that's what the problem is. So, I don't want them complying with something that we're going to end up disagreeing with. So, you need to explain there's some planters near a wall and others not near a wall, near the right-of-way and...

Planning and Zoning Director Trias: Right. If you want to...

Commissioner Quesada: Technically, they're both near a wall. Technically, they're both near the right-of-way.

Commissioner Mena: Guys, it's 2019. Can we get some pictures on a cell phone?

Vice Mayor Lago: That's what I said.

Commissioner Mena: And send it over.

Vice Mayor Lago: In the beginning...

Commissioner Mena: And we'll just talk about it.

Commissioner Keon: You know what, if we're going to come back with the item...

Planning and Zoning Director Trias: Mayor...

Commissioner Keon: On the artists.

Planning and Zoning Director Trias: If the Commission wants to approve...

Commissioner Keon: Go take a picture.

Planning and Zoning Director Trias: The plan, I certainly can provide it for you...

Unidentified Speaker: Perfect.

Planning and Zoning Director Trias: If you want to approve it.

Commissioner Keon: Today?

Commissioner Mena: I suspect...

Mayor Valdes-Fauli: The...

Commissioner Mena: I suspect the gentleman can have somebody from the restaurant...

Mayor Valdes-Fauli: Sentiment is (INAUDIBLE).

Commissioner Mena: Text over a photo right now. Can we just get a visual so that we know what you're talking about?

Commissioner Quesada: Yeah.

Commissioner Keon: Which ones are going to be removed.

Commissioner Quesada: If you can walk over there, take some pictures...

Commissioner Keon: That's all.

Commissioner Quesada: And come back.

Unidentified Speaker: Absolutely.

Commissioner Quesada: And we'll...

Commissioner Keon: Come back.

Commissioner Quesada: Resolve this today.

Vice Mayor Lago: Thank you, sir.

Commissioner Quesada: Yeah.

Commissioner Keon: We have something at 11:30.

City Manager Iglesias: Ramon, can you get your information, please?

Commissioner Keon: We're going to be here.

City Manager Iglesias: For this afternoon.

Planning and Zoning Director Trias: Well, I mean, if...

Mayor Valdes-Fauli: Okay. We're saying the same thing.

Commissioner Quesada: Yeah.

Mayor Valdes-Fauli: Bring it back and we'll approve it.

Commissioner Keon: Today.

Commissioner Quesada: If you bring us some good pictures today...

Planning and Zoning Director Trias: You want to...

Commissioner Quesada: We'll do it today.

Planning and Zoning Director Trias: Do it today?

Commissioner Quesada: Yeah, why not?

Planning and Zoning Director Trias: I have pictures.

Commissioner Quesada: He could walk over and walk back.

Commissioner Keon: Go take the pictures.

Mayor Valdes-Fauli: Alright.

Commissioner Quesada: Get rid of this just as much as we do.

Mayor Valdes-Fauli: Next item. Thank you.

Unidentified Speaker: Thank you very much.

Vice Mayor Lago: Thank you.

(BREAK IN AUDIO)

Planning and Zoning Director Trias: Mayor, if I could take a minute. I have the slides for Aloft and it addresses directly your issue, and maybe I can use that as an example.

Mayor Valdes-Fauli: Okay.

Planning and Zoning Director Trias: And basically, what you see here is the existing conditions as of this morning pretty much. This progressed from last week. And what happens is that this was approved and the features that Commissioner Keon mentioned are there. The arcade is at the same level as the sidewalk. The arcade is meant to expand the sidewalk, the entire -- in a particular area here, where the sidewalk was very narrow and it had objects in it. The arcade was designed to enhance that very deliberately. Now, as a result of all of those decisions, the developer or the applicant got 0.5 extra FAR, plus was able to go all the way down to the property line in terms of setbacks, et cetera. As you can see, if you look at the design -- the quality of the design, the stone, et cetera, all of that is also a requirement that gives extra development to a developer. So, all of these decisions are very carefully analyzed and reviewed. So, what happens is that in this case it was designed properly and then the applicant or the owner decided to do exactly the things that you are not happy with, which is adding...

Mayor Valdes-Fauli: Close it.

Planning and Zoning Director Trias: Landscape...

Mayor Valdes-Fauli: Yeah.

Planning and Zoning Director Trias: And so on. So, that is why this discussion has taken place and it has been rather lengthy. So, what I suggested to them was to remove the -- those three planters right there because that is the area that...

Commissioner Keon: The ones in the middle.

Planning and Zoning Director Trias: Opens up in the middle, and also -- let's go back to the last...

Commissioner Quesada: See, I'm glad we did the pictures because...

Commissioner Keon: That one.

Vice Mayor Lago: Yeah, because that's...

Commissioner Quesada: That's what I...

Vice Mayor Lago: I don't agree with that.

Planning and Zoning Director Trias: No, I...

Commissioner Quesada: I don't agree with that either.

Planning and Zoning Director Trias: I apologize. I had the PowerPoint ready so here you have it. And also, remove this planter. And this one is the one that makes the...

Commissioner Mena: The one on the left there?

Planning and Zoning Director Trias: Circulation easier.

Commissioner Quesada: Yeah, the one on the left.

Planning and Zoning Director Trias: Yes, yes, the one on the left.

Vice Mayor Lago: That's fine.

Commissioner Quesada: Alright, so hold on a second. So...

Planning and Zoning Director Trias: And keep the ones that are...

Commissioner Quesada: What you were saying earlier this morning that you wanted them to comply with was to remove the three in the other picture?

Planning and Zoning Director Trias: Yes.

Commissioner Quesada: And this one?

Planning and Zoning Director Trias: And...

Commissioner Quesada: Completely disagree with that. This one, I have no problem with, but the other one, I've sat in that area and there's a big seating section behind it.

Mayor Valdes-Fauli: Yeah, but the problem was that it's not supposed to be a seating area. It's supposed to be...

Commissioner Keon: It's not supposed to be a seating area.

Mayor Valdes-Fauli: A pedestrian area.

Commissioner Mena: Right, right.

Commissioner Keon: It's an easement.

Mayor Valdes-Fauli: It's supposed to be pedestrian.

Commissioner Keon: That's not what...

Unidentified Speaker: (INAUDIBLE) is supposed to be...

Commissioner Keon: It's supposed to be.

Mayor Valdes-Fauli: And they got a bonus for that to make...

Commissioner Keon: And they agreed to that it wasn't that...

Mayor Valdes-Fauli: It Pedestrian.

Commissioner Keon: When they did the plan.

Vice Mayor Lago: Hold on. But when you look at it, though, if you go further back, there is -- there could be a seating area where you've been there. You're not sitting right up against that planter. You can, if you'd like, but there's also more...

Mayor Valdes-Fauli: They got a bonus for opening that...

Vice Mayor Lago: There's a fountain.

Mayor Valdes-Fauli: And making it pedestrian.

Planning and Zoning Director Trias: There's a fountain (INAUDIBLE) there.

Vice Mayor Lago: Fountain, so it's not just...

Mayor Valdes-Fauli: And they closed it.

Vice Mayor Lago: Mayor, it's not just -- it's not...

Commissioner Quesada: No, but it's not closed. Hold on.

Vice Mayor Lago: It's not.

Commissioner Quesada: So, you'd rather just have -- hold on a second. The seating that they have is like against the glass and the door and they probably have...

Vice Mayor Lago: There's a fountain there.

Commissioner Quesada: Five tables, six tables?

Commissioner Keon: No. I don't care...

Planning and Zoning Director Trias: You can see the floor plan is...

Commissioner Keon: There is supposed to be -- is that what -- was that one a perpetual easement or it's not? What was that -- what was the agreement?

Planning and Zoning Director Trias: I don't recall in that level of detail, but...

Commissioner Keon: Because in some of...

Planning and Zoning Director Trias: Yeah.

Commissioner Keon: These developments when you're given the Mediterranean bonuses and you're given other enhancements so that you will build in a certain way, in some of them, they are perpetual easements. But the reason they are given that -- that they're given the bonuses is to allow for -- because the sidewalk is narrow because it is on Le Jeune Road. It is so that there can be pedestrian use of that arcade. So, that's all I'm asking.

Commissioner Quesada: So...

Commissioner Keon: Can you do that?

Commissioner Mena: (INAUDIBLE) showoff.

Commissioner Keon: Can the pedestrians use that arcade? If you can, fine, leave it. And if...

Vice Mayor Lago: Right now...

Commissioner Keon: Can't, then...

Commissioner Quesada: I just want to under...

Commissioner Keon: Make it so you can -- pedestrians can use that arcade, so somebody in a wheelchair can make it around that light and that fire hydrant that's sitting in the middle of the sidewalk there.

Commissioner Quesada: So, good point. I'm not disagreeing with that. Just a quick question. What is this -- is this what they submitted originally?

Planning and Zoning Director Trias: Yes.

Commissioner Quesada: Alright. So, the area we're talking about is up here. And I'm sorry -- I'm freakishly tall, that's why...

Commissioner Mena: You really are.

Commissioner Quesada: That's what they say.

Vice Mayor Lago: That's awesome.

Commissioner Quesada: So, this is the area we're talking about. So, they currently have -- so, they put the planters right here, okay. Okay, yeah, that's not going to work. That's kind of trippy. Can we go back to the -- to the visual.

Commissioner Keon: When you're seriously tall, you sometimes interfere with things.

Commissioner Quesada: My apologies. For the people watching at home, I'll describe it. Just to the left of the letter A in the top right-hand side of your screen -- your TV screen -- is the area in question that we're talking about. Where the A is is actually Le Jeune Road.

Commissioner Keon: Right.

Commissioner Quesada: So, just to the left of the A, they placed three planters, what seem to be two...

Commissioner Keon: To block it off.

Commissioner Quesada: Columns on the diagram. Next to that...

Mayor Valdes-Fauli: Preventing people from walking on that...

Commissioner Keon: Through the arcade.

Mayor Valdes-Fauli: Arcade.

Commissioner Quesada: So, there's currently a sidewalk next -- just to the left of the A...

Mayor Valdes-Fauli: A five-foot sidewalk.

Commissioner Quesada: That pedestrians can walk up and down here. The pedestrians can also come in near the bottom right-hand circle. I don't know what to call that. And there's an undercover walkway that you can freely walk through and you can could come here.

Mayor Valdes-Fauli: There is no access to that today because of the planters.

Commissioner Quesada: Yeah, there is.

Vice Mayor Lago: No, there is.

Commissioner Quesada: There is.

Commissioner Quesada: Yeah, there is.

Commissioner Keon: Well, no. The planters...

Commissioner Quesada: You'll see it in the picture.

Commissioner Keon: (INAUDIBLE).

Commissioner Quesada: Hold on. Just let me...

Vice Mayor Lago: It's there.

Commissioner Quesada: Finish real quick. So, you can walk through undercover. You can walk on the sidewalk. Every time I have come through here, I always cut on the inside because you feel like you're walking in traffic. And then, the original designs...

Commissioner Keon: (INAUDIBLE) through here.

Commissioner Quesada: This is -- I'm assuming these -- just -- we're looking to the left of the A -- these are tables and chairs that they put in the original design and this is a water feature that looks like a fat letter I. Okay, we can jump off that. So, I guess my question, Ramon, is that's what they originally submitted.

Planning and Zoning Director Trias: Yes.

Commissioner Quesada: That's what they have there today when you go look at it.

City Manager Iglesias: Part of getting the architectural bonus is...

Planning and Zoning Director Trias: In addition, they have the...

City Manager Iglesias: Providing an arcade...

Commissioner Quesada: Yes. The only thing that's missing there is...

City Manager Iglesias: If you close the arcade, then you don't -- that's part of your architectural bonus.

Vice Mayor Lago: And by the way...

Mayor Valdes-Fauli: Because they have closed the arcade.

Vice Mayor Lago: Can you also...

Commissioner Keon: And you closed the arcade.

Vice Mayor Lago: Can you also explain about the fact that adjacent -- this is what Commissioner Keon's concerned about. Keep showing some pictures and maybe we'll get to one. If you go through...

Mayor Valdes-Fauli: That arcade is basically closed.

Vice Mayor Lago: If you go...

Commissioner Quesada: It's not. That's a...

Vice Mayor Lago: It's not.

Commissioner Quesada: That's a pretty big space to walk through. It's not.

Vice Mayor Lago: So, if you walk through that -- if you walk through that and you have an interest in going...

Commissioner Quesada: That is not closed. Closed is you cannot...

Vice Mayor Lago: Have an interest...

Commissioner Quesada: Access.

City Manager Iglesias: It's part of your -- the arcade is part of the architectural Mediterranean bonus when you have an open arcade. If you don't -- if you close the arcade then you do not get that Mediterranean bonus.

Commissioner Quesada: Define closed.

Mayor Valdes-Fauli: That is closed.

Commissioner Quesada: Because the way...

Mayor Valdes-Fauli: From a practical point of view...

Commissioner Quesada: You're defining closed and the way I'm defining...

Mayor Valdes-Fauli: That is closed.

Commissioner Keon: Impediments to walk...

Mayor Valdes-Fauli: Yeah.

Planning and Zoning Director Trias: Yeah.

Commissioner Keon: Easily...

City Manager Iglesias: No.

Commissioner Keon: Through.

City Manager Iglesias: It creates an ambiance along that sidewalk where it's open to the wall beyond it.

Commissioner Quesada: Okay, look...

City Manager Iglesias: So, that creates a wall effect on the sidewalk.

Commissioner Quesada: Those planters right there, if they were moved, it doesn't bother me. The one that bothers me are the three that are in front of the water feature.

Planning and Zoning Director Trias: Alright.

Commissioner Quesada: So...

Commissioner Keon: But the water...

Commissioner Quesada: Hold on a second.

Commissioner Keon: Feature is invisible.

Commissioner Quesada: In the original plan...

Commissioner Keon: Should be visible...

Commissioner Quesada: Let me finish. Let me finish.

Commissioner Keon: From the street.

Commissioner Quesada: Let me finish. Let me finish. You -- I've let you go. Please let me finish. Hear me out.

Planning and Zoning Director Trias: Those are the ones that...

Commissioner Quesada: Look...

Planning and Zoning Director Trias: Yeah.

Commissioner Quesada: These three planters, right behind it, there's a water feature that was in the original plan...

Mayor Valdes-Fauli: Which you can't see unless you're inside...

Commissioner Quesada: Okay. Let's be realistic. That water feature is the size of my shin, okay.

Mayor Valdes-Fauli: That's a big shin.

Commissioner Quesada: I knew that was going to come back at me. It's very low level. The chairs that they have in there, which now we're seeing were in the original plan, so it's not like they've pulled a...

Commissioner Keon: Right.

Commissioner Quesada: Ruse here.

Commissioner Keon: No, right.

Commissioner Quesada: It was in the original plan. If you sit there without the trees, you'll feel like a car is going to drive onto your lap, which is a very uncomfortable feeling. The planters gives it a more comfortable feel. You know what's going to happen if you remove those planters, no one will ever sit out there, and it's very nice.

Vice Mayor Lago: And it's also...

Mayor Valdes-Fauli: Maybe it'll have a lot of pedestrians there, which you don't have today.

Commissioner Keon: But it allows...

Mayor Valdes-Fauli: You don't have any (INAUDIBLE).

Commissioner Keon: For pedestrian access along...

Commissioner Quesada: You do have access to it.

Commissioner Keon: That street...

Vice Mayor Lago: You have access and the situation there...

Commissioner Quesada: If you remove those planters, you still can't walk in because of the small water feature.

Vice Mayor Lago: And you also have -- you can't...

Commissioner Keon: Yes, you can.

Vice Mayor Lago: Not only that, there's also a ramp...

Commissioner Quesada: You could walk around there.

Vice Mayor Lago: There's also a ramp that's in the way there so...

Commissioner Keon: No, you can't.

Vice Mayor Lago: Yeah, it is.

Commissioner Quesada: If you remove that, you're always just going to see an empty space. No one will ever be there and that's a shame.

Vice Mayor Lago: Yeah.

Commissioner Keon: The purpose of giving people those bonuses is to enhance the quality of a building not only for the person who's building it but for the public. There is a public good that comes to you from that.

Commissioner Quesada: And the public can easily access it.

Commissioner Keon: You know what, and the public loses all of that good when you allow them to...

Commissioner Quesada: It does not.

Commissioner Keon: To put those planters there.

Mayor Valdes-Fauli: Yes, they do.

Commissioner Keon: Those planters should not...

Mayor Valdes-Fauli: Do you want to make a motion?

Commissioner Keon: Be there. Well, I would make the motion to make -- I don't think it should be an issue of a motion. The issue is, you know, what are the regulations that are afforded to the...

City Attorney Ramos: Yeah. I think we need staff to make a recommendation...

Vice Mayor Lago: Didn't you come to an agreement, Ramon, with this gentleman and the Aloft?

City Manager Iglesias: The regulations...

Planning and Zoning Director Trias: I believe I have.

City Manager Iglesias: If I may say...

Vice Mayor Lago: What is...

City Manager Iglesias: If...

Vice Mayor Lago: Or you did not?

Planning and Zoning Director Trias: And there's a process when a site plan's approved, staff may approve minor amendments, such as this one in the sense that we're talking about one or two or three planters in different places. Minor amendments are expected to happen once in a while. Now, I don't think usually this level of detail gets to the Commission, but certainly, your recommendation will be fine. Now, I discussed this with the manager of Aloft. I -- he told me last week that he was going to comply with what we talked about. We could ask -- you could ask him and see.

Commissioner Quesada: No. But I'm...

Commissioner Mena: Can you please...

Commissioner Quesada: Just trying to be practical about it.

Commissioner Mena: Yeah, but can you explain to us...

Mayor Valdes-Fauli: To be practical...

Commissioner Mena: Very...

Mayor Valdes-Fauli: About it -- wait a second. To be practical about it, that hotel should never have been there.

Commissioner Keon: Okay, but it is.

Commissioner Quesada: Well, we didn't vote on that.

Mayor Valdes-Fauli: Okay, now it's there.

Commissioner Quesada: (INAUDIBLE) control it.

Mayor Valdes-Fauli: And -- yeah, but now we can't control it, but let's open it up and make it more friendly as opposed to a big wall cutting off our residential neighborhood.

City Attorney Ramos: Ramon, could you state...

Commissioner Quesada: I'm telling you...

City Attorney Ramos: Staff's recommendation?

Commissioner Quesada: That is more friendly.

City Manager Iglesias: The normal...

Commissioner Quesada: That is more friendly than the open one you're suggesting.

City Manager Iglesias: The normal procedure for this would be for this to go to the Board of Architects. The Board of Architects would review this elevation and then from there it would go to staff.

Commissioner Quesada: I apologize. We all cut off Commissioner Mena. If we can let him finish.

Commissioner Mena: The proposal or agreement...

Planning and Zoning Director Trias: Yes.

Commissioner Mena: Whatever you want to call it, walk me through exactly what it is.

Planning and Zoning Director Trias: The staff recommendation is remove the planters that are shown here.

Commissioner Mena: Those three.

Planning and Zoning Director Trias: Those three. And let me go to the very last one.

Commissioner Keon: And the one...

Planning and Zoning Director Trias: And remove the one that is inside the...

Commissioner Mena: The one to the left there.

Planning and Zoning Director Trias: Yeah.

Commissioner Mena: Not the other ones to the right. This is on...

Commissioner Keon: Le Jeune.

Unidentified Speaker: Le Jeune.

Mayor Valdes-Fauli: Le Jeune.

Planning and Zoning Director Trias: Le Jeune. And this is the one...

Commissioner Mena: The other one was...

Planning and Zoning Director Trias: That makes it...

Commissioner Quesada: Also on Le Jeune.

Commissioner Mena: Also Le Jeune.

Commissioner Quesada: Just a little bit further down.

Commissioner Mena: Okay, so all the way down there. I see.

Vice Mayor Lago: Ramon, was that...

Commissioner Quesada: Yeah, down at the end.

Vice Mayor Lago: Was that a mistake? Was that a miss by the City or by the developer or the designer?

Planning and Zoning Director Trias: The...

Vice Mayor Lago: The fire hydrant and also the light pole.

Planning and Zoning Director Trias: Those are DOT...

Vice Mayor Lago: I'm asking was it...

City Manager Iglesias: That...

Vice Mayor Lago: Did we not recognize that that would be potentially a...

City Manager Iglesias: Commissioner...

Vice Mayor Lago: Hinderance...

Planning and Zoning Director Trias: Yeah.

Vice Mayor Lago: In walking? Did we address that and say, listen, this is going to be an issue in the future?

Planning and Zoning Director Trias: It was...

City Manager Iglesias: Vice Mayor, that is signalization that you see there.

Vice Mayor Lago: No, I know.

Commissioner Keon: Yes, they do.

Vice Mayor Lago: I know, I know.

Commissioner Keon: But that's why they...

Vice Mayor Lago: But I'm asking...

Planning and Zoning Director Trias: Vice Mayor...

Vice Mayor Lago: I know what it is. I do this every single day for a living. I'm just saying -- what I'm asking is did anybody catch it in the City...

Planning and Zoning Director Trias: Yes.

Vice Mayor Lago: And say, listen, guys, this could be a problem in the near future. You know, I just want to make you aware of it, go and deal with the FDOT and go deal with the County to address this issue.

Planning and Zoning Director Trias: Vice Mayor, there were extensive discussions with the architect and with the owner, so this was something that was known and that is the way that the arcade was designed.

Commissioner Mena: There's clearly, Ramon, a sidewalk issue right in the foreground here.

Planning and Zoning Director Trias: Yes.

Commissioner Mena: I understand that. If you look down, though, where the other planters are at the end end -- not the ones right in the middle, but at the end...

Commissioner Quesada: All the way to the right of the TV screen.

Commissioner Mena: The sidewalk is -- what's wrong with the sidewalk there?

Planning and Zoning Director Trias: No, no. The sidewalk certainly is a five-foot sidewalk that meets all the requirements beyond the fire hydrant, yes.

Commissioner Mena: So, why not just get rid of all of these in this picture and leave the ones at the end?

Planning and Zoning Director Trias: Certainly...

Commissioner Mena: I'm asking, I'm asking.

Planning and Zoning Director Trias: I mean, that's -- there are multiple ways to resolve this issue. My opinion is I agree with Commissioner Keon. This was meant to be an extension of the sidewalk. That's the way it was designed. Any time you make a barrier then you make it less of...

Commissioner Mena: Right, but...

Planning and Zoning Director Trias: Usable.

Commissioner Mena: Understood. But my question, I guess, is if -- and I'm just -- I'm not -- you're the expert here. I'm asking a question. If you remove everything I see in this picture, the middle and the left and not the stuff at the end on the right, which, according to Commissioner Quesada, is the most critical because of the area within it, you're just closing one of the -- so you have all of these different sort of...

Planning and Zoning Director Trias: Yeah.

Commissioner Mena: Arcade entries. You're only -- you would only have one closed at that point, right?

Planning and Zoning Director Trias: Right.

City Manager Iglesias: But may I say...

Commissioner Mena: And that's such a significant...

Commissioner Quesada: But hold on a second.

Vice Mayor Lago: Or is the issue...

Commissioner Quesada: If I could just...

Vice Mayor Lago: Or is the issue...

Commissioner Quesada: Clarify because I really think you should go check it out.

Planning and Zoning Director Trias: Oh, yeah.

Commissioner Quesada: When you see it, when you're actually there, okay, from a pedestrian ingress/egress portion, it's not closed. I mean -- oh, I'm sorry. It is closed, but you remove it and it's still closed because of the small water feature behind it.

Commissioner Keon: No, because it (INAUDIBLE) with the sidewalk.

Commissioner Quesada: Now, if you're talking about...

Vice Mayor Lago: But nobody...

Commissioner Quesada: As far as...

Vice Mayor Lago: But nobody -- but let's -- Commissioner Keon makes a comment that's not true. And I'm going to explain to you why it's not true. When you go and you stand in front of the water feature and you look at the column -- from the water feature to the column, a person in a wheelchair cannot get through that.

Commissioner Quesada: Oh, that's true, too, yeah.

Vice Mayor Lago: So, stop saying that because it's not true. I've been there five times. I've been...

Commissioner Quesada: Yeah, but...

Vice Mayor Lago: There to meet with them. It's not...

Commissioner Quesada: I don't think that's what she means though.

Vice Mayor Lago: No, but the issue is -- what I've kept saying but no one wants to listen is that there is a ramp when you go through...

Commissioner Quesada: Yeah.

Vice Mayor Lago: When you go through, you know, right here through the walkway, there's a ramp that forces you to have to go up anyways. It's not like you can -- let's see.

City Manager Iglesias: But Vice Mayor, there's a basic issue here in that you obtain architectural bonuses based on Mediterranean architecture. An arcade is part of the Mediterranean architectural bonus.

Vice Mayor Lago: Then go back to the...

City Manager Iglesias: So, if you...

Vice Mayor Lago: Peter, then go back...

Commissioner Keon: Let him finish.

City Manager Iglesias: Yes, but I'm saying, if you start closing...

Vice Mayor Lago: Go back...

Commissioner Keon: Let him finish.

City Manager Iglesias: Arcades, then you go against the architectural bonus. So, if you're going to be closing arcades, then you go against...

Mayor Valdes-Fauli: Let him finish.

City Manager Iglesias: The architectural bonus. So, if we're going to be closing arcades, then we go against the architectural bonus of what we're trying to do.

Vice Mayor Lago: Peter, I'm not closing an arcade.

Mayor Valdes-Fauli: You are closing an arcade.

Commissioner Keon: Yeah.

Vice Mayor Lago: If you look -- if you look at -- go back to where the water feature is. You didn't take -- the problem is you didn't take a picture of the water feature the way it is right now. That's the big issue. So, look -- okay.

Mayor Valdes-Fauli: We are closing the arcade.

Vice Mayor Lago: So, if you remove...

Mayor Valdes-Fauli: There is no arcade there.

Vice Mayor Lago: Here you go, here you go. So, if you remove...

Commissioner Quesada: Oh, there you go.

Commissioner Mena: Oh, yeah.

Commissioner Quesada: That's it.

Vice Mayor Lago: There you go. This is the answer. The problem is that everybody wants to fight over this issue because it becomes more about their own issue. It doesn't become about the actual facts.

Mayor Valdes-Fauli: It is not our own issue.

Vice Mayor Lago: Look, here you go.

Mayor Valdes-Fauli: Vice Mayor, I'm offended by that. It is not our own issue. This is an issue that they got architectural bonuses...

Vice Mayor Lago: Mayor, you...

Mayor Valdes-Fauli: By having...

Vice Mayor Lago: Mayor, listen...

Mayor Valdes-Fauli: No planters there.

Vice Mayor Lago: If you take offense to it, it is what it is.

Mayor Valdes-Fauli: It is not...

Vice Mayor Lago: There's nothing I can do about that. But let me explain to you about the that.

Mayor Valdes-Fauli: It is not our own personal issue.

Vice Mayor Lago: If you take these planters out -- if you take these planters out...

Mayor Valdes-Fauli: Yeah.

Vice Mayor Lago: Can a person in a sidewalk go through -- excuse me, in a wheelchair go through?

Commissioner Mena: No.

Vice Mayor Lago: Yes or no?

Commissioner Mena: No.

Vice Mayor Lago: No, you can't.

Commissioner Keon: Why can't you?

Commissioner Mena: Look at it.

Vice Mayor Lago: Commissioner, I mean, let's be sensible about having a real discussion here. You cannot go through here with a -- it was designed incorrectly.

Commissioner Keon: You can go -- you should be able to go out...

Vice Mayor Lago: No, you can't.

Commissioner Keon: And you can take part of the sidewalk.

Vice Mayor Lago: No, you can't. No, you can't.

Planning and Zoning Director Trias: Commissioner Lago...

Commissioner Keon: (INAUDIBLE) placed it wrong.

City Manager Iglesias: But...

Commissioner Keon: So, I'm telling you...

Planning and Zoning Director Trias: You are correct.

City Manager Iglesias: If I may say...

Commissioner Keon: You need the architectural review to ensure that...

Vice Mayor Lago: Of course.

Commissioner Keon: You meet the purpose of the...

Planning and Zoning Director Trias: Yeah.

Commissioner Keon: Of the benefit that you receive.

City Manager Iglesias: No, but I...

Commissioner Keon: And they haven't.

City Manager Iglesias: If I...

Commissioner Keon: So, go back and fix it.

City Manager Iglesias: If I may say something. The idea of the arcade is not to provide ADA accessibility for Le Jeune Road.

Commissioner Keon: No.

City Manager Iglesias: That's a state issue and this is private property.

Vice Mayor Lago: So, what is the argument then?

City Manager Iglesias: What I'm saying is that that is an architectural feature that goes with Mediterranean architecture that was used to...

Unidentified Speaker: Right.

City Manager Iglesias: Get the architectural bonuses. So, it really -- the only way that Le Jeune Road will be ADA compatible is by removing the turn lane, which is not going to happen, expanding the actual sidewalk. There are obstructions in many areas. So, what I'm trying to say

is that that is an architectural feature that was provided as -- in order to obtain the additional square footage from the Mediterranean bonus requirements.

Vice Mayor Lago: I want to respond to your question. My comments have nothing to do with aesthetics. I'm not discussing whether...

Commissioner Mena: But that's what he's saying, though.

Vice Mayor Lago: I'm not. I'm not discuss -- what I'm discussing is -- because there's an argument here about whether people can use that walkway. Okay, let's discuss that. If you remove those three planters right now, if you remove them, you still can't use that walkway.

Mayor Valdes-Fauli: Yes, they can.

Vice Mayor Lago: People who -- people in a wheelchair cannot use the walkway in the portion which is next to the fountain.

Mayor Valdes-Fauli: Okay. With the planters, they can't use them either. I mean, those planters are not to be there. They got a bonus for opening the arcade and they...

Commissioner Keon: (INAUDIBLE).

Mayor Valdes-Fauli: Have closed it.

Vice Mayor Lago: I'm not discussing about aesthetics. I'm not discussing whether Mediterranean and bonuses...

Commissioner Keon: (INAUDIBLE).

Vice Mayor Lago: That's not my argument. My argument is -- and my -- not really an argument. It's -- the picture speaks for itself. We have an issue here -- if you have a walkway and the purpose of that walkway is to keep people out of the sun, out of the rain, you know...

Mayor Valdes-Fauli: Out of Le Jeune.

Vice Mayor Lago: To allow -- to make sure that people feel comfortable as they walk up and down that area, you inhibit that by allowing the installation of a water feature. So, I don't want to discuss whether it's ADA compliant because it's not. It's not because that walkway is not ADA compliant. I do this every single day. Trust me, it's not.

Planning and Zoning Director Trias: The other issue...

Mayor Valdes-Fauli: Nobody's talking about ADA compliance. Let me...

Vice Mayor Lago: She is.

Mayor Valdes-Fauli: Let the record reflect that if we allow that and we allow people to close walkways when they're given bonuses, we will open...

Vice Mayor Lago: It's already closed.

Mayor Valdes-Fauli: Pandora's box and other walkways will be closed because they have based it on this precedent.

Vice Mayor Lago: But it's closed already to a rather large segment of the community who would use -- who would be most people who would use that walkway, people who are disabled, people - like mothers with their...

Mayor Valdes-Fauli: People who are not disabled.

Vice Mayor Lago: With -- so, you're telling me a person who is in a wheelchair wouldn't...

Commissioner Keon: Okay.

Vice Mayor Lago: Use a walkway? Of course, they will.

Mayor Valdes-Fauli: I'm not saying that.

Commissioner Keon: Alright.

Vice Mayor Lago: Or a mother...

Mayor Valdes-Fauli: You brought...

Commissioner Keon: Aside from that issue...

Vice Mayor Lago: Or a mother who's trying...

Mayor Valdes-Fauli: You brought...

Vice Mayor Lago: Or a mother who's trying to get out of the sun.

Mayor Valdes-Fauli: I'm not saying that. You're the one that brought wheelchairs into this thing. I'm not saying that. I'm saying that they have closed a walkway that should be open and for which they got a bonus.

Commissioner Keon: They have obliterated...

Mayor Valdes-Fauli: And if we're going to start closing walkways, then that's fine. That's a good precedent.

Commissioner Keon: But they have obliterated the architectural bonus that they have -- were given to build that by putting those planters there.

Vice Mayor Lago: Actually, I think it's a...

Commissioner Keon: Those planters don't belong there.

Vice Mayor Lago: I think it's a pretty nice feature when you consider...

Commissioner Keon: I think it's (INAUDIBLE).

Vice Mayor Lago: The fact that we -- where we sit today...

Commissioner Keon: No.

Vice Mayor Lago: Where we sit today as a result of an error that occurred by the previous Commission which allowed this building here, which I think was a good point by the Mayor...

Commissioner Keon: But you know what...

Vice Mayor Lago: And we're living with what it is. I think that we have to be a little bit more considerate of the fact that if anybody's going to sit out there and enjoy that fine dining experience, it's going to be a little bit more pleasant if you have just that buffer, that buffer from the cars driving by, that buffer from, you know, there's a little bit of fear. And I wouldn't sit out there with

my children unless I had some sort of buffer that potentially could protect me if there was an incident that occurred.

Commissioner Keon: You know what, so then that is not...

Mayor Valdes-Fauli: Will you make a motion?

Commissioner Keon: A good place...

Mayor Valdes-Fauli: Will somebody make a motion and let's get over this?

Commissioner Keon: I would make a motion to make them comply with the bonuses that they were given.

Mayor Valdes-Fauli: Okay. Is there a second? Okay, I'll second it.

Commissioner Mena: Okay.

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

Commissioner Mena: I don't know what that means, to be honest.

Mayor Valdes-Fauli: To remove the planters.

Commissioner Keon: You know...

City Attorney Ramos: I think it's to review...

Commissioner Keon: They were given a bonus...

City Attorney Ramos: The site plan and for staff to determine whether, in fact, this violates the site plan or not...

Commissioner Mena: Okay.

City Attorney Ramos: Given the Mediterranean bonus.

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

Commissioner Keon: Then you can -- wait. You're asking that that's what...

City Attorney Ramos: I'm explaining what I think your vote is.

Commissioner Keon: Yes, I am.

City Attorney Ramos: Your motion is.

Commissioner Keon: I'm asking if...

Planning and Zoning Director Trias: And...

Commissioner Keon: It violates the site plan.

Planning and Zoning Director Trias: Yeah. And...

Commissioner Keon: And the Mediterranean bonuses that...

Planning and Zoning Director Trias: It does...

Commissioner Keon: They were given. Yes, it does.

Planning and Zoning Director Trias: This is the site plan, so I can answer that question right now.

Commissioner Keon: It does.

Planning and Zoning Director Trias: It does.

Mayor Valdes-Fauli: Okay.

Commissioner Keon: It violates it.

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

City Clerk Urquia: Commissioner Keon?

Commissioner Keon: Yes.

City Clerk Urquia: Vice Mayor Lago?

Commissioner Mena: The motion is what, I'm sorry?

Vice Mayor Lago: (INAUDIBLE).

Mayor Valdes-Fauli: To remove the planters.

City Attorney Ramos: No.

Commissioner Keon: No.

City Attorney Ramos: The motion is for staff...

Commissioner Keon: To comply with -- I'm sorry. Go ahead.

City Attorney Ramos: The motion was for staff to review and determine if the site plan is being violated -- we're hearing from staff that it is -- and then to make them come into compliance with that violation.

Commissioner Mena: Didn't you just say a minute ago that minor amendments to the site plan are allowable?

Planning and Zoning Director Trias: Yes, they are. There's a...

Commissioner Mena: That you do them...

Planning and Zoning Director Trias: Process.

Commissioner Mena: All the time.

Commissioner Keon: But they need...

City Attorney Ramos: But we're not here...

Commissioner Keon: To decide what's minor.

Planning and Zoning Director Trias: The minor is approved by staff. The major amendments come to the Commission. This would be a minor amendment.

Commissioner Mena: A planter wouldn't be a major...

Commissioner Keon: This is a major amendment?

Commissioner Mena: No.

Planning and Zoning Director Trias: No.

Commissioner Mena: Of course not.

Planning and Zoning Director Trias: It would be a minor amendment.

Mayor Valdes-Fauli: Okay.

Commissioner Mena: It's a planter.

City Attorney Ramos: But it's not before you today as a major or minor amendment.

Planning and Zoning Director Trias: Right, it's not. It's not.

City Attorney Ramos: This was like an update on what was happening. If staff believes it could be a minor amendment, then it can be done that way. If staff wants to bring it back for a major amendment to the site plan, it can be done at the next Commission meeting.

Mayor Valdes-Fauli: Okay. Will you continue calling the roll, please?

Vice Mayor Lago: No.

Commissioner Mena: No.

Commissioner Quesada: No.

Mayor Valdes-Fauli: Yes.

(Vote: 2-3)

Mayor Valdes-Fauli: Alright. We'll take a ten-minute break.

Commissioner Mena: We're not...

City Attorney Ramos: The motion fails.

Commissioner Mena: We still need to give them direction, right?

City Attorney Ramos: The motion failed, so what's the direction to staff?

Commissioner Mena: I'll make a motion if somebody wants to hear it.

Vice Mayor Lago: Yeah.

Commissioner Mena: I would remove everything -- I guess that's south -- go back -- can you go back to the pictures?

Planning and Zoning Director Trias: Could we have the PowerPoint, please?

Commissioner Keon: Well, the ones that most offend the thing are those three. Those are the ones that are the most offensive to the site plan.

Commissioner Mena: You've made that clear. Could I have a try now?

Mayor Valdes-Fauli: Make a motion.

Commissioner Mena: I don't know what else to say.

Vice Mayor Lago: Go ahead and finish your motion.

Mayor Valdes-Fauli: Finish the motion.

Commissioner Mena: My personal -- there's nobody else to agree with me -- would be to remove the one to the left, the ones in the arcade here in the middle because there's no seating in there whatsoever so, hopefully, from an architectural perspective, now you open up two arcades. And then on the third one, the big one we're talking about, is there a way to like reduce that a little bit down?

Planning and Zoning Director Trias: Well, one option...

Commissioner Mena: It's pretty massive now. Is there a way to put a more aesthetically pleasing planter because those are awful. Bring them down a little bit and just...

Commissioner Keon: Well...

Commissioner Mena: Have some basic...

Planning and Zoning Director Trias: But...

Commissioner Mena: Planters that still provide the shielding that Commissioner Quesada's talking about?

Planning and Zoning Director Trias: Unless the aesthetic design -- as you can see, the building was designed at a high-level of quality and the planters are not quite at the same level...

Commissioner Mena: Okay.

Planning and Zoning Director Trias: Of quality.

Commissioner Mena: And I'm sure the gentleman would be happy to put in planters that are -- meet your standards but...

Vice Mayor Lago: A little bit more in line with the design of the building.

Commissioner Mena: I think if you get rid of the other ones, you open up all those arcades over there which don't impact anybody...

Planning and Zoning Director Trias: Okay, you want to...

Commissioner Mena: And then make this a little smaller with a nicer looking planter than those white boxes...

Planning and Zoning Director Trias: This could be one planter, a nicer one. One planter, for example, in the middle that is nicely done that matches the architecture.

Commissioner Mena: Yeah, make it nicely done, maybe bring it down a little bit so it doesn't go all the way to the ceiling and you still have a buffer and it's not...

City Attorney Ramos: Commissioner...

Commissioner Mena: As aggressive.

City Attorney Ramos: To keep the procedure consistent, can I suggest that you direct staff to bring this back as a major amendment for Commission approval?

Commissioner Keon: With the site...

Planning and Zoning Director Trias: Well...

Commissioner Mena: I'm not willing to refer to it as a major amendment...

Vice Mayor Lago: Yeah.

Commissioner Mena: Because he said this isn't a major amendment.

Planning and Zoning Director Trias: Right. We...

City Attorney Ramos: Then it's direction to staff as part of a minor amendment process.

Commissioner Mena: That's fine.

Mayor Valdes-Fauli: Okay.

Commissioner Mena: I make a motion...

Vice Mayor Lago: Why do you feel...

Commissioner Mena: To direct staff...

Vice Mayor Lago: Why do you feel inclined to do that? I don't understand. Why can't we just take this action today, Madam City Attorney?

City Attorney Ramos: Because...

Vice Mayor Lago: Why do you want to take away some of our ability to make a decision today? We're here...

City Attorney Ramos: No. It's the opposite.

Vice Mayor Lago: To legislate -- no, no. Hold on. I know you're trying to protect me but I want to understand why is it that I'm not able to make a decision on something that I think is important today and why do I have to depend on staff to bring something back to me. I could pretty much comprehend what's going on here. I think I've had four or five site visits already and I may do one after this meeting. I want to understand why is it that we cannot make a decision today.

City Attorney Ramos: So, H-1 was put -- was noticed as presentation by staff of M House planters.

Vice Mayor Lago: Okay.

City Attorney Ramos: There is no resolution that was noticed to amend the site plan, which is essentially what we're looking at at this time. So, if -- without an amendment to the site plan, the Commission is simply taking up what's essentially a Code Enforcement matter. Then there's a process that hasn't been followed because it hasn't gone to Code Enforcement Board and appealed to the City Commission or to circuit court. So, it's -- I'm just trying to protect the process. If it is, in fact, an amendment to the site plan, which is what I'm hearing that it is, which makes a lot of sense, then it should either be a minor amendment with direction to staff or a major amendment with direction to bring it back to this Commission.

Commissioner Keon: I would like to make a motion to refer this item back to staff for a minor amendment to the site plan that preserves the aesthetics of the bonuses for the purpose that the bonuses were given, but to bring it back to us at a later date.

Vice Mayor Lago: Commissioner, could we finish off with the first amendment that's on the floor?

Commissioner Keon: I don't think there was one. He was asking a question.

Commissioner Mena: Yeah, I had a motion.

Vice Mayor Lago: He had -- he did.

Commissioner Keon: I'm sorry.

Commissioner Mena: Yeah.

Commissioner Keon: I'm sorry. Go ahead.

Vice Mayor Lago: Let's finish off with that one.

(COMMENTS MADE OFF THE RECORD)

Commissioner Keon: I'm sorry.

Vice Mayor Lago: Yeah.

Commissioner Mena: I'm happy to follow whatever procedure the City Attorney laid out, but my direction to you or my motion is to direct you to make a minor amendment to the site plan consistent with what I just described in my opinion. If you have a different one, please come back

to me. But I think that if you open up all the rest of the arcades, now the aesthetic of the building is in a little bit better place...

Planning and Zoning Director Trias: Sure.

Commissioner Mena: Than this one, which is the one that, practically speaking, is most important because that's where the restaurant is. Put in planters that you think are appropriate for the aesthetic of the building. Maybe bring it down a little, but make sure there's still a shield there so that you don't feel like you're sitting on Le Jeune Road while cars whizz by when you're eating. And again, that goes back to the setback here, which we don't have to revisit, but that's part of the problem here. That would be my direction to you and I don't think a motion...

Planning and Zoning Director Trias: No. And I think that's...

City Attorney Ramos: Is there a second to that motion?

Commissioner Keon: Wait. Could I just ask you...

City Manager Iglesias: Commissioner...

Commissioner Keon: I mean, I...

Mayor Valdes-Fauli: Okay. A motion has been made. Is there a second?

Vice Mayor Lago: Second the motion.

Commissioner Keon: Can I ask for clarity, though? You're asking to remove all of the other planters, is that what...

Commissioner Mena: Yes.

Commissioner Keon: You're saying? Everything and then to come back with an amendment...

Commissioner Mena: With...

Commissioner Keon: Regarding those three.

Commissioner Mena: Leave these three right in the foreground of this picture.

Commissioner Keon: Related to those three.

Commissioner Mena: Yeah.

Commissioner Keon: Okay, that's fine. I'll...

City Manager Iglesias: With a better architectural design.

Commissioner Keon: I'll second that.

Mayor Valdes-Fauli: A motion has been made and seconded.

Commissioner Keon: Yes.

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

Vice Mayor Lago: Yes.

Commissioner Mena: Yes.

Commissioner Quesada: Yes.

Commissioner Keon: Yes.

Mayor Valdes-Fauli: No.

(Vote: 4-1)

Mayor Valdes-Fauli: Thank you. We'll take a ten-minute break.

Vice Mayor Lago: Thank you.

Unidentified Speaker: Thank you.