

City of Coral Gables City Commission Meeting
Agenda Items 1 and 2 are related
September 15, 2020
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 Jorge Fors

City Staff

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

Public Speaker(s)

Elizabeth Plater-Zyberk
Javier Banos Machado
Carmen Gonzalez

Agenda Items 1 and 2 are related

An Ordinance relating to the Zoning Code of the City Coral Gables, Florida (Zoning Code), adopted as Ordinance No. 2007-01, as amended, reorganizing the Zoning Code, revising and renumbering Article and Section numbers, transferring certain Divisions and sections from the Zoning Code to the Code of the City of Coral Gables (City Code), updating certain department names, but providing no substantive changes to the Zoning Code, providing for a repealer provision, a severability clause, codification, and providing for an effective date.

City Commission Meeting
September 15, 2020

Agenda Items 1 and 2 are related - Ordinances reorganizing, revising and renumbering, transferring Divisions and sections from the Zoning Code, updating department names, and providing for text and map amendments to the City of Coral Gables Official Zoning Code.

An Ordinance of the City Commission of Coral Gables, Florida providing for text and map amendments to the City of Coral Gables Official Zoning Code pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," by amending the following provisions: (1) Article 1, "General Provisions," creating new zoning districts: Multi-family 3 (MF3), Multi-Family 4 (MF4), Mixed-Use 1 (MX1), Mixed-Use 2 (MX2), Mixed-Use 3 (MX3), and Design/Industrial District Overlay; and deleting: Multi-Family Special Area (MFSA), Commercial Limited (CL), Commercial (C), Industrial (I), and the north and south Industrial Mixed-Use Overlay Districts, and making the appropriate zoning map amendments to effectuate these changes; (2) Article 2 "Zoning Districts", creating new zoning districts and associated provisions, and deleting floor area ratio requirements in certain districts; (3) Article 3 "Uses", allowing certain uses in new zoning districts, and updating Telecommunication provisions; (4) Article 4 "Urban Design and Public Improvement Standards", refining public realm requirements; (5) Article 5 "Architecture", updating zoning districts to be consistent with Article 2; (6) Article 6 "Landscape" updating and increasing certain open space requirements; (7) Article 10 "Parking" updating certain parking requirements; (8) Article 14 "Process"; revising processes for zoning applications, clarifying procedures for receipt of Transfer of Development Rights (TDRs), and expanding Transfer of Development Rights (TDRs) receiving sites to include the Design & Innovation District; and (9) Article 16, "Definitions", updating certain definitions; providing for repealer provision, severability clause, codification, and providing for an effective date.

Mayor Valdes-Fauli: And now we go to the first item on the agenda. Miriam, Item 1.

City Attorney Ramos: Yes. Item 1 is an ordinance relating to the Zoning Code of the City of Coral Gables, Florida, adopted as Ordinance No. 2007-01, as amended, reorganizing the Zoning Code, revising and renumbering Article and Section numbers, transferring certain Divisions and sections of the Zoning Code to the City of Coral Gables Code, updating certain department names, but providing no substantive changes to the Zoning Code, providing for a repealer provision, a severability clause, codification, and providing for an effective date. Mr. Trias.

Planning and Zoning Director Trias: Mayor and Commissioners, I would like to make a presentation for both ordinances, if possible, because they are very related, so we may want to take them together.

City Attorney Ramos: In that case, I'll read 2 also. Two is an ordinance the City Commission of Coral Gables, Florida providing for text and map amendments to the City of Coral Gables Official Zoning Code pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," by amending the following provisions: (1) Article 1, "General Provisions," creating new zoning districts: Multi-family 3, Multi-Family 4, Mixed-Use 1, Mixed-Use 2, Mixed-Use 3, and Design/Industrial District Overlay; and deleting: Multi-Family Special Area, Commercial Limited, Commercial, Industrial, and the north and south Industrial Mixed-Use Overlay Districts, and making the appropriate zoning map amendments to effectuate these changes; (2) Article 2 "Zoning Districts", creating new zoning districts and associated provisions, and deleting floor area ratio requirements for certain districts; (3) Article 3 "Uses", allowing certain uses in new zoning districts, and updating Telecommunication provisions; (4) Article 4 "Urban Design and Public Improvement Standards", refining public realm requirements; (5) Article 5 "Architecture", updating zoning districts to be consistent with Article 2; (6) Article 6 "Landscape" updating and increasing certain open space requirements; (7) Article 10 "Parking" updating certain parking requirements; (8) Article 14 "Process"; revising process for zoning applications, clarifying procedures for receipt of Transfer of Development Rights, and expanding Transfer of Development Rights receiving sites to include the Design & Innovation District; and (9) Article 16, "Definitions", updating certain definitions; providing for repealer provision, severability clause, codification, and providing for an effective date. This is a public hearing item.

Planning and Zoning Director Trias: May I have the presentation, please.

Vice Mayor Lago: Ramon...

City Manager Iglesias: Mayor, before we start, I would like to say that we're looking at some revisions and changes to the Zoning Code, which are extremely important, but I don't want to forget the fact that we have an outstanding Board of Architects and an outstanding Planning and Zoning Departments that really work hand-in-hand with the Zoning Code to really create some of the great projects that we've had. So, this is in conjunction with all the other processes that we have in place to really create some outstanding work in the City. And with that, I'll turn it over to Mr. Trias.

Planning and Zoning Director Trias: Thank you. May I have the presentation, please?

Vice Mayor Lago: Mr. Trias, if I may.

Planning and Zoning Director Trias: Yes.

Vice Mayor Lago: Just one second. You know, first off, I want to echo the sentiments of the Manager. And I've had the pleasure of meeting with, you know, several board members, along with several attorneys, along with Devin Cejas from your office, yesterday to go over many of the changes in regard -- that are being proposed to the Zoning Code. I do have one issue, and I think we need to have this presentation today, but I have some reservations on actually taking a vote. This document I received, I received this document from our City Clerk, who was kind enough to deliver it to me on Saturday. This is over a thousand pages, and I've tried to review it as thoroughly as I possibly could, spending a few hours yesterday with Devin going over this document. There are some extensive changes -- proposed changes in regards to the Zoning Code. And I want to be very clear. These type of documents -- and I know that it's been changed several times and it's -- you know, it's a living document in the sense that it's constantly changing until, obviously, we ratify it. You know, I wish I would have received this document potentially a week and a half to two weeks ago because when you give somebody a thousand pages and they have to, you know, review it by themselves, you know, having a vote today is a little bit difficult for me. I know we're going to review -- we're going to have a conversation, and I want to commend our consultant on

working on this over the last few years. She's done an exceptional job. What I would have liked to have seen is, at least before we sat down on this today, is every Commissioner having had the chance to maybe sit down with you and basically reviewed and seeing what are all the changes prior to having this meeting today.

Unidentified Speaker: Commissioner...

Planning and Zoning Director Trias: Thank you, Vice Mayor. What I would advise is that today we have our world-class consultant, Liz Plater-Zyberk. We also have staff and -- take that as an opportunity to ask questions and to learn about the philosophy behind the changes, and then you should make a decision whenever you're ready.

Vice Mayor Lago: And I tell you that -- and everybody's done a wonderful job and worked very hard. I mean, I can't commend our BOA -- you know, I've met with a lot of different architects in the community, zoning attorneys to really understand this because this is a -- big changes. I just think it would have been easier for the Commission -- at least for me personally, I don't want to speak for the Commission as a whole. I don't know if my colleagues differ from my opinion. I would have been a little bit more prepared in the sense of if I wouldn't have gotten this document on Saturday. And again, I know that it was evolving and that we wanted to do this as -- you know, we've been waiting on this for some time now. But I think for the next time, if we're going to do something like this, I think I personally would like to sit down with staff face to face and just be able to understand -- because, I mean, if you're looking at me right now, I mean, this is -- I have tabbed, you know, probably about 30 pages that are pertinent to certain things that I have a real deep and vested interest in in regards to the changes that are being proposed. So, thank you again.

Mayor Valdes-Fauli: Commissioner -- I mean, Vice Mayor, I agree with you. But I think that in my review, it would be very helpful if I go -- if I hear this presentation and then I examine the document. So, I would suggest, respectfully, that we hear the presentations and then take whatever measure we wish to take.

Vice Mayor Lago: Oh, I agree, wholeheartedly. I'm just saying for -- if we're going to go for a second -- or we have to go for a second, obviously, but if we're going to...

Mayor Valdes-Fauli: We have to.

Vice Mayor Lago: Do this again, I would like to at least sit down with staff, like I did with Devin yesterday for almost two hours, and just go over it in detail to really analyze some concerns or some of the changes...

Mayor Valdes-Fauli: I agree with you.

Vice Mayor Lago: That I view as important.

Mayor Valdes-Fauli: Let's hear the presentation, and then...

Commissioner Keon: Mayor...

Mayor Valdes-Fauli: We'll take whatever measure we deem appropriate.

Commissioner Fors: I just want to say for the record -- oh, I'm sorry, Commissioner.

Commissioner Keon: I just -- I -- you know, I want to make sure we're all working off of the same document then. The date on the binder that I have is March 5, 2020. What's the date on the document you have? Do we all have the same binder?

Planning and Zoning Director Trias: The revised documents that were loaded on Legistar...

Commissioner Keon: Right. I have those.

Planning and Zoning Director Trias: Were put on September...

Commissioner Keon: I have...

Planning and Zoning Director Trias: They were loaded on September 4 for the second Planning and Zoning meeting.

Commissioner Keon: Okay.

Planning and Zoning Director Trias: So, no changes have been made since that point, so it's been about 10 days. And more importantly, I don't believe there are any surprises from March. The changes have been relatively minor.

Commissioner Keon: Right.

Planning and Zoning Director Trias: And I think that the presentation gives you an opportunity to verify those things. And my hope is that there are no surprises in anything I have to say today because this has been a team effort from all of you and many, many organizations. So hopefully, we'll get to the end at some point.

Commissioner Keon: But the document I have is -- I mean, I've had the document since March. So, I've had a lot of time to look at it and then downloaded the attachments that you -- that were posted with the item on Legistar -- on iLegislate. So, is any -- there's -- that's everything that's new. Is that right?

Planning and Zoning Director Trias: Yes. Everything that is new is what's on Legistar, yes. And I attempted to summarize it with a memo that has the minor and major changes, and that gives you bullets of the different changes in the Code.

Commissioner Keon: Was everyone given this? Did everyone have a copy of the Zoning Code update from March or no?

Planning and Zoning Director Trias: Yeah.

City Manager Iglesias: Commissioner, the latest version has been on Legistar -- is the one that you have on Legistar. We've also included a major and minor updates item as part of that because the Code is very voluminous...

Commissioner Keon: Right.

City Manager Iglesias: And expecting -- and you're reading page by page. So, by providing major and minor updates, we thought that that would be very helpful for all over you to look at a summary of what was done. And then those major and minor updates are doc -- the sections are documented within that. So...

Commissioner Keon: Right.

City Manager Iglesias: So, if -- so the major and minor documents, we have 19 major issues, and we have 47 minor issues. And all those were part of -- or were documented in Legistar, and that was in an effort to actually help you all to look at -- to (INAUDIBLE) those items, and in addition to that, those items were -- the sections to those particular items were referenced on that list. In the future, we contemplated having another -- and Vice Mayor, we contemplated having another special session on this. But we thought that we were at the point that we could probably explain everything now, and certainly before second reading, go back and explain any question that you all had. I just -- I want to make sure that everybody -- that all of you are completely clear and understanding and in agreement as to what we're doing. So, we will deal -- so that was our thought process.

Vice Mayor Lago: No, and I understand, Mr. Manager, and I agree with you. And Commissioner Keon's comments in regards to March, you know, she's correct. But again, this was uploaded September 10. This is from the Clerk, which I got it in writing. This was uploaded on Thursday, the 10th, at 8 p.m. Obviously, I requested (INAUDIBLE) on Friday. I mean, he was able to print it all out for me and give -- and bring it to me on Saturday, which was very kind of him. You didn't need to do that. So, I would be obviously try to review it over the weekend and meet with Mr. Cejas, which again, Mr. Cejas gave me two hours of his time yesterday that I know he had to end up staying later at work because he gave me two hours of his time. And Mario Garcia-Serra, again, he sat down with us and we reviewed a lot of the package. But these were -- as a matter of fact, there were changes, even though they were minor, there were still changes being made on Friday afternoon to one of the attachments.

Unidentified Speaker: Right.

Vice Mayor Lago: So, this is an ever-evolving document, not major, not major, but there are changes. I just want to be clear. I want to be clear about that because I think it's important. We are doing -- this is a great idea. There's a lot of good things, a lot. You know, 99 percent of the things in here, I think are very good, and they're going to make some very beneficial changes for the City Zoning Code. I just want to be clear that, again, I take my time -- I'm probably not as a proficient reader as the lawyers on this Commission or maybe Commissioner Keon, but I take my time. And to me, it takes me a lot of time to read, especially a massive document like this. So, I just wanted to put that on the record that staff has worked tirelessly on this report and I'm grateful for their efforts to get me the document as quickly as possible.

City Manager Iglesias: Vice Mayor, and we'll be happy to put in...

Mayor Valdes-Fauli: Let's get going. Ramon, do you want to get going?

Commissioner Fors: I also look forward to hearing the presentation today. However...

Vice Mayor Lago: Yeah, me too.

Commissioner Fors: I don't see how I could be ready to vote on first reading. We'll see after the presentation gets read.

Mayor Valdes-Fauli: Well, let's...

Commissioner Fors: But for the same...

Mayor Valdes-Fauli: Commissioner...

Commissioner Fors: Reasons that Vice Mayor Lago stated. Also, just as a final note, I think what could avoid this situation is that when we do -- if we don't take a vote on first reading today -- when we do plan to take a vote on first reading, that we make an effort to do it, you know, as soon as we can -- not as soon as we can; enough time for everybody to meet individually. But as soon as we can so things -- we don't forget things. Because, you know, when you allow all these months to go by, things that are not new sound new when you read them again, right?

Commissioner Mena: Yeah.

Vice Mayor Lago: No, no, that's true.

Mayor Valdes-Fauli: I agree with you, Commissioner, but let's -- we don't have to take any vote today, and I think the sentiment of the Commission is not to take a vote today. But let's listen to the presentation. And as far as I'm concerned, listening to the presentation would help me digest this massive document and that it will give me some order and some guidance, and I think it'd be very helpful for me. Ramon, you want to make the presentation and then after you...

Planning and Zoning Director Trias: Thank you, Mayor. If I could have a presentation. What we're doing today is two things: we are reorganizing the Code and we're updating some of the provisions, both things are incredibly important, and I think they really, really enhance the Zoning Code. Next. So, I would like to start with an analogy of what I understand zoning to be. And the Nolli map of Rome from 1746 is a classic map in terms of urban planning, one of the best images ever produced. And the translation of that into Coral Gables is on the right side, which is the area around Ponce Circle. And you can see that this map shows a few things; shows buildings, public spaces, the location of blocks, but it doesn't show everything. It doesn't show everything. And that's the way zoning is. Zoning, as the City Manager was explaining, it's just one of several things that we do. And I think that that's really important because sometimes we intuitively try to put everything we can into the Zoning Code, when the reality is that we need to have just the right amount of regulation and then use other processes to fill the gaps. Next. The -- next. And the other processes began with Merrick. If you look at -- I've shown that image before, which is the pre-Coral Gables image that was prepared in 1914, with the grid of Coral Gables superimposed by Merrick. And you can see how he incorporated the natural systems. He incorporated many things in addition to just the plat, which is shown on the right. That area, as you can see, all of this is done in addition to zoning. It's something that allows you to shape the City with additional ways to create spaces and to create beauty eventually. Next. And of course, the architecture, the Board of Architects, and the way that the City grid, with all those terminal vistas, and you can see in the diagram with the arrows, all of those things create the beautiful city that we have. So, all of those processes are in addition to what we're trying to deal with today. Next. Now, zoning begins in 1926. It begins with a Supreme Court decision with a case called Euclid versus Ambler Realty. And in 1926, zoning becomes legal in the United States. Now, in 1926, Coral Gables was already on its way, meaning that it predated zoning. That image shows, in the black, all of the buildings that were built and the way that the grid was already laid out by Merrick and so on, at the very beginning of the zoning, in 1926. Next. The first zoning code is from 1930 -- the first zoning code for Coral Gables. So this conversation that we're having, that it's a living document, that we have all these issues and -- has been going on since 1930. And in 1930, I think a few things were

really remarkable about that ordinance. One is that it created the supervising architect, which became the Board of Architects. And also, it talked about architectural beauty and harmony, amazing language. Next. These are the zoning codes that I had lying around in my office, a bunch of them. And as you can see, it's an ongoing discussion from the very beginning. Next. But I can summarize it into a few key points: 1930 is the first zoning code; 1937 is the first major revision, and guess what, look at that. They're talking about open space definitions and sizes and lot coverage, the same exact issues that we're dealing with today, an ongoing discussion all away down to 2007, which was the last major rewrite of the Code. Now, we like to think that that was it, but the reality is that, between 2007 and 2019, there were 123 ordinances that changed the Code; some minor ones, but some major things, such as Art in Public Places, shared parking or electric vehicles recently. All of those were done in between major updates. Today, hopefully, we're doing a major update that summarizes some of the changes and clarifies some things. It's an update. It's not really a rewrite or it's not a new Code. I don't see it like that. I see it as an update. And I don't anticipate that it will be the last one by any means, but it just shows you how all of the things that all of you, the Vice Mayor and Commissioners and Mayor were talking about, are true. This is a very big enterprise but has been going on nonstop since 1930. And what I would like to say is that it's perfectly normal. This happens all the time. Ordinances are reviewed and updated on an ongoing basis. Next. What we did this time around is we separated -- we had three phases to the effort. Assessment analysis, which went on from the winter of 2018 to the fall of -- for about a year or so. Then we had the reorganization and drafting, which was a very intensive process, probably until a couple of weeks ago in terms of the minor details. And now we're going through the adoption process. The first step of the adoption process was Planning and Zoning, which recommended approval, and then we will have at least two meetings with the City Commission. Today's the first meeting, and if you want to have more meetings, certainly you can. It's up to you, and at some point, you will have a second reading at which point the Code would be adopted. Next. What I want to emphasize is that this has been a team effort from the very beginning. The Commission has shown great leadership by constantly being part of the process. We had a working group of interested citizens. We have a staff committee. We met with the BID, for example, several times. We had multiple workshops to discuss things. And my hope is that everything that

we talk about has been in the Code. And you're right, Commissioner Fors, it's been a while, so sometimes even I forget some of the details. But hopefully, with our consultant, we'll be able to remember all of those things and then give you all the information you need to make the right decision. Next. The reorganization and drafting has been a particularly involved process because, among other things, there were three City Commission workshops to be able to give some guidance to the process so that when we got here to you for adoption, you would basically see a product that reflects your goals. In addition, of course, Planning and Zoning was very instrumental multiple times. And we met with the working group and with multiple individuals who had very, very good -- donated their time to provide some very good include input into the process. Next. So, the adoption process is where we are. We have already done Planning and Zoning. And like I said, Commission -- City Commission ultimately is responsible for adoption so you need to be comfortable with what we have, and whenever you're ready, you will vote on first reading and then on second reading. Next. We're giving you a lot of background information in the -- in Legistar. It's a little bit confusing perhaps because there's a lot of it. My opinion was to provide everything I had, and one of the things that I did is -- next -- is tried to reflect some of the latest ideas that came from Planning and Zoning and from activists and citizens and so on. It's true that we could give you more time, and I think that's up to you to take whatever time, but I have tried to maximize the input until the very last minute, so you have the very best product and the very best ideas to take action. Next. So what I did is I prepared an outline with major and minor amendments. That's a very arbitrary definition. It was just staff's view. It doesn't mean anything in particular, but it tries to give you a set of bullets that could help you through a discussion if you want to focus on a particular topic, so that's really the purpose of that memo, an outline of all of the changes and to be able to refocus a conversation if need be. But certainly, you can take whatever conversation you would like. Next. So -- next, please. So, I want to give you some big ideas about the outcome of this effort, this very -- there's several years' worth of work. And one of the fundamental ideas was that there will be no loss of development rights. There are some changes being proposed in terms of the zoning designations from commercial to mixed use, et cetera. All of these changes are consistent with the comprehensive plan and are consistent with the current development rights, so that was one of the main ideas behind this effort. Next. The second idea, which was as valuable

as any other amendment that we're proposing, was the effective organization. Currently, the Code has only a few articles and they're confusing sometimes. Our consultant provided a very, very effective outline of topics, which more importantly allows for a future evolution of the Code in a more cohesive and coherent way, and I think it will also make the day-to-day use of the Code much more efficient. Next. We also have an improved zoning map, a map that reflects more precisely the development rights. Right now, as you know, multiple times you would see commercial being 77 feet or 190 feet, depending on the land use. We've tried to put it all together so the zoning map reflects more clearly the development rights, so I think that's an improvement. Next. We also followed in your direction and your leadership and emphasized mixed use. We like to think that mixed use is allowed everywhere right now. But the reality is that it's only allowed in large projects, so we made some changes to allow mixed use more typically throughout the urbanized areas of the city, such as the downtown. And the bullets that I have are just sample bullets from the memo that allow you to have further discussion if you choose to in a more precise way. Next. Another big idea, which came from a lot of the discussions and from your leadership, was to allow development in smaller parcels. Right now, we have one of those magic numbers, 20,000 square feet. The Code is providing a 10,000 square foot increment, and our consultant can explain that in more depth on her presentation. So, I think that's a big change because that really allows for a more evenly developed downtown with a higher quality urban fabric with a variety of large buildings, middle buildings, and smaller buildings, as opposed to simply large buildings or one-story buildings for -- prior to 1964, most of them anyway. Next. We also enhanced open space. We heard that from you, from the Commission, as one of the issues. We enhanced open space. The details of this were discussed and debated until the very end, so that's one of the reasons why it took a little bit longer to close the Code. But I don't think the details make us as much of a difference as some of the big ideas that the consultant can explain, that emphasize the public nature of open space, the fact that it has to be visible and accessible, and it has to be designed in a way that creates high-quality places. Next. We also have new parking options. A lot of the small, incremental development that is very difficult with the current parking regulations, so regulations have been changed slightly, but in addition, we have remote parking and parking in lieu -- some of the tools that I believe are going to work very well together with the smaller parcel development

ideas and also with the mixed-use development ideas. So all of it works together. None of these ideas by themselves, I think, could provide what's needed in the City; however, together I think they do make a very, very coherent plan for the future. Next. We also have a more efficient administration. We have cleaned up the language for amendments to the site plan, to site plans, to approved site plans, the structure of the Code itself --by itself, it's an incredible achievement, I think. And the zoning charts, which don't exist in the grant Code, make -- summarize all of the regulations very well. And one of the outcomes of this effort has been that by having all of that information so clearly shown, we have also realized and discovered some of the legacy challenges that we have from past code language, and we had to clean it up. So it has been a very, very effective effort and I think very educational for all of us who do this for a living. Next. As you can see, we have had extensive public notification; 11 times in the website, 10 times newspaper advertisement to the different Planning and Zoning meetings, and also this meeting. Next. And staff recommends approval, as the standards of review are consistent with the comprehensive plan. Next. What I would like to do is encourage you to -- next, please -- encourage you to listen to our consultant. She has a presentation that goes into some detail in terms of the -- the presentation was followed -- it was immediately following my presentation, so you don't have to look for another presentation.

Mayor Valdes-Fauli: Thank you. Thank you, Ramon. And unless there are questions, we will hear the next presentation now by Elizabeth, I guess.

Planning and Zoning Director Trias: Yeah, and what I was trying to -- yeah, directly -- the second half of my presentation is Liz's presentation. So, if you could go to the second half after I -- where I ended then -- there you go. Thank you. So now Liz, who is a world-class town planner, former dean of the University of Miami School of Architecture, as you know, needs no introduction. She has a presentation, and hopefully, she will be able to answer all your questions. If I need to answer any questions, I'm here. But my goal is for you to take full advantage of our consultant today and get as much information as you can from her, from her experience and her recommendations.

Mayor Valdes-Fauli: Thank you. Liz.

Elizabeth Plater-Zyberk: Good morning.

Mayor Valdes-Fauli: Good morning.

Ms. Plater-Zyberk: Good morning to all the Commissioners and to -- well, it looks like a significant audience. My name is Elizabeth Plater-Zyberk. I'm with DPZ CoDesign. I'm also a resident of the City of Coral Gables, at 6612 Le Jeune Road. And present with me in another location today is Judith Bell, from our office, who has worked on every single word of this Code since the beginning that I'm undescribed. So, if I am forgetful or need any assistance when it comes to your questions, we might be asking Judith to participate as well. So, Ramon gave you a very good background of the process. I would only add to that my gratitude for all of the contributors to this effort. The City Commissioners, the workshops in which you thoughtfully attended to what we were working on and proposed your concerns and suggestions, and also the various committees, the working group and so on. One of the things we heard at the outset was long overdue for some adjustments, emphasis on updating, a concern for how difficult the Code was to use, that there were some contradictions as well as redundancies. And among the, let's say, content issues was a concern for the smaller properties that were being left behind in a sense, as the City develops and redevelops. And it should be pointed out at the outset that the single-family residential areas were not really part of this effort. There was some tweaking of the organization, but this really was a focus on all of the other parts of the city, not the single-family neighborhoods. Nevertheless, they are, of course, part of this new Code. So you've already heard about the change from the old table of contents to the new. This represents the structure of the Code and would point to one of the early committee meetings. It was a good way down the road, but where one of the members of our -- of one of the advisory groups said, you know, you're talking about two different things in these committees. We were really talking about using the Code, facilitating its use, facilitating its evolution over time, and that really was its structure or how it's put together. And on the other hand, content issues. And so, we divided this effort up into structure and content,

and that's how you see -- that's reflected in the two ordinances that are in front of you today. So, although usually one might say -- one might try to say less is more, and here we've made more articles that may not seem like a simplification, but I think just by the titles you might begin -- be able to see that it really makes sense to make it easy to address these various issues that come up in the built environment. Many of them were aggregated in, let's say, Article 4 and 5, and zoning districts and development standards, aggregated over time without a particular structure, which made them especially difficult to find and to understand. And so I think most people have become quite comfortable with this new structure. In addition, you might see that the appendices grew because there were a couple of items buried in development standards. For instance, the University Campus District, which seemed to be like some of the other special development areas, and that was given its own appendix, so it's the exact same document. It's just in another place. Next. Next slide, thank you. So, quickly, a summary of the changes, probably in terms of content, where it's most visible because of the -- for the most part, it's about renaming -- is Article 2, where the zoning districts are concentrated and described. And I will go through these more thoroughly as we move through this presentation, but as I said before, single-family residential is maintained and so is MF1, much in the form that you're accustomed to. MF2, 3 and 4 have adjustments, including the removal of FAR. This may seem like a large change, but it's really focusing on the form of the building, which will determine its density and the unit sizes, and I'll speak to this when we get to some of the charts. Minor adjustments in MF2. MFSA, which had several different, very unusual things in it, has become MF3 and MF4, to separate the very different components that were in it. And then the CLC and I became MX1, MX2 and MX3, reflecting the trend in the City that all of these were areas -- all of these zoning types were becoming mixed use. And it seemed obvious -- an obvious thing to do to institutionalize that. The overlay districts are now aggregated in one place, so they're easy to find. And we have some additional standards to make buildings pedestrian friendly. In the uses article, very few updates, and I'll show you that in the chart. Next, please. The urban design and public improvement standards we're actually just bringing together in one place various standards that were scattered in various different districts, clearly a kind of aggregation over time that never had its own place to land. And so now it's all in one place. Clarification of the Mediterranean standards, separating out of the topics of the Article 6, 7 and 8,

and finally, some work on the parking standards, which I will go into at the very end of the presentation. Next, please. Ramon spoke to some of the other changes in process, and of course, at some point, definitions needed to be reviewed as well. I've already spoken about the appendices, so let's go on to the next slide, please. The changes to the map, to the zoning map reflect the changes to the categories. And so, the map on the right reflects the fact that we're dealing primarily with the multifamily, medium and higher density multifamily areas and the commercial districts. And so what you are beginning to see, for instance, is how the Design and Innovation District is now one type of zoning -- is one zone, and that appears in the zoning district and in the overlays. Next. This is a close up of the downtown, which shows that translation again; to the west of Le Jeune, the brown and beige are the multi-families, multifamily 3 and 4, you can see trying to clarify (INAUDIBLE) MSA. Next. And then the southern part of the city, the area along Dixie Highway remaining very much what it is now. Next. So, all of that is to say that was a direct translation of what you have now but into these clarified districts. So, Article 2 is where these districts are described, and you can see, I think, a pretty clear structure. Each article -- there's one for residential districts. That's where the single-family and MF1 were brought in, almost exactly the way they are now. MF2 and 3, which I'll speak to a little bit -- in a few minutes, the mixed-use districts as to part of -- part two of Article 2, the special use and preservation districts separated on their own. And then finally, the district overlays. These had various names; some were overly districts, some were district, some were overlays. And we said, just call them all district overlays according to how they were known. And the industrial north and south, you can see has become the Design and Innovation District district overlay. Next, please. This is how they look, the residential districts on the left and the mixed-use districts on the right. And I will show each of these individually briefly. What I'm pointing out here is that they have a parallel structure, and this is part of the -- trying to make the Code easy to understand, easy to read. A quick scan of these charts can lead you into the text. Next, please. And each of these structures in both the residential and the mixed-use district is organized in this fashion. This is actually -- for instance, the list of performance standards was already built into the Code, but not every zoning district was organized in this fashion. So, this was part of the restructuring or reorganization was just trying to get it all into one uniform sequence so that you always know where to go to find things. Next. Ramon has

already pointed out to you that in the multifamily, we have delineated that smaller lots -- there's not the distinction between the single-lot buildings that already or historically exist and then the 20,000 square foot size which allows you to do the taller buildings. You will notice that now there's a gradation and a transition of smaller to medium to larger lots, and as well, the distinction in which MF3 is both townhouse and low-rise apartment building, and MF4 are the taller buildings, which were in that same zone. They were all lumped together in one zone in your existing Code, so this is also part of the clarification. Next. We did extensive studies. This is an example of one of the study drawings that looked at the MF2 in particular. If you had a 50-foot lot, what was possible given existing setbacks, parking requirements and so on, a 100-foot lot with what that would allow. In this case, you're seeing a 45-foot height at the setback that's provided, and then a step back beyond that, which was already codified in certain districts. And then in addition to that, the transparent is the Mediterranean bonus. So, we were attempting not only to understand what your existing regulations were codifying, but how to rationalize them. There was actually according to use different setbacks at grade -- at the ground level, and so those are now a uniform setback. This also guided our thinking about open space. Next. In the MX districts likewise, you'll see that there are now accommodations for smaller lot ownership and potential development as well as the kind of medium size of the 100-foot frontage, the 10,000 square foot lot. And later on in some of the overlay districts, I will describe how there is essentially an attempt to encourage redevelopment of smaller properties with the goal, as Ramon said, to have a downtown or commercial districts of varied scale, small, medium and large, and to assist the small and medium to be able to rebuild. Next. And there were also extensive studies of these types. So, on the left is MX1 at various -- which primarily in the small lots would reach 45 feet; at 100 feet width, there is enough space to acquire a Mediterranean bonus and add a few more stories. In MX2, the buildings get taller. At that 45-foot height, there is a step back for the additional height and the Mediterranean bonus above that, and likewise for MX3. And then what you see in the open space are our studies of open space, pedestrian passages and so on, with the idea that the open space is no longer that three- or five-foot edge of sight that gets some bushes in it that often get covered up by awnings or other architectural elements, but they become truly urban spaces with a kind of minimum dimensional proportion. Next. And we looked very closely at two very important streets

for the City, Giralda and Miracle Mile. I think we presented our Miracle Mile studies to you and I know to the committee several times looking at how to maintain a continuous storefront at the same time encouraging redevelopment. And so here, once again, you can see that if you have a small frontage site, you could redevelop it to three stories. Later on in the parking exemptions, I'll talk about how you wouldn't have to be providing parking for that small building. The smallest sites really cannot take any bonuses because what you see inherent in these drawings are also the other codes that interact with zoning, which is the building and fire codes that require a certain setback from neighboring buildings in order to not have blank walls. And so that tends to have the upper stories setting back in the manner that you're seeing here, so -- but otherwise, the continuous storefront along Miracle Mile is embedded now in the Code. Next. The district overlays reflect the City's efforts over time to speak to different areas in the City according to their emerging character. And so, these were all in the Code. They're just being pulled all into one area so you can find them easily. And as I said before, the Design and Innovation District is -- used to be the old industrial north and south. Next. And these -- some of them run for several pages. This is, for instance, what the Design and Innovation District looks like now, and I'm -- we went through these pretty thoroughly with Planning and Zoning, but we're not going to do that here; just to give you an example of what it looks like. All the underlining is that it's new language coming into this part of the Code, but really, much of it is your old -- the text that preexisted in the existing Code. Next, please. The article on uses -- don't worry. I'm not going through every article in this degree of detail, but some of them are important for you to understand. So, once again, the uses were all kind of lumped together in odd ways, sometimes there were actually architectural elements listed as accessory uses and they weren't uses it all. And so, that's been cleaned up. Those are now in the architecture article. And this table really is very similar to the one that already existed in the Code with the addition of something -- of one notation, the AR, which is additional regulations, which is really just a kind of alert that there are -- there's additional text further in the uses article that tells you, for instance, all about having a home office in the different zoning districts. Next. So, one that always becomes -- a topic that always becomes important is parking. And a number of changes occurred in the course of our work on the Code in the couple of years that we've been working on it, including shared parking and parking in lieu were cleaned up and you passed those

ordinances earlier. Next. And then we spent quite a bit of time on the parking exemptions. And this was in support of some of the other things that I've mentioned, which really we weren't bringing to the table as much as preexisted in the City's vision for those different areas that have evolved, let's say, through the overlay districts. And so, we've aggregated the exemptions here in the -- and I will spend a few minutes on this to point out that the Central Business District is suggesting exemptions to ground level retail throughout the CBD because, in fact, most of that space is already there and being accommodated one way or another, so if it rebuilds or there's a new ground level in a new building, it doesn't seem to need the requirement of additional new parking. In addition, buildings that have a maximum lot width of 100 feet -- here we are with the small lots, the 5,000 or 10,000 square foot lots -- and a maximum height of 45 feet are not required to provide off-street parking. And that is an enormous incentive, an intended incentive to have those -- some of the one-story buildings, for instance, to be able to rebuild into mixed use. And it would be great if there were some small building residential uses in the downtown so that there were more residents and more types of residents in downtown. 0 Along Giralda and Miracle Mile, likewise, buildings of 100 feet and 40 -- 100 feet width and 45 feet height, do not require parking. Buildings that exceed 45 feet in Miracle Mile, for instance, the parking requirement would be -- for retail, restaurant and office use, would be halved to 50 percent. And of course, this is where shared and remote parking are possible. In the Design and Innovation District, the exemption is for the first-floor showrooms and also for any buildings of four stories or less. And that was in one of -- I forget which one of the districts, north or south, and so that's not necessarily something that's totally new. And as you know, there are actually very few sites left in that area that would be re -- small building sites that would be redeveloping. MF2, again, to encourage the smaller lot development in the MF2 districts of parking exemption, off-street parking exemption for the smaller buildings and to incentivize the liners or to reward buildings for having habitable liners on the ground floor. The liner in a larger building would not have to provide its own parking. So, those are the kind of significant incentives that are being built into the Code for the smaller sites. Besides that, the parking requirements have changed. We moved from generally speaking, 250 square feet of floor area requiring a parking space to 300. Next. Oh, I should say on this page, we found that there were two single-family categories, so we just took out one. Next. The overnight

accommodation has changed from one. And in general, we put many of the, let's say, some of the assisted living and so on, in terms of spaces per room, so the overnight accommodations is one space per three sleeping rooms, which is a big change. This was after discussion with hoteliers in town and other parts of the country, the chains. And as well, there is a study from Richard Flowers' office, from David Plummer's office on overnight accommodations. And then office space, likewise, was adjusted to go to 500 square feet. And I should say that your parking -- the City's Parking Director was always present in these discussions, and he has a very good understanding of how parking is being used in the City, both public and private, and so I think we were encouraged by that to make these changes. Next. This -- so this is the final slide, just to remind us of the structural change that has occurred or that's being proposed, and I would be happy to take questions. Thank you for your patience and listening to this presentation.

Mayor Valdes-Fauli: Thank you very much, Liz. Thank you. Ramon, you want to make a few comments or Mr. City Manager?

Planning and Zoning Director Trias: What I would recommend is that you take this opportunity to ask questions to our consultant, and then if you are ready, make a motion; and if you're not ready, certainly, we can provide more information.

Mayor Valdes-Fauli: I think we're not really to vote on this today, Ramon. You know, we'd like to digest this. It's a huge presentation and we've discussed it three times, as you say, but I personally -- and I think most of us -- would like to get the opportunity to revise it and pose our questions to ourselves and then to you and to Liz in another meeting. Are there any questions of Liz or Ramon at this point?

Commissioner Keon: Mayor, I don't -- (INAUDIBLE) at least vote on the structure, the new organization of the Code. That doesn't change...

Mayor Valdes-Fauli: I'm sorry, Commissioner, but I don't understand a word.

Commissioner Keon: You can't hear me or you don't understand me?

Mayor Valdes-Fauli: We can hear you if you get closer maybe it'd be clearer.

Commissioner Keon: I would like us -- you know, I watched the Planning and Zoning Board meeting and the way that they dealt with it, and I think it's a good way for us to deal with it. And you know, they first passed the structure of the Code, the reorganization of the Code, taking everything that is in the Code and reorganizing it under a new table of contents so that we can have that out of the way. And then the substance of the Code, you know, if we want to have more time and ask more questions, we could then only concentrate on the substance of the Code and not this organization. Because I think this organization is exceedingly good and helpful. So, I don't -- you don't have to vote on the substance, but I would -- you know, I'd like to at least, you know, deal with the format -- the new format of the Code or the new table of contents, the reorganization of the Code, so then we can deal with the actual substance if we need to do that again.

City Manager Iglesias: And Mayor, if I may say. The idea here is certainly -- the organization of the prior Code was not very well -- it needed to be revised. It was very difficult to use. It had a mixture of issues within sections. And so, I think that part is certainly ready to go.

Vice Mayor Lago: Pete, I don't think -- I think you don't have your screen on, your camera.

City Manager Iglesias: I don't know what happened here.

Vice Mayor Lago: Oh, there you. Now you're -- there you go.

City Manager Iglesias: I don't know what happened. As I was saying that we -- the existing Code is quite -- it has quite a number of issues as far as the organizational part is concerned. It's got things that are mixed in that should not be. It's got -- it was very difficult to deal with simply from

an organizational perspective, and I think that organizing the Code really brought out a lot of the issues that you see now. So, our intent for this meeting was whether it was -- whether the second portion was voted or not, is really to bring out everything that we've done so far. And it says it's - - there are numerous projects certainly that are waiting for certain issues on this Code to happen, and so we did not want -- we've had three special sessions, so we were using this really to bring out all these issues and to certainly at least look at the organizational part of the Code, which was quite complex and needlessly. So, I do think that the organizational part is ready to go. There may be other issues where if you all wish, we can certainly meet independently on any other issue that you might have, and certainly, we can bring it up to first reading again. But I do think that the organizational part really helped tremendously because it brought out some of the issues that we're looking at now, some redundancies and a number of other things. So, I think we accomplished what we wanted to do it here, and I think it's bringing -- bring this -- move this forward and keep on moving forward. I think we've -- in the past, things have taken a long time. And what we're trying to do is, even though we're certainly in a pandemic and a number of issues like that, but we would certainly like to move forward and get some of these projects in and get some of these new initiatives done certainly with the approval of the Commission. We will certainly explain anything you wish to any member of the Commission, and we expected to do so after this meeting.

Mayor Valdes-Fauli: I -- what is the pleasure of the Commission? I don't think that there's any controversy or any question on Item 1, which is the reordering and the reorganizing of the Code. And then we can put off Item 2, which is the context -- I mean, the content of the Code for a further meeting until we meet with staff, maybe with Liz, and we study it with (INAUDIBLE). What is the pleasure of the Commission? Could we vote on 1?

Vice Mayor Lago: Yeah.

Mayor Valdes-Fauli: What?

Vice Mayor Lago: Mr. Mayor, if I may. I agree with you. I'm more than willing to vote on Ordinance 20-1649, and then we can -- I would like to have a working session. We can meet either via Zoom or we can meet in person, whatever you'd like, with Liz and with staff to really go over the changes to the Zoning Code. I'm going to write -- I'm going to put together maybe next week at some point, just a simple memo of things that I would like to see, that I would like to work on. I'd like to -- one of the examples that I was going to use was I would really like to see what comparable cities, you know, of our magnitude are doing in regards to zoning changes and especially when it deals with their downtown and parking. But I'm ready to move forward with the first portion. And I would like...

Mayor Valdes-Fauli: Would you like to make a motion?

Vice Mayor Lago: So moved.

Mayor Valdes-Fauli: (INAUDIBLE) Commissioner Keon -- Commissioner, would you second the motion?

Commissioner Keon: Yes.

Mayor Valdes-Fauli: Billy, would you call the roll on Item 1?

City Clerk Urquia: Mr. Mayor, before you take a vote, we do have two members of the public who have requested to speak.

Mayor Valdes-Fauli: Okay, please.

City Clerk Urquia: First is Mr. Javier Banos Machado.

Mayor Valdes-Fauli: Okay.

Javier Banos Machado: Thank you, Mr. Mayor. Just wanted to express the same sentiment that has been expressed by Commissioner Fors and by Commissioner Lago, even on the first ordinance, even though I understand it's just -- you're changing the structure, the way we have organized the Code. I would very like to -- very much like to urge the Commission to take a little time to allow the entire board and entire public to have opportunity to digest (INAUDIBLE) information that has been put forward.

Mayor Valdes-Fauli: Thank you (INAUDIBLE). Oh, I'm sorry.

Mr. Machado: Understand what it is in the ordinance and the implications to the overall city. I want to thank staff and everyone involved for the (INAUDIBLE) explanation, but (INAUDIBLE) and I want to make sure that there's nothing (INAUDIBLE).

Mayor Valdes-Fauli: Thank you, Mr. Banos. The other person.

City Clerk Urquia: Is Ms. Carmen Gonzalez.

Mayor Valdes-Fauli: Ms. Gonzalez.

Carmen Gonzalez: Hi, good day. Thank you very much and I appreciate the time. There was a lot of information on today's presentation, and quite frankly, the slides are unbelievably detailed, and we haven't had the opportunity to go through that. But I have questions that are specific. My question is in regards to the parking space on Biltmore Way. I own several properties there. Given that there are several very large apartment buildings along the strip, can you please confirm that the current number of parking spots on the street will remain the same? Number two, also for pedestrians to walk from any part of Biltmore Way to the Le Jeune area, there are no clear pedestrian markings to cross the street and feel uncomfortable in this path. Can we look at ways

to make this walkway safer? Remember, we have more seniors (INAUDIBLE) through strip that walk this area and (INAUDIBLE) because of traffic and the (INAUDIBLE). Thank you.

Mayor Valdes-Fauli: Thank you, Ms. Gonzalez. And those are very good issues which we are not going to address at this point because, you know, we've deferred this until we have public meetings whether by Zoom or in person, and you're very welcome to attend those meetings and pose the questions at the time that that is discussed.

Ms. Gonzalez: Perfect.

Mayor Valdes-Fauli: Billy, will you call the roll, please, on Item 1?

Vice Mayor Lago: Yes.

Commissioner Fors: Yes.

Commissioner Keon: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 4-0)

Mayor Valdes-Fauli: Thank you very much. And if there are no other items to...

City Attorney Ramos: Mayor, if I may. On behalf of Commissioner Mena, who had to step off, I'm not sure if he's back on. He wanted to make his position known that he felt that they were minor things in number two, in the substance, that should not be held back because of major considerations. I don't know which in particular he was referring to, but I just wanted to put his comments on the record as he requested of me.

Mayor Valdes-Fauli: Thank you very much, and maybe we will take it up at the next meeting, those items that he wishes to discuss. Thank you very much. If there are no other items to come up before the meeting, the meeting is adjourned.

Commissioner Keon: Yeah, I would like to ask some questions. I want to know how we're going to proceed forward, in what format. Is everyone going to meet individually with the -- with Ramon and Liz to go through these items? Are we going to meet in another meeting to do that, or how we're going to go forward? I don't want to leave this meeting today without a plan going forward.

City Manager Iglesias: Commissioner, what I had planned was to meet with all of you individually, gather all your thoughts and see if that warranted a special -- some type of other meeting or if we could resolve all the issues and move on to another Commission meeting. So, if we feel that there are so many issues that require a new Sunshine meeting, which we've had -- we've already had three Sunshine meetings.

Commissioner Keon: Right.

City Manager Iglesias: So -- and this -- and so we've dealt with quite a number of these issues. And so by meeting with you and answering your questions individually, if we feel that that requires another Sunshine meeting, then we'll do another Sunshine meeting. If we feel that there's a consensus and we've answered the question sufficiently, then we'll move back to a Commission meeting for the second item.

Commissioner Keon: So...

Vice Mayor Lago: Mr. Manager, if I may. You know, you mentioned that we've had three Sunshine meetings, which we have, and I appreciate that. But this is the final presentation of the Zoning Code, so what I think -- what I recommend that we do -- because I recommend that my colleagues on the Commission meet with people in the working group. I had the pleasure of meeting with multiple of them, which I wanted to just take a quick moment and thank the entire working group because they worked tirelessly for free, for free, trying to make this come to fruition. And Devin gave me all the names. I just wanted to mention them. Tatiana Amador, from

the BID, Robert Behar, Marshall Belen, Judy Hardy, (INAUDIBLE), Communications, Mario Garcia-Serra, Jorge Navarro, Laura Russo, Vinny Torre, and Barbara Trias. Take an opportunity to meet with them. I've met with several of them already to discuss this. That's number one. Number two, I think that we should have one on one meetings with the Manager to discuss our concerns, and DPZ, which can give us a real handle on these issues, answer questions, (INAUDIBLE). And then I would like to do something. I would like to get in a room with my colleagues, social distance, wearing a mask, and I would like for us to discuss in the public sphere our concerns, what we may want to change, what we like about the Code, what we don't understand about the Code. This is a thousand-page document with some very significant changes here, and I want to make sure that before we go out in the public again in a meeting like this and we ratify or we vote against, whatever we decide, maybe we bifurcate certain portions of this Code and say, I'm in favor of "X", but I'm against "Y." So, that doesn't mean the Code should be stricken down completely. We have to come to some sort of consensus. So, I would like to see individual meetings and maybe having an executive session/Sunshine meeting with the Commission. Ramon Trias, Devin Cejas, our consultant, DPZ, maybe some members of the working group, where we can have an open dialogue and have a discussion and get to the bottom so we can bring this for a landing already. That would be my interest. And then, hopefully, bring it back in the next month, in the next month after we've each had individual meetings at a group, at executive session, and bring in the next month for a vote on first reading.

City Manager Iglesias: Vice Mayor, I don't disagree at all. I think once we meet with you all individually and get the actual feedback, if that feedback is minor, then maybe we can proceed. If it's not minor, certainly then we can meet with you all and have another Sunshine meeting. So, we could have the Sunshine meeting without any issues at all.

Vice Mayor Lago: No, no, and I mentioned...

City Manager Iglesias: But I think we need to just move forward.

Vice Mayor Lago: Yes, and I agree with you.

City Manager Iglesias: We're going to push this forward.

Vice Mayor Lago: Listen, I agree with you.

City Manager Iglesias: Just want to push this forward.

Vice Mayor Lago: That's why -- and that's why with...

Mayor Valdes-Fauli: I think we're all saying the same thing, that we would like an opportunity to discuss it with staff one-on-one, with our advisors, and then meet -- and I think it's a good idea -- in a Sunshine meeting, all of us to discuss it, and then we'll proceed at that point. I think we're all on the same page.

City Manager Iglesias: Yes, we are.

Mayor Valdes-Fauli: Right.

Commissioner Keon: Do you have any sense of when you -- when like a timeframe to have that Sunshine meeting so we all make sure we have our after meetings?

Vice Mayor Lago: Commissioner, I think...

City Manager Iglesias: We will schedule the Sunshine meeting, Commissioner...

Commissioner Keon: Okay.

City Manager Iglesias: As soon as -- we're going to try to schedule all the individual meetings immediately, and we'll -- once we schedule those individual meetings, we'll have that Sunshine meeting a week or two right after that.

Commissioner Keon: Okay.

Mayor Valdes-Fauli: Alright.

Commissioner Keon: Thank you.

Mayor Valdes-Fauli: Thank you very much everybody. If there are no other comments, meeting adjourned. Thank you very, very much. Very productive.

City Manager Iglesias: Thank you.

Vice Mayor Lago: Thank you, Mayor.

City Manager Iglesias: Thank you.

Vice Mayor Lago: Thank you, Mayor.

City Manager Iglesias: Thank you, Mayor. Thank you, Commissioners.

Vice Mayor Lago: Have a nice week. Thank you, staff.