

City of Coral Gables City Commission Meeting
Agenda Items F-5, F-6 & F-7 are related
March 9, 2021
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)

Jeannette Martinez
Maria Cruz
Amy Beunsa (phonetic)
Jorge Arias

Agenda Items F-5, F-6 and F-7 are related

F-5: An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process", Section 14-213, and Comprehensive Plan amendment procedures (ss. 163.3187, Florida Statutes), changing the land use designation for all lots in Block 36, Crafts Section, Coral Gables, Florida from either Single-Family High Density or Multi-Family Duplex Density to Residential Multi-Family Medium Density; providing for a repealer provision, severability

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Agenda Items F-5, F-6 and F-7 are related – Ordinance amending Future Land Use Map, Article 14 "Process" – Craft Section; text amendment to Official Zoning Code; making zoning district boundary Changes for all lots in Block 36, Crafts Section

clause, and providing for an effective date.

F-6: An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Appendix A, “Site Specific Zoning Regulations”, Section A-36, “Crafts Section,” by revising the height restriction for Block 36, Crafts Section, Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date.

F-7: An Ordinance of the City Commission of Coral Gables, Florida making zoning district boundary changes for all lots in Block 36, Crafts Section, Coral Gables, Florida from either Single-Family Residential (SFR) District or Multi-Family 1 Duplex (MF1) District to Multi-Family 2 (MF2) District; and making the appropriate zoning map amendments to effectuate these changes, pursuant to Zoning Code Article 14, “Process”, Section 14-212 “Zoning Code Text and Map Amendments”; providing for a repealer provision, severability clause, and providing for an effective date.

Mayor Valdes-Fauli: Now, we go to agenda items F-5, 6 and 7, Crafts Section.

City Attorney Ramos: F-5, 6 and 7 are all related to the Crafts Section, sir, as you just mentioned. We can consolidate the public hearing for the three. And Mr. Clerk, you'll need to swear in anyone who wishes to speak on this item. I will read the three items into the record. F-5 is an ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, “Process”, Section 14-213, and Comprehensive Plan amendment procedures, changing the land use designation for all lots in Block 36, Crafts Section, Coral Gables, Florida from either Single-Family High Density or Multi-Family Duplex Density to Residential Multi-Family Medium Density; providing for a repealer provision, severability clause, and providing for an effective date. F-6 is an ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Appendix A, “Site Specific Zoning Regulations”, Section A-36, “Crafts Section,” by revising the height restrictions for Block 36, Crafts Section, Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an

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effective date. And F-7 is an ordinance of the City Commission of Coral Gables, Florida making zoning district boundary changes for all lots in Block 36, Crafts Section, Coral Gables, Florida from either Single-Family Residential District or Multi-Family 1 Duplex District to Multi-Family 2 District; and making the appropriate zoning map amendments to effectuate these changes, pursuant to Zoning Code Article 14, “Process”, Section 14-212 “Zoning Code Text and Map Amendments”; providing for a repealer provision, severability clause, and providing for an effective date. Mr. Clerk, can you swear in Mr. Trias?

City Clerk Urquia: Please, sir, raise your right hand. Do you solemnly swear or affirm that testimony you will provide today will be the truth and nothing but the truth?

Planning and Zoning Director Trias: I do.

City Clerk Urquia: Thank you, sir.

Planning and Zoning Director Trias: May I have the PowerPoint, please?

Mayor Valdes-Fauli: Mr. Trias, you’re on.

Planning and Zoning Director Trias: I have a very brief PowerPoint, just to show the area. May I have the PowerPoint, please? Or maybe I don't.

Vice Mayor Lago: There you go.

Planning and Zoning Director Trias: There you go.

Mayor Valdes-Fauli: There you go.

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Planning and Zoning Director Trias: Thank you very much. As you know, we have been talking about this for a while. Today, we're talking about one block, one block only, which is Block 36. As you know right now, it's mostly single family with duplex, and the request has three steps. One is to change the comprehensive plan, the second one is to have a Zoning Code text amendment, which is the one that would limit the height to 45 feet as a site specific, and then the third request is the zoning designation, which the recommendation is MF2. MF2 requires that change of land use to residential, and then the text amendment, as you can see, applies to multiple lots there. It's striking through the existing site specific and instead it's saying 45 feet of height. Finally, the zoning change is to MF2. MF2 versus MF3, as you can see, the contrast, the differences in density and the height. The height, as you were saying, 45 feet maximum, will be the same. We've had public notice as required by Code and staff recommends approval of the three items.

Vice Mayor Lago: Mr. Trias, may I ask you one quick question?

Planning and Zoning Director Trias: Yes.

Vice Mayor Lago: The only question I have. Can you explain a little bit what happened on the Planning and Zoning?

Commissioner Mena: Yeah, I was going to address that actually.

Planning and Zoning Director Trias: Yeah, yeah. No, I'll...

Vice Mayor Lago: The only question I had.

Commissioner Mena: So, I...

Planning and Zoning Director Trias: Yes.

Commissioner Mena: I reviewed the transcript last night of the Planning and Zoning meeting. I understand there was a difference of opinion with the members of the board as -- simply as to whether this particular block should all be MF2 with the site specific on the height, or whether the north side of the block should be -- was it MX1?

Planning and Zoning Director Trias: MX1, yes.

Commissioner Mena: MX1, the north side of the block, so that it's consistent with what would be across the street on the block north of this block, which will be MX1. When we last discussed it, the proposal was to scale it down to MF2 so that it's more consistent with the San Sebastian Apartments, and it scales down through those. I agree with the comments, frankly, from the architects on the Planning and Zoning Board, particularly Mr. Behar, who said that he didn't agree with having half the block designated one thing and the other half designated another thing. I agree with that. I think that just complicates things, and so I certainly support having it all be the same, which would be MF2 proposal...

Planning and Zoning Director Trias: Sure.

Commissioner Mena: For the entire block. At some point, you know, the designation or the height or whatever of the building across the street changes no matter where you are. At some point you get to a point where it changes to something else. If it's across LeJeune, you have the duplexes. If it's across from San Sebastian, you have single family as you get in there. You even have an office catty-corner from there. So, at some point, it changes. And the way this is -- the idea here was it was going to go MX1 basically from the downtown area down through -- into the MF2 and the San Sebastian Apartments. So, that's the proposal that's on the table.

Planning and Zoning Director Trias: And that was the discussion at Planning and Zoning. The vote was 4 to 3. I think the proposal on the table is very good. I was asked theoretically what's the best possible way...

Commissioner Mena: Right.

Planning and Zoning Director Trias: And that's how that discussion took place.

Commissioner Mena: Yeah, that's okay.

Planning and Zoning Director Trias: But the reality is that the practical issue is that the combination of the three items, especially the maximum 45 feet height, makes the difference so minor.

Commissioner Mena: Well, it's the maximum height.

Planning and Zoning Director Trias: Yeah.

Commissioner Mena: It's also the use. The other thing we've had...

Planning and Zoning Director Trias: That is it. That's...

Commissioner Mena: The other thing we had discussed was that it would be residential, this block, without that much more retail to the area. So, those were really the two things, the scale and the use. We talked about that. I'm in support of having the entire block be MF2 with the site-specific cap on height. And so...

Planning and Zoning Director Trias: And I think staff is very comfortable with it and fully supports that. And I think that the important thing is that you have achieved the goal that you were looking for, which was a translation towards the San Sebastian Apartments with the proposal.

Commissioner Mena: Right. I don't know if there's any -- I'm sure there's probably...

Vice Mayor Lago: No.

Commissioner Mena: Some public comment. I don't know. Yeah. If anybody else has any comments or -- Mayor, I don't know if you want...

Commissioner Keon: No. I think it's...

Commissioner Mena: To go to the public comment or...

Vice Mayor Lago: My comments are exactly in line with yours.

Commissioner Keon: Yeah. I think...

Commissioner Fors: Likewise.

Commissioner Keon: Block 36 should remain MF2.

Vice Mayor Lago: 45 feet.

Commissioner Mena: And also, you know, I...

Commissioner Keon: With the overlay of -- the 45-foot overlay.

Commissioner Mena: There were some comments, I think, from members of the public at the P and Z meeting, you know, that I suspect we may hear in a minute. But I want to clarify a misconception from at least one of the people that spoke at that meeting, which is, we're not changing from what we had agreed to or anything of the sort. We never approved MX1 for this block. We never approved anything for these blocks...

Planning and Zoning Director Trias: Right.

Commissioner Mena: Until at the last several meetings on this issue, we made a decision that we would change from what is there now, which is single family to MX1 on the northern two blocks, scaling down to MF2 on the southernmost block. This is a change from single family to these designations. It is not a change from MX1 to MF2. I understand there was discussions about that. I understand there was a proposal, but there was never a commitment to make this block MX1 from anybody on this dais. There was a discussion. We discussed it and we decided this was the best route to go, so obviously, you know, I think that's important to clarify.

Commissioner Keon: Could I ask one question for clarification too? In the MX1, I know that on the lots within 100 feet of LeJeune going east can only go to 45...

Planning and Zoning Director Trias: Yes.

Commissioner Keon: Because they're across from single family residential. After that 100 feet, you can go to six stories, is that right?

Planning and Zoning Director Trias: Let me verify with the chart.

Commissioner Keon: It goes up to 77 feet or 70 feet and goes to six stories, right? And the MF2 remains at four stories.

Planning and Zoning Director Trias: Six stories and 77 feet with Med bonus too.

Commissioner Keon: Okay, alright. And the MF2 will remain at four stories, is that right?

Planning and Zoning Director Trias: Yes, because the 45 feet is site specific.

Commissioner Keon: Alright, four stories. Okay, that's all. Thank you.

Mayor Valdes-Fauli: Alright. Why don't we...

Commissioner Keon: You're going to listen to the public.

Mayor Valdes-Fauli: Listen to members of the public that wish to speak on this. How many do we have?

City Clerk Urquia: Mr. Mayor, right now we have five speakers and three comments to be read into the record.

Mayor Valdes-Fauli: Okay, will you read the comments first?

City Clerk Urquia: Absolutely.

Mayor Valdes-Fauli: And then we'll listen to the speakers.

City Clerk Urquia: Okay. So, the first comment is from Mr. Brett Gillis. And he says, "I respectfully recommend that you vote no to the proposal to upzone Block 36, Malaga and Santander Avenues. This proposal would just push another low-scale residential neighborhood up against massive buildings. This entire process has been too rushed in its curtailing education and participation by the residents. No comprehensive impact studies or neighborhood workshops on this specific proposal have occurred. When is this going to happen? I'd like to be able to plan to go. I would also like to remind you that some of the same people that are upzoning this area are the same ones that were against 333 Catalonia being historic. It is a 1920s two-story apartment building. They said 333 Catalonia was out of context with their low-scale family neighborhood. Now, they've turned around once it has been declared not historic, to request that the neighborhood

be upzoned to allow massive buildings. I think it's terrible. There has been a height restriction in this area for so many years to protect the atmosphere around the San Sebastian building. Therefore, no more than two stories should be built on Block 36. Two stories would be consistent with the other beautiful historic building located at 357 Santander Avenue, as well as recent development in the area of 356 Malaga, 311 Santander, and 315 Santander. It would not be fair to go higher than two stories because both historic and recently built buildings would then become out of scale. Be fair. Keep a height restriction. Two stories will be reasonable and appropriate. Upzoning this area would just push crime, traffic and parking overflow issues into the abutting neighborhoods. The residential areas of Bird, Red, and LeJeune Road face much busier corridors. What are you planning to tell those residents if you upzone the Crafts Section? Please stop ruining our neighborhoods. Thank you, Mr. Brett Gillis.”

Mayor Valdes-Fauli: Thank you. Next.

City Clerk Urquia: The next one, Mr. Mayor, is “Good afternoon. We have lived in the...

Mayor Valdes-Fauli: Who is it?

City Clerk Urquia: This is from Maritza and Pedro De Armas, 1510 Blue Road. “Good afternoon. We have lived in the Gables for 30 years. We believe these changes to the Miracle Mile and the Crafts Section are necessary to bring life back to the City Beautiful. We support the rezoning of the Crafts Section, including the south side of Malaga to MX1. This would provide consistency with the new code, bring uniformity to the area and allow for thoughtful planning. We hope you will take this into consideration.

Mayor Valdes-Fauli: Thank you.

City Clerk Urquia: Okay. And the last comment that we have is from Diana Vidal. “Dear Coral Gables City Commission and staff, please read the Coral Gables Neighbors Association

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memorandum and the City of Coral Gables memorandum herein attached. These items represent the nearly unanimous position of residents with regard to rezoning the Crafts Section, and in particular, the area surrounding San Sebastian Apartments and along University Avenue between LeJeune Road and Ponce de Leon Boulevard. The proposed changes have not been considered sufficiently with relation to the imminent impact of the misappropriate Plaza project. This and other potential projects that are not compliant with the 2018 historical designated City plan is a great concern to the community given the impact of such densification of the value of properties in the nearby residential areas.”

Mayor Valdes-Fauli: Thank you.

City Clerk Urquia: And then Mr. Mayor, they did attach the Coral Gables Neighborhood Association memorandum from March 2nd.

Mayor Valdes-Fauli: Make it part of the record.

City Clerk Urquia: Will do, sir.

Mayor Valdes-Fauli: Thank you.

City Clerk Urquia: Alright. And then we do have a number of speakers who have requested on this item.

Mayor Valdes-Fauli: Shall we start with the speakers? Two minutes each, please.

City Clerk Urquia: Alright, two minutes each. The first speaker is Ms. Jeannette Martinez. Ms. Martinez, would you please raise your right hand?

Jeannette Martinez: Yeah, so I don't have video, sorry. Good afternoon. I'm sorry I don't have the video.

City Attorney Ramos: That's fine. You can speak, but it will not be considered testimony for purposes of the quasi-judicial hearing, if we can't see you. Please state...

Ms. Martinez: Oh, okay. I'm driving, I'm sorry.

City Attorney Ramos: Your name and your address for the record.

Ms. Martinez: Yes. My name is Jeannette Martinez, 327 Santander Avenue.

Mayor Valdes-Fauli: I'm sorry.

Ms. Martinez: Good afternoon and thank you...

Mayor Valdes-Fauli: She will not be sworn in?

City Clerk Urquia: Because we can't see her, we're not able to swear her in, Mr. Mayor.

Mayor Valdes-Fauli: Then what do we do with her testimony.

City Clerk Urquia: You will...

City Attorney Ramos: It's not testimony. It's just public comment.

Mayor Valdes-Fauli: Okay, two minutes, please.

Ms. Martinez: Yes. I apologize. I'm driving. Anyway, thank you very much for allowing me to speak. My main concern, as I sent letters to the Commissioners this week -- last week was the proposal by the board -- the Planning Board to split Block 36. And from what I hear, Commissioner Mena mentioned today, I'm very happy to hear that that's not a consideration anymore. It will be -- it would not be logical to split this block and the reasons Mr. Mena, and I presented in my letters. So, I thank you very much for keeping this block residential and hope -- and looking forward to the final vote. Thank you very much.

Mayor Valdes-Fauli: Thank you. Next.

City Clerk Urquia: Next speaker is Ms. Maria Cruz. Ms. Cruz, would you please raise your right hand? Do you solemnly swear or affirm that the testimony you will offer today will be the whole truth and nothing but the truth, ma'am?

Maria Cruz: I do.

City Clerk Urquia: Thank you.

Ms. Cruz: Okay, here we go again. Good afternoon. Maria Cruz, 1447 Miller Road.

Mayor Valdes-Fauli: Welcome again, Ms. Cruz. Go ahead.

Ms. Cruz: It's nice that you can see my whole face, right?

Mayor Valdes-Fauli: Sort of, yes.

Ms. Cruz: This is a very slippery slope. What we're doing here today is going to impact our residential neighborhoods more than anybody can think, more than anybody will be able to accept. I said it before, and I'm going to say it again. You open the door for people that want to make easy

money to sell their properties by upzoning. I don't know if you're aware of the fact, but there's some upzoning requests coming up the pipe already. If you don't believe me, check 142 Douglas road. No neighborhood is protected at this point. Anyone can start buying a property and then claim that they have the right to come and ask for upzoning. And like I said before, because I live next to the University of Miami, I can see my neighbors seeing the money offered to sell their homes, and I can see me standing by myself in the middle of the block saying, "Heck no." Until I die, I will not sell. Okay, so keep opening the door, keep allowing people to come and request upzoning. Stop protecting the residential neighborhoods. Coral Gables will not be what we want it to be, and it's going to be very, very sad. And we can only blame the people that are allowing it to happen, staff and elected. Thank you.

Mayor Valdes-Fauli: Thank you, Ms. Cruz.

City Clerk Urquia: Next speaker, Mr. Mayor, is Ms. Amy Beunsa (phonetic).

Mayor Valdes-Fauli: I'm sorry?

City Clerk Urquia: Amy Beunsa. Ms. Beunsa, would you please raise your right hand? Do you solemnly swear or affirm that the testimony you will provide today will be the whole truth and nothing but the truth, ma'am?

Amy Beunsa: I do.

City Clerk Urquia: Thank you.

Ms. Beunsa: Good afternoon, everybody. We own the property on 200 Malaga Avenue. Since we bought the property, we've noticed the changes going on in the neighborhood. It was once a very nice, quiet neighborhood. For those of you that call it residential, it is not residential. It's anything but residential. To get to the Youth Center, you are actually praying that you don't get

trampled by any of the traffic. There's no substantial crosswalk to get to the Youth Center. By approving MX1 across the street from Malaga on the north side and everything else, you have literally now blocked us into a concrete jungle. So, we do not approve. We wanted to have everything consistent. You all have worked very hard on a new code, only that code has amendments for Block 36, which we don't agree with. And so, as a resident, we don't approve with the new zoning. We were excited about the new zoning. We thought it was going to bring some new changes to the area, have some consistency and some thoughtful planning. There will be no parking for any of the residents once you start building those 77-foot residences in front of us. Behind us, next to us, if you look, we're surrounded by a sea of pink. The only thing that is in this moment multifamily is actually the San Sebastian Apartment buildings. So, I -- we do not support this at all and are disappointed with the Commission and viewpoint of the Commission at this point. We've been meeting since 2019 as a collective group of neighbors, and you all effectively split the block. We did not. You all split the Crafts Section. You could have easily split Catalonia, but you didn't. You split Malaga. And you could all put everything as multifamily. If residences are what we're looking at, then that whole area of the Crafts Section could have all been multifamily, but you did not. You chose to split Malaga in half. And so, what does that do for us? It does nothing.

Mayor Valdes-Fauli: Thank you, ma'am.

Ms. Buensa: Absolutely nothing. So, thank you very much. That's where we stand on it.

Mayor Valdes-Fauli: Thank you.

Ms. Buensa: And we're highly disappointed at the way the Commission has changed their viewpoint on it when staff voted back in February 7 to 1 that the whole zoning should be changed for the entire area, and then our specific area was singled out. That's all I have to say. Thank you very much.

Mayor Valdes-Fauli: Thank you. Mr. Urquia.

City Clerk Urquia: Yes, sir. Give me one minute. The next speaker, Mr. Mayor, is Mr. Jorge Arias. Mr. Arias, would you please raise your right hand? Do you solemnly swear or affirm that the testimony you will offer today will be the truth and nothing but the truth, sir?

Jorge Arias: I do.

City Clerk Urquia: Thank you.

Mr. Arias: Thank you, Commission. My name is Jorge Arias. I live at 318 Malaga Avenue. I've lived here for 16 years. I appreciate the Commission taking the initiative to consider the changes here. My concern is -- or I should say my question is, why did the south side of Malaga stay out of MX1? In listening to Planning and Zoning, it made sense to keep the street the same where you have the north side MX1, and it only makes sense for the south side to have MX1 as well. Both sides of the street, same zoning. I think that makes sense. I mean, there's talk about splitting the block, but you're actually splitting Malaga if you keep Block 36 at MF2. So, the idea is to have Malaga be consistent with the Code, which was mentioned, have the same street with the same zoning. We're talking about Planning and Zoning. Their comments where it would be a Frankenstein effect with the split, so that doesn't really paint a picture of a residential street. In fact, you know, we have a new puppy, and taking a puppy out for a walk, you have cement trucks, trucks with blocks coming through the Plaza project, and I can only imagine what's going to come through with this new apartment building that's going up on the corner of Salzedo. So, I think that would just add to the Frankenstein effect for our street. So, disappointed with the Commission's viewpoint, and I hold strong that the -- both sides of the street should have the same zoning, very simple. So, thank you, board, for your consideration.

City Clerk Urquia: No further speakers, Mr. Mayor.

Mayor Valdes-Fauli: Thank you very much.

City Attorney Ramos: Mayor, we need three votes, one on each item.

Mayor Valdes-Fauli: Okay. Commissioner Mena, you wish to take the leadership on this?

Commissioner Mena: You want me to make -- I'll make the motion.

Commissioner Keon: Do you want to move the motion? Yes.

Mayor Valdes-Fauli: What?

Commissioner Mena: If you want me to make the motion, sure.

Commissioner Keon: Yes.

Commissioner Mena: I'll make the motion.

Mayor Valdes-Fauli: Yeah.

Commissioner Keon: I'll second it.

City Attorney Ramos: So, that's on F-3 -- I'm sorry, F-5?

Commissioner Keon: Yes.

City Clerk Urquia: Okay.

Commissioner Fors: Yes.

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Commissioner Keon: Yes.

Commissioner Mena: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 4-0)

City Attorney Ramos: F-6?

Commissioner Mena: I'll make the motion. Sorry.

Commissioner Keon: Second it.

Commissioner Keon: Yes.

Commissioner Mena: Yes.

Commissioner Fors: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 4-0)

City Attorney Ramos: And F-7.

Commissioner Mena: Motion on F-7.

Commissioner Keon: Second.

Commissioner Mena: Yes.

Commissioner Fors: Yes.

Commissioner Keon: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 4-0)

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Commissioner Keon: You know, I wanted to just -- we're done, right?

Planning and Zoning Director Trias: We have F-2.

Mayor Valdes-Fauli: What?

Planning and Zoning Director Trias: I think you forgot F-2, which has to do with parking.

Commissioner Keon: We did F-2.

City Attorney Ramos: Yeah, there's no further items on the agenda.

Commissioner Keon: We did F-2.

Planning and Zoning Director Trias: We did F-2?

Mayor Valdes-Fauli: We did it, yeah.

Commissioner Keon: I wanted to speak to the concern of people...

City Attorney Ramos: Oh, wait. Actually, Ramon, you're correct.

City Clerk Urquia: I don't have F-2.

City Attorney Ramos: We have not done F-2.

Mayor Valdes-Fauli: Okay, F-2.

City Attorney Ramos: F-2 is an ordinance of the of the City Commission of Coral Gables, Florida providing for text 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 Article 10 "Parking," updating certain parking requirements, providing for repealer provision, severability clause, codification, and providing for an effective date.

Commissioner Keon: I thought we did it.

City Attorney Ramos: This is a public hearing item.

Commissioner Mena: Could we take a timeout? I think Commissioner Keon's comments were about the last item, right?

Commissioner Keon: Yeah. It was about...

Commissioner Mena: Yeah.

Commissioner Keon: The last item. You know, it dealt with the -- you know, where you split the MF and the MX between each other. And I think, although one side of the street on Malaga may be different than the other side of the street on Malaga, I think the thought is, is that you have a whole street that's separating those two different zoning districts, with one being residential on -- the MF being, you know, residential on the south side, and then on the north side of that street, is the MX -- opposed to MF -- where if you made the south side of the street of Malaga MX, it would back up -- your backyards would -- you would back up a 45-foot building to potentially a 70-foot building which is significant. So, the -- I think the rationale for maintaining the entire Block 36, which is, you know, the south side of Malaga and the north side of Santander the same is because they back up to each other. And from an aesthetic perspective, they belong -- they flow one into the other better than -- and then you allow, you know, a street -- a two-lane street to come before you then start the, you know, step up into the MX.

Commissioner Mena: Which is exactly what the architects on the Planning and Zoning Board said.

Commissioner Keon: Okay, but I wanted to make it clear...

Commissioner Mena: Yeah.

Commissioner Keon: As to why we were -- it's my -- that's why I voted for it that way.

Commissioner Mena: Right.

Commissioner Keon: And it's my understanding that that's probably why Commissioner Mena voted for it, Commissioner Fors...

Commissioner Mena: Right.

Commissioner Keon: And the Mayor did. It was because of that consistency, so that you don't back 45 up to, you know, a 70 -- potentially 77 feet that, you know -- so, aesthetically, it is -- makes for a much better and much more attractive area. Thank you.

Mayor Valdes-Fauli: Okay.

Commissioner Keon: That was all I wanted to say, just for clarification for the community.