

VIDEO RECORDING

FILE NAME: CITY COMMISSION MEETING

DATE TAKEN: 6/11/2026

Transcribed By: DONNA SERAFINO

**City Commission Meeting
June 11, 2026**

Page 2 1 COMMISSION MEMBERS AND STAFF PRESENT: 2 3 CHRISTINE KING, Chair 4 EILEEN HIGGINS, Mayor 5 DAMIEN PARDO, Commissioner 6 RALPH "RAFAEL" ROSADO, Commissioner 7 MIGUEL ANGEL GABELA, Commissioner 8 GEORGE WYSONG, City Attorney 9 TODD B. HANNON, City Clerk 10 JAMES REYES, City Manager 11 ROLONDO ESCALONA, Commissioner 12 13 14 15 16 17 18 19 20 21 22 23 24 25	Page 4 1 of people in downtown, whether you were walking, running, 2 pushing a baby carriage, or in some cases, just hanging out at 3 the tents. It is a way to bring the city together and get 4 people downtown, and so congratulations. 5 And of course, Lori (phonetic), and to the whole team 6 at FootWorks, everything you do to get people ready for the 7 marathon and the half-marathon. That's how you -- I got ready. 8 So I appreciate you training me up as well. 9 And so we're just happy to have you here, not just 10 this year, but next year, and the year after that, and the year 11 after that. Would anyone else want to say a few words? 12 Commissioner Pardo. All right. 13 MR. PARDO: Actually, I'm really honored to recognize 14 you, and I wanted to do this proclamation. 15 First of all, you're in our district, right in 16 downtown. You've been doing this for over 40 years, started in 17 1985. I think I might have gone to the first one of these. I 18 used to work at Southeast Bank. And today everybody's running. 19 There are all kinds of run clubs, but you're -- number one, the 20 original run club that started it all. And you're often 21 referred to as South Florida's largest office party, because 22 everybody kind of tailgates, everybody has a good time. It's 23 very positive. You have programming through the whole year. 24 You're really focused on health and fitness. I think what you 25 do is great work, and that's why we wanted to recognize you with
Page 3 1 CHAIR KING: Welcome to the City of Miami Commission 2 Meeting for June 11, 2026. I am joined here by our Mayor, my 3 colleagues, Commissioner Rosado, Commissioner Escalona, 4 Commissioner Pardo, our manager. We want to get this party 5 started today. Middle of the -- we're deep in warm, warm, warm 6 weather. Are we enjoying that? 7 We have a couple of proclamations today that we're 8 going to recognize. We're going to recognize our corporate run 9 folk. Come on up. Madam Chair -- Madam Mayor, would you like 10 to do this? 11 Because fun fact, the Mayor and I are both very, very 12 into exercise. We walk and run, we lift weights, and we are 13 supportive of this effort with -- I started the Fit City 14 Challenge years ago so that our employees could work out with 15 us. And it's really a bit of a selfish thing on my part because 16 I just want people to work out with me, so I drag them all in. 17 MAYOR HIGGINS: Well, good morning. Come on in, guys. 18 Get in the middle. This is your day and your celebration. As 19 the Chairwoman said, fitness is -- it's not just part of 20 physical health. I think it's part of mental health. We -- we 21 all feel better, move better. What do they say, motion is the 22 body's lotion? 23 And so I have been proud to participate in the 24 corporate run over so many years and did pretty well -- did 25 pretty well this year -- and was just thrilled to see thousands	Page 5 1 this proclamation. Thank you very much. 2 -- Thank you very much. 3 CHAIR KING: And, you know, every year since I got 4 elected, the corporate run is on Thursday, a commission meeting 5 day. Every sing- -- because I would love to go out there -- as 6 a city -- as an employee of Miami-Dade County, I participated in 7 the corporate run every year. Then I get elected. Every year, 8 it's on a Thursday, and that Thursday is commission meeting day. 9 But congratulations, guys. Thank you. Thank you for 10 showing up, and thank you for being the example of why moving 11 our bodies is so important. Congratulations. 12 -- Thank you so much. Appreciate you. 13 CHAIR KING: Thank you, thank you. 14 Our next recognition is for Mr. Carlos Migoya, and he 15 has served for so many years -- in the City, with public health. 16 He has such a stellar resume, and it is an honor to recognize 17 him. My colleague, Commissioner Rosado has taken the lead on 18 recognizing Mr. Migoya -- pleasure -- day. 19 MR. ROSADO: Thank you, chairwoman. Yes. Carlos 20 Migoya is a leader across so very many fields. He was born in 21 Cuba and immigrated to Miami at a young age. He attended Miami 22 High, right here in our fair city, and FIU. And then he had an 23 illustrious career in the banking field, where he was one of the 24 top bankers in town and somebody that everybody really, really 25 appreciated and -- and regarded very highly.

**City Commission Meeting
June 11, 2026**

Page 6 1 When the City was going through a troubled time, he 2 served pro bono as City Manager and got us out of a financial 3 slump using that business and finance acumen that he had 4 developed over the course of his career. 5 From there, about 15 years ago, he became the CEO of 6 the Jackson Health System when they were going through some 7 troubled times. And now, under his leadership, it's become one 8 of the preeminent healthcare systems in our entire country. 9 And most importantly, it serves us -- all of us in 10 Miami-Dade County, especially in times of crises and health 11 emergencies. We could not be more honored to thank you for your 12 leadership on the professional level, at the governmental level, 13 and for the fact that you serve on so very many civic boards 14 across Miami-Dade county. Carlos, thank you for a lifetime of 15 exemplary leadership. 16 MR. MIGOYA: You know, a lot of people forgot that I 17 was a banker. It was only 40 years. 18 MR. PARDO: I remember. 19 MR. MIGOYA: I know you do. I know you do, because 20 you worked with me. But seriously, we -- we're not done. We're 21 -- we've already announced that -- and thanks to the previous 22 seat that the mayor had, we're building 1500 workforce housing 23 right on 12th Avenue and 17th Street for Jackson. 24 And we're also with a partnership of Miami-Dade 25 College, starting an 800-kid healthcare high school that will	Page 8 1 new level of innovation. I'm so proud of what you've 2 accomplished at Jackson. I am proud that you have left it in 3 good and capable hands, and I can't wait to see what you do 4 next. 5 MR. GABELA: Yeah. And I -- I just want to come in, 6 Carlos, because let me tell you, you're in my district, in the 7 -- in the health district, and I've been there all my life, in 8 Allapattah. And I've seen the change, day and night, 9 what Jackson was 10 or 15 years ago to what it is now. And 10 you're a very good administrator, and I thank you for that. A 11 night and day, really, transformation. I thank you very much 12 for your work. 13 MR. PARDO: I will say something. What I do want to 14 say is, I did have the pleasure of working with you at Southeast 15 Bank, and you were always a great role model. Very great at 16 what you do, but also, your community work. You led by example 17 on all of that. So proud to have you in our district. Thank 18 you for everything you do. I enjoyed talking with you and -- 19 and being able to help in whatever way we can. Thank you. You 20 deserve it. Congratulations. 21 CHAIR KING: Now we are going to have Father Rolle 22 from St. Agnes Episcopal Church, located in the Historic 23 Overtown, to lead us in prayer. 24 FATHER ROLLE: Let us pray. Almighty and everlasting 25 God, we give You thanks and praise for our Chair and our
Page 7 1 open in September '27, for kids to be able to get an -- an 2 associate's degree at the same time as a high school degree when 3 they come out of -- out of high school, and be able to go to 4 work right away into healthcare, something I think is very, very 5 needed in the community. 6 So -- and all of that, it's in the City of Miami. So 7 I live in the City of Miami, I'm very proud to be a City of 8 Miami -- I've always lived in the City of Miami. This -- this 9 city has given a lot to me, so I'm just happy to be able to give 10 back, so thank you all for the recognition. 11 CHAIR KING: Thank you. 12 MAYOR HIGGINS: So Carlos, I just want to say thank 13 you. I've had the privilege of working with you on the County 14 Commission for nearly eight years and watched all of your work 15 to make and transform Jackson into a world-class institution 16 that's a model for the rest of the country. 17 I also remember deeply all of the efforts during 18 COVID, where there was no hospital with better outcomes for 19 COVID patients than Jackson. And so your efforts to make sure 20 that our community is healthy no matter what their income level, 21 is extremely meaningful. And -- and you mentioned the fact that 22 now, you are even moving more holistically into how to care for 23 the community by making sure that Jackson's land is also used 24 for affordable housing and for working families. 25 And so I just -- every time I meet with you, I see a	Page 9 1 Commissioners. We give you thanks for our Mayor. We give you 2 thanks for the work that they do. We ask that you fill us with 3 the spirit of gratitude. 4 Help us not to fall victim to the need to complain 5 about everything, but to be thankful for the blessings you 6 bestowed upon us. Grant them health and strength, grant their 7 staff health and strength, knowledge, wisdom, and understanding. 8 Help us overall as a people not to succumb to greed, 9 but to share and share alike, to give, and to care for the 10 well-being and the building up of the common life. 11 Therefore, Almighty God, go before us in all our 12 doings with Thy most gracious favor and further us with Thy 13 continual help. That with all our works begun, continued, and 14 ended in You, we may Glorify Your holy name. 15 And finally, by Your mercy, obtain everlasting life 16 through Christ, our Lord. Amen. 17 -- Amen. 18 CHAIR KING: And now, for the Pledge of Allegiance. 19 (Pledge of Allegiance recited.) 20 Please be seated. 21 Mr. City Attorney? 22 MR. WYSONG: Good morning, Madam Chair. Thank you. 23 Detailed information about the processes, order of 24 business, rules of procedure, and scheduling or rescheduling of 25 City Commission meetings can be found in Chapter 2, Article 2 of

**City Commission Meeting
June 11, 2026**

Page 10 1 the City Code, a copy of which is available online at 2 www.municode.com. 3 Any person who is a lobbyist pursuant to Chapter 2, 4 Article 6 of the City Code must register with the City Clerk and 5 comply with related City requirements for lobbyists before 6 appearing before the City Commission. 7 A person may not lobby a City official, board member, 8 staff member until registering. A copy of the code section 9 about lobbyists is available in the City Clerk's office or 10 online at www.municode.com. 11 Any person making a presentation, formal request, or 12 petition to the City Commission concerning real property must 13 make the disclosures required by the City Code in writing. A 14 copy of the City Code section is available at the Office of the 15 City Clerk or online at www.municode.com. 16 The City of Miami requires that anyone requesting 17 action by the City Commission must disclose before the hearing 18 any consideration provided or committed to anyone for agreement 19 to support or withhold objection to the requested action 20 pursuant to City Code Section 2-8. 21 Any documents offered to the City Commission that have 22 not been provided seven days before the meeting as part of the 23 agenda materials will be entered into the record at the City 24 Commission's discretion. 25 In accordance with Section 233(f) and (g) of the City	Page 12 1 been and will be distributed to the elected officials or staff 2 and City Administration throughout the day so that the elected 3 officials may consider the comments prior to taking any action. 4 Additionally, the online comment forum will remain 5 open during the meeting to accept comments and distribute to the 6 elected officials, their staff, and City administration up until 7 the Chairperson closes public comment. 8 Public comment may also be provided here, live at City 9 Hall, located at 3500 Pan American Drive, Miami, Florida, 10 subject to any and all City rules as they may be amended. If 11 the proposition is being continued or rescheduled, the 12 opportunity to be heard may be at such later date before the 13 City Commission takes action on such proposition. 14 When addressing the City Commission, the members of 15 the public must first state their name, their address, and what 16 item will be spoken about. Any person with a disability, 17 requiring assistance, auxiliary aids and services for this 18 meeting may notify the City Clerk. 19 The City has provided different public comment methods 20 to indicate, among other things, the public support, opposition, 21 or neutrality on the items and topics to be discussed at the 22 City Commission meeting. All in compliance with Section 23 286.01144(c), Florida Statutes. 24 The public has been given the opportunity to provide 25 public comment during the meeting and within reasonable
Page 11 1 Code, the agenda and material for each item on the agenda is 2 available during business hours at the City Clerk's office and 3 online 24 hours a day, at www.miamigov.com. 4 The meeting of the Miami City Commission is a limited 5 public forum. Any person may be heard by the City Commission 6 through the Chair for not more than two minutes on any 7 proposition before the City Commission, unless modified by the 8 Chair. 9 Public comment will begin at approximately 9:30 a.m. 10 and remain open until public comment is closed by the 11 Chairperson. Any person making offensive remarks or becomes 12 unruly in the City Commission Chambers will be barred from 13 further attending City Commission meetings and may be subject to 14 arrest. 15 No clapping, applauding, heckling, or verbal outbursts 16 in support or opposition to a speaker or his or her remarks 17 shall be permitted. No signs or placards shall be allowed in 18 the Commission Chambers. Persons exiting the Commission 19 Chambers shall do so quietly. 20 Members of the public wishing to address the body may 21 do so by submitting written comments via the online comment 22 forum. Please visit www.miamigov.com/meetinginstructions for 23 detailed instructions on how to provide public comment using the 24 online public comment forum. 25 The comments submitted through the comment forum have	Page 13 1 proximity in time before the meeting. Please note, 2 Commissioners have generally been briefed by City Staff and the 3 City Attorney's office on items on the agenda today. Anyone 4 wishing a verbatim record of an item considered at this meeting 5 may request at the Office of Communications, or view it online 6 at www.miamigov.com. 7 For planning and zoning items, PZ items shall 8 proceed -- shall proceed according to Section 7.1.4, the Miami 9 21 Zoning Ordinance. Parties for any PZ items, including any 10 applicant, appellant, appellee, City staff, and any person 11 recognized by the decision-making body as a qualified 12 intervenor, as well as the applicant's representatives and any 13 experts testifying on behalf of the applicant, appellant or 14 appellee, may be physically present here at City Hall to be 15 sworn in by oath or affirmation by the City Clerk. 16 The members of the City Commission shall disclose any 17 ex parte communications to remove the presumption of prejudice 18 pursuant to Florida Statutes Section 286.0115 and Section 19 7.1.4.5 to the Miami 21 Zoning Ordinance. 20 The order of presentation shall be as set forth in 21 Miami 21 and in the City Code. Staff will briefly present each 22 item to be heard. The applicant will present its application or 23 request to the City Commission. If the applicant agrees with 24 the staff recommendation, the City Commission may proceed to its 25 deliberation and decision. The applicant may also waive the

**City Commission Meeting
June 11, 2026**

Page 14 1 right to an evidentiary hearing on the record. 2 For appeals, the appellant will present its appeal to 3 the City Commission, followed by the appellee. Staff will be 4 allowed to make any recommendation they may have. Please 5 silence all cell phones and other noise-making devices. This 6 meeting can be viewed live on Miami TV, the City's Facebook 7 page, the City's Twitter page, the City's YouTube channel, and 8 Comcast Channel 77. The broadcast will have closed captioning. 9 Thank you, Madam Chair. 10 CHAIR KING: Thank you. Mr. City Clerk, would you 11 please read your statement for the record? 12 MR. HANNON: Thank you, Chair. The procedures for 13 individuals who will be providing testimony to be sworn in for 14 planning and zoning items and any quasi-judicial items on 15 today's City Commission agenda will be as follows: 16 The members of City Staff or any other individuals who 17 are required to be sworn in who are currently present at City 18 Hall will be sworn in by me, the City Clerk, immediately after I 19 finished explaining these procedures. Those individuals who are 20 appearing remotely may be sworn in now or at any time prior to 21 the individual providing testimony for planning and zoning items 22 and/or quasi-judicial items. 23 Commissioners, are you comfortable with all notice 24 provisions set forth in these uniform rules and procedures we 25 had established at this meeting?	Page 16 1 meeting. FR.1 to be deferred to the June 25th meeting. 2 This completes all of the items. 3 CHAIR KING: Thank you. 4 Colleagues, are there any items on the agenda that you 5 would like to defer or withdraw? 6 MR. ESCALONA: No. 7 CHAIR KING: I see a no from my two. 8 MR. PARDO: Not at this time. 9 CHAIR KING: Not at this time. Commissioner? 10 MR. GABELA: No, ma'am. 11 CHAIR KING: Okay. May I have a motion to set the 12 agenda? 13 THE BOARD: Motion. 14 CHAIR KING: I have a motion and a second. All in 15 favor? 16 THE BOARD: Aye. 17 MR. HANNON: And Chair, if I may. I apologize for the 18 interruption. 19 CHAIR KING: Pocket item? 20 MR. HANNON: Yes. Would you like the City Attorney 21 to -- 22 CHAIR KING: Please. 23 MR. HANNON: -- read the title into the record? 24 CHAIR KING: Please. 25 MR. WYSONG: Thank you, Madam Chair, and Mr. City
Page 15 1 CHAIR KING: Yes. 2 MR. HANNON: Chair, may I administer the oath for the 3 planning and zoning items? 4 CHAIR KING: Please. 5 MR. HANNON: Thank you, Chair. 6 Good morning, ladies and gentlemen. If you will be 7 speaking on any of today's planning and zoning items, those are 8 the PZ items, may I please have you stand and raise your right 9 hand? 10 Do you solemnly swear or affirm that the testimony 11 you're about to give at today's hearing is the truth, the whole 12 truth, and nothing but the truth, and your response is? 13 Thank you, Chair. 14 CHAIR KING: Thank you. At this time, Mr. City 15 Manager, do you have any items on the agenda that will be 16 withdrawn or deferred? 17 MR. REYES: Good morning, Madam Chair, Madam Mayor, 18 Commissioners. The administration would like to defer or 19 withdraw the following items: 20 RE.1 to be indefinitely deferred. RE.1 to be 21 indefinitely deferred. RE.2 to be deferred to the June 25th 22 meeting. RE.2 to be deferred to the June 25th meeting. RE.5 to 23 be indefinitely deferred. RE.5 to be indefinitely deferred. RE 24 8 to be indefinitely deferred. RE.8 to be indefinitely 25 deferred. And finally, FR.1 to be deferred to the June 25th	Page 17 1 Clerk. 2 Pocket item: A resolution of the Miami City 3 Commission pursuant to Chapter 52, Article 1, Section 52-2(i) of 4 the Code of the City of Miami, Florida, as amended, titled 5 Special Events, Special Event Permits, Special Events in 6 General, Duration and Limitations; City Commission waiver 7 waiving the limitation placed on the issuance of a special event 8 permit for a period in excess of 10 days for the Allapattah 9 soccer community field activation, a special event consisting of 10 a temporary soccer pitch and related community programming to be 11 produced by Miami Bethany Community Services, Inc., a not for -- 12 not-for-profit Florida corporation on City of Miami-owned 13 property located at 850 and 920 Northwest 23 Street, Miami, 14 Florida, Portfolio Number 01-3126-0150040 and 01-3126-0150110 15 property -- for the period commencing June 11, 2026 and ending 16 June 19, 2026, inclusive the setup and teardown dates, subject 17 to the organizer's compliance with all permitting requirements, 18 conditions, and limitations of Chapter 52 of the City Code and 19 all other applicable city, county, state, and federal laws, 20 rules, and regulations; further author- -- authorizing the City 21 Manager to issue said special event permit and to negotiate and 22 execute any and all other necessary documents, all in forms 23 acceptable to the City Attorney for said purpose and providing 24 for an effective date. 25 CHAIR KING: Thank you. At this time, I'm going to

City Commission Meeting
June 11, 2026

Page 18 1 open the floor for public comment. Anyone who wishes to speak, 2 please join us at the lecterns here, five at a time, so we don't 3 create a fire hazard. 4 Good morning. 5 UNKNOWN SPEAKER: Good morning. I want to try to be 6 thankful, as the pastor said. So I'm thankful that I have this 7 forum to share my thoughts about what I feel about what's going 8 on with the City. I went for a run this -- this week. I went 9 for a run this morning. I run regularly, right along the bay, 10 right to my house. And on the run out, I saw two things that 11 kind of startled me. 12 One, was FDOT clearing the Dinner Key outfall. And 13 they were doing it with a little net this big, a couple guys, 14 with no real plan. And part of that was with a rake raking 15 against the -- scraping against the grate, and the entire bay 16 was filled with styrofoam. They weren't preventing it, maybe 17 captured about 10 percent of the waste. 18 We ended up calling DERM on them and stopping them 19 from doing what they were doing, which was supposedly cleaning 20 the grate. What they were doing was just emptying out 21 everything into the bay. 22 It was really disturbing to see that they didn't have 23 a plan and that we, at this day and age, don't organize 24 ourselves to put a plan so we can implement best practices when 25 we're trying to do the right thing. So it's really disturbing.	Page 20 1 we just want to redirect their -- their lives. Redirect them 2 and give them some purpose. 3 Our coaches are ready, our people are ready, our 4 volunteers, our families, our young people are ready. But the 5 only thing that we need is your approval. 6 We see that we've come for two years now, and we're 7 struggling to understand why every time we come, and we feel 8 like we're moving forward we're actually not. Everything is 9 pushed into the future but not into today. So we're not asking 10 for special privileges. We're just asking that you would please 11 approve this and help us. 12 We simply want to partner with City of Miami to serve 13 residents and create positive opportunities for young people and 14 transform an abandoned property into a valuable community asset. 15 This is why we realize that -- we'll come as often as we need to 16 come, but we are leaving work. We are leaving, you know, other 17 responsibilities, and we know -- and we thank you for coming 18 today, but we ask you, please, to approve and give us a 19 definitive solution for PH.4 today and stop pushing it for 20 tomorrow. Thank you so much. 21 CHAIR KING: Thank you. 22 Good morning. 23 MR. COFFEY: Good morning, Honorable Commission Chair, 24 Commissioners, and Mayor. My name is Kendall Coffey. I am in 25 offices at Coffey Burlington, 2601 South Bayshore Drive.
Page 19 1 I went on a walk with an associate of mine that 2 basically is an advocate that I help promote to -- to advocate, 3 because that's what I do, and we turned right by City Hall and 4 we see a dead loggerhead turtle completely split on the back. 5 It was disturbing. 6 Boater safety is a thing that we're dealing with, and 7 right now, you know, our values are upside down. We have FIFA 8 doing ski jet soccer when we're not putting the pyramid of 9 values in the right place. We love our ecology. We love our 10 wildlife. We love our bay. We love what we have. Those are 11 things that bring value to our life. Put those on the top of 12 the pyramid. 13 And then finally, please defer that item or remove 14 that item. Right of way should be for the trees, not for the 15 builds or not for FPL. Bury the lines. Think about the trees. 16 CHAIR KING: Thank you. 17 Good morning. 18 MS. HOWDAGE: Good morning. My name is Rebecca 19 Howdage (phonetic). I'm really grateful for your time. Thank 20 you so much. 21 Good morning, Madam Mayor and Commissioners. I'm here 22 to support Agenda Item PH.4, representing Allapattah. I'm 23 asking you not only to say yes to sports but actually to healthy 24 lifestyles. We know any hour that the youth is not busy, they 25 get busy doing something else that they shouldn't be doing. So	Page 21 1 Like all of us who are present, we appreciate your 2 public service and appreciate the difficult decisions you often 3 have to make. But I'm here because this is not a difficult 4 decision. I'm here on the Virginia Key matter, RE.3 and 4, and 5 the courts have decided, and they have decided that this is to 6 be and must be put before the voters. 7 It is not a matter of discretion, judgment. It is a 8 present-tense command from our courts to this city, and you 9 are the City. It doesn't matter what prior commissioners did or 10 didn't do. This is now your responsibility, and we suggest that 11 the language, which is operative from the court -- went through 12 the appeals, went through every process imaginable -- directs 13 the City to award the marina contract to my client, 14 Virginia Key, LLC, and put the proposal before the voters by 15 referendum. 16 There's no room on this. In fact, mandamus is an 17 extraordinary remedy. It means, literally, we command -- we 18 don't talk about mandamus commonly. But that is how emphatic 19 the courts are and felt that it was necessary that this matter 20 move forward. 21 I thank you for your attention. I ask that you follow 22 the law. And by following the law and respecting the courts 23 rather than delay or somehow divert, do the duty that you hold 24 in your hands today. It is a duty that not only involves 25 respect for the courts, frankly obedience to the court, but also

**City Commission Meeting
June 11, 2026**

Page 22 1 the ultimate, which is to put this matter in the hands of the 2 voters. Let the voters decide. Thank you. 3 CHAIR KING: Thank you. 4 Good morning. 5 MS. OLIN: Good morning. Good morning, Madam Mayor 6 and Commissioners. My name is Stephanie Olin (phonetic), and I 7 am also here representing the Allapattah community in support of 8 Agenda Item PH.4. Thank you for the opportunity to address you 9 here today. 10 Every person who comes before you today has made a 11 sacrifice to be here. Some have left work early, some have lost 12 wages, some have missed classes, some have rearranged family 13 responsibilities. And no one does that because it is 14 convenient. We do it because we believe in this project and 15 because we believe in our community. 16 For two years, residents have invested their time, 17 their energy, and resources trying to bring life to a property 18 that has sat unused for decades. We continue showing up because 19 we believe civic participation matters. We continue showing up 20 because we believe our voices deserve to be heard, and we 21 continue showing up because we believe this commission has the 22 ability to help make this project a reality. 23 Please recognize the commitment of the residents who 24 continue to participate in this process and who continue to 25 believe in the future Allapattah. Please approve a definitive	Page 24 1 forward and to finally put this property to work for the 2 residents that it has been meant to serve. Please approve a 3 definite solution for PH.4 today. Our community has already 4 waited too long. 5 CHAIR KING: Thank you. And thank you and thank you 6 for your advocacy. 7 Good morning. 8 MR. SANDERSON: Good morning. My name is James 9 Sanderson. I am with the Bayside Residents' Association. The 10 community association with which the Prescott Estates sits, and 11 the association that worked with the original applicant during 12 the '22 negotiations. 13 I'm here regarding PH-2. The Prescott Estates 14 re-plat. My understanding is this item would accept the final 15 plat for Prescott Estates, including five residential lots and 16 one tract for a private road. 17 Our concern is not simply the use of the word 18 "private," our concern is whether the final plat accepted today 19 is consistent with what was represented to the neighborhood and 20 to the City during the '22 negotiations and appeal process. 21 In the '22 record, the applicant stated that the 22 re-plat would include language providing that the general public 23 shall have perpetual easement for media entry, continued access, 24 and right of way over Prescott Lane, the common driveway. 25 That language appears in the applicant's July 21 --
Page 23 1 solution for PH.4 today. Our community has already waited too 2 long. Thank you. 3 CHAIR KING: Thank you. 4 Good morning. Good to see you again. 5 MS. MINDY MARTINEZ: Thank you. Good morning, Madam 6 Mayor and Commissioners. My name is Mindy Martinez, and I am 7 here representing the community in support of Agenda Item PH.4. 8 Thank you for the opportunity to address you today. 9 Today, I stand before you to remind you of the simple 10 reality that we have been waiting for two years. Two years 11 waiting for you to put in service a public property that has sat 12 abandoned for more than 30 years. 30 years without benefiting 13 residents, 30 years without providing opportunities for our 14 youth, and 30 years without contributing anything positive to 15 our neighborhood. 16 Two years ago, this Commission recognized the value of 17 our proposal and opened a path forward. But since then, we have 18 attended meetings, answered questions, and provided information 19 and complied with every request that has been made of us, yet 20 here we are again. 21 Our community cannot continue watching a vacant 22 property sit idle when there's a real opportunity to transform 23 it into a place of service, recreation, and community 24 development. Two years has been enough. 25 We respectfully ask you to allow this vision to move	Page 25 1 '22 filing to the Commission, and it also appears in the 2 original developer minor streets commitment letter provided in 3 connection with the BRA negotiations. The applicant also 4 described the project as including public access through a new 5 road. 6 So the question for us today is straightforward: Does 7 the final plat now before the Commission actually contain the 8 public easement and right of way language? If it does, then the 9 record should clearly reflect that this is not simply a closed 10 private road. If it does not, then we believe there may be a 11 material inconsistency between what was represented in 2022 and 12 what is being formalized now. 13 So we respectfully ask that before acceptance of the 14 plat, the Commission confirm on the record the exact easement 15 language applicable to Prescott Lane and whether the public 16 access commitment made during the '22 process is being preserved 17 in the final plat. Thank you. 18 CHAIR KING: Thank you. 19 Good morning. 20 MS. LAVOY: Good morning, Madam Mayor and 21 Commissioners. My name is Ludia Lavoy (phonetic), and I'm here 22 representing the Allapattah Community and in support of Agenda 23 Item PH.4. Thank you for the opportunity to address you today. 24 With all due respect, we are tired. We are not tired 25 of working, we are not tired of serving, we are not tired of

**City Commission Meeting
June 11, 2026**

Page 26 1 fighting for our community. We are tired of seeing a new 2 obstacle appear each time we believe we have satisfied the 3 previous one. When one concern is resolved, another concern 4 emerges. When one question is answered, another requirement 5 appears. When we think we are finally moving forward, the 6 process seems to start all over again. This is not how 7 communities -- how community projects succeed. 8 Residents defer- -- deserve clear, fair, and 9 predictable processes. We are not asking for special treatment. 10 We are simply asking for a fair opportunity to complete a 11 project that will benefit families, youth, and residents 12 throughout our neighborhood. 13 After two years, the question should not be, what new 14 obstacle can be created. The question should be, what can be 15 done today to finally allow this project to move forward. 16 Please approve a definite solution for PH.4 today. Our 17 community has already waited too long. Thank you. 18 CHAIR KING: Thank you. 19 Good morning. 20 MS. ANDREA MARTINEZ: Good morning. My name is Andrea 21 Martinez, and I'm here to represent the Allapattah Community in 22 support of Agenda Item PH.4. I want to thank you all for having 23 the -- the opportunity to address you guys today. 24 Today, we are not asking for another meeting. We're 25 asking -- we're not asking for another study. We're not asking	Page 28 1 I understand that my doing so was only a disruption of 2 the proceedings but a crime. It will not happen again. I want 3 to stress that violence of any kind is unacceptable, especially 4 in a hearing where people are exercising their constitutional 5 protected rights to engage our government. Thank you all for 6 understanding. 7 CHAIR KING: Good morning. 8 MS. MORENO: Good morning. May God bless you, and I'm 9 here to represent the Allapattah community. So before we talk, 10 I want to say something. No one can do more things with less 11 than our community. 12 Good morning, my name is Maria Helis Moreno 13 (phonetic), and I'm here in favor of the Allapattah EM PH.4. 14 Today, I want to talk about something that makes Allapattah 15 special. 16 Our community knows how to accomplish great things 17 with very little. Our communit- -- the truth is that -- I'm 18 sorry. The truth is that no construction company, no government 19 agency, and no oshe-- outside organization can (indiscernible) 20 the small budget that we -- our commun- -- community -- 21 community can. Why? Because we're not depending on large 22 contracts. We're depending on -- of people. We're depending on 23 volunteers, and we're depending on neighborhoods. We're 24 depend- -- we're depending on parents, coaches, churches, and 25 community leaders, and small donations from hard-working
Page 27 1 for another delay. We're asking for a solution. 2 After two years, our community deserves a clear and 3 definite answer. The constant uncertainty serves no one. It 4 does not serve its residents, and it does not serve the city. 5 It certainly does not serve the people who have invested 6 countless hours trying to bring this project to life. Our 7 community has demonstrated patience, and we have demonstrated 8 cooperation. We have demonstrated persistent [sic], and now we 9 need leadership. 10 There comes a point where every discussion must lead 11 to a decision. There comes a point where every process must 12 lead to a result. There come- -- there comes a point where 13 waiting becomes unreasonable. We believe that that point has 14 arrived. 15 Please provide a clear path forward today, so this 16 property can finally begin serving its people of Allapattah. 17 Please provide a definite solution for PH.4 today. Our 18 community has waited long enough. Thank you. 19 CHAIR KING: Thank you. 20 Good morning. 21 MS. MANN: Good morning, Honorable Commissioners, and 22 the City of Miami, and Madam Chairman. I would like to 23 apologize to Billy Corbin, as well as to the Commission for 24 taking away Mr. Corbin's phone while he was legally video -- 25 videotaping -- video recording a public meeting on May 30, 2025.	Page 29 1 families who cares deeply about this neighborhood. 2 When we build something, we are building it with our 3 hands. When we build something, we are building it together. 4 We're investing in youth. We do that because we're children's 5 and their future. That is the power of the community. That is 6 the power of the church. 7 We already have coaches really to serve. We already 8 have volunteers ready to work. We already have residents 9 willing to contribute their time -- their -- their talent and 10 their resources. What we need now is the opportunity. 11 Please do not underestimate what your community can 12 accomplish. What is empowering is the will of residents. Give 13 us a chance, and we will transform this property into something 14 that Allapattah can be proud of. 15 Please approve an indefinite solution for PH.4 today. 16 Our community has already waited too long. 17 CHAIR KING: Thank you. 18 MS. MORENO: Thank you. 19 CHAIR KING: Thank you. Great job. 20 Good morning. 21 MR. CHRISTOFF: Good morning. Robert Christoff, Jr., 22 90 Alta Road, Miami Beach, Florida. I'm here on RE.3 and RE 4. 23 Good morning, Mayor, Commissioners, and members of the 24 public. My name is Robert Christoff, Jr. I'm here on behalf of 25 Virginia Key, LLC.

**City Commission Meeting
June 11, 2026**

Page 30 1 First, I want to congratulate the new mayor, the first 2 female mayor, congratulations, and Commission. I have not been 3 in front of you yet. This is my first time. I'm excited to be 4 here before you and look forward to being on the November ballot 5 so that the people of Miami can finally have their say. 6 RCI has a long history of successful public-private 7 partnerships. In South Florida, we have developed and operated 8 first-class public assets while generating significantly higher 9 rent revenue for municipalities. Examples include projects such 10 as Monte's, as well as the Miami Beach Marina. 11 Virginia Key, LLC was selected not once but twice 12 through a competitive RFP process by two separate and 13 independent selection panels. Unfortunately, the prior City 14 Commission chose to delay and defer this project for 15 approximately 15 to 20 months. During that time, the real 16 losers were the residents of the City of Miami. 17 The city lost tens of millions of dollars in potential 18 rent and revenue. Those numbers are clearly reflected in the 19 pro forma that was submitted as part of the RFP. The competing 20 bidder, the Aabad Group, lost both RFP processes. Not only did 21 they lose before independent selection committees, but they were 22 ultimately placed on a ref- -- referendum through an 23 inappropriate process. The voters of Miami rejected their 24 proposal as well. 25 After using litigation, both the trial court and Page 31 1 appellate court determined that the actions of the prior 2 commission were improper. The courts awarded the RFP to 3 Virginia Key, LLC, upheld the lease that was attached to our 4 proposal. The court further issued a writ of mandamus requiring 5 the city of Miami to place the matter before the voters, 6 recognizing the risk that continued political gamesmanship could 7 otherwise prevent the public from having its voice heard. 8 CHAIR KING: Thank you. 9 MR. CHRISTOFF: All right. Thank you. 10 CHAIR KING: Good morning. 11 MS. TORRENTES: Good morning. May the Lord bless you 12 all. 13 My name is Angelica Torrentes (phonetic), and I'm here 14 in support of the Agenda PH.4. Thank you again for the 15 opportunity to address you today. 16 Our message today is very simple: It is time to stop 17 allowing bureaucracy to stand in the way of community progress. 18 Rules are important. Regulations are important. Oversight is 19 important. But when regulations become obstacles instead of 20 safeguards, something is not working properly. 21 For two years, we have navigated meetings, reviews, 22 requirements, conditions, and delays. For two years, we have 23 complied with request after request, yet the property remains 24 unused, and the residents -- the community -- we are all are 25 still waiting. And opportunities continue to be lost. Our	Page 32 1 government should protect us as a public, but it also should 2 empower us to succeed. Our government should create solution, 3 not endless delays. Our government should encourage us as a 4 community partnership, not discourage us. 5 Today, we respectfully ask you to please break this 6 cycle. Allow us this project to move forward. Allow this 7 property to finally serve for a purpose. Allow the residents of 8 Allapattah to see that government -- our government can work 9 together with the community to accomplish something good. 10 Please, Jesus's name, we request you to approve our 11 project. In God we trust, and I believe He will -- His will, 12 will be done. Bless you. 13 CHAIR KING: Amen. Thank you. 14 Good morning. Senora. Senora. 15 HELCIE VASQUEZ: Good morning. Thank you for the 16 opportunity of being here today. My name is Helcie Vasquez 17 (phonetic). I'm a citizen from the Morningside area for almost 18 30 years now. 19 I have an issue for over 10 years now with a -- with a 20 tree, which I brought pictures in here to show you, and I would 21 like to read my statement to you. 22 As all we know, the removal of nature -- mature trees 23 within the City of Miami have become a growing concern. At -- 24 that say, there are circumstances where the removal of a tree is 25 necessary for the public safety and the property protection. Page 33 1 The city relies on qualified arborists and other experts to 2 inspect individual trees and evaluate their condition before 3 making recommendations regarding their future. 4 Just as we place our trust on the city professionals 5 when they access an approved project of much greater magnitude, 6 we should extend the same trust to their expertise of evaluating 7 the trees. 8 Appealing or attempting to have the removal process 9 before they're fully understanding the reason behind an expert 10 recommendation may be premature and counterproductive. In many 11 cases, trees may present risk to nearby homes, structures, 12 pedestrians or utilities, as timely action may be required to 13 prevent injury or property damage. 14 Moving forward, greater -- greater consideration 15 should be given to planting the right trees, species, in the 16 appropriate locations. For example, large-growing trees 17 should -- 18 CHAIR KING: Thank you. Thank you. Thank you. Two 19 minutes. 20 HELCIE VASQUEZ: I'm sorry. 21 CHAIR KING: Thank you. 22 HELCIE VASQUEZ: Okay. 23 CHAIR KING: Good morning. 24 MS. TAPANES: Good morning, Chairwoman, Madam Mayor, 25 Honorable Commission. My name is Melissa Tapanes with law
--	---

**City Commission Meeting
June 11, 2026**

Page 34 1 offices at 200 South Biscayne Boulevard, Miami. 2 I'm here on behalf of SBV Realty to respectfully 3 request the withdraw- -- the withdrawal of PZ.1, 2 and 3. We 4 will provide that in writing to the Department shortly. 5 We would also like to thank the Chairwoman, her staff, 6 as well as the community that has engaged in significant 7 community discussions regarding the future of Design Place, and 8 we look forward -- bringing forward an application at the 9 appropriate time in the future. 10 Also, I'm here representing the owner of PH.2. That 11 is the Prescott Estates plat. For the record, I would just -- 12 I -- I know that there was public comments. The plat for -- 13 that is being proposed for approval today specifically provides 14 for a one-way private Road with a public ingress/egress 15 easement, and I urge the Commission, if they have any questions, 16 to seek guidance from the Director of Resilience & Public Works. 17 If you have any questions for me, of course, I'm 18 available. Thank you. 19 CHAIR KING: Thank you. 20 Good morning. 21 MR. LEIDNER: Good morning. Hello, Commissioners and 22 Mayor. Steven Leidner, 1130 102nd Street, Bay Harbor Islands. 23 Thank you, thank you, thank you, Commissioners, for 24 safeguarding our canopy at Roberto Clemente Park. Your actions 25 provided inspiration beyond which my words can even capture. So	Page 36 1 with the public notice requirements, complete the appraisals, 2 vet the two lease drafts, and make the required disclosures. 3 Run a comparison of the 2017 lease draft that the 4 court accepted from VK as, quote, fully negotiated, with the 5 modified version that appears before you today. 6 Any material changes to the lease violate the order 7 and trigger a new process. A comparison yields nearly 600 8 changes, and there has been no written certification from the 9 City Attorney that these changes are nonmaterial, because there 10 are quite a few. 11 Discussion in public record revealed that there were 12 subsequent negotiations and material changes to the document. 13 Your charter requires two appraisals to ensure that you are 14 receiving fair market value. As of yesterday, not a single 15 commissioner received them in their briefings. Only yesterday 16 afternoon did they appear as the agenda backup, prompted by our 17 second public round of public record requests. There is a 18 10-day notice requirement. Thus currently, neither the public 19 nor the Commission have been afforded notice or a chance for 20 review. 21 Investigate the composition of VK'S entity, 22 purportedly comprised of Suntex and RCI. Only RCI and its 23 affiliates are members to the VK entity, per Florida Division of 24 Corporation. More on is if time allows. 25 The subject RFP was published 10 years ago. We're in
Page 35 1 thank you, thank you, thank you. 2 There's an appeal, and I'm not sure it's on the agenda 3 because I couldn't find it, so please indulge me. But please 4 vote yes on appeal item that was supposed to be listed as 5 Item 4. This appeal seeks to overturn intended Decision 26087 6 and save a large straight -- state-threatened mahogany tree 7 located in the city's right of way at approximately 501 8 Northeast 55th Terrace, posting errors. The official notice 9 signed for the intended decision was erroneously -- erroneously 10 posted on the wrong tree, denying the community accurate 11 transparency and placing another large state-threatened mahogany 12 in jeopardy of being removed. Thank you. 13 CHAIR KING: Thank you. 14 Good morning. 15 MR. MELANI: Good morning. Aabad Melwani, 3301 16 Rickenbacker Causeway, here to speak on RE.3 and RE.4. 17 The court ordered that Virginia Key, LLC, or VK, 18 threatens to enforce, does not impose a referendum timeline, nor 19 does it require a general or primary election. As you heard 20 this morning, even counsel for VK was silent as to the timing of 21 this referendum. 22 During this 10-year saga, VK repeatedly stated on the 23 record that it would pay for a special election. The City can 24 satisfy the order by holding a special election only after the 25 required charter conditions have been satisfied. Please comply	Page 37 1 a different world today. Values have skyrocketed. The costs of 2 this project have at least doubled, and VK's proposed rents are 3 outdated and far below market. 4 No one here is proud of this deal. Disclose to the 5 public what you know -- that this is a terrible deal for them. 6 A forced giveaway of precious public waterfront. Please comply 7 with your charter, educate your constituents, and inoculate 8 yourselves from the bad publicity -- 9 CHAIR KING: Thank you. 10 MR. MELANI: -- which is sure to come. Thank you. 11 CHAIR KING: Thank you. 12 Good morning. 13 MR. CORBIN: Good morning, Madam Chair. Good to see 14 you back in the saddle and behind the gavel. Billy Corbin on 15 BC.4 and the PH items. 16 First, I want to just accept Ms. Mann's (phonetic) 17 apology, and I appreciate her taking responsibility for her 18 actions. And I want to condemn political violence in any form 19 and on any scale, including threats, including calls for 20 violence, and including the disgusting social media comments 21 that Commissioner Gabela has expressed concern about. 22 I do want to say, point of order, I -- for the second 23 meeting in a row, I'm here on items that have been deferred, as 24 I'm sitting here, at 9:30 in the morning. I would like to say, 25 I know that other boards, like PZAB, have made more of an effort

**City Commission Meeting
June 11, 2026**

Page 38 1 to inform through the administration and comms to let people 2 know as early in advance as possible what items are going to be 3 deferred. So a lot of young people here today speaking for the 4 first time. I think we want to encourage that, because it's 5 discouraging and disenfranchising when people go through the 6 trouble of taking time off of worker school to show up and 7 engage with their government, and suddenly, the item's been 8 deferred, and they're not allowed to speak on it. 9 I'd also like to say, as to the PH items, there is 10 language that appears in a lot of your items that says 11 something -- something to the effect of, to allow the city 12 manager to negotiate in a form acceptable to the City Attorney. 13 I would encourage you to cut that out of every single item it 14 exists in. 15 I think you realize that there is often a disconnect 16 between what you vote on here and what winds up in the fine 17 print in these contracts in an acceptable form to the City 18 Attorney. I would suggest that for the most important items, 19 you have them come back after the contracts have been negotiated 20 so you have an opportunity to review them once again. 21 And finally, Commissioner Gabela, you wrote today, and 22 rightfully so, that the government has to take every -- or treat 23 every single taxpayer and public dollar with respect. And I 24 would say, I agree, but it's disrespectful what's happening at 25 Bayfront Trust today, and this month, where FIFA has taken over	Page 40 1 Also, sir, your crew cleaning up Allapattah is exceptional. 2 Recently, I had -- I had -- someone dumped trash in 3 the block where I own a property in Allapattah, where my office 4 has been for almost a decade now, and your Crew was there. I 5 didn't even have to call. It was incredible. I then called the 6 police commander, Jorge Rodriguez. He responded immediately. 7 He sent out the neighborhood resource officer, Vivian 8 Mitchell -- very professional, excellent service. 9 They -- they investigated, they went to the -- to the 10 building, talked to the neighbors. They -- they're keeping an 11 eye out on that watch, which to me was very impressive, and I 12 want to thank you for your leadership in -- in that -- in that 13 area. 14 Thank you very much for allowing me the opportunity to 15 speak here, and I hope to have your support on BC.5 and get a 16 reappointment to the Civil Service Board. Thank you. 17 CHAIR KING: Thank you. 18 Good morning. 19 MR. DOTSON: Good morning, Madam Chair. Before I 20 begin, may I just bring to your attention some interns who 21 happen to be here in the audience? 22 CHAIR KING: I've been watching them. I figured that 23 out. 24 MR. DOTSON: Yes. 25 CHAIR KING: Good morning, interns.
Page 39 1 our largest public park for a month, and they are paying a total 2 of zero dollars. And that includes no revenue share for 3 concessions in the park, and if they damage anything in the park 4 after this monumental event, we're going to have to pay for it, 5 so it's a net loss. And I would encourage to stop -- 6 CHAIR KING: Thank you. 7 MR. CORBIN: -- the sports welfare and be good 8 stewards of our property. 9 CHAIR KING: Thank you. 10 MR. CORBIN: Thank you, Madam Chair. 11 Good morning. 12 MR. SOLIMAN: Good morning, Madam Mayor. Good 13 morning, Madam Chairwoman. Good morning to all the 14 Commissioners. 15 My name is Migel Soliman, 1436 Southwest 6th Street. 16 I'm here to support, obviously, BC.5. I've been a member of the 17 Civil Service Board for the -- for the past term, and I want to 18 thank Commissioner Gabela for appointing me. It's been an honor 19 and a privilege to have served on that Board. And I hope after 20 today, with your support, to continue to serve on that Board, 21 and I would be very grateful. 22 I also want to take this opportunity to commend -- 23 commend Commissioner Gabela on the various roads that have 24 been -- numerous roads that have been reconstructed in 25 Allapattah, with their drainage, sidewalks, and new trees.	Page 41 1 MR. DOTSON: They are -- some of them are Miami 2 residents looking to return to Miami after law school. Others 3 are from around the country, who recognize this as the community 4 they should live in. And one of them happens to be the grandson 5 of the architect -- one of the architects for the Marine 6 Stadium, Alex Phyllis (phonetic). He -- he may or may not get 7 an offer to work at our firm. I don't know yet. 8 But let me -- let me introduce myself. Al Dotson, 9 Bilzin Sumberg, 1450 Brickell Avenue. There's something being 10 handed out to each of you. 11 You've heard a lot about this project over the last 12 nine years. A lot of strawmen have been erected, and we're 13 going to knock each and every one of them down today so we can 14 get on with this. 15 Every court, every hearing examiner, everyone has said 16 that the Aabad Melwani organization should not be awarded this 17 contract. Your residents have said that the Aabad Melwani 18 organization should not be awarded this contract. You've had to 19 sue him in order to pay the rent that he has owed you over the 20 years, and the mud-slinging continues even 10 years later. 21 On the second page, we'll talk about now is the time. 22 There was a prior commission whose illegal acts were overturned 23 by a judge. One deferral, two deferrals, all trying to delay 24 this in order to keep him in his place. 25 Now yes, the -- the lease does say that the referendum

City Commission Meeting
June 11, 2026

Page 42 1 must go forward at a time agreeable to both of us. If you want 2 to have a special election and have this fail, do exactly what 3 you heard him say. If you want this to pass so that the revenue 4 comes forward to this city the way it deserves, it should be on 5 the November ballot. 6 Notwithstanding recent Instagram post, there were 7 prior commissioners who said this needs to go forward now. 8 Next, there are two -- and they're actually in this packet I 9 just handed to you -- two appraisals that have been done. And 10 what do they show? That the rent that we propose to pay is at 11 or higher than current market? 12 Next, this material changes, we've gone through each 13 and every one of them. There's no material changes. 14 CHAIR KING: Thank you. 15 MR. DOTSON: They are in this agreement. We look 16 forward to answer any questions that you have. Thank you. 17 CHAIR KING: Thank you. 18 Good morning. 19 UNKNOWN SPEAKER 1: Good morning, Madam -- Madam 20 Chair, I'd like to donate my two minutes of time to Maria 21 Fehretdinov. She is Of Counsel to Rickenbacker Marina and to 22 Aabad Melwani, please. Thank you. 23 CHAIR KING: Okay. 24 MS. FEHRETDINOV: Good morning, Chairwoman King. 25 CHAIR KING: Good morning.	Page 44 1 appraisals expressly acknowledge they rely on, quote, 2 extraordinary assumptions and incomplete information. The 3 appraiser stated that it was not provided with key documents, 4 including a rent roll for the storage units, and the market rent 5 don't reflect the market conditions. 6 Second, there are concerns about the ballot language 7 itself. It has not been fully vetted and approved. There are 8 legitimate questions about whether it fully informs voters. It 9 omits many material details, including that the lease could 10 extend as much as 75 years, the assumptions underlying the 11 projected revenue, and the material changes that have occurred 12 since the original procurement process. 13 Number three, as I mentioned a moment ago, there is no 14 court order requiring that this be done by the November general 15 election ballot. Moreover, the court -- 16 CHAIR KING: Ma'am, just -- 17 Mr. City Clerk, would you give us another two minutes? 18 Okay. Go right ahead. 19 MS. FEHRETDINOV: The appellate orders expressly 20 require that the commission do not bypass the normal procedures 21 to ensure that voters receive complete and accurate information, 22 which has not been done here. 23 Number four, there were material changes to this 24 lease. As noted earlier, there were not just 550 edits to the 25 lease when it was first approved until now. But those lease
Page 43 1 MS. FEHRETDINOV: Good morning, Commissioners. Maria 2 Fehretdinov of Stearns Weaver Miller on behalf of Rickenbacker 3 Marina. I'm here today to ask, respectfully, for the deferral 4 of Resolutions 19189 and 19190 RE.3 and 4 and not summarily 5 award this RFP and place this referendum on the November, 2026 6 general election ballot. 7 You have heard no one tell you that there is any court 8 order or any obligation to rush this process and to put it on 9 the November election, so this is not a question of whether the 10 referendum should be put on the ballot or whether or not it 11 should be awarded to Virginia Key, LLC. Rather, it's about 12 ensuring that the voters that are asked to approve this 13 transaction do so with a transparent process, with economic 14 assumptions that have been thoroughly examined, and that the 15 agreement presented to the public is truly the final deal. 16 We're talking about 27 acres of public waterfront land 17 on a lease that could extend as long as 75 years with 80 to \$100 18 million of redevelopment, and revenue generating hundreds of 19 millions of dollars the life of this agreement. It should not 20 be rushed. There are at least seven independent reasons why 21 deferral is warranted. 22 Number one, there was not adequate notice and 23 opportunity to review the appraisal underlying this transaction. 24 As was just pointed out, there were appraisals given, but they 25 were only given 24 hours before the meeting. And those	Page 45 1 changes show -- shift the allocation of risks and protections 2 away from the city and towards Virginia Key. They favor 3 Virginia Key, LLC. In other words, they create new procedural 4 delay mechanisms, that delays attributable to the City may 5 result in rent abatements and extensions of project deadlines. 6 If the City fails to approve timely requests, then the 7 City will lose future control over events and other approvals. 8 It also reduces -- the revised lease reduces the security 9 deposit over time and expands Virginia Keys's rights to transfer 10 interests and broadens its ability to obtain rent relief. These 11 are considerable material changes that are not permitted under 12 the City code and charter. 13 Number five, Virginia Key is likely not even eligible 14 now for the RFP award. As noted before, Suntext made admissions 15 on the record and in sworn deposition, that they are no longer a 16 part of Virginia Key, LLC, and therefore, they cannot stand 17 beside RCI waiting to accept this award. You need to 18 investigate the eligibility of Virginia Key to even comply with 19 the court order. 20 Six, given the extraordinary duration and the lengthy 21 history of the litigation here, we are asking voters to 22 authorize a lease that could remain in effect for 75 years. And 23 there is no rush or haste for that by allowing a few months to 24 relieve the City of the problems that we've identified. 25 And finally, this project deserves focused voter

City Commission Meeting
June 11, 2026

Page 46 1 attention on a special election ballot. Voters need to not have 2 this issue buried among numerous candidates, constitutional 3 amendments, and other ballot questions during a busy general 4 election. It needs to receive focused attention that this major 5 waterfront development deserves. 6 The risk of not having -- 7 CHAIR KING: Thank you. 8 MS. FEHRETDINOV: -- a public process with 9 transparency warrants deferral of these two items. And we stand 10 ready to address any questions you may have. 11 CHAIR KING: Thank you. 12 MS. FEHRETDINOV: Thank you. 13 Good morning. 14 LUCAS PIZZUTTI: Good morning, Commissioners. My name 15 is Lucas Pizzutti, offices at 1450 Brickell Avenue, and I yield 16 my time to Mr. Al Dotson. 17 CHAIR KING: What? No, you already spoke. 18 MR. DOTSON: Madam Chair, he was -- he was signed up 19 to speak. We didn't realize you could defer time. 20 CHAIR KING: Yeah. But that -- I mean, everybody 21 knows that. 22 I don't know, George, weigh in here. 23 I personally don't like that "give a time" thing 24 because it can be taken advantage of. 25 MR. WYSONG: Right.	Page 48 1 November election. 2 So I don't know what's going on here, but it seems 3 like another attempt to delay and defer, which the courts found 4 illegal when it happened over and over and over again before. 5 Three city managers have recommended this for award. 6 Two evaluation committees have recommended us for award. We 7 have no idea why they want to stay -- actually, we do. And so 8 do you. 9 So we ask that you take action today and not continue 10 to delay and defer for no reason at all. Those appraisals have 11 been dated from January and April. Public records available for 12 anyone to see. The fact that they haven't seen them, I can't 13 help them with that. And if you look at those appraisals, they 14 expressly state that what our client is prepared to pay is 15 market rent. Thank you. 16 CHAIR KING: Thank you. 17 Good morning. 18 MS. BETANCOURT: Good morning, Commissioners, my 19 Mayor. Brenda Betancourt, 1436 Southwest 6th Street. I'm in 20 support of PH.4. The community of Allapattah has been working 21 on this for several years, and we hope that this meeting will be 22 the final voice for it. And then finally, the Commission is 23 start -- approving this project, finally, for the community 24 who's been asking for a long time. 25 We've been seeing all the projects that have been
Page 47 1 CHAIR KING: But to speak and then not -- then, you 2 know -- 3 MR. WYSONG: Right. 4 CHAIR KING: And I -- I only want to be fair. I 5 only -- I only want to be fair and follow whatever the rule is. 6 So he's saying somebody gave him time, can he come 7 back, or does it have to be done at the same time? 8 MR. WYSONG: The code does permit it, and -- and the 9 Chair may recall that in -- but you're only entitled to receive 10 it one time because you can't have 25 people come up and say -- 11 CHAIR KING: Right, exactly. 12 MR. WYSONG: So a two-minute extension is appropriate. 13 CHAIR KING: Okay. 14 MR. DOTSON: Thank -- thank you, Madam Chair. Again, 15 for the record, Al Dotson Brickell Ave- -- Al Dotson, 1450 16 Brickell Avenue. You just heard again about all these changes. 17 I've given you all the changes. We put some dates, added 18 exhibits. I don't know what agreement she's talking about. 19 It's not the one you're here to approve. 20 Second, as it relates to all the time that has passed 21 and why this is being rushed, the court entered its order in 22 2023. We're in 2026, and the argument is, why are we rushing? 23 The statement is, why does it have to be in November? The Lease 24 says that the two parties must agree on when this is to occur. 25 We agreed with the administration that we would focus on the	Page 49 1 going around in the City of Miami about FIFA. Why not 2 Allapattah? 3 It's very important for us, as a community, who not 4 just represent many businesses in Allapattah, that we own 5 property in Allapattah. There our family members own property 6 in Allapattah. 7 Super important for us, not just to see the Freedom 8 Park going up, but not many people in the -- in the Allapattah 9 area has the money to go and pay for those tickets. So why not, 10 given some of what we own, our city, our property, to the 11 community who's going to be providing services for the most 12 vulnerable community. 13 Are we are going to be just giving away property, 14 again, to people who doesn't even live in the city, have work 15 and sweat for the City of Miami? We're giving so many 16 properties to so many other people. Why can't we just approve 17 one project for our community? Thank you. 18 CHAIR KING: Good morning. 19 MR. DOTSON: Good morning, Chairwoman. How are you 20 today? Nice to see you. 21 UNKNOWN SPEAKER 2: I actually came to speak on one 22 item specifically, and then this whole controversy on Virginia 23 Key kind of peaked my interest, because we are considered a 24 watchdog. 25 So PZ.4, save the canopies, that's a huge issue. I

**City Commission Meeting
June 11, 2026**

Page 50 1 think maybe you should look in doing a moratorium on some of 2 this stuff. But now let's switch to RE.3 and 4. 3 Virginia Key should be moving forward. It should be 4 handed to the voters to decide what happens next. And the 5 reason I say that, it should not be delayed anymore, because 6 something that I found rather interesting is that there's two or 7 three of you up here that have received PAC money from that 8 gentleman over there. I don't think that's right, if you guys 9 are going to continually delay, because it becomes a pay-to-play 10 scenario. Do the right thing. Thank you. 11 CHAIR KING: Anyone else like to appear for public 12 comment? 13 Seeing none, public comment period is now closed. 14 Gentlemen, may I have a motion to approve our pocket 15 item? 16 -- so moved. 17 MR. GABELA: Second. 18 CHAIR KING: I have a motion. And a second. All in 19 favor? 20 THE BOARD: Aye. 21 CHAIR KING: Great. Gentlemen, may I have a motion to 22 approve AM.1, which are the Commission meeting minutes for April 23 9, 2026 -- 24 -- so moved. 25 CHAIR KING: -- and AM.2, which are the City	Page 52 1 MR. HANNON: And, Chair, just for the record, PH.4 2 will be admitted to substitute Exhibit A. 3 CHAIR KING: Okay. Seeing no other items to be pulled 4 for discussion, may I have a motion -- 5 MR. GABELA: Motion. 6 CHAIR KING: -- for PH.1, 3, 4, and 5 -- 7 MR. ESCALONA: So moved. 8 CHAIR KING: -- and 4, as amended. 9 -- so moved. 10 MR. GABELA: Second. 11 CHAIR KING: I have a motion and a second. All in 12 favor? 13 THE BOARD: Aye. 14 CHAIR KING: Items carry unanimously. Mr. City 15 Manager, I need -- staff -- they're coming. Okay? 16 MS. SIDAN: Good morning, Clara Sidan with Resilience 17 & Public Works. I'm her on behalf of Juvenal Santana, the 18 director. 19 CHAIR KING: Okay. Hold on a second. I -- I remember 20 this Prescott Estates issue. It was the first issue I had to 21 deal with when I got elected. 22 And I remember clearly from what our public commenter 23 said about the road not being a private road. I want on the 24 record exactly what was stated, that it is a -- it will not be a 25 private road. And if you guys don't have that information
Page 51 1 Commission meeting minutes for April 23, 2026? 2 -- moved. 3 -- so moved. 4 MR. GABELA: Second. 5 CHAIR KING: I have a motion and a second. All in 6 favor? 7 THE BOARD: Aye. 8 CHAIR KING: Perfect. Gentlemen, for the consent 9 agenda items, are there any items, CA.1, 2, or 3, that you would 10 like to pull for discussion? 11 Seeing none, may I have a motion? 12 MR. GABELA: Motion. 13 -- second. 14 CHAIR KING: I have a motion and a second. All in 15 favor? 16 THE BOARD: Aye. 17 CHAIR KING: Items passes unanimously. 18 Gentlemen, for our public hearing items, PH.1 through 19 PH.5, are there -- well, there's one item I want to pull -- 20 PH -- PH.2 -- for discussion. 21 Are there any items that you would like to pull for 22 discussion? 23 -- no. 24 MR. GABELA: No. 25 CHAIR KING: Mr. City Clerk?	Page 53 1 today, I would like to defer this item to make sure. 2 MS. SIDAN: The -- Madam Chair, the -- the plat has 3 the language that -- stating that the dedications and easements 4 to incl- -- which include the private road, it's a -- it's an 5 easement, a perpetual easement for the use of the -- of the 6 public. And -- 7 CHAIR KING: -- so wait. We're -- we're going to say 8 this in language that a 6-year-old can understand. Will the 9 public be able to use this road? Will, at any time, there be a 10 gate, barrier, fence that would stop the community from coming 11 through this road? 12 MS. SIDAN: The restriction -- 13 UNKNOWN SPEAKER 3: Say yes or no. If you're not -- 14 if you're not sure, we can defer the item. It's that simple. 15 CHAIR KING: Because that -- that's what was agreed 16 upon, and that -- that is what we -- that is what we, the City 17 Administration, and everybody, agreed upon. 18 Correct, Ace? Ace, Is that what we agreed upon? That 19 this would not be a closed private road. It would be open to 20 the public. And here's the caveat, because I asked, is there 21 going to be a time that there's going to be a fence up that says 22 you can't come through here between this time and that time. 23 Any barrier at all, because there are no barriers to public 24 roads anywhere else. 25 You just -- when -- if I want to go through there at

**City Commission Meeting
June 11, 2026**

Page 54 1 3:00 in the morning, I can go through -- through there at 3 -- 2 at 6 in the morning, 10 at night, 5:00 in the afternoon. Let's 3 get this on the record. 4 MS. SIDAN: The -- the records on the -- on the plat 5 indicates the perpetual use of the public. It does not indicate 6 any fence. I cannot say for certain that -- that a fence is 7 addressed in the -- in the plat at this time. 8 MR. REYES: Madam Chair, having heard that, I would 9 recommend for the item to be deferred so that it can include the 10 language -- 11 CHAIR KING: I agree. 12 MR. REYES: -- the specific language that you want 13 to -- in the item. 14 CHAIR KING: I agree. I agree. So may I have a 15 motion to defer PH.2? 16 THE BOARD: So moved. 17 MR. GABELA: Second. 18 CHAIR KING: I have a motion and a second. All in 19 favor? 20 THE BOARD: Aye. 21 MR. HANNON: Chair, my apologies. To which meeting? 22 CHAIR KING: I'm going to indefinitely defer it, so 23 that we don't have to rush on getting -- getting this correct, 24 which means I can bring it back at any time. It doesn't mean 25 that I'm just going to sit and hold it for six months. It -- I	Page 56 1 SR.1, second reading ordinance, an ordinance of the 2 Miami City Commission amending Chapter 37 of the Code of the 3 City of Miami, Florida, as amended, titled Offenses, 4 Miscellaneous; more particularly by amending Section 37-11 of 5 the City Code, titled Public Urination or Defecation Prohibited, 6 exceptions, penalties, providing for revised definitions, 7 prohibited acts, and repealing exceptions; containing a 8 severability clause and providing for an effective date. 9 SR.2, second reading ordinance, an ordinance of the 10 Miami City Commission, with attachments, amending Chapter 35, 11 Article 5 of the Code of the City of Miami, Florida, as amended, 12 City Code, titled Motor Vehicles and Traffic, Coconut Grove 13 Business District, Design District, Wynwood -- Wynwood Norte, 14 and Downtown Flagler District Parking Improvement Trust Funds. 15 More particularly, by amending Section 35-220, titled 16 Required Off-Street Parking and Payment in Lieu of Required 17 Off-Street Parking, and establishing Section 35-241, titled 18 Little Havana Parking Improvement Trust Fund, established; 19 Section 35-242, entitled Funds Made Available, Financial Report; 20 Section 35-243, titled Schedule of Fees and Charges for Little 21 Havana Parking improvement Trust Fund; Section 35-244, titled 22 Parking Waiver Certificates, Revocation Refunds, to establish 23 the Little Havana Downtown Parking Improvement Trust Fund, 24 containing a severability clause and providing for an effective 25 date.
Page 55 1 can just bring it back. I can bring it back the next meeting, 2 or the following meeting. As soon as we get the answer, I'll 3 bring it back, okay? Thank you, all. 4 All right. Moving right along. The RE items. Are 5 there any items that we want to pull for discussion? 6 MR. GABELA: RE.3 and 4. 7 CHAIR KING: RE.3 and 4. No surprise there. Okay. 8 Any other items from the RE items? 9 MR. ROSADO: No. 10 MR. ESCALONA: No. 11 CHAIR KING: Okay. Making note that RE 6 is a 12 four-fifths vote, may I have a motion for RE.6 and RE 7? 13 MR. ESCALONA: So moved. 14 MR. GABELA: Second. 15 MR. ESCALONA: Second. 16 CHAIR KING: All in favor? 17 THE BOARD: Aye. 18 CHAIR KING: Motion carries unanimously. 19 Okay. Would you guys like to address RE.3 and 4 now, 20 or should I just move through the agenda and come back? 21 Because -- 22 MR. ROSADO: Yeah. We do them at the end. 23 CHAIR KING: Mr. City Attorney, would you please read 24 the titles of the second reading items for the record? 25 MR. WYSONG: Yes, Madam Chair. Thank you.	Page 57 1 SR.3, second reading ordinance, an ordinance of the 2 Miami City Commission amending Chapter 38, Article 1 of the Code 3 of the City of Miami, Florida, as amended, titled Parks and 4 Recreation, in General, by Amending Section 38-18, titled Naming 5 of Facilities at Hadley Park; more specifically, naming the 6 skating rink located therein as the Railroad Shop Roller Rink, 7 containing a severability clause and providing for an immediate 8 effective date. 9 That concludes the second reading items, Madam Chair. 10 CHAIR KING: Thank you. May I have a motion for SR.1, 11 2, and 3? 12 MR. ESCALONA: Moved. 13 MR. HANNON: Check for -- 14 CHAIR KING: I know, Todd. I didn't forget. 15 MR. HANNON: Sorry. 16 CHAIR KING: SR.2 is going to be as amended, and the 17 City Clerk has a statement to read for SR.3. 18 MR. HANNON: Yes. And my apologies, Chair. I just 19 have a brief statement for SR.2. SR.2 will be amended pursuant 20 to a substitution memo dated June 9, 2026. In addition to 21 submitting into the record, PZAB resolution PZABR-26-030 is a 22 backup document. 23 For SR.3, for the record, the agenda summary form for 24 SR.3 will be updated to reflect second reading and not first 25 reading. The agenda summary form is an administrative document,

**City Commission Meeting
June 11, 2026**

Page 58 1 so this substitution will not have been the legislation. SR.3 2 will be as is. 3 Thank you, Chair. 4 CHAIR KING: Thank you. 5 I have a motion and a second, all in favor? 6 THE BOARD: Aye. 7 CHAIR KING: Items carry unanimously. Thank you. 8 Mrs. -- that's been deferred. 9 Boards and committees, Mr. City Clerk? 10 MR. HANNON: Thank you, Chair. BC.1, Accessibility 11 Advisory Board. Mr. Rosado will -- would like to appoint Tomas 12 Caicedo. 13 CHAIR KING: May have a motion? 14 MR. GABELA: Motion. 15 MR. ESCALONA: Move. 16 CHAIR KING: I have a motion and a second. All in 17 favor? 18 THE BOARD: Aye. 19 CHAIR KING: Motion carries. 20 MR. HANNON: Audit -- BC.3, Audit Advisory Committee. 21 BC.3 is a -hold- -- holdover item from a previous agenda that's 22 no longer needed. Therefore, I'm requesting a motion to 23 withdraw BC.3. 24 MR. PARDO: So moved. 25 CHAIR KING: I have a motion.	Page 60 1 CHAIR KING: All in favor? 2 THE BOARD: Aye. 3 CHAIR KING: Motion carries. 4 MR. HANNON: BC.12, Interfaith Advisory Board, 5 Counsel. BC.12 Interfaith Advisory Counsel. Commissioner Pardo 6 would like to appoint Rabbi Fred Klein as a voting member who 7 requires a forfeits residency waiver. 8 MR. GABELA: Motion. 9 THE BOARD: Second. 10 CHAIR KING: All in favor? 11 THE BOARD: Aye. 12 CHAIR KING: Motion carries. 13 MR. HANNON: BC.13, LGBTQ Advisory Board. Mayor 14 Higgins would like to appoint Diame (phonetic) Sanchez, 15 Commissioner Gabela would like to appoint Alexander Bailey, and 16 Commissioner Pardo would like to reappoint Thomas Reyes to his 17 seat and reappoint Timothy McLemore as an at-large member. 18 MR. ESCALONA: So move. 19 MR. GABELA: Second. 20 MR. ROSADO: Second. 21 CHAIR KING: All in favor? 22 THE BOARD: Aye. 23 CHAIR KING: Motion carries. 24 MR. HANNON: BC.14, Little Haiti Revitalization Trust. 25 Chairwoman King would like to appoint Stanley Paul Noel.
Page 59 1 MR. ESCALONA: Second. 2 MR. GABELA: Second. 3 CHAIR KING: And a second. All in favor? 4 THE BOARD: Aye. 5 MR. HANNON: BC.4, Bayfront Park Management Trust. 6 Commissioner Gabela would like to reappoint Christopher Penelas 7 as an at-large member. 8 MR. ESCALONA: Move. 9 MR. GABELA: Second. 10 CHAIR KING: All in favor? 11 THE BOARD: Aye. 12 MR. HANNON: BC.5, Civil Service Board. Chair King is 13 requesting to reappoint Rodrigo Jimenez to an at-large seat. 14 -- move. 15 MR. GABELA: Second. 16 MR. ESCALONA: Second. 17 CHAIR KING: All in favor? 18 THE BOARD: Aye. 19 MR. HANNON: BC.8, Education Advisory Board. 20 Commissioner Rosado would like to appoint Josephina Beyra, and 21 City Manager Reyes would like to appoint Brandy Crystal 22 (phonetic), who requires a forfeits waiver of the requirements 23 of City Code Section 2-1013(a). 24 MR. ESCALONA: move. 25 MR. ROSADO: Second.	Page 61 1 -- motion. 2 -- second. 3 MR. GABELA: Second. 4 CHAIR KING: All in favor? 5 THE BOARD: Aye. 6 CHAIR KING: Motion carries. 7 MR. HANNON: BC.17, Performing Arts Center Trust. The 8 following names have been submitted by the trust: Felipe 9 Angulo, who is a new member, Mimi Fere (phonetic) as a 10 reappointment, Brian Goldmei- -- Goldmeier as a reappointment. 11 MR. ESCALONA: Move. 12 MR. ROSADO: Second. 13 CHAIR KING: All in favor? 14 THE BOARD: Aye. 15 CHAIR KING: Carries. 16 MR. HANNON: BC.18, Planning Zoning and Appeals Board. 17 Commissioner Pardo would like to reappoint Mario Bailey and 18 Joshua Patinkin. And Commissioner Escalona would like to 19 appoint Arthur Porosoff. 20 -- motion. 21 MR. ESCALONA: Second. 22 CHAIR KING: All in favor? 23 THE BOARD: Aye. 24 CHAIR KING: Motion carries. 25 MR. HANNON: BC.20, Virginia Key Advisory Board.

**City Commission Meeting
June 11, 2026**

Page 62	Page 64
1 Mayor Higgins would like to appoint Christopher Norwood. 2 MR. GABELA: Move. 3 MR. ROSADO: Second. 4 CHAIR KING: All in favor? 5 THE BOARD: Aye. 6 CHAIR KING: Motion carries. 7 MR. HANNON: And that concludes the boards and 8 committees. 9 Thank you, Chair. 10 CHAIR KING: Thank you. 11 Mr. City Clerk, would you please read the titl- -- 12 well, not necessary -- for the PC item. May -- anybody want to 13 pull this for discussion. 14 Commissioner Pardo? 15 MR. PARDO: Yes. So I -- I grew up in Coconut Grove, 16 and I live in Morningside, and I have the privilege of living 17 with a beautiful canopy. I think if anybody understands why 18 it's so important to preserve and grow our canopy and trees, 19 it's our office. 20 We have been working with this since the very first 21 day. We actually review every single intended decision in our 22 district, and what's before us right now is one of the decisions 23 we reviewed. I want to read to you the arborist report on this 24 tree, this mahogany tree in Morningside. 25 The mahogany located at 501 Northeast 55th Terrace	1 So for anyone that wants to know more about tree 2 resources on our Instagram site, you will find lots of tree 3 resources. If you want to know about deferrals of items, we 4 publish them on our Instagram site so you don't have to come 5 down if an item is being deferred. 6 Sean, I don't know if you want to add in, since it's 7 -- it's you guys. 8 CHAIR KING: What? Public comment? 9 MR. PARDO: Oh, no. I -- I mean as a -- no? 10 CHAIR KING: Well, I see -- I see Attorney Cork 11 (phonetic) here -- standing here, but I'm not sure why. But we 12 are finished with public comment -- 13 MR. PARDO: So it's not related to this. 14 CHAIR KING: -- and this isn't a quasi-judicial 15 matter. 16 UNKNOWN SPEAKER 3: Yes. 17 CHAIR KING: So I don't have to hear it. 18 UNKNOWN SPEAKER 3: It is quasi-judicial. 19 CHAIR KING: No, No. But he wants to defer it. 20 MR. PARDO: Yeah. 21 UNKNOWN SPEAKER 3: Understood. But can I be -- 22 MR. PARDO: But wait, one second. And the other thing 23 I want to say, City Manager and this administration, I really, 24 really want to thank you. Because in addition to the work we're 25 doing in Chapter 17, and the Tree Advisory Committee and
Page 63	Page 65
1 exhibits an advanced decay ecosystem with severe structural 2 compromise resulting from historic utility line clearance, 3 improper scaffold removal, advanced trunk decay, root system 4 disturbance, and canopy imbalance. 5 In addition, the tree presents a compromised anchorage 6 root system that could potentially fall, especially under wind 7 load conditions that might result in partial or total tree 8 failure. Given the presence of high-value targets and the 9 cumulative nature of observed defects, the tree poses a 10 significant risk to the public safety and adjacent private 11 property. 12 Recommendations: Due to compounded structural 13 defects, the removal of the tree is recommended given the 14 likelihood of partial or whole failure. Removal and replacement 15 are the recommended courses of action. 16 This was appealed. I have just recently met with the 17 owner, who -- who requested relief, because apparently, part of 18 that tree had impacted her home previously. She's very 19 concerned, going into hurricane season. 20 I also met with the Civic Association, and what I 21 guaranteed them, because we place such a high value on these 22 decisions, we just want to indefinitely defer. Give us 23 sufficient time to have another arborist review it, and then 24 I -- I will, as you said, with an indefinitely deferral, my plan 25 is to bring it back immediately and have us take action.	1 everything we've put in motion, which I'm convinced we do need 2 to have revisions to Chapter 17, you all are doing all of the 3 administrative actions that we have asked for. And clearly, 4 it's aligned with preserving and growing our tree canopy, so 5 thank you very much. As well as the Chair, and everyone here 6 who works hard to preserve and grow our tree canopy. Thank you. 7 MR. REYES: We're good within definite deferral for 8 further information. 9 CHAIR KING: Okay. So I have to -- well, I need a 10 motion. And while I'm getting a motion for PZ, to indefinitely 11 defer it, I also need a motion to withdraw PZ.1, 2, and 3. 12 -- I'll make those motions. 13 CHAIR KING: So I have a motion and a second. All in 14 favor? 15 THE BOARD: Aye. 16 CHAIR KING: Motion carries unanimously. Thank you 17 all. 18 Commissioner Gabela, I believe you pulled RE.3 and 4. 19 MR. GABELA: Yeah. So I -- I be- -- are we going to 20 do -- 21 CHAIR KING: Yeah, we're doing it. 22 MR. GABELA: Okay. Did we do the deferred? 23 CHAIR KING: Yes. 24 MR. PARDO: Yeah. Deferred. Indefinitely. 25 MR. GABELA: Okay. All right. So RE.3 and 4, which

City Commission Meeting
June 11, 2026

Page 66

1 is the elephant in the room today -- you know, the big elephant
2 in the room. Look, here's the deal. The reality of the
3 situation is that none of us were here when this --
4 CHAIR KING: Wait, wait, wait. This is Virginia Key.
5 You said Allapattah?
6 MR. GABELA: No, no, no. This is RE.3 and 4. Isn't
7 that what you just said?
8 CHAIR KING: It's -- yeah. But that's not Allapattah.
9 You sai- --
10 MR. GABELA: -- I'm talking about Virginia Key.
11 CHAIR KING: Okay. I'm just making sure we're on the
12 same page. Okay. I got it. I thought you said Allapattah.
13 MR. GABELA: No, no, no. I said, Virginia Key, RE.3
14 and RE.4.
15 CHAIR KING: Gotcha, gotcha.
16 MR. GABELA: All right. So as I was saying, the
17 reality of the situation is that none of us here today were here
18 back then, when this whole drama started, you know, 10 years
19 ago, or 15 years ago, okay?
20 You know, I -- when I had my briefing, I asked the
21 question, what is this land worth today? And -- and, you know,
22 my concern was that all these numbers, and all the contract was
23 done 10 years ago, so it doesn't reflect the reality of today's
24 prices.
25 You know, we have inflation in this country, like

Page 67

1 every other -- you know? And -- and so therefore, for me, you
2 know what I mean, when I hear these numbers -- you know,
3 backwards and forwards, you know, it's -- it's a do-over because
4 they're 10 years old. You know, that property was wor- -- it
5 was worth \$80 million back 10 years ago. And you start
6 compounding the value of the properties, what they have
7 increase, right? At a minimum, it's a lot more money than what
8 it is today, at the end of the day, right? So then you got
9 that.
10 You also have the situation -- now, here's -- here's
11 where I need to ask George again, because I want to put it on
12 the record, because this is what I said, okay?
13 George, okay, this is an order from a judge. Is this
14 correct?
15 MR. WYSONG: Correct. There's an order issued by a
16 judge dated -- hold on -- 10th day of February, 2023. And let
17 me just say what the -- the order -- conclusion of the order
18 was.
19 Number one, the court finds that the City acted
20 arbitrarily and capriciously in rejecting all bids responsive to
21 the second RFP for the Virginia Key Project and agreeing to put
22 forward a charter amendment to award the project to
23 Rickenbacker's affiliate, a lower bidder, without competitive
24 bid- -- bidding.
25 Number two, accordingly, the court declares that

Page 68

1 Virginia Key, LLC, as the prevailing bidder, has the right to
2 have its proposal presented to the public for approval by
3 referendum.
4 Number three, the court further declares that the City
5 must award the contract for the Virginia Key Project to the
6 prevailing bidder, Virginia Key, LLC, pending approval by the
7 public.
8 Four, the court therefore enters a writ of mandamus
9 directing the City to enter into the lease agreement with
10 Virginia Key, LLC for the Virginia Key Project pending approval
11 by the public.
12 So there is, in fact, an order mandating, through
13 mandamus, that you place this item on an agenda.
14 MR. GABELA: Okay. And if we don't -- and here --
15 here's the thing with me. With me, I think that, you know, for
16 me, the numbers don't work today. So if I had my choice, I
17 would defer this, you know, or -- or start a brand new deal
18 either way, because to me, you know, it's -- it's not acceptable
19 what happened 10 years ago. I wasn't here. You weren't here.
20 Nobody was here.
21 And now yet, we're paying the price for the -- the,
22 you know, the kicking of the -- of the can down the road, if you
23 will, okay? We're -- we're now paying that price, and we're
24 asked to make that decision, right?
25 MR. WYSONG: Correct. Correct.

Page 69

1 MR. GABELA: I, for one, do not feel comfortable with
2 the numbers dating back 10 years back. You can tell me whatever
3 you want, that this deal's better than the old one, but at the
4 end of the day, it doesn't reflect the reality today -- that's
5 me.
6 However, my problem is, what happens today, and you --
7 I think you were clear about this -- if we don't -- do not do
8 this, and -- and put it up to the voter, then what happens?
9 Can't -- and you said --
10 MR. WYSONG: Yeah, well --
11 MR. GABELA: -- that we would be in contempt of court.
12 Is that correct?
13 MR. WYSONG: Well, what I wanted to say was, and I
14 don't like to be an alarmist, and I don't like to engage in
15 puffery or -- or alarmism, but I think some of the arguments
16 that you heard from Virginia Key's counsel were setting up sort
17 of an argument to go in front of the court for an -- a rule to
18 show cause.
19 And my position is, in good conscience, there's a --
20 there's a writ of mandamus filed, and the court has ordered you
21 to take action. There is nothing else that can be done. This
22 case has been litigated up and down. It's been through hearing
23 officers, through the Circuit Court Appellate Division, through
24 the Third District Court of Appeals.
25 The Third District Court of Appeals affirmed -- PCA

City Commission Meeting
June 11, 2026

Page 70

1 affirmed that -- Judge Fine's order. And so there is really
2 nothing else to do. The court has made it clear.
3 We disagreed, we -- we challenged the orders, and the
4 court and the Third District affirmed, as I said, PCA affirmed.
5 So I don't believe there's any discretion. The court says,
6 essentially in the order, that this is a ministerial action,
7 which means you have no discretion.
8 One of the counsel that stood up says, you have no
9 discretion. So I think that you could -- that if you were to
10 defer this item, there is the possibility that the -- in -- one
11 of the sides could file a motion to enforce the order, to issue
12 a rule to show cause, which is the -- which is essentially a
13 contempt action. And my fear would be, they might name the
14 City, but they might name the individual commissioners that
15 acted. And so I don't -- I don't want to recommend a course of
16 action that puts you in any peril.
17 MR. GABELA: So here's -- so for me, if I could vote
18 without a liability like the one you're describing, I would vote
19 this thing down today and say, new contract for everybody. I
20 don't care about anybody -- new contracts for everybody, across
21 the board. Period. End the story.
22 MR. WYSONG: And at the end of the day, you're -- I
23 mean, technically, you're awarding the contract -- the court
24 awarded the contract per the order. All you're doing is giving
25 it to the voters, and the voters get to decide. And -- and they

Page 71

1 can determine whether a -- 10-year-old numbers are good or bad,
2 and it's ult- -- ultimately up to the citizens of Miami to
3 decide what -- how this should be done.
4 MR. GABELA: Right. So for me, I'm going to be very
5 clear. So I already said what I said. You know, I don't like
6 the deal. You know, I -- I think it's a 10-year-old deal. You
7 know, I think it's bad for us.
8 However, I don't want to see us -- you know, you --
9 what you just said. I'm not going to get into that. I'm not
10 going to get myself into contempt of court for anybody, for any
11 reason, for anyhow. Okay? Let me make that clear, okay?
12 And I don't want it -- more importantly, I don't want
13 to get the City in another liability issue of more lawsuits,
14 hiring outside counsel to defend now us, because we got a
15 problem up here because we didn't -- we didn't do this --
16 whether we agree with it or don't agree with it.
17 So that -- that's where I'm at. And I -- I've -- I've
18 made my position clear after I had the briefing with you, you
19 know what I mean? And that's it. I'm -- I'm done. I'm -- you
20 know, I leave it up to you guys to --
21 CHAIR KING: Commissioner Pardo?
22 MR. PARDO: I share my colleague's concern, exactly.
23 And as you said, it's a ministerial situation where we're just
24 being asked to go ahead --
25 MR. WYSONG: Correct.

Page 72

1 MR. PARDO: -- and pass these items. I do think it's
2 important to have as much transparency and disclosure as
3 possible. This is in our district, so definitely, we will be
4 posting everything, making it open to the public -- any
5 appraisals, any information that comes our way, so that people
6 can have as much information as possible, as soon as possible.
7 And none of us were here --
8 MR. WYSONG: Correct.
9 MR. PARDO: It's very clear that we really don't have
10 any other direction than to just pass this.
11 MR. WYSONG: That is correct. None of the
12 commissioners here on the dais or the Mayor were here when these
13 actions occurred over a very lengthy time.
14 CHAIR KING: Commissioner Rosato?
15 MR. ROSADO: Mr. City Attorney, could you -- could you
16 elaborate on this concept of us being potentially sued on an
17 individual basis? Because my under- -- we haven't had this
18 conversation previously --
19 MR. WYSONG: Right.
20 MR. ROSADO: -- it hadn't come up. And -- and my
21 understanding is, we essentially have immunity from these kinds
22 of decisions. What makes this decision different from other
23 matters on which we vote?
24 MR. WYSONG: Well, so, like, legislative immunity
25 comes into play when you're exercising your discretion that you

Page 73

1 have. So, like, if you decide to go one way or another on an
2 item, on a resolution, on a -- on a piece of legislation, an
3 ordinance, et cetera. But what essentially we have here is, the
4 court has already litigated this. The court has issued an
5 order.
6 So there's an order from the court saying, place this
7 on the ballot. I don't believe you have legislative immunity --
8 well, let me not -- let me retract that and strike that from the
9 record. I will defend you all, no matter what happens, but I
10 would not encourage us to test those waters. Let me say it that
11 way.
12 It's an order telling you all to place this -- to
13 award the contract subject to voter approval. The way you get
14 subject to voter approval is by placing it on a ballot. Any
15 deviation from that order could empower the other side to go to
16 court and say, look, Judge, they're not following your order.
17 We wish to issue a rule to show cause, which essentially is,
18 like I say, a contempt action.
19 MR. ROSADO: I have a follow-up question. I -- thank
20 you for that. I think Commissioner Gabela's point about the
21 business terms being outdated is also a good one and -- and in
22 the selected party's presentation, this is from within the
23 PowerPoint that we each received with the -- the scarecrows at
24 the front.
25 On the last slide here, it says, Florida -- Florida

City Commission Meeting
June 11, 2026

Page 74

1 law is clear the changes to a negotiated agreement between a
2 private party and the government are allowed, so long as the
3 changes are ministerial or the changes end up benefiting the
4 government. **Is there no wiggle room to negotiate better deal**
5 **terms with the party that was awarded the contract?**
6 **MR. WYSONG:** There is no wiggle room to negotiate any
7 material changes. And actually, we did not prepare this, but
8 I -- I think it's quite helpful because you heard one side say
9 that there were a whole bunch of changes, and they shouldn't
10 have occurred. But when you look at the changes, it's, for
11 example, changing the former City Attorney's name --
12 **MR. ROSADO:** True.
13 **MR. WYSONG:** -- to my name. It's clarifying that --
14 **MR. ROSADO:** -- no -- no -- no changes to business
15 terms --
16 **MR. WYSONG:** Yeah. Those are not --
17 **MR. ROSADO:** -- always for us getting the best
18 possible deal.
19 **MR. WYSONG:** Yeah. And -- and, like, the one that
20 sort of jumped out at me was the adding anti-human trafficking.
21 That's a requirement. We have to put that in, pursuant to
22 Florida Law. So the -- **none of the changes that were made were**
23 **material changes, and I'll say that on the record.** And so I
24 don't know if that answers --
25 **MR. ROSADO:** So there's -- there's no wiggle room to

Page 75

1 change the --
2 **MR. WYSONG:** No.
3 **MR. ROSADO:** -- substantive business.
4 **MR. WYSONG:** -- the -- the court -- the court says --
5 declares that the City must award the contract for the Virginia
6 Key Project to the prevailing bidder. So that means the
7 contract needs to be awarded. That doesn't mean renegotiate, or
8 go back to the drawing board, or anything like that.
9 The court has removed your discretion to make any
10 changes, and -- and mind you, this -- the court didn't do that
11 in a day. This -- this litigation went on from, you know, 2016
12 or -- or so. It's been an on- -- this process started,
13 according to the court order, 1983. The City owns a Marina at
14 3301 Rickenbacker Causeway, that has been operated by the
15 current tenant, Rickenbacker Marina, since 1983.
16 2015, we attempt to do -- the City attempts to do --
17 an RFP. That RFP goes forward. The -- Virginia Key, LLC
18 prepared and submitted a bid in response to the City's first
19 RFP, to avoid any suggestion -- well, all right. Rickenbacker,
20 through an affiliate, New Rickenbacker Marina, also submitted a
21 bid in response to the first RFP. And I'm reading directly from
22 the order with these things.
23 Then on March 16, 2016, the City Selection Committee
24 ranked Virginia Key, LLC as the top-ranked bidder that responded
25 to the first RFP. Rickenbacker was ranked third out of the

Page 76

1 three bidders that responded to the first RFP. The City Manager
2 at the time, Daniel Alfonso, subsequently recommended to the
3 City Commission that the project be awarded to Virginia Key, LLC
4 as the top-ranked bidder.
5 On April 12, 2016, Rickenbacker submitted a bid
6 protest challenging the recommendation of Virginia Key, LLC.
7 The bid protest on the first RFP was heard by the City
8 Commission. At that time, the City Commission threw out the
9 bid. They threw out the bid because there was information that
10 developed that in the year 2000, one of the affiliates, a
11 sub-subcontractor of Virginia Key, LLC, hit a pipe in the bay
12 that caused a sewage spill.
13 Ultimately, the court found that -- presented -- the
14 Virginia Key, LLC presented undisputed evidence to the City
15 Commission showing that the spill in 2000 occurred when the
16 sub-subcontractor struck an underwater sewer pipe that was not
17 marked on any map or chart or recorded in a public easement.
18 City staff investigated and confirmed with the National
19 Oceanographic and Atmospheric Administration, NOAA, that the
20 underwater sewage pipe was not identified on any maps or charts.
21 Neither Virginia Key, LLC nor its principals or affiliates were
22 found to be at fault for the spill by any government agency.
23 But notwithstanding that --
24 **CHAIR KING:** -- George. I'm sorry. I don't mean to
25 interrupt you. But you know, when you say that, I mean to

Page 77

1 interrupt you.
2 **MR. WYSONG:** That's, like, with all due respect,
3 right?
4 **CHAIR KING:** Exactly. You expect us to absorb what
5 you're saying?
6 **MR. WYSONG:** Well --
7 **CHAIR KING:** Wait -- hold -- George, let me finish.
8 **You expect us to absorb all of that here, right this second?**
9 **Because you can't give us all of that in our agenda briefing.**
10 **MR. WYSONG:** Right.
11 **CHAIR KING:** And let me clear something up, because
12 you know I'm the only one up here with the bar license, and I'm
13 not going to try to let y'all take my bar license from me.
14 **One, I don't think you're being honest with us. We**
15 **don't have any wiggle room as to getting this on the ballot. We**
16 **also don't have any wiggle room to negotiate. But it -- it --**
17 **the contract that goes before our residents have to be the**
18 **contract that was negotiated,** and the court was before the
19 court.
20 Now both sides got up and spoke. **I cannot digest what**
21 **they're saying here, in a few minutes. I don't know if there**
22 **were material changes or not,** but I can tell you if we
23 decided -- because there's no universe that exists that this
24 can't go to the voters -- none, gentlemen. There's no universe.
25 But we could absolutely say it can go to the voters x day.

City Commission Meeting
June 11, 2026

Page 78 1 It troubles me when the City all of a sudden wants to 2 act. The court ordered that writ of mandamus in 2023. It is 3 2026. We would not -- I'm asking the question, because you will 4 defend me. 5 MR. WYSONG: Uh-huh. 6 CHAIR KING: We will not be in contempt of court if we 7 said, this goes for special election because -- and we gave all 8 the reasons that we wanted it to go to a special election. And 9 be clear, I am not advocating for it to go to a special election 10 or not. I'm just saying that I don't think you're being 11 truthful with us. And by saying that we could be held 12 personally liable if we vote one way or another is not true. 13 But we are obligated to get this issue to our voters, 14 and we're obligated to make sure that the contract that's going 15 to them is the contract that was before the court, and no terms 16 have been -- no material terms have been changed. And because 17 you're saying that there are no material terms, but you're 18 threatening us by taking a position like we'll be in trouble -- 19 no, we won't. The City should be in trouble because you should 20 have done this from 2023. Because how many elections have gone 21 by since? My election twice, Commissioner Pardo, Gabela, 22 Rosado, Covo. You've had a number of elections that this could 23 have gone to the voters. 24 So as long as we say with certainty that this will go 25 to the voters, and we can identify when it will go to the	Page 80 1 determination on when this is going to the electorate, and I am 2 voting in favor of it going to the electorate, and when do we 3 have to decide to make it for the November ballot? 4 MR. WYSONG: When do you have to decide to put it on 5 the November ballot? 6 Todd? 7 MR. HANNON: I'd share that is July 24th, close of 8 business? 9 CHAIR KING: Okay. So we don't have to det- -- decide 10 this second to absorb everything you have said while we're 11 sitting here. I don't read that quickly. 12 MR. WYSONG: So the -- the difference between what 13 we're saying is, that the -- the document -- which document -- 14 the RFP that was included and ultimately was award- by -- 15 awarded by the judge says, referendum requirement, per Section 16 3F3(i) of the City Charter, the lease will not be valid until it 17 is presented and approved by public referendum. These 18 negotiations must be substantially concluded in time to be 19 considered by the City Commission for placement on the selected 20 election ballot. That has been completed. 21 CHAIR KING: Full stop. Has it completed? 22 MR. WYSONG: Further -- 23 CHAIR KING: But you didn't answer my question, 24 George. 25 MR. WYSONG: Well, hold on --
Page 79 1 voters, I don't think a court is going to say that we, this 2 body, particularly when we, this body -- Manager, Mayor, has not 3 had the opportunity to go over this because this happened way 4 beyond us. Again, I'm not advocating one way or the other. 5 I'm just saying, am I correct, George, if we identify 6 a date that this goes to the court, would we have not satisfied 7 that court order? And by the way, gentlemen, a writ of 8 mandamus, it is a very serious order. We cannot -- we cannot in 9 any universe not adhere to that court order. But to try to 10 threaten us now, when you got that writ of mandamus -- and you 11 were here, George -- we weren't. In 2023, uh-uh, don't do that. 12 Because my colleagues don't know because I'm the only 13 practitioner here. Don't do that. Because that's not fair to 14 us, and it's not fair to us for you to start reading off this 15 stuff when you didn't do it in our agenda briefing. 16 Well, I don't know what you did in anybody else's 17 agenda briefing, but it wasn't done in my agenda briefing. We 18 didn't talk about material terms, changing material terms. So 19 I'm going to let my colleagues now weigh in, since I've given 20 you some more information that I think you would have needed to 21 make an informed decision on this matter. 22 Go ahead, George, because I know you don't belie- -- 23 well, you don't agree with me. 24 MR. WYSONG: Yeah. I just want to clarify. 25 CHAIR KING: But just tell me that. If we make a	Page 81 1 CHAIR KING: Now you're still rea- -- but you didn't 2 answer my question. My question was clear and plain, and it's a 3 yes or a no. 4 If we decide as a body that this will go to the 5 voters, and we identify when it will go to the voters, which we 6 don't have to do today, because we will not miss the deadline. 7 If we wanted to go to a November ballot, will we be in 8 compliance with the writ of mandamus? 9 MR. WYSONG: The -- I can't answer that question 10 because ultimately, you're asking whether or not the plaintiffs 11 will determine your deferral of this item to another date -- 12 because essentially, that would be the action that you'd be 13 taking -- 14 CHAIR KING: George -- 15 MR. WYSONG: -- because you're not putting on the 16 agenda. 17 CHAIR KING: -- we -- we aren't missing the deadline 18 for the November ballot, so nobody can say anything to us. Now 19 the day that it is the deadline for the November ballot, if we 20 don't make a decision, or we don't determine what date, special 21 election, or what have you, then we ma- -- but today, you're 22 trying to tell me that today, we'll be in contempt if we don't 23 make a decision today? 24 MR. WYSONG: Listen -- 25 CHAIR KING: That's a yes or a no, George.

**City Commission Meeting
June 11, 2026**

Page 82 1 MR. WYSONG: Hold on. No, no -- 2 CHAIR KING: That's a yes or no -- yes. 3 MR. WYSONG: -- you asked -- you asked why -- why have 4 we -- 5 CHAIR KING: No. I -- I just asked you, yes or no, if 6 we do not make a decision today, will we be in contempt, 7 considering that the November ballot language, we have until 8 sometime in July to determine. 9 MR. WYSONG: So as you have indicated in the past, a 10 lawyer doesn't answer questions like that, yes or no. 11 CHAIR KING: It depends. 12 MR. WYSONG: The answer is, it depends. It depends on 13 what the plaintiffs do, it depends on what the court thinks. 14 I -- I have no crystal ball. But I will tell you, you asked a 15 question, why now do we have to do this when we didn't do it 16 before, you know, between the 23rd -- 17 CHAIR KING: That was a rhetorical question, George. 18 It was rhetorical. 19 MR. WYSONG: But after the -- after the 23rd, the 20 February 23rd, the case went on appeal. The -- the mandate of 21 the Third District came out in December of 2025. But the 22 referendum requirement says the City, together with a successful 23 proposal, may choose to present the project by referendum during 24 a scheduled election as a piggyback or may choose -- 25 CHAIR KING: George, hold on. Hold on, hold on, hold	Page 84 1 MR. GABELA: I think I heard him -- is that what you 2 said? 3 MR. PARDO: I didn't hear -- 4 MR. WYSONG: Yeah, the question was -- 5 MR. GABELA: I'm here in the middle of this. I've got 6 bad hearing in my left ear. 7 CHAIR KING: It was 20- -- but -- but you should lead 8 with, no, we got our final absolute in 2025. You should lead 9 with that. That, you know -- 10 MR. WYSONG: The question presented was, when did the 11 court order -- the court -- the trial court, and my answer was 12 the trial court entered an order. And I read from the date of 13 the order, February twenty-thir- -- February of 2023. 14 Now after that, as I was answering Commissioner 15 Rosado's questions, I was going to provide you the details of 16 all the different times that this went to the Circuit Court, 17 Appellate Division, to the Third District Court of Appeals, and 18 then it came back. The Third District issued its mandate in 19 2025. 20 CHAIR KING: Okay George, but don't you think you 21 should lead with that? Once all of the remedies were exhausted 22 was 2025, so we couldn't do anything before 2025. You should 23 lead with that, and that is what I'm saying. You -- you're 24 leading with, oh, if we don't take this action, then the court 25 might hold us in contempt, la, la, la --
Page 83 1 on. 2 MR. WYSONG: So what that means is -- 3 CHAIR KING: Hold on, George, hold on. Hold on, hold 4 on, hold on. You said to us earlier this was done in 2023. Am 5 I mistaken? 6 MR. WYSONG: The trial court ruled in 2023. 7 CHAIR KING: Okay. But you said it was all done 2023. 8 MR. WYSONG: No. 9 CHAIR KING: This has been -- did you guys hear the 10 same thing that I heard? 2023, right? Now it's jumped to 2025. 11 I wouldn't make the argument if you hadn't said 2023. I would 12 not have said, we've had this election, and that election, and 13 that election, if you had said 2025. You -- this is why the 14 voters don't trust us. Because you say one thing, then you say 15 another. 16 Now let me ask my colleagues again, did he not say 17 2023? 18 -- yes. 19 MR. GABELA: Okay. Can I just say something? It -- 20 can I -- 21 CHAIR KING: Wait, wait. But I'm just -- I'm just 22 trying to -- I'm just -- 23 MR. GABELA: But can I say something? 24 CHAIR KING: Yeah, but answer my question. Did he say 25 2023?	Page 85 1 MR. WYSONG: They might hold you in contempt. 2 CHAIR KING: You know, like, that's what you told 3 Commissioner Gabela. Because he went and said, I don't want to 4 do anything that's going to get us in trouble and cause -- 5 MR. WYSONG: I stand by that. 6 CHAIR KING: -- this and that. 7 MR. WYSONG: That the court might hold you in 8 contempt. 9 CHAIR KING: The court's not going to hold me in 10 contempt if I follow the court order. The court will not. And 11 there's no universe, and I say it again, that this is not going 12 to the voters. 13 MR. WYSONG: Right. 14 CHAIR KING: None. 15 Commissioner Gabela? 16 MR. GABELA: So -- so I -- I thank you for educating 17 us, that we are not experts like you. But here's what I want to 18 say: I rebuild -- I've done V12 Jag- -- 19 CHAIR KING: I'm not an expert. 20 MR. GABELA: -- V12 Jaguar engines and all kinds of -- 21 I've done them all my life, and so I'm the expert on that, you 22 know? However, you don't have to be an expert to know how to 23 put the key in the initial and turn the car on, okay? 24 So when he tells me -- I'm -- now if today, you tell 25 me otherwise, then I will be -- I will be, you know, abso- --

City Commission Meeting
June 11, 2026

Page 86

1 look, I'll say it again. I think this is a bad deal for the
2 City, something that's 10 years old. It does not reflect
3 property prices today. What we can get as -- as a lease today,
4 doesn't reflect any of that, so this is a bad deal. You know,
5 I've said that already.
6 However, okay, if you're the attorney, and I'm going
7 to ask the advice from the attorney, okay? And he's the -- you
8 know, he is the attorney, at the end of the day. I've got
9 somehow believe that I have to take his advice, because if his
10 advice is not valuable, then what do we have George for as an
11 attorney, okay?
12 I mean, that -- for me, that's what it is. So I don't
13 have to be an expert, you know, to know that if the man's
14 telling me this is the problem. Now if -- if that's not the
15 problem, I will be happy to def- -- if we're not going to be in
16 contempt, and you can guarantee me we're not going to be in
17 contempt, then right now, I would -- I would vote, like, with
18 you, to defer it. That -- that's just me, you know? But --
19 CHAIR KING: I'm not proposing a deferral. I'm not
20 prop- -- I was just trying to show in law, there are two sides.
21 And usually, we answer a question with, it depends. But I don't
22 like -- I don't like a heavy-handed -- saying, oh, we're going
23 to be held in contempt, because I know that's not true.
24 And then with saying the other stuff, like not leading
25 with 2025, saying 2023, that kind of thing. It -- and then do

Page 87

1 we have material changes, do we not have material changes?
2 Those -- those are things that I cannot determine right here
3 because another thing in law that they say is trust but verify.
4 I believe our Madam Mayor would like to have a comment
5 as well.
6 MAYOR HIGGINS: Mr. City Attorney, I have a question
7 for you. The ballot language, was that specified by the court,
8 or did we draft that?
9 MR. WYSONG: The -- I believe that was developed in
10 consultation with the court order, and we just followed our
11 normal procedures for drafting that language.
12 MAYOR HIGGINS: Okay. So -- so we drafted it.
13 MR. WYSONG: Yes.
14 MAYOR HIGGINS: Colleagues, the one thing -- I mean,
15 there's two sides to this, right? I mean, obviously, we'd like
16 to have a better marina deal. Obviously, it's been dragged out
17 in the courts for going on 10 -- 10 years now. And this ballot
18 language, in some ways isn't as clear as it could be, and I'm
19 thinking -- particularly Commissioner Gabela, what you said,
20 it's 10 years old. And so I'm wondering if we need to add
21 something to this ballot language, you know, per a deal, or a
22 lease, or a negotiation in 2017, comma, shall we do all these
23 things?
24 Because that's the one thing that appears to be
25 missing is this disclosure to the voters however they vote --

Page 88

1 vote yes or vote no -- but the full deal here is, this is not
2 something we negotiated today. None of us had anything to do
3 with this, right?
4 But they need to know to be able to weigh in. It's
5 okay that this was done in 2017. It may not be the best deal we
6 would get if we did it today, but we get a new marina, and we're
7 okay with that, even though it's an old deal. Or they could
8 say, oh gosh, that was a long time ago. Maybe we should look to
9 see if the City could be a better deal.
10 But I -- I'm not clear that we are providing that
11 information of the actual choice the voter's making by -- by
12 leaving out how long ago this contract was negotiated. We
13 clearly have to put it on the ballot. But if we have any say,
14 if you all are interested in thinking about that, that was an
15 observation that I made.
16 CHAIR KING: Commissioner Pardo, I think you said --
17 MR. PARDO: Well, I kind of would like to know how you
18 respond to that.
19 MR. WYSONG: Yes. So I think that -- like I said, the
20 court ordered the award. It went through the appellate process.
21 There is no discretion to change, really -- the -- the ballot
22 question has a limitation of 75 words. It mentions what the
23 deal specifics are, while, you know, this deal may be 10 years
24 old.
25 And -- and as the order reflects and the history

Page 89

1 reflects, there was an interim RFP that went forward, where
2 Rickenbacker presented their project to the voters, and it was
3 rejected by the voters. The people read the chartered question,
4 they got the information, and they voted it down. That may very
5 well happen here. You know, people may take into consideration
6 that this is an older deal, that these numbers are old. And I
7 believe Virginia Key, LLC understands those risks. And --
8 and -- but -- but they litigated all that. The court said,
9 award this City of Miami Commission.
10 And when you couple that with the journey that it took
11 from 2015 to present, where the Commission voted things down,
12 and the order specifically says the former City Commission acted
13 arbitrarily and capriciously in delaying the approval of this
14 project, that's why I view that -- while it may seem draconian
15 to the Chair, I -- I don't think it's beyond the realm of
16 possibility that the plaintiffs could say, look, here's yet
17 another example of the City -- a new City Commission trying to
18 delay this matter. And they -- they're saying, move it from the
19 November election to a March election or something like that.
20 And that could have an impact on the voter turnout,
21 and how the item is perceived, and stuff like that. You're --
22 you're weighing in on this when the court really said, the court
23 has awarded this project and -- subject to voter approval, and
24 just send it to the ballot.
25 MR. PARDO: So I want to make sure I understand this.

**City Commission Meeting
June 11, 2026**

Page 90

1 So the ballot language has already gone through a very extensive
2 process.
3 MR. WYSONG: Right.
4 MR. PARDO: It's been agreed upon.
5 MR. WYSONG: With -- with the plaintiff.
6 MR. PARDO: And the court has ordered this ballot
7 language?
8 MR. WYSONG: The court has ordered that the project --
9 the court never reviewed that ballot language. So that's
10 between the -- the prevailing party -- and whenever we do these
11 RFPs, there's always that sort of give-and-take. Once they win
12 the RFP, once the City Commission awards it, then the ballot
13 que- -- question is negotiated. We prefer to have buy-in -- we
14 demand buy-in from the plaintiff because in the event it is
15 challenged, they're going to be carrying a lot of the water in
16 the defense of the ballot question. So --
17 MR. PARDO: Both sides agreed to this ballot?
18 MR. WYSONG: Both sides agreed to this ballot.
19 MR. PARDO: Okay. So it's a ministerial function.
20 Okay.
21 MR. WYSONG: Yeah.
22 MR. PARDO: Thank you.
23 CHAIR KING: We have to vote on RE.4 --
24 MR. WYSONG: First. Yes.
25 CHAIR KING: -- before we can vote on RE.3. Do I have

Page 91

1 a motion for RE.4?
2 MR. PARDO: So moved.
3 MR. GABELA: Okay. What -- what exactly are we
4 moving? What -- we're moving to what, to put it on the -- on
5 the ballot?
6 CHAIR KING: No. We're awarding the lease. The --
7 re- -- the -- what are --
8 MR. WYSONG: RE.4 is awarding request for proposals
9 Number 16, 17-011 for the lease of City of Miami-owned
10 waterfront property for the marina restaurant store uses,
11 located at approximately 3301, 3605, 3501, 3311, and 3511
12 Rickenbacker Causeway, as more particularly described in the
13 attached Exhibit A to Virginia Key, LLC, subject to approval by
14 a majority of the votes cast by the electorate at a referendum
15 election, authorizing the City Manager to execute a lease
16 agreement in substantially detached form, with proposer for an
17 initial term of 45 years with two 15-year renewal terms and
18 payment to the City of a minimum guaranteed annual rent equal to
19 \$2,200,000, increased annually, plus percentage rent equal to 6
20 percent of gross revenues for the privately-funded development
21 of a marina on the property, including boat storage,
22 restaurants, retail, and public parking, as more particularly
23 set forth in the lease, subject to approval by a majority of the
24 votes cast by the electorate at a referendum election and in
25 accordance with the requirements of the City Charter and other

Page 92

1 applicable laws. That's what you're voting for.
2 -- second.
3 CHAIR KING: I have a motion and a second. All in
4 favor?
5 THE BOARD: Aye.
6 CHAIR KING: Motion carries unanimously.
7 MR. WYSONG: Then RE.3 is a resolution -- I'll just go
8 ahead and read the title, Madam Chair, just for the record.
9 A resolution of the Miami City Commission, with
10 attachments, approving, setting forth, and submitting to the
11 electorate for their approval or disapproval, the following
12 referendum ballot question: Shall City lease approximately
13 27.62 acres on Virginia Key to Virginia Key, LLC for a 45-year
14 initial term with two 15-year renewals, minimum annual
15 guaranteed rent to City of \$2.2 million dollars with
16 escalations, totaling approximately 203,980,000 over the initial
17 term, plus 6 percent of gross revenues, approximately 80 million
18 privately-funded investment to redevelop existing Rickenbacker
19 and marine -- stadium marinas in an environmentally sensitive
20 manner, including boat storage, restaurants, retail, and public
21 parking, question mark.
22 Calling for and providing that such ballot question
23 will be submitted to the electorate at the referendum special
24 election, to be held concurrently with the general election
25 scheduled for November 3, 2026, designating and appointing the

Page 93

1 City Clerk as the official representative of the City Commission
2 with respect to the use of voter registration, books, and
3 records. Further, directing the City Clerk to cause a certified
4 copy of the herein resolution to be delivered to the Supervisor
5 of Elections for Miami-Dade County, Florida, not less than 45
6 days prior to the date of such election.
7 MR. GABELA: Motion.
8 MR. PARDO: Second.
9 CHAIR KING: All in favor?
10 MR. HANNON: Chair. Chair.
11 CHAIR KING: Oh, Sorry. As amended. Todd is going to
12 read the --
13 MR. HANNON: Yes. As amended, to add a resolution
14 number in the 16th whereas clause, and a resolution number in
15 Section 4 of the legislation, as well as into -- in addition to
16 a few other amendments associated with grammar. So those are
17 the amendments.
18 CHAIR KING: I have a -- I have a motion and a second.
19 All in favor?
20 THE BOARD: Aye.
21 MR. HANNON: Unanimous.
22 MR. WYSONG: And Madam Chair, after that
23 interaction -- I also wanted to introduce -- we have interns
24 here from the City of Miami Attorney's Office. I'd like them to
25 stand. They just got to watch a vigorous debate on --

City Commission Meeting
June 11, 2026

Page 94

1 CHAIR KING: Yay. Hope you enjoyed that.
2 MR. WYSONG: We thank them for their service.
3 CHAIR KING: The ans- -- the question is al- -- the
4 answer is always "it depends".
5 MR. PARDO: That was good banter from you guys for
6 them.
7 MR. ESCALONA: It was practice.
8 CHAIR KING: That shall conclude the City of Miami
9 Commission for Janu- -- June 11, 2025. We're going to flip the
10 tape and get into our two CRA meetings scheduled.
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Page 95

1 CERTIFICATE OF TRANSCRIBER
2
3
4 I, DONNA SERAFINO, do hereby certify that I was authorized
5 to transcribe the foregoing recorded proceeding; and that the
6 transcript is a true and accurate transcription, to the best of
7 my ability, taken while listening to the provide recording.
8
9 I FURTHER CERTIFY that I am not of counsel or attorney
10 for either or any of the parties to said proceedings, nor in any
11 way interested in the events of this cause, and that I am not
12 related to any of the parties thereto.
13
14
15 Dated this 19th day of June, 2026
16
17 
18 _____
19 DONNA SERAFINO
20
21
22
23
24
25

City Commission Meeting
June 11, 2026

	10-day 36:18	43:4	2026 3:2 17:15, 16
\$	10-year 35:22	1983 75:13, 15	43:5 47:22
\$100 43:17	10-year-old 71:1, 6	1985 4:17	50:23 51:1
\$2,200,000 91:19	102nd 34:22		57:20 78:3
\$2.2 92:15	10th 67:16	2	92:25
\$80 67:5	11 3:2 17:15	2	203,980,000 92:16
	94:9	9:25 10:3	21 13:9, 19, 21
(	1130 34:22	34:3 49:21	24:25
(g) 10:25	12 76:5	51:9 57:11	22 24:12, 20, 21
	12th 6:23	65:11	25:1, 16
-	1436 39:15 48:19	2-1013(a) 59:23	23 17:13 51:1
-hold- 58:21	1450 41:9 46:15	2-8 10:20	233(f) 10:25
0	47:15	20 30:15	23rd 82:16, 19, 20
01-3126-	15 6:5 8:9	20- 84:7	24 11:3 43:25
0150040 17:14	30:15 66:19	200 34:1	24th 80:7
01-3126-	15-year 91:17 92:14	2000 76:10, 15	25 47:10
0150110 17:14	1500 6:22	2015 75:16 89:11	25th 15:21, 22, 25
1	16 75:23 91:9	2016 75:11, 23	16:1
1 17:3 42:19	16th 93:14	76:5	2601 20:25
57:2	17 64:25 65:2	2017 36:3 87:22	26087 35:5
10 8:9 17:8	17-011 91:9	88:5	27 7:1 43:16
18:17 32:19	17th 6:23	2022 25:11	27.62 92:13
36:25 41:20	19 17:16	2023 47:22 67:16	286.01144(c) 12:23
54:2 66:18,	19189 43:4	78:2, 20	286.0115 13:18
23 67:4, 5	19190	79:11 83:4,	
68:19 69:2		6, 7, 10, 11,	
86:2 87:17,		17, 25 84:13	
20 88:23		86:25	
		2025 27:25 82:21	3
		83:10, 13	
		84:8, 19, 22	3 34:3 51:9
		86:25 94:9	52:6 53:13

City Commission Meeting
June 11, 2026

54:1 57:11 64:16, 18, 21 65:11 92:25 30 23:12, 13, 14 27:25 32:18 3301 35:15 75:14 91:11 3311 91:11 35 56:10 35-220 56:15 35-241 56:17 35-242 56:19 35-243 56:20 35-244 56:21 3500 12:9 3501 91:11 3511 91:11 3605 91:11 37 56:2 37-11 56:4 38 57:2 38-18 57:4 3:00 54:1 3f3(i) 80:16	4 4 21:4 29:22 35:5 43:4 50:2 52:6, 8 55:6, 7, 19 65:18, 25 66:6 93:15 40 4:16 6:17 45 91:17 93:5 45-year 92:13 5 5 52:6 56:11 501 35:7 62:25 52 17:3, 18 52-2(i) 17:3 550 44:24 55th 35:8 62:25 5:00 54:2 6 6 10:4 54:2 55:11 91:19 92:17 6-year-old 53:8 600 36:7 6th 39:15 48:19	7 7 55:12 7.1.4 13:8 7.1.4.5 13:19 75 43:17 44:10 45:22 88:22 77 14:8 8 8 15:24 80 43:17 92:17 800-kid 6:25 850 17:13 9 9 50:23 57:20 90 29:22 920 17:13 9:30 11:9 37:24 A a.m. 11:9 Aabad 30:20 35:15 41:16, 17 42:22	abandoned 20:14 23:12 abate 45:5 ability 22:22 45:10 abso- 85:25 absolute 84:8 absolutely 77:25 absorb 77:4, 8 80:10 accept 12:5 24:14 37:16 45:17 acceptable 17:23 38:12, 17 68:18 acceptance 25:13 accepted 24:18 36:4 access 24:23 25:4, 16 33:5 Accessibility 58:10 accomplish 28:16 29:12 32:9 accomplished 8:2 accordance 10:25 91:25 accurate 35:10 44:21 Ace 53:18 acknowledge 44:1 acres 43:16 92:13 act 78:2
--	---	--	--

City Commission Meeting
June 11, 2026

acted 67:19 70:15 89:12 action 10:17, 19 12:3, 13 33:12 48:9 63:15, 25 69:21 70:6, 13, 16 73:18 81:12 84:24 actions 31:1 34:24 37:18 65:3 72:13 activation 17:9 acts 41:22 56:7 actual 88:11 acumen 6:3 add 64:6 87:20 93:13 added 47:17 adding 74:20 addition 57:20 63:5 64:24 93:15 Additionally 12:4 address 11:20 12:15 22:8 23:8 25:23 26:23 31:15 46:10 55:19 addressed 54:7 addressing 12:14 adequate 43:22	adhere 79:9 adjacent 63:10 administer 15:2 administratio n 12:2, 6 15:18 38:1 47:25 53:17 64:23 76:19 administrativ e 57:25 65:3 administrator 8:10 admissions 45:14 admitted 52:2 advance 38:2 advanced 63:1, 3 advantage 46:24 advice 86:7, 9, 10 Advisory 58:11, 20 59:19 60:4, 5, 13 61:25 64:25 advocacy 24:6 advocate 19:2 advocating 78:9 79:4 affiliate 67:23 75:20 affiliates 36:23 76:10, 21 affirm 15:10	affirmation 13:15 affirmed 69:25 70:1, 4 affordable 7:24 afforded 36:19 afternoon 36:16 54:2 age 5:21 18:23 agency 28:19 76:22 agenda 10:23 11:1 13:3 14:15 15:15 16:4, 12 19:22 22:8 23:7 25:22 26:22 31:14 35:2 36:16 51:9 55:20 57:23, 25 58:21 68:13 77:9 79:15, 17 81:16 Agnes 8:22 agree 38:24 47:24 54:11, 14 71:16 79:23 agreeable 42:1 agreed 47:25 53:15, 17, 18 90:4, 17, 18 agreeing 67:21 agreement 10:18 42:15 43:15, 19 47:18 68:9 74:1 91:16	agrees 13:23 ahead 44:18 71:24 79:22 92:8 aids 12:17 al- 94:3 alarmism 69:15 alarmist 69:14 Alex 41:6 Alexander 60:15 Alfonso 76:2 aligned 65:4 alike 9:9 Allapattah 8:8 17:8 19:22 22:7, 25 25:22 26:21 27:16 28:9, 13, 14 29:14 32:8 39:25 40:1, 3 48:20 49:2, 4, 5, 6, 8 66:5, 8, 12 Allegiance 9:18, 19 allocation 45:1 allowed 11:17 14:4 38:8 74:2 allowing 31:17 40:14 45:23 Almighty 8:24 9:11
--	---	--	--

City Commission Meeting
June 11, 2026

Alta 29:22	anti-human 74:20	23,25 24:11, 21 25:3	approximately 11:9 30:15 35:7 91:11 92:12,16,17
AM.1 50:22	anymore 50:5	applicant's 13:12 24:25	April 48:11 50:22 51:1 76:5
AM.2 50:25	apologies 54:21 57:18	application 13:22 34:8	arbitrarily 67:20 89:13
Amen 9:16,17 32:13	apologize 16:17 27:23	appoint 58:11 59:20, 21 60:6,14, 15,25 61:19 62:1	arborist 62:23 63:23
amended 12:10 17:4 52:8 56:3,11 57:3,16,19 93:11,13	apology 37:17	appointing 39:18 92:25	arborists 33:1
amending 56:2,4,10,15 57:2,4	apparently 63:17	appraisal 43:23	architect 41:5
amendment 67:22	appeal 14:2 24:20 35:2,4,5 82:20	appraisals 36:1,13 42:9 43:24 44:1 48:10,13 72:5	architects 41:5
amendments 46:3 93:16, 17	appealed 63:16	appraiser 44:3	area 32:17 40:13 49:9
American 12:9	Appealing 33:8	appreciated 5:25	argument 47:22 69:17 83:11
anchorage 63:5	appeals 14:2 21:12 61:16 69:24, 25 84:17	approval 20:5 34:13 68:2,6,10 73:13,14 89:13,23 91:13,23 92:11	arguments 69:15
and/or 14:22	appearing 10:6 14:20	approve 20:11,18 22:25 24:2 26:16 29:15 32:10 43:12 45:6 47:19 49:16 50:14, 22	arrest 11:14
Andrea 26:20	appears 24:25 25:1 26:5 36:5 38:10 87:24	approvals 45:7	arrived 27:14
Angelica 31:13	appellant 13:10,13 14:2	approve 20:11,18 22:25 24:2 26:16 29:15 32:10 43:12 45:6 47:19 49:16 50:14, 22	Arthur 61:19
Angulo 61:9	appellate 31:1 44:19 69:23 84:17 88:20	approved 33:5 44:7,25 80:17	Article 9:25 10:4 17:3 56:11 57:2
announced 6:21	appellee 13:10,14 14:3	approving 48:23 92:10	Arts 61:7
annual 91:18 92:14	applauding 11:15		asset 20:14
annually 91:19	applicable 17:19 25:15 92:1		assets 30:8
ans- 94:3	applicant 13:10,13,22,		assistance 12:17
answering 84:14			associate 19:1
answers 74:24			associate's 7:2

City Commission Meeting
June 11, 2026

association 24:9,10,11 63:20 assumptions 43:14 44:2, 10 at-large 59:7,13 60:17 Atmospheric 76:19 attached 31:3 91:13 attachments 56:10 92:10 attempt 48:3 75:16 attempting 33:8 attempts 75:16 attended 5:21 23:18 attending 11:13 attention 21:21 40:20 46:1,4 attorney 9:21 16:20 17:23 36:9 38:12,18 55:23 64:10 72:15 86:6, 7,8,11 87:6 Attorney's 13:3 74:11 93:24 attributable 45:4 audience 40:21 Audit 58:20 author- 17:20	authorize 45:22 authorizing 17:20 91:15 auxiliary 12:17 Ave- 47:15 Avenue 6:23 41:9 46:15 47:16 avoid 75:19 award 21:13 43:5 45:14,17 48:5,6 67:22 68:5 73:13 75:5 88:20 89:9 award- 80:14 awarded 31:2 41:16, 18 43:11 70:24 74:5 75:7 76:3 80:15 89:23 awarding 70:23 91:6,8 awards 90:12 Aye 16:16 50:20 51:7,16 52:13 54:20 55:17 58:6, 18 59:4,11, 18 60:2,11, 22 61:5,14, 23 62:5 65:15 92:5 93:20	B baby 4:2 back 7:10 19:4 37:14 38:19 47:7 54:24 55:1,3,20 63:25 66:18 67:5 69:2 75:8 84:18 backup 36:16 57:22 backwards 67:3 bad 37:8 71:1,7 84:6 86:1,4 Bailey 60:15 61:17 ball 82:14 ballet 80:5 ballot 30:4 42:5 43:6,10 44:6,15 46:1,3 73:7, 14 77:15 80:3,20 81:7,18,19 82:7 87:7, 17,21 88:13, 21 89:24 90:1,6,9,12, 16,17,18 91:5 92:12, 22 Bank 4:18 8:15 banker 6:17 bankers 5:24	banking 5:23 banter 94:5 bar 77:12,13 barred 11:12 barrier 53:10,23 barriers 53:23 basically 19:2 basis 72:17 bay 18:9,15,21 19:10 34:22 76:11 Bayfront 38:25 59:5 Bayshore 20:25 Bayside 24:9 BC.1 58:10 BC.12 60:4,5 BC.13 60:13 BC.14 60:24 BC.17 61:7 BC.18 61:16 BC.20 61:25 BC.3 58:20,21 BC.3. 58:23 BC.4 37:15 59:5
---	--	--	--

City Commission Meeting
June 11, 2026

BC.5 40:15 59:12 BC.5. 39:16 BC.8 59:19 be- 65:19 Beach 29:22 30:10 beautiful 62:17 begin 11:9 27:16 40:20 begun 9:13 behalf 13:13 29:24 34:2 43:2 52:17 belie- 79:22 benefit 26:11 benefiting 23:12 74:3 bestowed 9:6 Betancourt 48:18, 19 Bethany 17:11 Beyra 59:20 bid 75:18, 21 76:5, 7, 9 bidder 30:20 67:23 68:1, 6 75:6, 24 76:4 bidders 76:1 bidding 67:24	bids 67:20 big 18:13 66:1 bil- 67:24 Billy 27:23 37:14 Bilzin 41:9 Biscayne 34:1 bit 3:15 bless 28:8 31:11 32:12 blessings 9:5 block 40:3 board 10:7 16:13, 16 39:17, 19, 20 40:16 50:20 51:7, 16 52:13 54:16, 20 55:17 58:6, 11, 18 59:4, 11, 12, 18, 19 60:2, 4, 9, 11, 13, 22 61:5, 14, 16, 23, 25 62:5 65:15 70:21 75:8 92:5 93:20 boards 6:13 37:25 58:9 62:7 boat 91:21 92:20 Boater 19:6 bodies 5:11	body 11:20 13:11 79:2 81:4 body's 3:22 bono 6:2 books 93:2 born 5:20 Boulevard 34:1 BRA 25:3 brand 68:17 Brandy 59:21 break 32:5 Brenda 48:19 Brian 61:10 Brickell 41:9 46:15 47:15, 16 briefed 13:2 briefing 66:20 71:18 77:9 79:15, 17 briefings 36:15 briefly 13:21 bring 4:3 19:11 22:17 27:6 40:20 54:24 55:1, 3 63:25 bringing 34:8 broadcast 14:8	broadens 45:10 brought 32:20 budget 28:20 build 29:2, 3 building 6:22 9:10 29:2, 3 40:10 builds 19:15 bunch 74:9 bureaucracy 31:17 buried 46:2 Burlington 20:25 Bury 19:15 business 6:3 9:24 11:2 56:13 73:21 74:14 75:3 80:8 businesses 49:4 busy 19:24, 25 46:3 buy-in 90:13, 14 bypass 44:20 C CA.1 51:9 Caicedo 58:12 call 40:5
---	--	--	--

City Commission Meeting
June 11, 2026

called 40:5	carrying 90:15	26:18 27:19	85:2, 6, 9, 14,
calling 18:18 92:22	case 69:22 82:20	28:7 29:17,	19 86:19
calls 37:19	cases 4:2 33:11	19 31:8, 10	88:16 89:15
candidates 46:2	cast 91:14, 24	32:13 33:18,	90:23, 25
canopies 49:25	caused 76:12	21, 23 34:19	91:6 92:3, 6,
canopy 34:24 62:17,	Causeway 35:16 75:14	35:13 37:9,	8 93:9, 10,
18 63:4	91:12	11, 13 39:6,	11, 18, 22
65:4, 6	caveat 53:20	9, 10 40:17,	94:1, 3, 8
capable 8:3	celebration 3:18	19, 22, 25	Chairman 27:22
capriciously 67:20 89:13	cell 14:5	42:14, 17, 20,	Chairperson 11:11 12:7
captioning 14:8	Center 61:7	23, 25 44:16	chairwoman 3:19 5:19
capture 34:25	CEO 6:5	46:7, 11, 17,	33:24 34:5
captured 18:17	certainty 78:24	18, 20 47:1,	39:13 42:24
car 85:23	Certificates 56:22	4, 9, 11, 13, 14	49:19 60:25
care 7:22 9:9	certification 36:8	48:16 49:18	Challenge 3:14
70:20	certified 93:3	50:11, 18, 21,	challenged 70:3 90:15
career 5:23 6:4	cetera 73:3	25 51:5, 8,	challenging 76:6
cares 29:1	Chair 3:1, 9 5:3, 13	14, 17, 25	Chambers 11:12, 18, 19
Carlos 5:14, 19 6:14	7:11 8:21, 25	52:1, 3, 6, 8,	chance 29:13 36:19
7:12 8:6	9:18, 22	11, 14, 19	change 8:8 75:1
carriage 4:2	11:6, 8 14:9,	53:2, 7, 15	88:21
carries 55:18 58:19	10, 12 15:1,	54:8, 11, 14,	changed 78:16
60:3, 12, 23	2, 4, 5, 13, 14,	18, 21, 22	changing 74:11 79:18
61:6, 15, 24	17 16:3, 7, 9,	55:7, 11, 16,	channel 14:7, 8
62:6 65:16	11, 14, 17, 19,	18, 23, 25	Chapter 9:25 10:3
92:6	22, 24, 25	57:9, 10, 14,	17:3, 18
carry 52:14 58:7	17:25 19:16	16, 18 58:3,	56:2, 10 57:2
	20:21, 23	4, 7, 10, 13,	64:25 65:2
	22:3 23:3	16, 19, 25	Charges 56:20
	24:5 25:18	59:3, 10, 12,	chart 76:17
		17 60:1, 3,	charter 35:25 36:13
		10, 12, 21, 23	
		61:4, 6, 13,	
		15, 22, 24	
		62:4, 6, 9, 10	
		64:8, 10, 14,	
		17, 19 65:5,	
		9, 13, 16, 21,	
		23 66:4, 8,	
		11, 15 71:21	
		72:14 76:24	
		77:4, 7, 11	
		78:6 79:25	
		80:9, 21, 23	
		81:1, 14, 17,	
		25 82:2, 5,	
		11, 17, 25	
		83:3, 7, 9, 21,	
		24 84:7, 20	

City Commission Meeting
June 11, 2026

37:7 45:12 67:22 80:16 91:25 chartered 89:3 charts 76:20 Check 57:13 children's 29:4 choice 68:16 88:11 choose 82:23, 24 chose 30:14 Christ 9:16 Christoff 29:21, 24 31:9 Christopher 59:6 62:1 church 8:22 29:6 churches 28:24 Circuit 69:23 84:16 circumstances 32:24 citizen 32:17 citizens 71:2 city 3:1, 13 4:3 5:6, 15, 22 6:1, 2 7:6, 7, 8, 9 9:21, 25 10:1, 4, 5, 6, 7, 9, 12, 13, 14, 15, 16, 17, 20, 21, 23, 25 11:2, 4, 5, 7, 12, 13 12:2,	6, 8, 10, 13, 14, 18, 19, 22 13:2, 3, 10, 14, 15, 16, 21, 23, 24 14:3, 10, 15, 16, 17, 18 15:14 16:20, 25 17:2, 4, 6, 12, 18, 19, 20, 23 18:8 19:3 20:12 21:8, 9, 13 24:20 27:4, 22 30:13, 16, 17 31:5 32:23 33:1, 4 35:23 36:9 38:11, 12, 17 42:4 44:17 45:2, 4, 6, 7, 12, 24 48:5 49:1, 10, 14, 15 50:25 51:25 52:14 53:16 55:23 56:2, 3, 5, 10, 11, 12 57:2, 3, 17 58:9 59:21, 23 62:11 64:23 67:19 68:4, 9 70:14 71:13 72:15 74:11 75:5, 13, 16, 23 76:1, 3, 7, 8, 14, 18 78:1, 19 80:16, 19 82:22 86:2 87:6 88:9 89:9, 12, 17 90:12 91:9, 15, 18, 25 92:9, 12, 15 93:1, 3, 24 94:8 city's 14:6, 7 35:7 75:18	civic 6:13 22:19 63:20 Civil 39:17 40:16 59:12 clapping 11:15 Clara 52:16 clarify 79:24 clarifying 74:13 classes 22:12 clause 56:8, 24 57:7 93:14 cleaning 18:19 40:1 clear 26:8 27:2, 15 69:7 70:2 71:5, 11, 18 72:9 74:1 77:11 78:9 81:2 87:18 88:10 clearance 63:2 clearing 18:12 Clemente 34:24 Clerk 10:4, 15 12:18 13:15 14:10, 18 17:1 44:17 51:25 57:17 58:9 62:11 93:1, 3 Clerk's 10:9 11:2 client 21:13 48:14	close 80:7 closed 11:10 14:8 25:9 50:13 53:19 closes 12:7 club 4:20 clubs 4:19 coaches 20:3 28:24 29:7 Coconut 56:12 62:15 code 10:1, 4, 8, 13, 14, 20 11:1 13:21 17:4, 18 45:12 47:8 56:2, 5, 11, 12 57:2 59:23 Coffey 20:23, 24, 25 colleague 5:17 colleague's 71:22 colleagues 3:3 16:4 79:12, 19 83:16 87:14 College 6:25 Comcast 14:8 come- 27:12 comfortable 14:23 69:1 comma 87:22 command 21:8, 17
--	--	---	--

City Commission Meeting
June 11, 2026

commander 40:6	36:15 37:21 38:21 39:18,	communities 26:7	37:6 45:18
commencing 17:15	23 59:6, 20	community 7:5, 20, 23	composition 36:21
commend 39:22, 23	60:5, 15, 16	8:16 17:9,	compounded 63:12
comment 11:9, 10, 21,	61:17, 18	10, 11 20:14	compounding 67:6
23, 24, 25	62:14 65:18	22:7, 15	comprised 36:22
12:4, 7, 8, 19,	71:21 72:14	23:1, 7, 21, 23	compromise 63:2
25 18:1	73:20 78:21	24:3, 10	compromised 63:5
50:12, 13	84:14 85:3,	25:22 26:1,	concept 72:16
64:8, 12 87:4	15 87:19	7, 17, 21	concern 24:17, 18
commenter 52:22	88:16	27:2, 7, 18	26:3 32:23
comments 11:21, 25	commissioners 9:1 13:2	28:9, 11, 16,	37:21 66:22
12:3, 5 34:12	14:23 15:18	20, 21, 25	71:22
37:20	19:21 20:24	29:5, 11, 16	concerned 63:19
commission 3:1 5:4, 8	21:9 22:6	31:17, 24	concerns 44:6
7:14 9:25	23:6 25:21	32:4, 9 34:6,	concessions 39:3
10:6, 12, 17,	27:21 29:23	7 35:10 41:3	conclude 94:8
21 11:4, 5, 7,	34:21, 23	48:20, 23	concluded 80:18
12, 13, 18	39:14 42:7	49:3, 11, 12,	concludes 57:9 62:7
12:13, 14, 22	43:1 46:14	17 53:10	conclusion 67:17
13:16, 23, 24	48:18 70:14	company 28:18	concurrently 92:24
14:3, 15	72:12	comparison 36:3, 7	condemn 37:18
17:3, 6 20:23	commitment 22:23 25:2,	competing 30:19	condition 33:2
22:21 23:16	16	competitive 30:12 67:23	conditions 17:18 31:22
25:1, 7, 14	committed 10:18	complain 9:4	35:25 44:5
27:23 30:2,	Committee 58:20 64:25	complete 26:10 36:1	63:7
14 31:2	75:23	44:21	confirm 25:14
33:25 34:15	committees 30:21 48:6	completed 80:20, 21	
36:19 41:22	58:9 62:8	completely 19:4	
44:20 48:22	common 9:10 24:24	completes 16:2	
50:22 51:1	commonly 21:18	compliance 12:22 17:17	
56:2, 10 57:2	comms 38:1	81:8	
76:3, 8, 15	commun- 28:20	complied 23:19 31:23	
80:19 89:9,	communication 13:5, 17	comply 10:5 35:25	
11, 12, 17	s		
90:12 92:9	communit- 28:17		
93:1 94:9			
Commission's 10:24			
commissioner 3:3, 4 4:12			
5:17 16:9			

City Commission Meeting
June 11, 2026

confirmed 76:18	continually 50:9	Corbin's 27:24	23, 24, 25
congratulate 30:1	continue 22:18, 19, 21,	Cork 64:10	70:2, 4, 5, 23
congratulations 4:4 5:9, 11	24 23:21	corporate 3:8, 24 5:4, 7	71:10 73:4,
8:20 30:2	31:25 39:20	corporation 17:12 36:24	6, 16 75:4, 9,
connection 25:3	48:9	correct 53:18 54:23	10, 13 76:13
conscience 69:19	continues 41:20	67:14, 15	77:18, 19
consent 51:8	contract 21:13 41:17,	68:25 69:12	78:2, 6, 15
considerable 45:11	18 66:22	71:25 72:8,	79:1, 6, 7, 9
consideration 10:18 33:14	68:5 70:19,	11 79:5	82:13 83:6
89:5	23, 24 73:13	costs 37:1	84:11, 12, 16,
considered 13:4 49:23	74:5 75:5, 7	counsel 35:20 42:21	17, 24 85:7,
80:19	77:17, 18	60:5 69:16	10 87:7, 10
consistent 24:19	78:14, 15	70:8 71:14	88:20 89:8,
consisting 17:9	88:12	counterproduc	22 90:6, 8, 9
constant 27:3	contracts 28:22 38:17,	tive 33:10	court's 85:9
constituents 37:7	19 70:20	countless 27:6	courts 21:5, 8, 19,
constitutiona	contribute 29:9	country 6:8 7:16	22, 25 31:2
l 28:4 46:2	contributing 23:14	41:3 66:25	48:3 87:17
construction 28:18	control 45:7	county 5:6 6:10, 14	COVID 7:18, 19
consultation 87:10	controversy 49:22	7:13 17:19	Covo 78:22
contempt 69:11 70:13	convenient 22:14	93:5	CRA 94:10
71:10 73:18	conversation 72:18	couple 3:7 18:13	create 18:3 20:13
78:6 81:22	convinced 65:1	89:10	32:2 45:3
82:6 84:25	cooperation 27:8	courses 63:15	created 26:14
85:1, 8, 10	copy 10:1, 8, 14	court 21:11, 25	crew 40:1, 4
86:16, 17, 23	93:4	30:25 31:1, 4	crime 28:2
continual 9:13	Corbin 27:23 37:13,	35:17 36:4	crises 6:10
	14 39:7, 10	41:15 43:7	crystal 59:21 82:14
		44:14, 15	Cuba 5:21
		45:19 47:21	cumulative 63:9
		67:19, 25	current 42:11 75:15
		68:4, 8	cut 38:13
		69:11, 17, 20,	

City Commission Meeting
June 11, 2026

cycle 32:6	86:1,4 87:16,21 88:1,5,7,9, 23 89:6	def- 86:15	30:14 41:23 45:4 48:3,10 50:9 89:18
D		Defecation 56:5	delayed 50:5
dais 72:12	deal's 69:3	defects 63:9,13	delaying 89:13
damage 33:13 39:3	dealing 19:6	defend 71:14 73:9 78:4	delays 31:22 32:3 45:4
Daniel 76:2	debate 93:25	defense 90:16	deliberation 13:25
date 12:12 17:24 56:8,25 57:8 79:6 81:11, 20 84:12 93:6	decade 40:4	defer 15:18 16:5 19:13 30:14 46:19 48:3, 10 53:1,14 54:15,22 63:22 64:19 65:11 68:17 70:10 86:18	delivered 93:4
dated 48:11 57:20 67:16	decades 22:18	defer- 26:8	demand 90:14
dates 17:16 47:17	decay 63:1,3	deferral 41:23 43:3, 21 46:9 63:24 65:7 81:11 86:19	demonstrated 27:7,8
dating 69:2	December 82:21	deferrals 41:23 64:3	denying 35:10
day 3:18 5:5,8, 18 8:8,11 11:3 12:2 18:23 62:21 67:8,16 69:4 70:22 75:11 77:25 81:19 86:8	decide 22:2 50:4 70:25 71:3 73:1 80:3,4, 9 81:4	deferred 15:16,20,21, 22,23,24,25 16:1 37:23 38:3,8 54:9 58:8 64:5 65:22,24	Department 34:4
days 10:22 17:8 93:6	decided 21:5 77:23	definite 24:3 26:16 27:3,17 65:7	depend- 28:24
dead 19:4	decision 13:25 21:4 27:11 35:5,9 62:21 68:24 72:22 79:21 81:20,23 82:6	definitions 56:6	depending 28:21,22,23, 24
deadline 81:6,17,19	decision- making 13:11	definitive 20:19 22:25	depends 82:11,12,13 86:21 94:4
deadlines 45:5	decisions 21:2 62:22 63:22 72:22	degree 7:2	deposit 45:9
deal 37:4,5 43:15 52:21 66:2 68:17 71:6 74:4,18	declares 67:25 68:4 75:5	delay 21:23 27:1	deposition 45:15
	dedications 53:3		DERM 18:18
	deep 3:5		describing 70:18
	deeply 7:17 29:1		deserve 8:20 22:20 26:8
			deserves 27:2 42:4 45:25 46:5
			Design 34:7 56:13

City Commission Meeting
June 11, 2026

designating 92:25	34:16 52:18	distributed 12:1	downtown 4:1, 4, 16 56:14, 23
det- 80:9	directs 21:12	district 4:15 8:6, 7, 17 56:13, 14 62:22 69:24, 25 70:4 72:3 82:21 84:17, 18	draconian 89:14
detached 91:16	disability 12:16	disagreed 70:3	draft 36:3 87:8
detailed 9:23 11:23	disapproval 92:11	disturbance 63:4	drafted 87:12
details 44:9 84:15	disclose 10:17 13:16 37:4	disturbing 18:22, 25 19:5	drafting 87:11
determination 80:1	disclosure 72:2 87:25	divert 21:23	drafts 36:2
determine 71:1 81:11, 20 82:8 87:2	disclosures 10:13 36:2	Division 36:23 69:23 84:17	drag 3:16
determined 31:1	disconnect 38:15	do-over 67:3	dragged 87:16
developed 6:4 30:7 76:10 87:9	discourage 32:4	document 36:12 57:22, 25 80:13	drainage 39:25
developer 25:2	discouraging 38:5	documents 10:21 17:22 44:3	drama 66:18
development 23:24 46:5 91:20	discretion 10:24 21:7 70:5, 7, 9 72:25 75:9 88:21	doings 9:12	drawing 75:8
deviation 73:15	discussed 12:21	dollar 38:23	Drive 12:9 20:25
devices 14:5	discussion 27:10 36:11 51:10, 20, 22 52:4 55:5 62:13	dollars 30:17 39:2 43:19 92:15	driveway 24:24
Diane 60:14	discussions 34:7	donate 42:20	due 25:24 63:12 77:2
difference 80:12	disenfranchis ing 38:5	donations 28:25	dumped 40:2
difficult 21:2, 3	disgusting 37:20	Dotson 40:19, 24 41:1, 8 42:15 46:16, 18 47:14, 15 49:19	duration 17:6 45:20
digest 77:20	disrespectful 38:24	doubled 37:2	duty 21:23, 24
Dinner 18:12	disruption 28:1		
directing 68:9 93:3	distribute 12:5		E
direction 72:10			
directly 75:21			ear 84:6
director			earlier 44:24 83:4
			early 22:11 38:2

City Commission Meeting
June 11, 2026

easement 24:23 25:8, 14 34:15 53:5 76:17	93:5	enforce 35:18 70:11	92:16
easements 53:3	electorate 80:1,2 91:14, 24 92:11, 23	engage 28:5 38:7 69:14	Escalona 3:3 16:6 52:7 55:10, 13, 15 57:12 58:15 59:1, 8, 16, 24 60:18 61:11, 18, 21 94:7
ecology 19:9	elephant 66:1	engaged 34:6	essentially 70:6, 12 72:21 73:3, 17 81:12
economic 43:13	eligibility 45:18	engines 85:20	establish 56:22
ecosystem 63:1	eligible 45:13	enjoyed 8:18 94:1	established 14:25 56:18
edits 44:24	else's 79:16	enjoying 3:6	establishing 56:17
educate 37:7	EM 28:13	ensure 36:13 44:21	Estates 24:10, 13, 15 34:11 52:20
educating 85:16	emergencies 6:11	ensuring 43:12	evaluate 33:2
Education 59:19	emerges 26:4	enter 68:9	evaluating 33:6
effect 38:11 45:22	emphatic 21:18	entered 10:23 47:21 84:12	evaluation 48:6
effective 17:24 56:8, 24 57:8	employee 5:6	enters 68:8	event 17:5, 7, 9, 21 39:4 90:14
effort 3:13 37:25	employees 3:14	entire 6:8 18:15	events 17:5 45:7
efforts 7:17, 19	empower 32:2 73:15	entitled 47:9 56:19	everlasting 8:24 9:15
elaborate 72:16	empowering 29:12	entity 36:21, 23	everybody's 4:18
elected 5:4, 7 12:1, 2, 6 52:21	emptying 18:20	entry 24:23	evidence 76:14
election 35:19, 23, 24 42:2 43:6, 9 44:15 46:1, 4 48:1 78:7, 8, 9, 21 80:20 81:21 82:24 83:12, 13 89:19 91:15, 24 92:24 93:6	encourage 32:3 38:4, 13 39:5 73:10	environmental ly 92:19	evidentiary 14:1
elections 78:20, 22	end 55:22 67:8 69:4 70:21, 22 74:3 86:8	Episcopal 8:22	exact 25:14
	ended 9:14 18:18	equal 91:18, 19	examined 43:14
	ending 17:15	erected 41:12	examiner 41:15
	endless 32:3	erroneously 35:9	
	energy 22:17	errors 35:8	
		escalations	

City Commission Meeting
June 11, 2026

Examples 30:9	expressed 37:21	family 22:12 49:5	Fere 61:9
excellent 40:8	expressly 44:1, 19	Father 8:21, 24	field 5:23 17:9
exceptional 40:1	48:14	fault 76:22	fields 5:20
exceptions 56:6, 7	extend 33:6 43:17	favor 9:12 16:15	FIFA 19:7 38:25
excess 17:8	44:10	28:13 45:2	49:1
excited 30:3	extension 47:12	50:19 51:6,	fighting 26:1
execute 17:22 91:15	extensions 45:5	54:19 55:16	figured 40:22
exemplary 6:15	extensive 90:1	58:5, 17	file 70:11
exercise 3:12	extraordinary 21:17 44:2	59:3, 10, 17	filed 69:20
exercising 28:4 72:25	45:20	60:1, 10, 21	filing 25:1
exhausted 84:21	extremely 7:21	61:4, 13, 22	fill 9:2
Exhibit 52:2 91:13	eye 40:11	62:4 65:14	filled 18:16
exhibits 47:18 63:1		80:2 92:4	final 24:14, 18
existing 92:18	F	93:9, 19	25:7, 17
exists 38:14 77:23	Facebook 14:6	FDOT 18:12	43:15 48:22
exiting 11:18	Facilities 57:5	fear 70:13	84:8
expands 45:9	fact 3:11 6:13	February 67:16 82:20	finally 9:15 15:25
expect 77:4, 8	7:21 21:16	84:13	19:13 24:1
expert 33:9 85:19,	48:12 68:12	federal 17:19	26:5, 15
21, 22 86:13	fail 42:2	feel 3:21 18:7	27:16 30:5
expertise 33:6	fails 45:6	20:7 69:1	32:7 38:21
experts 13:13 33:1	failure 63:8, 14	Fees 56:20	45:25 48:22,
85:17	fair 5:22 26:8, 10	Fehretdinov 42:21, 24	23
explaining 14:19	36:14 47:4, 5	43:1, 2 44:19	finance 6:3
	79:13, 14	46:8, 12	financial 6:2 56:19
	fall 9:4 63:6	Felipe 61:8	find 35:3 64:2
	families 7:24 20:4	felt 21:19	finds 67:19
	26:11 29:1	female 30:2	fine 38:16
		fence 53:10, 21	
		54:6	

City Commission Meeting
June 11, 2026

Fine's 70:1 finish 77:7 finished 14:19 64:12 fire 18:3 firm 41:7 first-class 30:8 Fit 3:13 fitness 3:19 4:24 FIU 5:22 Flagler 56:14 flip 94:9 floor 18:1 Florida 12:9, 23 13:18 17:4, 12, 14 29:22 30:7 36:23 56:3, 11 57:3 73:25 74:22 93:5 Florida's 4:21 focus 47:25 focused 4:24 45:25 46:4 folk 3:9 follow 21:21 47:5 85:10 follow-up 73:19	Footworks 4:6 forced 37:6 forfeits 59:22 60:7 forget 57:14 forgot 6:16 form 37:18 38:12, 17 57:23, 25 91:16 forma 30:19 formal 10:11 formalized 25:12 forms 17:22 forum 11:5, 22, 24, 25 12:4 18:7 forward 20:8 21:20 23:17 24:1 26:5, 15 27:15 30:4 32:6 33:14 34:8 42:1, 4, 7, 16 50:3 67:22 75:17 89:1 forwards 67:3 found 9:25 48:3 50:6 76:13, 22 four-fifths 55:12 FPL 19:15 FR.1 15:25 16:1	frankly 21:25 Fred 60:6 Freedom 49:7 front 30:3 69:17 73:24 full 80:21 88:1 fully 33:9 36:4 44:7, 8 fun 3:11 function 90:19 Fund 56:18, 21, 23 Funds 56:14, 19 future 20:9 22:25 29:5 33:3 34:7, 9 45:7	23 84:1, 5 85:3, 15, 16, 20 87:19 91:3 93:7 Gabela's 73:20 gamesmanship 31:6 gate 53:10 gave 47:6 78:7 gavel 37:14 general 17:6 24:22 35:19 43:6 44:14 46:3 57:4 92:24 generally 13:2 generating 30:8 43:18 gentleman 50:8 gentlemen 15:6 50:14, 21 51:8, 18 77:24 79:7 George 46:22 67:11, 13 76:24 77:7 79:5, 11, 22 80:24 81:14, 25 82:17, 25 83:3 84:20 86:10 give 7:9 8:25 9:1, 9 15:11 20:2, 18 29:12 44:17 46:23 63:22 77:9 give-and-take 90:11
G			
		Gabela 8:5 16:10 37:21 38:21 39:18, 23 50:17 51:4, 12, 24 52:5, 10 54:17 55:6, 14 58:14 59:2, 6, 9, 15 60:8, 15, 19 61:3 62:2 65:18, 19, 22, 25 66:6, 10, 13, 16 68:14 69:1, 11 70:17 71:4 78:21 83:19,	

City Commission Meeting
June 11, 2026

giveaway 37:6 giving 49:13, 15 70:24 Glorify 9:14 God 8:25 9:11 28:8 32:11 Goldmei- 61:10 Goldmeier 61:10 good 3:17 4:22 8:3, 10 9:22 15:6, 17 18:4, 5 19:17, 18, 21 20:22, 23 22:4, 5 23:4, 5 24:7, 8 25:19, 20 26:19, 20 27:20, 21 28:7, 8, 12 29:20, 21, 23 31:10, 11 32:9, 14, 15 33:23, 24 34:20, 21 35:14, 15 37:12, 13 39:7, 11, 12, 13 40:18, 19, 25 42:18, 19, 24, 25 43:1 46:13, 14 48:17, 18 49:18, 19 52:16 65:7 69:19 71:1 73:21 94:5 gosh 88:8 gotcha 66:15	government 28:5, 18 32:1, 2, 3, 8 38:7, 22 74:2, 4 76:22 governmental 6:12 gracious 9:12 grammar 93:16 grandson 41:4 grant 9:6 grate 18:15, 20 grateful 19:19 39:21 gratitude 9:3 great 4:25 8:15 28:16 29:19 50:21 greater 33:5, 14 greed 9:8 grew 62:15 gross 91:20 92:17 Group 30:20 Grove 56:12 62:15 grow 62:18 65:6 growing 32:23 65:4 guarantee 86:16 guaranteed 63:21 91:18 92:15	guidance 34:16 guys 3:17 5:9 18:13 26:23 50:8 52:25 55:19 64:7 71:20 83:9 94:5 H Hadley 57:5 Haiti 60:24 half-marathon 4:7 Hall 12:9 13:14 14:18 19:3 hand 15:9 handed 41:10 42:9 50:4 hands 8:3 21:24 22:1 29:3 hanging 4:2 HANNON 14:12 15:2, 5 16:17, 20, 23 52:1 54:21 57:13, 15, 18 58:10, 20 59:5, 12, 19 60:4, 13, 24 61:7, 16, 25 62:7 80:7 93:10, 13, 21 happen 28:2 40:21 89:5 happened 48:4 68:19	79:3 happening 38:24 happy 4:9 7:9 86:15 Harbor 34:22 hard 65:6 hard-working 28:25 haste 45:23 Havana 56:18, 21, 23 hazard 18:3 health 3:20 4:24 5:15 6:6, 10 8:7 9:6, 7 healthcare 6:8, 25 7:4 healthy 7:20 19:23 hear 64:17 67:2 83:9 84:3 heard 11:5 12:12 13:22 22:20 31:7 35:19 41:11 42:3 43:7 47:16 54:8 69:16 74:8 76:7 83:10 84:1 hearing 10:17 14:1 15:11 28:4 41:15 51:18 69:22 84:6 heavy-handed 86:22 heckling 11:15
---	--	--	---

City Commission Meeting
June 11, 2026

Helcie 32:15, 16 33:20, 22 held 78:11 86:23 92:24 Helis 28:12 helpful 74:8 Higgins 3:17 7:12 60:14 62:1 87:6, 12, 14 high 5:22 6:25 7:2, 3 63:21 high-value 63:8 higher 30:8 42:11 highly 5:25 hiring 71:14 historic 8:22 63:2 history 30:6 45:21 88:25 hit 76:11 hold 21:23 52:19 54:25 67:16 77:7 80:25 82:1, 25 83:3, 4 84:25 85:1, 7, 9 holding 35:24 holdover 58:21 holistically 7:22 holy 9:14	home 63:18 homes 33:11 honest 77:14 honor 5:16 39:18 Honorable 20:23 27:21 33:25 honored 4:13 6:11 hope 39:19 40:15 48:21 94:1 hospital 7:18 hour 19:24 hours 11:2, 3 27:6 43:25 house 18:10 housing 6:22 7:24 Howdage 19:18, 19 huge 49:25 hundreds 43:18 hurricane 63:19 I idea 48:7 identified 45:24 76:20 identify 78:25 79:5 81:5	idle 23:22 illegal 41:22 48:4 illustrious 5:23 imaginable 21:12 imbalance 63:4 immediately 14:18 40:6 63:25 immigrated 5:21 immunity 72:21, 24 73:7 impact 89:20 impacted 63:18 implement 18:24 important 5:11 31:18, 19 38:18 49:3, 7 62:18 72:2 importantly 6:9 71:12 impose 35:18 impressive 40:11 improper 31:2 63:3 improvement 56:14, 18, 21, 23 in- 70:10 inappropriate 30:23 incl- 53:4	include 24:22 30:9 53:4 54:9 included 80:14 includes 39:2 including 13:9 24:15 25:4 37:19, 20 44:4, 9 91:21 92:20 inclusive 17:16 income 7:20 incomplete 44:2 inconsistency 25:11 increase 67:7 increased 91:19 incredible 40:5 indefinite 29:15 indefinitely 15:20, 21, 23, 24 54:22 63:22, 24 65:10, 24 independent 30:13, 21 43:20 indiscernible 28:19 individual 14:21 33:2 70:14 72:17 individuals 14:13, 16, 19 indulge 35:3 inflation 66:25
--	--	--	---

City Commission Meeting
June 11, 2026

inform 38:1	Interfaith 60:4,5	26:22 35:4,5	jet 19:8
information 9:23 23:18 44:2,21 52:25 65:8 72:5,6 76:9 79:20 88:11 89:4	interim 89:1	38:13 49:22	Jimenez 59:13
	interns 40:20,25 93:23	50:15 51:19 53:1,14 54:9,13	job 29:19
	interrupt 76:25 77:1	58:21 62:12 64:5 68:13 70:10 73:2 81:11 89:21	join 18:2
informed 79:21	interruption 16:18	item's 38:7	joined 3:2
informs 44:8	intervener 13:12	items 12:21 13:3, 7,9 14:14, 21,22 15:3, 7,8,15,19 16:2,4 37:15,23 38:2,9,10,18 46:9 51:9, 17,18,21 52:3,14 55:4,5,8,24 57:9 58:7 64:3 72:1	Jorge 40:6
ingress/ egress 34:14	introduce 41:8 93:23		Josephina 59:20
initial 85:23 91:17 92:14,16	invested 22:16 27:5		Joshua 61:18
injury 33:13	investigate 36:21 45:18		journey 89:10
innovation 8:1	investigated 40:9 76:18		Jr 29:21,24
inoculate 37:7	investing 29:4		judge 41:23 67:13, 16 70:1 73:16 80:15
inspect 33:2	investment 92:18		judgment 21:7
inspiration 34:25	involves 21:24	J	July 24:25 80:7 82:8
Instagram 42:6 64:2,4	Islands 34:22	Jackson 6:6,23 7:15, 19 8:2,9	jumped 74:20 83:10
institution 7:15	issuance 17:7	Jackson's 7:23	June 3:2 15:21, 22,25 16:1 17:15,16 57:20 94:9
instructions 11:23	issue 17:21 32:19 46:2 49:25 52:20 70:11 71:13 73:17 78:13	Jag- 85:18	
intended 35:5,9 62:21	issued 31:4 67:15 73:4 84:18	Jaguar 85:20	Juvenal 52:17
interaction 93:23	item 11:1 12:16 13:4,22 16:19 17:2 19:13,14,22 22:8 23:7 24:14 25:23	James 24:8	
interest 49:23		Janu- 94:9	K
interested 88:14		January 48:11	keeping 40:10
interesting 50:6		jeopardy 35:12	Kendall 20:24
interests 45:10		Jesus's 32:10	key

City Commission Meeting
June 11, 2026

18:12 21:4, 14 29:25 30:11 31:3 35:17 43:11 44:3 45:2,3, 13,16,18 49:23 50:3 61:25 66:4, 10,13 67:21 68:1,5,6,10 75:6,17,24 76:3,6,11, 14,21 85:23 89:7 91:13 92:13 Key's 69:16 Keys's 45:9 kicking 68:22 kids 7:1 kind 4:22 18:11 28:3 49:23 86:25 88:17 kinds 4:19 72:21 85:20 King 3:1 5:3,13 7:11 8:21 9:18 14:10 15:1,4,14 16:3,7,9,11, 14,19,22,24 17:25 19:16 20:21 22:3 23:3 24:5 25:18 26:18 27:19 28:7 29:17,19 31:8,10 32:13 33:18, 21,23 34:19 35:13 37:9, 11 39:6,9	40:17,22,25 42:14,17,23, 24,25 44:16 46:7,11,17, 20 47:1,4, 11,13 48:16 49:18 50:11, 18,21,25 51:5,8,14, 17,25 52:3, 6,8,11,14,19 53:7,15 54:11,14,18, 22 55:7,11, 16,18,23 57:10,14,16 58:4,7,13, 16,19,25 59:3,10,12, 17 60:1,3, 10,12,21,23, 25 61:4,6, 13,15,22,24 62:4,6,10 64:8,10,14, 17,19 65:9, 13,16,21,23 66:4,8,11,15 71:21 72:14 76:24 77:4, 7,11 78:6 79:25 80:9, 21,23 81:1, 14,17,25 82:2,5,11, 17,25 83:3, 7,9,21,24 84:7,20 85:2,6,9,14, 19 86:19 88:16 90:23, 25 91:6 92:3,6 93:9, 11,18 94:1, 3,8 Klein 60:6 knock	41:13 knowledge 9:7 L la 84:25 ladies 15:6 land 7:23 43:16 66:21 Lane 24:24 25:15 language 21:11 24:22, 25 25:8,15 38:10 44:6 53:3,8 54:10,12 82:7 87:7, 11,18,21 90:1,7,9 large 28:21 35:6, 11 large-growing 33:16 largest 4:21 39:1 Lavoy 25:20,21 law 21:22 33:25 41:2 74:1,22 86:20 87:3 laws 17:19 92:1 lawsuits 71:13 lawyer 82:10 lead 5:17 8:23 27:10,12 84:7,8,21,23	leader 5:20 leaders 28:25 leadership 6:7,12,15 27:9 40:12 leading 84:24 86:24 lease 31:3 36:2,3, 6 41:25 43:17 44:9, 24,25 45:8, 22 47:23 68:9 80:16 86:3 87:22 91:6,9,15,23 92:12 leave 71:20 leaving 20:16 88:12 lecterns 18:2 led 8:16 left 8:2 22:11 84:6 legally 27:24 legislation 58:1 73:2 93:15 legislative 72:24 73:7 legitimate 44:8 Leidner 34:21,22 lengthy 45:20 72:13 letter 25:2 level 6:12 7:20
--	---	--	---

City Commission Meeting
June 11, 2026

8:1 LGBTQ 60:13 liability 70:18 71:13 liable 78:12 license 77:12, 13 Lieu 56:16 life 8:7 9:10, 15 19:11 22:17 27:6 43:19 85:21 lifestyles 19:24 lifetime 6:14 lift 3:12 likelihood 63:14 limitation 17:7 88:22 limitations 17:6, 18 limited 11:4 lines 19:15 listed 35:4 Listen 81:24 literally 21:17 litigated 69:22 73:4 89:8 litigation 30:25 45:21 75:11 live 7:7 12:8 14:6 41:4	49:14 62:16 lived 7:8 lives 20:1 living 62:16 LLC 21:14 29:25 30:11 31:3 35:17 43:11 45:3, 16 68:1, 6, 10 75:17, 24 76:3, 6, 11, 14, 21 89:7 91:13 92:13 load 63:7 lobby 10:7 lobbyist 10:3 lobbyists 10:5, 9 located 8:22 12:9 17:13 35:7 57:6 62:25 91:11 locations 33:16 loggerhead 19:4 long 23:2 24:4 26:17 27:18 29:16 30:6 43:17 48:24 74:2 78:24 88:8, 12 longer 45:15 58:22 Lord 9:16 31:11 Lori 4:5	lose 30:21 45:7 losers 30:16 loss 39:5 lost 22:11 30:17, 20 31:25 lot 6:16 7:9 38:3, 10 41:11, 12 67:7 90:15 lotion 3:22 lots 24:15 64:2 love 5:5 19:9, 10 lower 67:23 Lucas 46:14, 15 Ludia 25:21 M ma- 81:21 Madam 3:9 9:22 14:9 15:17 16:25 19:21 22:5 23:5 25:20 27:22 33:24 37:13 39:10, 12, 13 40:19 42:19 46:18 47:14 53:2 54:8 55:25 57:9 87:4 92:8 93:22 made 22:10 23:19	25:16 37:25 45:14 56:19 70:2 71:18 74:22 88:15 magnitude 33:5 mahogany 35:6, 11 62:24, 25 major 46:4 majority 91:14, 23 make 7:15, 19 10:13 14:4 21:3 22:22 36:2 53:1 65:12 68:24 71:11 75:9 78:14 79:21, 25 80:3 81:20, 23 82:6 83:11 89:25 makes 28:14 72:22 making 7:23 10:11 11:11 33:3 55:11 66:11 72:4 88:11 man's 86:13 Management 59:5 manager 3:4 6:2 15:15 17:21 38:12 52:15 59:21 64:23 76:1 79:2 91:15 managers 48:5 mandamus 21:16, 18
--	--	--	---

City Commission Meeting
June 11, 2026

31:4 68:8,13 69:20 78:2 79:8,10 81:8 mandate 82:20 84:18 mandating 68:12 MANN 27:21 Mann's 37:16 manner 92:20 map 76:17 maps 76:20 marathon 4:7 March 75:23 89:19 Maria 28:12 42:20 43:1 marina 21:13 30:10 42:21 43:3 75:13,15,20 87:16 88:6 91:10,21 marinas 92:19 marine 41:5 92:19 Mario 61:17 mark 92:21 marked 76:17 market 36:14 37:3 42:11 44:4,5 48:15 Martinez 23:5,6 26:20,21	material 11:1 25:11 36:6,12 42:12,13 44:9,11,23 45:11 74:7, 23 77:22 78:16,17 79:18 87:1 materials 10:23 matter 7:20 21:4,7, 9,19 22:1 31:5 64:15 73:9 79:21 89:18 matters 22:19 72:23 mature 32:22 mayor 3:2,9,11,17 6:22 7:12 9:1 15:17 19:21 20:24 22:5 23:6 25:20 29:23 30:1,2 33:24 34:22 39:12 48:19 60:13 62:1 72:12 79:2 87:4,6, 12,14 Mclemore 60:17 meaningful 7:21 means 21:17 54:24 70:7 75:6 83:2 meant 24:2 mechanisms 45:4 media	24:23 37:20 meet 7:25 meeting 3:2 5:4,8 10:22 11:4 12:5,18,22, 25 13:1,4 14:6,25 15:22 16:1 26:24 27:25 37:23 43:25 48:21 50:22 51:1 54:21 55:1,2 meetings 9:25 11:13 23:18 31:21 94:10 MELANI 35:15 37:10 Melissa 33:25 Melwani 35:15 41:16, 17 42:22 member 10:7,8 39:16 59:7 60:6,17 61:9 members 11:20 12:14 13:16 14:16 29:23 36:23 49:5 memo 57:20 mental 3:20 mentioned 7:21 44:13 mentions 88:22 mercy 9:15 message 31:16	met 63:16,20 methods 12:19 Miami 3:1 5:21 7:6,7,8 10:16 11:4 12:9 13:8, 19,21 14:6 17:2,4,11,13 20:12 27:22 29:22 30:5, 10,16,23 31:5 32:23 34:1 41:1,2 49:1,15 56:2,3,10,11 57:2,3 71:2 89:9 92:9 93:24 94:8 Miami-dade 5:6 6:10,14, 24 93:5 Miami-owned 17:12 91:9 middle 3:5,18 84:5 Migel 39:15 Migoya 5:14,18,20 6:16,19 Miller 43:2 million 43:18 67:5 92:15,17 millions 30:17 43:19 Mimi 61:9 mind 75:10 Mindy 23:5,6
--	---	---	---

City Commission Meeting
June 11, 2026

mine 19:1	29:18	18	negotiate 17:21 38:12
minimum 67:7 91:18	morning 3:17 9:22	motions 65:12	74:4,6 77:16
92:14	15:6,17	Motor 56:12	negotiated 36:4 38:19
ministerial 70:6 71:23	18:4,5,9	move 3:21 21:20	74:1 77:18
74:3 90:19	19:17,18,21	23:25 26:15	88:2,12
minor 25:2	20:22,23	32:6 55:20	90:13
minutes 11:6 33:19	22:4,5 23:4,5	58:15 59:8,	negotiation 87:22
42:20 44:17	24:7,8	14,24 60:18	negotiations 24:12,20
50:22 51:1	25:19,20	61:11 62:2	25:3 36:12
77:21	26:19,20	89:18	80:18
Miscellaneous 56:4	27:20,21	moved 50:16,24	neighborhood 23:15 24:19
missed 22:12	28:7,8,12	51:2,3 52:7,	26:12 29:1
missing 81:17 87:25	29:20,21,23	9 54:16	40:7
mistaken 83:5	31:10,11	55:13 57:12	neighborhoods 28:23
Mitchell 40:8	32:14,15	58:24 91:2	neighbors 40:10
model 7:16 8:15	33:23,24	moving 5:10 7:22	net 18:13 39:5
modified 11:7 36:5	34:20,21	20:8 26:5	neutrality 12:21
moment 44:13	35:14,15,20	33:14 50:3	Nice 49:20
money 49:9 50:7	37:12,13,24	55:4 91:4	night 8:8,11 54:2
67:7	39:11,12,13	mud-slinging 41:20	NOAA 76:19
Monte's 30:10	40:18,19,25	municipalitie 30:9	Noel 60:25
month 38:25 39:1	42:18,19,24,		noise-making 14:5
months 30:15 45:23	25 43:1	N	nonmaterial 36:9
54:25	46:13,14		normal 44:20 87:11
monumental 39:4	48:17,18	names 61:8	Norte 56:13
moratorium 50:1	49:18,19	naming 57:4,5	Northeast 35:8 62:25
Moreno 28:8,12	52:16 54:1,2	National 76:18	Northwest 17:13
	Morningside 32:17 62:16,	nature 32:22 63:9	
	24	navigated 31:21	
	motion 3:21 16:11,	nearby 33:11	
	13,14 50:14,	needed 7:5 58:22	
	18,21 51:5,	79:20	
	11,12,14		
	52:4,5,11		
	54:15,18		
	55:12,18		
	57:10 58:5,		
	13,14,16,19,		
	22,25 60:3,		
	8,12,23		
	61:1,6,20,24		
	62:6 65:1,		
	10,11,13,16		
	70:11 91:1		
	92:3,6 93:7,		

City Commission Meeting
June 11, 2026

Norwood 62:1 not-for-profit 17:12 note 13:1 55:11 noted 44:24 45:14 notice 14:23 35:8 36:1,18,19 43:22 notify 12:18 notwithstanding 42:6 76:23 November 30:4 42:5 43:5,9 44:14 47:23 48:1 80:3,5 81:7, 18,19 82:7 89:19 92:25 number 4:19 17:14 43:22 44:13, 23 45:13 67:19,25 68:4 78:22 91:9 93:14 numbers 30:18 66:22 67:2 68:16 69:2 71:1 89:6 numerous 39:24 46:2 0 oath 13:15 15:2 obedience 21:25	objection 10:19 obligated 78:13,14 obligation 43:8 observation 88:15 observed 63:9 obstacle 26:2,14 obstacles 31:19 obtain 9:15 45:10 occur 47:24 occurred 44:11 72:13 74:10 76:15 Oceanographic 76:19 Off-street 56:16,17 Offenses 56:3 offensive 11:11 offer 41:7 offered 10:21 office 4:21 10:9,14 11:2 13:3,5 40:3 62:19 93:24 officer 40:7 officers 69:23 offices 20:25 34:1 46:15 official 10:7 35:8	93:1 officials 12:1,3,6 older 89:6 Olin 22:5,6 omits 44:9 on- 75:12 one-way 34:14 online 10:1,10,15 11:3,21,24 12:4 13:5 open 7:1 11:10 12:5 18:1 53:19 72:4 opened 23:17 operated 30:7 75:14 operative 21:11 opportunities 20:13 23:13 31:25 opportunity 12:12,24 22:8 23:8,22 25:23 26:10, 23 29:10 31:15 32:16 38:20 39:22 40:14 43:23 79:3 opposition 11:16 12:20 order 9:23 13:20 35:24 36:6 37:22 41:19, 24 43:8 44:14 45:19	47:21 67:13, 15,17 68:12 70:1,6,11,24 73:5,6,12, 15,16 75:13, 22 79:7,8,9 84:11,12,13 85:10 87:10 88:25 89:12 ordered 35:17 69:20 78:2 88:20 90:6,8 orders 44:19 70:3 ordinance 13:9,19 56:1,9 57:1 73:3 organization 28:19 41:16, 18 organize 18:23 organizer's 17:17 original 4:20 24:11 25:2 44:12 oshe-- 28:19 outbursts 11:15 outcomes 7:18 outdated 37:3 73:21 outfall 18:12 Oversight 31:18 Overtown 8:23 overturn 35:5 overturned 41:22
---	---	---	---

City Commission Meeting
June 11, 2026

owed 41:19	30:19 45:16	pay 35:23 39:4	peril 70:16
owner 34:10 63:17	63:17	41:19 42:10	period 17:8,15
owns 75:13	parte 13:17	48:14 49:9	50:13 70:21
	partial 63:7,14	pay-to-play 50:9	permit 17:8,21 47:8
	participate 3:23 22:24	paying 39:1 68:21, 23	Permits 17:5
P	participated 5:6	payment 56:16 91:18	permitted 11:17 45:11
PAC 50:7	participation 22:19	PC 62:12	permitting 17:17
packet 42:8	parties 13:9 47:24	PCA 69:25 70:4	perpetual 24:23 53:5
Pan 12:9	partner 20:12	peaked 49:23	54:5
panels 30:13	partnership 6:24 32:4	pedestrians 33:12	persistent 27:8
Pardo 3:4 4:12,13	partnerships 30:7	penalties 56:6	person 10:3,7,11
6:18 8:13	party 3:4 4:21	pending 68:6,10	11:5,11
16:8 58:24	74:2,5 90:10	Penelas 59:6	12:16 13:10
60:5,16	party's 73:22	people 3:16 4:1,4,6	22:10
61:17 62:14,	pass 42:3 72:1,10	6:16 9:8	personally 46:23 78:12
15 64:9,13,	passed 47:20	20:3,4,13	Persons 11:18
20,22 65:24	passes 51:17	27:5,16	petition 10:12
71:21,22	past 39:17 82:9	28:4,22 30:5	PH 37:15 38:9
72:1,9 78:21	pastor 18:6	38:1,3,5	51:20
84:3 88:16,	path 23:17 27:15	47:10 49:8,	PH-2 24:13
17 89:25	patience 27:7	14,16 72:5	PH.1 51:18 52:6
90:4,6,17,	patients 7:19	89:3,5	PH.2 51:20 54:15
19,22 91:2	Patinkin 61:18	perceived 89:21	PH.2. 34:10
93:8 94:5	Paul 60:25	percent 18:17 91:20	PH.4 19:22 20:19
parents 28:24		92:17	23:1 24:3
park 34:24 39:1,3		percentage 91:19	26:16 27:17
49:8 57:5		Perfect 51:8	29:15 52:1
59:5		Performing 61:7	PH.4. 22:8 23:7
parking 56:14,16,17,			
18,21,22,23			
91:22 92:21			
Parks 57:3			
part 3:15,19,20			
10:22 18:14			

City Commission Meeting
June 11, 2026

25:23 26:22 28:13 31:14 48:20 PH.5 51:19 phone 27:24 phones 14:5 phonetic 4:5 19:19 22:6 25:21 28:13 31:13 32:17 37:16 41:6 59:22 60:14 61:9 64:11 Phyllis 41:6 physical 3:20 physically 13:14 pictures 32:20 piece 73:2 piggyback 82:24 pipe 76:11, 16, 20 pitch 17:10 Pizzutti 46:14, 15 placards 11:17 place 19:9 23:23 31:5 33:4 34:7 41:24 43:5 63:21 68:13 73:6, 12 placement 80:19	placing 35:11 73:14 plain 81:2 plaintiff 90:5, 14 plaintiffs 81:10 82:13 89:16 plan 18:14, 23, 24 63:24 planning 13:7 14:14, 21 15:3, 7 61:16 planting 33:15 plat 24:15, 18 25:7, 14, 17 34:11, 12 53:2 54:4, 7 play 72:25 pleasure 5:18 8:14 pledge 9:18, 19 pocket 16:19 17:2 50:14 point 27:10, 11, 12, 13 37:22 73:20 pointed 43:24 police 40:6 political 31:6 37:18 Porosoff 61:19 Portfolio 17:14	poses 63:9 position 69:19 71:18 78:18 positive 4:23 20:13 23:14 possibility 70:10 89:16 post 42:6 posted 35:10 posting 35:8 72:4 potential 30:17 potentially 63:6 72:16 power 29:5, 6 Powerpoint 73:23 practice 94:7 practices 18:24 practitioner 79:13 praise 8:25 pray 8:24 prayer 8:23 precious 37:6 predictable 26:9 preeminent 6:8 prefer 90:13 prejudice 13:17	premature 33:10 prepare 74:7 prepared 48:14 75:18 Prescott 24:10, 13, 15, 24 25:15 34:11 52:20 presence 63:8 present 13:14, 21, 22 14:2, 17 21:1 33:11 82:23 89:11 present-tense 21:8 presentation 10:11 13:20 73:22 presented 43:15 68:2 76:13, 14 80:17 84:10 89:2 presents 63:5 preserve 62:18 65:6 preserved 25:16 preserving 65:4 presumption 13:17 pretty 3:24, 25 prevailing 68:1, 6 75:6 90:10 prevent 31:7 33:13 preventing 18:16
--	--	---	---

City Commission Meeting
June 11, 2026

previous 6:21 26:3 58:21	44:20 87:11	22 68:5,10 75:6 76:3 82:23 89:2, 14,23 90:8	proposition 11:7 12:11, 13
previously 63:18 72:18	procee- 13:8		protect 32:1
price 68:21,23	proceed 13:8,24	projected 44:11	protected 28:5
prices 66:24 86:3	proceedings 28:2	projects 26:7 30:9 48:25	protection 32:25
primary 35:19	process 21:12 22:24 24:20 25:16 26:6 27:11 30:12,23 33:8 36:7 43:8,13 44:12 46:8 75:12 88:20 90:2	promote 19:2	protections 45:1
principals 76:21		prompted 36:16	protest 76:6,7
print 38:17		prop- 86:20	proud 3:23 7:7 8:1,2,17 29:14 37:4
prior 12:3 14:20 21:9 30:13 31:1 41:22 42:7 93:6	processes 9:23 26:9 30:20	properties 49:16 67:6	provide 11:23 12:24 27:15,17 34:4 84:15
private 24:16,18 25:10 34:14 52:23,25 53:4,19 63:10 74:2	proclamation 4:14 5:1	property 10:12 17:13, 15 20:14 22:17 23:11, 22 24:1 27:16 29:13 31:23 32:7, 25 33:13 39:8 40:3 49:5,10,13 63:11 67:4 86:3 91:10, 21	provided 10:18,22 12:8,19 23:18 25:2 34:25 44:3
privately- funded 91:20 92:18	proclamations 3:7		providing 14:13,21 17:23 23:13 24:22 49:11 56:6,8,24 57:7 88:10 92:22
privilege 7:13 39:19 62:16	procurement 44:12	proposal 21:14 23:17 30:24 31:4 68:2 82:23	provisions 14:24
privileges 20:10	produced 17:11	proposals 91:8	proximity 13:1
pro 6:2 30:19	professional 6:12 40:8	propose 42:10	public 5:15 11:5,9, 10,20,23,24 12:7,8,15, 19,20,24,25 18:1 21:2 23:11 24:22 25:4,8,15 27:25 29:24 30:8 31:7
problem 69:6 71:15 86:14,15	professionals 33:4	proposed 34:13 37:2	
problems 45:24	programming 4:23 17:10	proposer 91:16	
procedural 45:3	progress 31:17	proposing 86:19	
procedure 9:24	prohibited 56:5,7		
procedures 14:12,19,24	project 22:14,22 25:4 26:11, 15 27:6 30:14 32:6, 11 33:5 37:2 41:11 45:5, 25 48:23 49:17 67:21,		

City Commission Meeting
June 11, 2026

32:1, 25 34:12, 14, 16 36:1, 11, 17, 18 37:5, 6 38:23 39:1 43:15, 16 46:8 48:11 50:11, 13 51:18 52:17, 22 53:6, 9, 20, 23 54:5 56:5 63:10 64:8, 12 68:2, 7, 11 72:4 76:17 80:17 91:22 92:20 public-private 30:6 publicity 37:8 publish 64:4 published 36:25 puffery 69:15 pull 51:10, 19, 21 55:5 62:13 pulled 52:3 65:18 purportedly 36:22 purpose 17:23 20:2 32:7 pursuant 10:3, 20 13:18 17:3 57:19 74:21 pushed 20:9 pushing 4:2 20:19	put 18:24 19:11 21:6, 14 22:1 23:11 24:1 43:8, 10 47:17 65:1 67:11, 21 69:8 74:21 80:4 85:23 88:13 91:4 puts 70:16 putting 19:8 81:15 pyramid 19:8, 12 PZ 13:7, 9 15:8 65:10 PZ.1 34:3 65:11 PZ.4 49:25 PZAB 37:25 57:21 PZABR-26-030 57:21 Q qualified 13:11 33:1 quasi-judicial 14:14, 22 64:14, 18 que- 90:13 question 25:6 26:4, 13, 14 43:9 66:21 73:19 78:3 80:23 81:2, 9 82:15, 17 83:24 84:4, 10 86:21	87:6 88:22 89:3 90:13, 16 92:12, 21, 22 94:3 questions 23:18 34:15, 17 42:16 44:8 46:3, 10 82:10 84:15 quickly 80:11 quietly 11:19 quote 36:4 44:1 R Rabbi 60:6 Railroad 57:6 raise 15:8 rake 18:14 raking 18:14 ranked 75:24, 25 RCI 30:6 36:22 45:17 re- 91:7 re-plat 24:14, 22 RE.1 15:20 RE.2 15:21, 22 RE.3 21:4 29:22 35:16 43:4 50:2 55:6, 7, 19 65:18, 25 66:6, 13 92:7	RE.3. 90:25 RE.4 90:23 91:1, 8 RE.4. 35:16 66:14 RE.5 15:22, 23 RE.6 55:12 RE.8 15:24 rea- 81:1 read 14:11 16:23 32:21 55:23 57:17 62:11, 23 80:11 84:12 89:3 92:8 93:12 reading 55:24 56:1, 9 57:1, 9, 24, 25 75:21 79:14 ready 4:6, 7 20:3, 4 29:8 46:10 real 10:12 18:14 23:22 30:15 reality 22:22 23:10 66:2, 17, 23 69:4 realize 20:15 38:15 46:19 realm 89:15 Realty 34:2 reappoint 59:6, 13 60:16, 17 61:17
---	---	---	---

City Commission Meeting
June 11, 2026

reappointment 40:16 61:10	recommendatio ns 33:3 63:12	82:22, 23 91:14, 24 92:12, 23	45:22
rearranged 22:12	recommended 48:5, 6 63:13, 15 76:2	referred 4:21	remains 31:23
reason 33:9 48:10 50:5 71:11	reconstructed 39:24	reflect 25:9 44:5 57:24 66:23 69:4 86:2, 4	remarks 11:11, 16
reasonable 12:25	record 10:23 13:4 14:1, 11 16:23 24:21 25:9, 14 34:11 35:23 36:11, 17 45:15 47:15 52:1, 24 54:3 55:24 57:21, 23 67:12 73:9 74:23 92:8	reflected 30:18	remedies 84:21
reasons 43:20 78:8	recorded 76:17	reflects 88:25 89:1	remedy 21:17
Rebecca 19:18	recording 27:25	Refunds 56:22	remember 6:18 7:17 52:19, 22
rebuild 85:18	records 48:11 54:4 93:3	regarded 5:25	remind 23:9
recall 47:9	recreation 23:23 57:4	register 10:4	remotely 14:20
receive 44:21 46:4 47:9	redevelop 92:18	registering 10:8	removal 32:22, 24 33:8 63:3, 13, 14
received 36:15 50:7 73:23	redevelopment 43:18	registration 93:2	remove 13:17 19:13
receiving 36:14	redirect 20:1	regularly 18:9	removed 35:12 75:9
recent 42:6	reduces 45:8	regulations 17:20 31:18, 19	renegotiate 75:7
recently 40:2 63:16	ref- 30:22	rejected 30:23 89:3	renewal 91:17
recited 9:19	referendum 21:15 30:22 35:18, 21 41:25 43:5, 10 68:3 80:15, 17	rejecting 67:20	renewals 92:14
recognition 5:14 7:10		related 10:5 17:10 64:13	rent 30:9, 18 41:19 42:10 44:4 45:5, 10 48:15 91:18, 19 92:15
recognize 3:8 4:13, 25 5:16 22:23 41:3		relates 47:20	renewals 92:14
recognized 13:11 23:16		relief 45:10 63:17	rents 37:2
recognizing 5:18 31:6		relies 33:1	repealing 56:7
recommend 54:9 70:15		relieve 45:24	repeatedly 35:22
recommendatio n 13:24 14:4 33:10 76:6		rely 44:1	replacement 63:14
		remain 11:10 12:4	report 56:19 62:23

City Commission Meeting
June 11, 2026

represent 26:21 28:9 49:4	rescheduled 12:11	76:1	reviews 31:21
representative 93:1	rescheduling 9:24	response 15:12 75:18, 21	revised 45:8 56:6
representatives 13:12	residency 60:7	responsibilities 20:17 22:13	revisions 65:2
represented 24:19 25:11	residential 24:15	responsibility 21:10 37:17	Revitalization 60:24
representing 19:22 22:7 23:7 25:22 34:10	residents 20:13 22:16, 23 23:13 24:2 26:8,11 27:4 29:8,12 30:16 31:24 32:7 41:2,17 77:17	responsive 67:20	Revocation 56:22
request 10:11 13:5, 23 23:19 31:23 32:10 34:3 91:8	Residents' 24:9	rest 7:16	Reyes 15:17 54:8, 12 59:21 60:16 65:7
requested 10:19 63:17	Resilience 34:16 52:16	restaurant 91:10	RFP 30:12,19,20 31:2 36:25 43:5 45:14 67:21 75:17, 19,21,25 76:1,7 80:14 89:1 90:12
requesting 10:16 58:22 59:13	resolution 17:2 57:21 73:2 92:7,9 93:4,13,14	restriction 53:12	RFPS 90:11
requests 36:17 45:6	Resolutions 43:4	result 27:12 45:5 63:7	rhetorical 82:17,18
require 35:19 44:20	resolved 26:3	resulting 63:2	Rickenbacker 35:16 42:21 43:2 75:14, 15,19,20,25 76:5 89:2 91:12 92:18
required 10:13 14:17 33:12 35:25 36:2 56:16	resource 40:7	resume 5:16	Rickenbacker's 67:23
requirement 26:4 36:18 74:21 80:15 82:22	resources 22:17 29:10 64:2,3	retail 91:22 92:20	rightfully 38:22
requirements 10:5 17:17 31:22 36:1 59:22 91:25	respect 21:25 25:24 38:23 77:2 93:2	retract 73:8	rights 28:5 45:9
requires 10:16 36:13 59:22 60:7	respectfully 23:25 25:13 32:5 34:2 43:3	return 41:2	rink 57:6
requiring 12:17 31:4 44:14	respecting 21:22	revealed 36:11	risk 31:6 33:11 46:6 63:10
	respond 88:18	revenue 30:9,18 39:2 42:3 43:18 44:11	risks 45:1 89:7
	responded 40:6 75:24	revenues 91:20 92:17	
		review 36:20 38:20 43:23 62:21 63:23	
		reviewed 62:23 90:9	

City Commission Meeting
June 11, 2026

road 24:16 25:5, 10 29:22 34:14 52:23, 25 53:4,9, 11,19 68:22 roads 39:23,24 53:24 Robert 29:21,24 Roberto 34:24 Rodrigo 59:13 Rodriguez 40:6 role 8:15 roll 44:4 Rolle 8:21,24 Roller 57:6 room 21:16 66:1,2 74:4,6,25 77:15,16 root 63:3,6 Rosado 3:3 5:17,19 55:9,22 58:11 59:20, 25 60:20 61:12 62:3 72:15,20 73:19 74:12, 14,17,25 75:3 78:22 Rosado's 84:15 Rosato 72:14 round 36:17	row 37:23 rule 47:5 69:17 70:12 73:17 ruled 83:6 rules 9:24 12:10 14:24 17:20 31:18 run 3:8,12,24 4:19,20 5:4, 7 18:8,9,10 36:3 running 4:1,18 rush 43:8 45:23 54:23 rushed 43:20 47:21 rushing 47:22 S sacrifice 22:11 saddle 37:14 safeguarding 34:24 safeguards 31:20 safety 19:6 32:25 63:10 saga 35:22 sai- 66:9 Sanchez 60:14 Sanderson 24:8,9	Santana 52:17 sat 22:18 23:11 satisfied 26:2 35:25 79:6 satisfy 35:24 save 35:6 49:25 SBV 34:2 scaffold 63:3 scale 37:19 scarecrows 73:23 scenario 50:10 Schedule 56:20 scheduled 82:24 92:25 94:10 scheduling 9:24 school 6:25 7:2,3 38:6 41:2 scrapping 18:15 Sean 64:6 season 63:19 seat 6:22 59:13 60:17 seated 9:20 section 10:8,14,20, 25 12:22 13:8,18 17:3 56:4,15,17,	19,20,21 57:4 59:23 80:15 93:15 security 45:8 seek 34:16 seeks 35:5 selected 30:11 73:22 80:19 selection 30:13,21 75:23 selfish 3:15 send 89:24 Senora 32:14 sensitive 92:19 separate 30:12 September 7:1 serve 6:13 20:12 24:2 27:4,5 29:7 32:7 39:20 served 5:15 6:2 39:19 serves 6:9 27:3 service 21:2 23:11, 23 39:17 40:8,16 59:12 94:2 services 12:17 17:11 49:11 serving 25:25 27:16
--	---	--	--

City Commission Meeting
June 11, 2026

set 13:20 14:24 16:11 91:23	signed 35:9 46:18	small 28:20, 25	specific 54:12
setting 69:16 92:10	significant 34:6 63:10	soccer 17:9, 10 19:8	specifically 34:13 49:22
setup 17:16	significantly 30:8	social 37:20	57:5 89:12
severability 56:8, 24 57:7	signs 11:17	solemnly 15:10	specifics 88:23
severe 63:1	silence 14:5	Soliman 39:12, 15	spill 76:12, 15, 22
sewage 76:12, 20	silent 35:20	solution 20:19 23:1	spirit 9:3
sewer 76:16	simple 23:9 31:16	24:3 26:16	split 19:4
share 9:9 18:7 39:2 71:22 80:7	53:14	27:1, 17	spoke 46:17 77:20
shift 45:1	simply 20:12 24:17 25:9 26:10	29:15 32:2	spoken 12:16
Shop 57:6	sing- 5:5	sort 69:16 74:20 90:11	sports 19:23 39:7
shortly 34:4	single 36:14 38:13, 23 62:21	South 4:21 20:25 30:7 34:1	SR.1 56:1 57:10
show 32:20 38:6 42:10 45:1 69:18 70:12 73:17 86:20	sir 40:1	Southeast 4:18 8:14	SR.2 56:9 57:16, 19
showing 5:10 22:18, 19, 21 76:15	sit 23:22 54:25	Southwest 39:15 48:19	SR.2. 57:19
sic 27:8	site 64:2, 4	speak 18:1 35:16 38:8 40:15 46:19 47:1 49:21	SR.3 57:1, 23, 24 58:1
Sidan 52:16 53:2, 12 54:4	sits 24:10	speaker 11:16 18:5 42:19 49:21 53:13 64:16, 18, 21	SR.3. 57:17
side 73:15 74:8	sitting 37:24 80:11	speaking 15:7 38:3	St 8:22
sides 70:11 77:20 86:20 87:15 90:17, 18	situation 66:3, 17 67:10 71:23	special 17:5, 7, 9, 21 20:10 26:9 28:15 35:23, 24 42:2 46:1 78:7, 8, 9 81:20 92:23	stadium 41:6 92:19
sidewalks 39:25	skating 57:6	species 33:15	staff 9:7 10:8 12:1, 6 13:2, 10, 21, 24 14:3, 16 34:5 52:15 76:18
	ski 19:8		stand 15:8 23:9 31:17 45:16 46:9 85:5 93:25
	skyrocketed 37:1		
	slide 73:25		
	slump 6:3		

City Commission Meeting
June 11, 2026

standing 64:11	stop 20:19 31:16	sub-	suggestion 75:19
Stanley 60:25	39:5 53:10	subcontractor 76:11, 16	Sumberg 41:9
start 26:6 48:23	80:21	subject 11:13 12:10	summarily 43:4
67:5 68:17	stopping 18:18	17:16 36:25	summary 57:23, 25
79:14	storage 44:4 91:21	73:13, 14	Suntex 36:22 45:14
started 3:5, 13 4:16,	92:20	89:23 91:13,	Super 49:7
20 66:18	store 91:10	23	Supervisor 93:4
75:12	story 70:21	submitted 11:25 30:19	support 10:19 11:16
starting 6:25	straight 35:6	61:8 75:18,	12:20 19:22
startled 18:11	straightforwa	20 76:5	22:7 23:7
state 12:15 17:19	rd 25:6	92:23	25:22 26:22
48:14	strawmen 41:12	submitting 11:21 57:21	31:14 39:16,
state-	Street 6:23 17:13	92:10	20 40:15
threatened 35:6, 11	34:22 39:15	subsequent 36:12	48:20
stated 24:21 35:22	48:19	subsequently 76:2	supportive 3:13
44:3 52:24	streets 25:2	substantially 80:18 91:16	supposed 35:4
statement 14:11 32:21	strength 9:6, 7	substantive 75:3	supposedly 18:19
47:23 57:17,	stress 28:3	substitute 52:2	surprise 55:7
19	strike 73:8	substitution 57:20 58:1	swear 15:10
stating 53:3	struck 76:16	succeed 26:7 32:2	sweat 49:15
Statutes 12:23 13:18	structural 63:1, 12	successful 30:6 82:22	switch 50:2
stay 48:7	structures 33:11	succumb 9:8	sworn 13:15 14:13,
Stearns 43:2	struggling 20:7	sudden 78:1	17, 18, 20
stellar 5:16	study 26:25	suddenly 38:7	45:15
Stephanie 22:6	stuff 50:2 79:15	sue 41:19	system 6:6 63:3, 6
Steven 34:22	86:24 89:21	sued 72:16	systems 6:8
stewards 39:8	styrofoam 18:16	sufficient 63:23	
stood 70:8		suggest 21:10 38:18	

City Commission Meeting
June 11, 2026

T	tents	thousands	timing
	4:3	3:25	35:20
tailgates	term	threaten	Timothy
4:22	39:17 91:17	79:10	60:17
takes	92:14, 17	threatening	tired
12:13	terms	78:18	25:24, 25
taking	73:21 74:5,	threatens	26:1
12:3 27:24	15 78:15, 16,	35:18	titl-
37:17 38:6	17 79:18	threats	62:11
78:18 81:13	91:17	37:19	title
talent	Terrace	threw	16:23 92:8
29:9	35:8 62:25	76:8, 9	titled
talk	terrible	thrilled	17:4 56:3, 5,
21:18 28:9,	37:5	3:25	12, 15, 17, 20,
14 41:21	test	Thursday	21 57:3, 4
79:18	73:10	5:4, 8	titles
talked	testifying	Thy	55:24
40:10	13:13	9:12	today
talking	testimony	tickets	3:5, 7 4:18
8:18 43:16	14:13, 21	49:9	13:3 20:9,
47:18 66:10	15:10	time	18, 19 21:24
Tapanes	thankful	4:22 6:1	22:9, 10
33:24, 25	9:5 18:6	7:2, 25 13:1	23:1, 8, 9
tape	thing	14:20 15:14	24:3, 18
94:10	3:15 18:25	16:8, 9 17:25	25:6, 23
targets	19:6 20:5	18:2 19:19	26:15, 16, 23,
63:8	46:23 50:10	20:7 22:16	24 27:15, 17
taxpayer	64:22 68:15	26:2 29:9	28:14 29:15
38:23	70:19 83:10,	30:3, 15	31:15, 16
team	14 86:25	31:16 34:9	32:5, 16
4:5	87:3, 14, 24	36:24 38:4, 6	34:13 36:5
teardown	things	41:21 42:1,	37:1 38:3,
17:16	12:20 18:10	20 45:9	21, 25 39:20
technically	19:11 28:10,	46:16, 19, 23	41:13 43:3
70:23	16 75:22	47:6, 7, 10, 20	48:9 49:20
telling	87:2, 23	48:24 53:9,	53:1 66:1,
73:12 86:14	89:11	21, 22 54:7,	17, 21 67:8
tells	thinking	24 63:23	68:16 69:4, 6
85:24	87:19 88:14	72:13 76:2, 8	70:19 81:6,
temporary	thinks	80:18 88:8	21, 22, 23
17:10	82:13	timeline	82:6 85:24
tenant	Thomas	35:18	86:3 88:2, 6
75:15	60:16	timely	today's
tens	thought	33:12 45:6	14:15 15:7,
30:17	66:12	times	11 66:23
	thoughts	6:7, 10 84:16	Todd
	18:7		57:14 80:6
			93:11

City Commission Meeting
June 11, 2026

told 85:2	38:22	turned 19:3	understand 20:7 28:1
Tomas 58:11	treatment 26:9	turnout 89:20	53:8 89:25
tomorrow 20:20	tree 32:20, 24	turtle 19:4	understanding 9:7 24:14
top 5:24 19:11	35:6, 10	TV 14:6	28:6 33:9
top-ranked 75:24 76:4	62:24 63:5, 7, 9, 13, 18	twenty-thir- 84:13	72:21
topics 12:21	64:1, 2, 25	Twitter 14:7	understands 62:17 89:7
Torrentes 31:11, 13	65:4, 6	two-minute 47:12	Understood 64:21
total 39:1 63:7	trees 19:14, 15		underwater 76:16, 20
totaling 92:16	32:22 33:2, 7, 11, 15, 16		undisputed 76:14
town 5:24	39:25 62:18		uniform 14:24
tract 24:16	trial 30:25 83:6		units 44:4
Traffic 56:12	84:11, 12		universe 77:23, 24
trafficking 74:20	trigger 36:7	U	79:9 85:11
training 4:8	trouble 38:6 78:18, 19 85:4	Uh-huh 78:5	UNKNOWN 18:5 42:19
transaction 43:13, 23	troubled 6:1, 7	uh-uh 79:11	49:21 53:13
transfer 45:9	troubles 78:1	ult- 71:2	64:16, 18, 21
transform 7:15 20:14	true 74:12 78:12	ultimate 22:1	unreasonable 27:13
23:22 29:13	86:23	ultimately 30:22 71:2	unruly 11:12
transformatio n 8:11	trunk 63:3	76:13 80:14	unused 22:18 31:24
transparency 35:11 46:9	trust 32:11 33:4, 6	81:10	updated 57:24
72:2	38:25 56:14, 18, 21, 23	unacceptable 28:3	upheld 31:3
transparent 43:13	59:5 60:24	Unanimous 93:21	upside 19:7
trash 40:2	61:7, 8 83:14	unanimously 51:17 52:14	urge 34:15
treat	87:3	55:18 58:7	Urination 56:5
	truth 15:11, 12	65:16 92:6	utilities 33:12
	28:17, 18	uncertainty 27:3	utility 63:2
	truthful 78:11	under- 72:17	
	turn 85:23	underestimate 29:11	
		underlying 43:23 44:10	

City Commission Meeting
June 11, 2026

v v12 85:18, 20 vacant 23:21 valid 80:16 valuable 20:14 86:10 values 19:7, 9 37:1 Vasquez 32:15, 16 33:20, 22 Vehicles 56:12 verbal 11:15 verbatim 13:4 verify 87:3 version 36:5 vet 36:2 vetted 44:7 victim 9:4 video 27:24, 25 view 13:5 89:14 viewed 14:6 vigorous 93:25 violate 36:6 violence 28:3 37:18, 20	Virginia 21:4, 14 29:25 30:11 31:3 35:17 43:11 45:2, 3, 9, 13, 16, 18 49:22 50:3 61:25 66:4, 10, 13 67:21 68:1, 5, 6, 10 69:16 75:5, 17, 24 76:3, 6, 11, 14, 21 89:7 91:13 92:13 vision 23:25 visit 11:22 Vivian 40:7 VK 35:17, 20, 22 36:4, 23 VK's 36:21 37:2 voice 31:7 48:22 voices 22:20 volunteers 20:4 28:23 29:8 vote 35:4 38:16 55:12 70:17, 18 72:23 78:12 86:17 87:25 88:1 90:23, 25 voted 89:4, 11 voter 45:25 69:8 73:13, 14 89:20, 23 93:2	voter's 88:11 voters 21:6, 14 22:2 30:23 31:5 43:12 44:8, 21 45:21 46:1 50:4 70:25 77:24, 25 78:13, 23, 25 79:1 81:5 83:14 85:12 87:25 89:2, 3 votes 91:14, 24 voting 60:6 80:2 92:1 vulnerable 49:12 w wages 22:12 wait 8:3 53:7 64:22 66:4 77:7 83:21 waited 23:1 24:4 26:17 27:18 29:16 waiting 23:10, 11 27:13 31:25 45:17 waive 13:25 waiver 17:6 56:22 59:22 60:7 waiving 17:7 walk 3:12 19:1	walking 4:1 wanted 4:14, 25 69:13 78:8 81:7 93:23 warm 3:5 warranted 43:21 warrants 46:9 waste 18:17 watch 40:11 93:25 watchdog 49:24 watched 7:14 watching 23:21 40:22 water 90:15 waterfront 37:6 43:16 46:5 91:10 waters 73:10 ways 87:18 weather 3:6 Weaver 43:2 week 18:8 weigh 46:22 79:19 88:4 weighing 89:22 weights 3:12 welfare 39:7
--	--	---	--

well-being 9:10 wiggle 74:4,6,25 77:15,16 wildlife 19:10 win 90:11 wind 63:6 winds 38:16 wisdom 9:7 wishes 18:1 wishing 11:20 13:4 withdraw 15:19 16:5 58:23 65:11 withdraw- 34:3 withdrawal 34:3 withdrawn 15:16 withhold 10:19 wondering 87:20 wor- 67:4 word 24:17 words 4:11 34:25 45:3 88:22 work 3:14,16 4:18,25 7:4, 14 8:12,16 9:2 20:16 22:11 24:1 29:8 32:8 41:7 49:14	64:24 68:16 worked 6:20 24:11 worker 38:6 workforce 6:22 working 7:13,24 8:14 25:25 31:20 48:20 62:20 works 9:13 34:16 52:17 65:6 world 37:1 world-class 7:15 worth 66:21 67:5 writ 31:4 68:8 69:20 78:2 79:7,10 81:8 writing 10:13 34:4 written 11:21 36:8 wrong 35:10 wrote 38:21 www.miamigov. com. 11:3 13:6 www.miamigov. com/ meetinginstru ctions 11:22 www.municode. com. 10:2,10,15 Wynwood 56:13 WYSONG 9:22 16:25	46:25 47:3, 8,12 55:25 67:15 68:25 69:10,13 70:22 71:25 72:8,11,19, 24 74:6,13, 16,19 75:2,4 77:2,6,10 78:5 79:24 80:4,12,22, 25 81:9,15, 24 82:1,3,9, 12,19 83:2, 6,8 84:4,10 85:1,5,7,13 87:9,13 88:19 90:3, 5,8,18,21,24 91:8 92:7 93:22 94:2	20 88:23 91:17 yesterday 36:14,15 yield 46:15 yields 36:7 young 5:21 20:4,13 38:3 youth 19:24 23:14 26:11 29:4 Youtube 14:7
		Y	Z
		y'all 77:13 Yay 94:1 year 3:25 4:10,23 5:3,7 76:10 years 3:14,24 4:16 5:15 6:5,17 7:14 8:9 20:6 22:16 23:10,12,13, 14,16,24 26:13 27:2 31:21,22 32:18,19 36:25 41:12, 20 43:17 44:10 45:22 48:21 66:18, 19,23 67:4,5 68:19 69:2 86:2 87:17,	zoning 13:7,9,19 14:14,21 15:3,7 61:16