



CITY OF DORAL COUNCIL MEETING MEMORANDUM

ITEM TITLE:

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE SITE PLAN MODIFICATION FOR PUBLIX AT DORAL PLAZA, FOR THE PROPERTY LOCATED AT 9705-9779 NW 41ST STREET IN THE CITY OF DORAL, FLORIDA, PURSUANT TO SECTION 53-184(F) OF THE CITY'S LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE

DEPARTMENT RECOMMENDATION:

APPROVAL

BRIEF HISTORY:

Publix Super Markets Inc., (the "Applicant"), is requesting site plan modification approval for the Property located at 9705-9779 NW 41st Street, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3020-012-0020 (the "Property") in the City of Doral (the "City"). The Applicant presented the site plan modification application at a properly noticed zoning workshop held on June 25, 2025. The objective of the workshop was to inform city residents of the request, present additional details and consider the public's feedback on the project.

LEGISLATIVE ACTION: (IF APPLICABLE)

Date:	Resolution/Ordinance No.	Comments

FINANCIAL INFORMATION: (IF APPLICABLE)

No.	Amount	Account No.	Source of Funds
1.			
2.			
Total:			

Fiscal Impact Statement: The proposed item has a fiscal impact on revenues and/or expenditures of \$ 0

STRATEGIC PLAN ALIGNMENT:

The proposed project is going to further the “Revenue Growth” strategic goal of the City of Doral Strategic Plan (2023), by increasing the property value, thereby adding new revenues to the city’s property tax base and fees. It is important to note that the additional tax revenues may be used to fund the infrastructure projects in the five-year capital improvement program (CIP).

ATTACHMENT(S):

- A. Exhibit A – Application and Letter of Intent
- B. Exhibit B – Site Plan
- C. Exhibit C – DERM
- D. Exhibit D – DSWM
- E. Exhibit E – Traffic
- F. Resolution



Memorandum

Date: March 11, 2026

To: Honorable Mayor and Councilmembers

From: Zeida Sardinas
City Manager

Department: Michelle M. Lopez
The Corradino Group
Interim Planning & Zoning Director

Subject: **Publix at Doral Plaza – Site Plan Modification**

Introduction

Publix Super Markets Inc., (the “Applicant”) is requesting approval of a site plan modification for the redevelopment of the property located at 9705–9779 NW 41st Street, identified by Miami-Dade County Property Appraiser Folio No. 35-3020-012-0020 (the “Property”), within the City of Doral (the “City”). The proposed redevelopment includes a reduction in the existing building footprint, the addition of green landscaped areas featuring a breezeway, updated landscaping throughout the site, a redesigned parking layout, and improvements to the building façade.

This site plan modification application is being submitted concurrently with a variance request application that includes three components: a reduction in the required number of parking spaces, a variance from the minimum Solar Reflective Index (SRI) standards, and a modification to the number and configuration of landscaped islands within the parking area. Supporting documentation, including the letter of intent and formal application, is provided in Exhibit A.

Public Advertisement

The public notice was advertised (legal advertisement) in Miami-Dade County’s designated publicly accessible website at least 14 calendar days prior to the proceeding (Council Meeting).

Property Information

Table I provides a brief overview of the subject project.

Table I		
Publix at Doral Plaza – Site Plan Modification		
Property Information		
	General Information	Responses
1	Project Name	Publix at Doral Plaza – Site Plan Modification
2	Applicant	Publix Super Markets Inc.
3	Acres	± 11 acres (Tract B)
4	Location	9705–9779 NW 41 st Street, Doral FL
5	Folio Numbers Associated with Project	35-3020-012-0020
6	Existing Future Land Use Category	Business (B)
7	Existing Zoning District	Corridor Commercial (CC)
8	Code Compliance Violation	N/A

Source: City of Doral, Planning and Zoning Department (2026).

Zoning/Land Use/Neighborhood Analysis

Table II provides an overview of the land uses surrounding the Property.

Table II				
Publix at Doral Plaza – Site Plan – Neighborhood Analysis				
Adjacent Land Uses and Zoning Districts Matrix				
Area	Adjacent Uses	Future Land Use Categories	Zoning Districts	Overlay
North	Residential	Low Density Residential (LDR)	Multifamily Residential I (MF-1)	None
South	NW 41 st Street (office buildings beyond NW 41 st Street – future site of Oasis at Doral)	Office Residential (OR) & Business (B)	Office-3 District (O-3) & Corridor Commercial (CC)	None
East	NW 97 th Avenue (Walgreens Pharmacy, Doral Centre development, warehouses, and offices beyond NW 97 th Avenue)	Office Residential (OR) & Business (B)	Corridor Commercial (CC) & Industrial Commercial (IC)	None
West	Residential, Doral Park golf course, and Chick-Fil-A fast food restaurant	Low Density Residential (LDR), Private Parks and Open Space (PPOS), & Business (B)	Multifamily Residential I (MF-1), General Use (GU), & Corridor Commercial (CC)	None

Source: City of Doral, Planning and Zoning Department (2026).

Figure I. Existing conditions of the subject site:



Interior view of the property

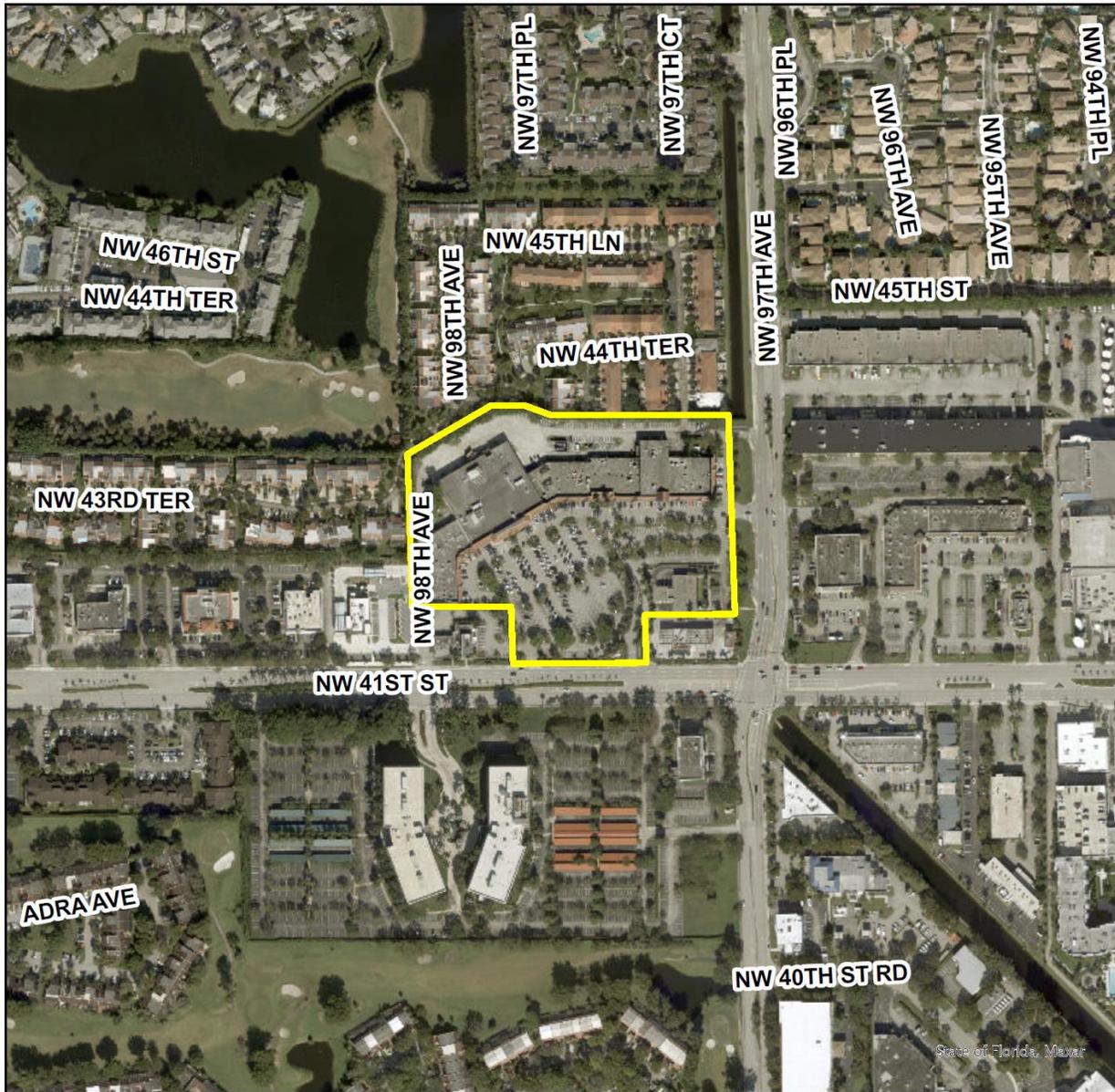


View from NW 97th Avenue



View from NW 41st Street

Figure II. Illustrates the Property location in the aerial map:



City of Doral

Legend
■ Subject Property

Planning & Zoning Department
Publix Aerial Map

6/5/2025

Background

Publix Super Markets Inc., (the “Applicant”) is requesting approval of a site plan modification for the redevelopment of the property located at 9705–9779 NW 41st Street, identified by Miami-Dade County Property Appraiser Folio No. 35-3020-012-0020 (the “Property”), within the City of Doral (the “City”). A concurrent application has been filed for variance requests to (1) reduce the the required parking spaces from 521 to 445; (2) reduce the minimum Solar Reflective Index (SRI) standard from 20% to 8.10%; and, a variance to modify to the number and configuration of landscaped islands within the parking area, in portions of the proposed developed parking area, where landscape islands shall be placed at a minimum interval of ten parking spaces with a minimum width of ten feet, and landscape islands that terminate a row of parking spaces shall be a minimum of 12 feet in width.

The Property is currently developed with a shopping center anchored by a Publix Super Market, which has operated continuously since 1987 and serves as an important amenity for the surrounding community. The existing buildings contain approximately 116,155 square feet of commercial space and are supported by roughly 522 standard parking spaces. The Property consists of approximately ±11 acres (±458,058 square feet) identified as Tract B within the overall development. Although the full development area (Tracts A through C) totals approximately ±12.04 acres (±524,558 square feet), this application applies exclusively to Tract B. Tract A (Folio No. 35 3020 012 0010) and Tract C (Folio No. 35 3020 012 0030) are not included in the proposed redevelopment and are not part of this site plan review.

- Tract A: 36,500 sq. ft,
- Tract B: 458,058 sq. ft (location depicted on page 6 of this document)
- Tract C: 30,000 sq. ft.

The Applicant proposes redeveloping the Tract B portion of the site by reducing the existing building footprint (previous ABC Liquors unit to be demolished), introducing new landscaped green areas that incorporate a breezeway, enhancing landscaping throughout the property, redesigning the parking layout, and implementing architectural upgrades to modernize and improve the building façade.

The Applicant is proposing the following as per letter of intent (LOI):

- Demolishing ±39,795 of current Publix storeroom and adjacent retail
- Demolishing ±10,657 square feet of other in line retail space
- Re-building ±53,951 SF of Publix space, mezzanine and adjacent retail
- Updating all current site lighting, parking areas, drainage systems and utilities
- Modifying one access point providing for additional movement
- Implementing off-site safety improvements on NW 41st Street and NW 97th Avenue
- Upgrading current canopy and façade
- Implementing pedestrian and parking improvements
- Implementing site circulation improvements

- Updating all current landscaping, including additional green space in the building reduction area

The Applicant presented the site plan modification application at a properly noticed zoning workshop held on June 25, 2025. The objective of the workshop was to inform city residents of the request, present additional details and consider the public's feedback on the project.

Staff Analysis

Comprehensive Plan Consistency Review

The Property is designated Business (B) by the City's Comprehensive Plan Future Land Use Map (FLUM). The Business (B) category accommodates the full range of sales service activities including retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, theaters, medical buildings, nursing homes, entertainment and cultural facilities, amusement and commercial recreation establishments and university and college facilities. Building height is limited to no more than six (6) stories and landscaped open space must comprise a minimum of 15% of a project site. Floor area ratio (FAR) is limited to 0.5 for the first floor and 0.25 for every additional floor, exclusive of structured parking. In the Business land use strip immediately west of the Miami-Dade County Resource Recovery Facility along (theoretical) NW 102nd Avenue, uses that exhibit 24-hour site usage such as hotels, motels, hospitals, and nursing homes are not allowed.

The proposed redevelopment reflects a Floor Area Ratio (FAR) of approximately 22%, which is below the 50% maximum coverage allowed under the Business (B) designation. Additionally, the project includes roughly 17% square feet of landscaped open space, surpassing the required minimum of 15%. Overall, the proposal is consistent with the objectives and regulations outlined in the City's Comprehensive Plan.

Land Development Regulations Consistency Review

The Property is currently zoned Corridor Commercial (CC) by the City's Official Zoning Map. The purpose of the Corridor Commercial District (CC) is to provide for medium to high-intensity business uses on major corridors and prime commercial areas.

The proposed site plan is consistent with Chapter 68, Article IV Commercial Districts, Division 3 Corridor Commercial (CC), Sec. 68-383 Permitted Uses-Generally, of the City's Code which allows for retail services. Furthermore, Sec. 53-128. - Use compatibility table, permits retail uses in Corridor Commercial (CC) districts.

The Land Development Code setbacks for the Corridor Commercial (CC) include: a twenty (20) feet setback for the front, fifteen (15) feet setback for the side street, and a five to fifteen (5 -15) feet setback for the side interior and rear (*5 ft. setback where adjacent property is either commercial, business and/or office district; 15 ft. setback when abutting residential district for the interior side & rear setback). The proposed front setback is ± one hundred and fifty-two feet 152'-0" (from retail building 'A' to the front property line on NW 41st Street - Doral Boulevard

- whereas 20' feet is the required), the proposed side street setback is ± sixty-two feet 62'-0" (from retail building 'C' to the property line adjacent to NW 97th Avenue – whereas 15' feet is the required), the proposed side setback is ± forty five 45'-0" (from the Publix building to the property line on the west – whereas 5 /15' feet is the required), and the proposed rear setback is ± fifty-seven feet with eight inches 57'-8" (from the Publix building to the property line on the north – whereas 5 /15 feet is the required).

Provided Setbacks:

Setback	Building	Minimum Required	Provided
Front (NW 41 Street)	Building A	20 feet	152 feet
Side Street (NW 97 Avenue)	Building C	15 feet	62 feet
Interior Side (West)	Publix	5 or 15 feet (*)	45 feet
Rear (North)	Publix	5 or 15 feet (*)	57'-8"

(*) 5 ft. setback where adjacent property is either commercial, business and/or office district; 15 ft. setback when abutting residential district for the interior side & rear setback.

Under the applicable code, the maximum permitted building coverage is 50%. The proposed development occupies approximately 22% of Tract B, totaling about ±102,479 square feet of building area within the ±458,050-square-foot tract. As such, the project remains well below the allowable coverage threshold.

Proposed Building Areas (Tract B):

Building	Square Feet
'Retail Building A'	8,008 sq. ft.
'Retail Building B'	24,659 sq. ft.
'Retail Building C'	11,147 sq. ft.
'Publix Building'	53,951 sq. ft.
'Existing 1-Story Building'	4,714 sq. ft.

Total Proposed Building Area : 102,479 sq. ft. (±22% coverage)

In terms of open space, the code requires a minimum of 17% for Corridor Commercial districts. The proposed design offers approximately 17% open space, or ±78,000 square feet.

The maximum permitted building height within the Corridor Commercial (CC) District is a six-story building. The proposed building height of thirty-eight feet with ten inches 38'-10" complies with this regulation. The project also adheres to applicable Floor Area Ratio (FAR) requirements. While the code stipulates FAR thresholds of 0.5 and 0.25, the proposed FAR of 0.22 falls within the allowable range as 102,479 square feet is the proposed footprint for Tract B. Zoning classifications surrounding the property include Multi-Family Residential-I District (MF-I) to the

north, Office-3 District (O-3) to the south, Industrial Commercial (IC) & Corridor Commercial (CC) to the east, and Multi-Family Residential-I District (MF-I) & Corridor Commercial (CC) to the west. The surrounding area is predominantly composed of commercial uses, consistent with the district’s established character.

This site plan modification application is being submitted concurrently with a variance request application that includes three components: a reduction in the required number of parking spaces, a variance from the minimum Solar Reflective Index (SRI) standards, and a modification to the number and configuration of landscaped islands within the parking area. Supporting documentation, including the letter of intent and formal application, is provided in Exhibit A.

I. Parking variance

The Applicant is seeking a variance from the City’s Land Development Code (LDC) *Section 77-139 – Required off-street parking spaces*, regarding required off-street parking spaces. Submitted parking documents by the Applicant indicate a total requirement of 521 (although based on the sq. ft. provided it is closer to 520) parking spaces, based on the site's intended uses and square footage; the Applicant proposes 445 parking spaces with the required parking space dimensions as per code.

Use	Proposed SF	Required Parking	Provided Parking
Restaurant	19,637 sq. ft., with 8,841 sq. ft. allocated for patron use	1:45 SF of patron area	197
Retail	75,536 sq. ft.	1:250 SF gross floor area	302
Office	6,149 sq. ft.	1:300 SF gross floor area	21

Overall, these requirements result in a parking shortfall of roughly 75 spaces, representing approximately a 14.42 % deficiency. Per the City’s Land Development Code Section 77-139, *for restaurant spaces: one space per 45 square feet of patron area is required, for retail spaces: one space per 250 square feet of the gross floor area or fraction thereof is required, and for office uses: one space per 300 square feet of gross floor area or fraction thereof is required.* Non-compliance with the City’s Land Development Code Section 77-139, shall necessitate a variance to council pursuant to Article X - Variances, Division 2, sec. 53-460. from the LDC. Concurrent variance application received and filled along this site plan application; pending City Council determination.

Table III

Uses	Required	Proposed	Existing
Restaurant, retail, and office	520 parking spaces	445	522

2. Solar Reflective Index (SRI) variance

The applicant is requesting a variance from *Section 77-195 – Pervious or heat reflective parking surfaces*, of the City’s Land Development Code, which requires a minimum of 20 percent of all

required surface parking on a non-residential development site must be constructed using pervious or heat-reflective material with a solar reflective index (SRI) of 28 or greater such as open cell pavers, managed turf, pours pavement and/or other proven materials. Non-compliance with the City’s Land Development Code section 77-195, shall necessitate a variance to council pursuant to Article X - Variances, Division 2, sec. 53-460. from the LDC. Concurrent variance application received and pending City Council determination.

3. Configuration of landscaped islands within the parking area

The applicant is requesting a variance from Section Sec. 71-213 – *Landscaped areas in parking lots*, from the City’s Land Development Code, regarding the required number and configuration of landscape islands within surface parking areas. Non-compliance with the City’s Land Development Code section 71-213, shall necessitate a variance to council pursuant to Article X - Variances, Division 2, sec. 53-460. from the LDC. Concurrent variance application received and pending City Council determination.

The required/proposed Land Development Code development standards are listed in the following Table IV:

Development Standards: Corridor Commercial		Provided	Complies
Maximum Floor area ratio (FAR)	0.5 – 0.25	±0.22	Complies
Maximum height	6 stories	±38'-10"	Complies
Minimum lot area	1 acre	±458,058 sq. ft. (11 acres Tract B)	Complies
Minimum lot width (ft.)	100' ft.	±633' ft.	Complies
Maximum building coverage (%)	50%	±22% (for Tract B)	Complies
Minimum open space (pct.)	17%	±17%	Complies
Minimum building setback (ft.)	Front	20' ft.	±152'-0" ft.
	Side street (*)	15' ft.	±62'-0" ft. (towards NW 97 th Avenue to the east)
	Side interior (*)	5' to 15' ft.	±45'-0" ft.
	Rear	5' to 15' ft.	±57'-8" ft.
Parking Counts	521	445	Variance
Solar Reflective Index (%)	20	8.10	Variance
Landscape Islands	Every 10 spaces	Varies between 8-15 spaces	Variance
Landscape Islands	12 ft width	Varies between 11 ft to 11.5 ft	Variance

*5 ft. setback where adjacent property is either commercial, business and/or office district; 15 ft. setback when abutting residential district – side interior & rear.

Compliance with Doral Boulevard Master Plan

The property fronts NW 41st Street, commonly referred to as Doral Boulevard, thus is therefore subject to the Doral Boulevard Master Plan. Specifically, the project must comply with the standards outlined for the ‘*Semi-Urban Streetscape Character District*’. This district encompasses the stretch of Doral Boulevard from NW 102nd Avenue eastward to a point 1,000 feet west of NW 87th Avenue, which marks the western boundary of the Urban Character District. Any parcel located within this area is considered part of the Semi-Urban District and must adhere to its design guidelines.

Strategically located near the intersection of NW 97th Avenue, the Semi-Urban Character District represents the central zone of Doral Boulevard. It serves as a transitional area, both in scale and experiential quality, between the adjacent Urban and Suburban Districts. Like the Urban District, it emphasizes pedestrian-friendly design and public amenities. However, it features deeper setbacks, allowing for enhanced landscaping and recreational buffers that contribute to a greenway-like environment along the corridor.

Allowable uses for the resulting setback areas shall be exclusive to outdoor uses, such as terrace gardens or outdoor lounge facilities. Landscape architectural elements such as arbors, trellises, outdoor non-enclosed shelters, planters, pools and vegetation shall be allowed.

The proposed redevelopment of the Doral Plaza project includes a 35-foot setback along Doral Boulevard, designed to enhance the pedestrian experience through meandering sidewalks, curated landscaping, and street furniture such as benches, trash receptacles, and pedestrian lighting. This setback applies exclusively to Tract B. Tracts A and C are not part of the current scope; however, if and when these tracts are redeveloped in the future, they will be required to comply with the setback standards established for the Semi-Urban Streetscape Character District. The project height of 38'-10" complies with both Corridor Commercial (CC), which is 6 stories, and with the Semi Urban District from Doral Boulevard, which is 8 stories.

The following is an evaluation of the site plan review standards:

a. Consistency with Comprehensive Plan:

The Business (B) future land use category accommodates the full range of sales service activities including retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, theaters, medical buildings, nursing homes, entertainment & cultural facilities, amusement and commercial recreation establishments and university and college facilities.

b. Promote better site design:

The project’s design incorporates landscaped areas facing Doral Boulevard, bicycle racks, updated architectural designs and the required parking dimensions per code. Additionally, the proposed building coverage is below what is required. These design considerations are crucial to manage stormwater run-off, provide lush landscaping, and contribute to the City’s beautification.

c. Integration of project more effectively into their surrounding environment:

The area is characterized by commercial uses. Thus, a project such as Publix at Doral Plaza, which offers commercial uses, will integrate seamlessly with the surrounding environment, create attractive urban spaces, and bring further economic opportunities to the City. The development enhances the visual and functional appeal of Doral Boulevard, promoting a more organized and accessible environment; its strategic location and infrastructure site redevelopment upgrades strengthen the operational efficiency of the surrounding commercial zone and keeps up with the times.

d. Enhance property value:

The project's architectural and urban design will serve as a catalyst for other similar developments in the district and enhance the property value of the surrounding commercial properties.

e. Ensure harmonious relationship among buildings, uses and visitors:

The project's design and landscape design will foster a sense of harmony among the surrounding buildings and Doral Boulevard. The proposed design may also inspire nearby commercial owners, to invest in modern upgrades, sparking a wave of revitalization throughout the area.

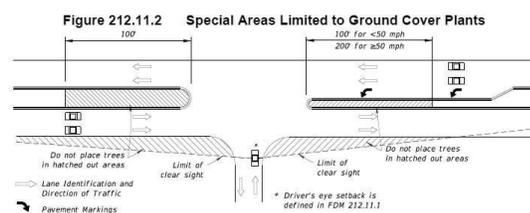
f. Protect health, safety and welfare of our residents and visitors:

The project will showcase a thoughtfully designed landscape that enhances the site's aesthetics while supporting stormwater management and safety. Additionally, the meandering sidewalk along the boulevard, complemented by pedestrian lighting and improved internal circulation, will promote a safer and more accessible environment for all users. The direct benefits of meandering sidewalks for health and safety include a more pleasant, relaxed walking environment, breaks up long monotonous paths which encourage slower movements, and allows better visibility around curves and landscaped areas.

g. Address traffic concerns:

The City of Doral Public Works Department recommends approval. Miami Dade County Department of Transportation and Public Works (DTPW) has reviewed the subject application and has provided conditional approval subject to the following conditions as stated in the January 12, 2026 memorandum:

- I. Please ensure compliance with the latest FDOT FDM Manual, Section 212.11.6, which specifies that trees may not be placed within the hatched-out areas of the sight triangles, as illustrated in the figure below.



2. Please note that written approval from the Highway Division must be obtained at the time of paving and drainage plan submittal for the modification of Driveway #6 connecting to NW 97th Avenue as the configuration of the driveway is being changed from right-out only to right-in/right-out.
3. Vehicular access along NW 41st Street west of NW 97th Avenue shall be modified by closing the median and converting the existing full access driveway (Driveway #3) to a right-in/right-out driveway.

h. Consistent with the Standards and/or regulations of approved Master Development Agreements, Pattern Books and Conceptual Site Plan associated with CMU, DMU, TND and PUD projects:

The project is not part of an approved Master Development Agreement, or a site plan associated with CMU, DMU, TND or PUD Developments.

Level of Services Evaluation

Public Facilities Levels-of-Service (LOS) Review:

Pursuant to Objective 10.4 and Policy 10.4.2 of the City’s Comprehensive Plan, all new development and redevelopment must maintain the adopted Level-of-Service (LOS) standards for public facilities. New development orders shall be issued only when available public facilities and services needed to support the development will be available concurrent with the impacts of the development. Table IV provides information on public facilities and applicable agency reviews.

Table V LOS Standards

Public Facility	LOS Standard	Agency Review	Response
Potable Water	126.82 gallons per capita per day	Miami-Dade Water and Sewer Department (WASD)	DERM Memo (see Exhibit C)
Sanitary Sewer	100 gallons/capita day	Miami-Dade Water and Sewer Department (WASD)	DERM Memo (see Exhibit C)
Stormwater Drainage	Post-development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with 24-hour duration	Miami-Dade Department of Regulatory & Economic Resources	DERM Memo (see Exhibit C)
Solid Waste	9.4 pounds/capita/day	Miami-Dade Department of Solid Waste	Dept. Solid Waste Memo (see Exhibit D)
Recreation and Open Space Lands	4.5 acres per 1,000 residents	City of Doral Planning and Zoning Department	(not applicable)

Transportation	All major County roadways must operate at LOS D or better, except where mass transit service having headways of 20 minutes or less is provided within ½ mile distance, then a roadway shall operate at or above LOS E at peak hour.	Miami-Dade Department of Transportation and Public Works and the City of Doral Public Works Department	City of Doral Public Works Department Memo (see Exhibit E)
Public Schools	100% utilization of Florida Inventory of School Houses (FISH) capacity (with relocatable classrooms).	Miami-Dade Public County School	Miami-Dade County Public Schools (not applicable)

Source: City of Doral. Planning and Zoning Department (2026).

Potable Water, Sanitary Sewer, and Solid Waste

Pursuant to Section 163.3180(1), Florida Statutes, sanitary sewer potable water, solid waste and drainage are the only public facilities and services subject to the concurrency requirement on a statewide basis. In the City of Doral, Miami-Dade County Water and Sewer Department (WASD) is responsible for providing potable water and sanitary sewer services, while Miami-Dade County Department of Solid Waste Management (DSWM) provides waste collection services. Both WASD and DSWM have reviewed the application and have no objections to the site plan. A copy of DERM and Solid Waste Management memorandum are provided in “Exhibit C” and “Exhibit D.”

Recreation and Open Space

The proposed project will not incorporate residential uses. Therefore, the recreation and open space LOS standard does not apply.

Transportation

The City of Doral Public Works Department has reviewed the subject application and recommends approval.

Public Schools

The proposed project does not incorporate residential uses. Therefore, the public schools LOS standard does not apply.

Recommendation

Provided that the City Council approves the requested variances under separate application, Staff requests that the Mayor and City Councilmembers APPROVE the proposed site plan modification for the Publix at Doral Plaza Site, Plan located at 9705-9779 NW 41st Street, further identified by Miami-Dade County Property Appraiser by Folio No. 35-3020-012-0020 (the “Property”) in the City of Doral (the “City”).