

1 decision, I'd like to appeal," they'll simply
2 tell you you have ten days to file that Notice
3 of Intent to Appeal.

4 We are very liberal when it comes to that
5 interpretation, because, at the end of the day,
6 the last thing we want to do is infringe on
7 anyone's due process rights, so that can be a
8 simple e-mail, come in, write it on a piece.
9 If you hand me a Post-It that says, "I intent
10 to appeal," and sign it and you hand it to me,
11 I'll provide it the City Clerk and that starts
12 your clock for you next deadline, which in this
13 case would be an additional 14 days to complete
14 your package.

15 MR. ALVAREZ: Yeah, but my question is, to
16 avoid a regular person having to read the Code,
17 this is set in the package that they get?
18 Okay. Now you have this. Now you have like a
19 time line so the person knows.

20 MR. CEBALLOS: If the person goes directly
21 to the Clerk's Office and picks up the appeal
22 package, all of that information will be
23 provided on there.

24 CHAIRMAN BUCELO: Mr. Behar?

25 MR. BEHAR: I have no comment.

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1 CHAIRMAN BUCELO: Shane, any comments?

2 MR. MCGLASHEN: No comment. Thank you.

3 CHAIRMAN BUCELO: Mr. Sanabria?

4 MR. SANABRIA: No. I just wanted -- I
5 overheard that to file an appeal, you need an
6 attorney.

7 MR. CEBALLOS: No.

8 MR. SANABRIA: You don't. I don't think
9 you do.

10 Okay. I don't have any questions.

11 MR. BEHAR: I'll make a motion to approve.

12 CHAIRMAN BUCELO: I have no futher
13 comments, either.

14 Let's close Board discussion.

15 MR. BEHAR: Motion to approve.

16 MS. BRAVO: Second.

17 CHAIRMAN BUCELO: Jill.

18 THE SECRETARY: Sorry.

19 Alice Bravo?

20 MS. BRAVO: Yes.

21 THE SECRETARY: Shane McGlashen?

22 MR. MCGLASHEN: Yes.

23 THE SECRETARY: Felix Pardo?

24 MR. PARDO: Yes.

25 THE SECRETARY: Gonzalo Sanabria?

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1 MR. SANABRIA: Yes.

2 THE SECRETARY: Ignacio Alvarez?

3 MR. ALVAREZ: Yes.

4 THE SECRETARY: Robert Behar?

5 MR. BEHAR: Yes.

6 THE SECRETARY: Alex Bucelo?

7 CHAIRMAN BUCELO: Yes.

8 MR. CEBALLOS: Thank you, again.

9 I appreciate your time. Thank you.

10 MR. BEHAR: You should have stayed until
11 the end of the meeting to do this.

12 MR. CEBALLOS: I started off my day with
13 the Code Enforcement Board in this room at 8:30
14 in the morning. I'm very happy to --

15 CHAIRMAN BUCELO: So you started with my
16 father, then.

17 MR. CEBALLOS: Yes. He was sitting right
18 over there.

19 CHAIRMAN BUCELO: If we could have the
20 next --

21 MR. COLLIER: We're going to start with the
22 first item?

23 CHAIRMAN BUCELO: Yes, the first item.

24 MR. COLLIER: Okay.

25 MR. ALVAREZ: Through the Chair. Should we

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1 do the second item, because everybody is here
2 for the second item?

3 CHAIRMAN BUCELO: Do we have a motion?

4 MR. COLLIER: It's up to the Board.

5 MR. BEHAR: I think it's a good idea.

6 CHAIRMAN BUCELO: Okay.

7 MS. BRAVO: Motion to start with E-2.

8 MR. ALVAREZ: So my motion is to start with
9 E-2, because everybody is here in the crowd,
10 just to help them out.

11 MS. BRAVO: I second your motion.

12 CHAIRMAN BUCELO: All in favor?

13 (Board Members voted aye.)

14 MR. COLLIER: Okay. Item E-2, an Ordinance
15 of the City Commission amending Ordinance
16 Number 1952, as amended, which changed the
17 zoning on Lots 1, 2, 3, 20, 21, 22, 23, and 24
18 Block 120 and Lots 1 thru 5, Block 131, Country
19 Club Section (430, 440, 450, and 520 University
20 Drive), Coral Gables, Florida, to remove
21 certain conditions of approval that limit the
22 use of the property to overflow parking and
23 that revert the zoning of the property to
24 single-family zoning; all other conditions of
25 approval contained in Ordinance Number 1952

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1 shall remain in effect.

2 Item E-2, public hearing.

3 MS. GARCIA: Good evening. Jennifer
4 Garcia, Planning & Zoning Director. If I could
5 have the PowerPoint, please, for item E-2?
6 Thank you.

7 So before 1972, these two properties, one
8 being between -- both on University Drive, one
9 between Sarto and Camilo and one between
10 Riviera and Cadima were zoned single-family.
11 I'm assuming they were vacant at the time.
12 And, then, through Ordinance 1952, again, the
13 year 1972 -- a little confusing, I know -- the
14 Commission then approved to change the zoning
15 to single -- I'm sorry, to -- let me go back,
16 to Special Use, and part of that ordinance, in
17 Ordinance 1952, included four conditions of
18 approval.

19 The first one has to deal with keeping the
20 property as was then, in 1972, to not be paved,
21 for overflow parking, involving both, the
22 library and the Youth Center.

23 The second condition of approval has to
24 deal with using that property, that's now zoned
25 Special Use, to be used as overflow parking,

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1 and, again, for the Youth Center and the
2 library.

3 Condition Number 3 involved limiting the
4 ingress and egress to only be on University
5 Drive, and that there should be some kind of
6 means erected to close off those properties, to
7 not be used, unless they're used for additional
8 parking -- needed for overflow parking for the
9 Youth Center and the library.

10 And then Condition Number 4 has to deal
11 with the zoning and that if the City decided
12 that there was no use for either of those
13 properties, that the zoning would have to be
14 reverted back to single-family without
15 involving a public hearing.

16 So today we are looking just at the
17 property which is known as 520 University
18 Drive, which is between Riviera and Cadima.
19 This is not involving the north property, which
20 is between Sarto and Camilo. It's just the 520
21 property, again, between Riviera and Cadima.
22 And there you are looking at the plat. So the
23 current Future Land Use designation is Public
24 Buildings and Grounds, and, again, the zoning
25 is still zoned Special Use zoning.

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1 So what's proposed before you today only
2 affects the property at 520 University Drive,
3 and to take away the restriction of only using
4 the property for overflow parking, but to also
5 allow for any kind of park use. So the
6 property still may be kept in a park-like
7 manner with the existing trees.

8 The second condition will be amended to,
9 again, only affect 520 University Drive, to
10 also allow any kind of public park in the
11 future.

12 Condition Number 3 would be amended then to
13 specify that the ingress and egress to deal
14 with the temporary overflow parking, and --
15 would be, again, keeping it from University
16 Drive, unless otherwise determined by the
17 Police Department.

18 And then Condition Number 4 would be
19 removed altogether, so if the City decides to
20 rezone the property to be single-family
21 residential use, that they would involve the
22 public, through a public hearing process.

23 So this is the first meeting dealing with
24 this exact ordinance change. It will move to
25 the City Commission for First and Second

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1 Reading, as any ordinance is done.

2 The letters were sent out within a thousand
3 feet of the 520 University Drive property, as
4 that's the property that's being affected by
5 these changes, and the letters were sent out
6 one time, for this meeting for tonight. The
7 property was posted once, as well, website was
8 posted, as well as newspaper advertisement.

9 So Staff has determined this is consistent
10 with the goals, as far as locating parks near
11 single-family neighborhoods, residential
12 neighborhoods, and we recommend approval.

13 Thank you.

14 CHAIRMAN BUCELO: Thank you.

15 Any questions from the Board, before we
16 open it to public comment?

17 Jill.

18 THE SECRETARY: Yes. Excuse me. We have
19 several speakers.

20 Sylvia King.

21 MR. BEHAR: Mr. Chair, we're going to keep
22 the time?

23 MS. GARCIA: If I could have Coral Gables
24 TV pull up that PowerPoint I sent -- sorry.

25 CHAIRMAN BUCELO: How many speakers?

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1 THE SECRETARY: About six.
 2 MS. KING: Good evening. I'm Silvia Perez
 3 King, 3617 Harlano Street. I'm a member of the
 4 University Green Neighbors Association.
 5 We filed a complaint -- okay. Thank you.
 6 We filed a complaint to enjoin the
 7 development of a bark park at 520 University.
 8 No amendments to Ordinance 1952 should be
 9 considered while the litigation is pending. We
 10 waive no rights by voicing our objections here.
 11 I'm going to make three points. First,
 12 this hearing should not take place. There
 13 should be a deferment. Residents within a
 14 thousand feet of all of the parcels listed in
 15 the ordinance were not mailed notice. The
 16 ordinance applies to all of the parcels, not
 17 just 520. Taking away overflow parking at 520
 18 University shifts the burden directly onto the
 19 other lot and those property owners. They have
 20 a right to be here. This hearing should be
 21 deferred for that reason.
 22 Next, the intention of the City is to put a
 23 bark park at the 520 University spot, but we
 24 have a lot of -- we have an overwhelming need
 25 for parking in our community, because the

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1 angle of the overflow parking opened by the
 2 City. Cars parking along the swale, all along
 3 University Drive, and they found their way to
 4 520, even though it was not marked by the City,
 5 and they did not put up barricades or have
 6 police officers there, but the public found it
 7 and they parked there. And here you can see,
 8 they saw the little sign posted there, which,
 9 by the way, the City wants to say that the
 10 other parcels aren't part of this, but they
 11 were signed, as well, for this hearing. They
 12 just didn't mail it to the neighbors. But,
 13 anyhow, these cars are parked on 520. There is
 14 a need, when there are special events, to have
 15 parking in the community.

16 Also, we developed our own little plan
 17 here, showing what parking at University --
 18 what we're talking about. We're talking about
 19 83 parking spaces for future special events.
 20 The City has no plans for the replacement of
 21 the lost parking. When they put a dog park
 22 there, those spaces are going to be gone, and
 23 parking is going to be chaotic, and where will
 24 the burden fall, it will fall on the residents
 25 of the community, who do not want a park there.

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1 library has a lot of events. This first
 2 picture, one of our members, just a random day,
 3 no events at the library, the library parking
 4 lot was full. Here we have cars parking on the
 5 swale next to the library. Here we have cars
 6 parked in front of 520 University, and all
 7 along the swale, heading towards the Youth
 8 Center. Here we also have more cars, because
 9 it went all of the way up to the Youth Center,
 10 and here, in fact, we see the cars parked in
 11 front of the Youth Center. Parking is a really
 12 big issue here, and we do need overflow parking
 13 for special events.

14 Take, for example, The Literacy Festival
 15 that happened recently. The City opened an
 16 overflow parking lot directly across the Youth
 17 Center. They didn't open up 520, just the one
 18 in front of the Youth Center. It quickly
 19 filled.

20 Actually, I think I skipped a slide. Well,
 21 there's a slide before this one and let me see
 22 if I can get it. Yeah, here we go.

23 The overflow parking lot quickly filled up,
 24 and people started to park on the swales all of
 25 the way down Camilo Avenue. This is another

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1 There are plenty of parks in our community
 2 for off leash dogs. We have Chewy. We have
 3 Salvadore. You can go down to Chapman Park.
 4 We don't need any more dog parks. What we need
 5 is parking, for the library, to support it.

6 Thank you.

7 CHAIRMAN BUCELO: Thank you.

8 THE SECRETARY: William -- I'm sorry,
 9 William.

10 MR. RIVENBARK: Good evening. My name is
 11 Bill Rivenbark. I'm a member of the United --
 12 University Green Neighbors Association, which
 13 is a 501(C)(4). I live at 3616 Harlano Street,
 14 approximately 120 feet from 520 University
 15 Drive, and I would like to speak about the
 16 Coral Gables Public Library and give you some
 17 statistics, which you may find interesting, to
 18 make clear why Ordinance 1952 should not be
 19 amended.

20 To best understand why Coral Gables Public
 21 Library needs to be able to have access to
 22 overflow parking in the lot, you need only look
 23 at their current door counts. Door count is
 24 Miami-Dade library speak for head count, how
 25 many people come in, on a daily basis, to visit

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the library. This includes special events and County wide early voting attendance.

In February of this year, I e-mailed the Miami-Dade Public Library System a series of questions regarding attendance at the Coral Gables Branch. I received a timely and very thorough response from the Public Records Division of the Miami-Dade Public Library System. Here's what we learned. The Coral Gables Branch library averages thirty to forty programs per months. Programs, in their speak, again, are special events, certain courses, certain topics, what have you, other than just someone going in and out of the library.

Their program-related attendance estimates between 1,000 and 1,250 people per month. That's 12,000 to 15,000 people per year visiting the library for special programs. Currently, for fiscal year 2025 to '26, the door count averages are approximately 26,000 visits per month. That's 312,000 visitors annually, the third highest among all fifty branches of the Miami-Dade Library System.

Last year, fiscal year 24-25, the Coral Gables Branch averaged approximately 31,000

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visits per month or 372,000 visits per year, the second most visited library, in terms of door count, surpassed only by the Main library in Downtown Miami.

From 2018 to 2024, county wide early voting at the Coral Gables Branch Library has ranged from 16,000 to 25,000 participants. That's a large number of voters, in a concentrated two-week period, for the primary and the general election, with Governor, U.S. Senator, U.S. House of Representatives and many other State positions, in addition -- now, in addition to the Coral Gables elections, the numbers will, again, be high for a two-week period, primary and general elections.

Throughout the years, the Coral Gables Branch has consistently ranked among the top five of early voting locations in Miami-Dade County, where everyone coming through in or near Coral Gables casts their ballots. A door count of 372,000 annually, 15,000 special event attendees years, and 25,000 voters during early voting, it's easy to see why the ability to have overflow parking in the lot must remain. Taking away the overflow parking at 520

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University makes no sense. The numbers simply do not add up.

Thank you.

CHAIRMAN BUCELO: Thank you.

THE SECRETARY: Jean Davis.

MS. DAVIS: Good evening. My name is Jean Davis, and I am a member of the University Green Neighbors Association. I live at 3710 Harlano Street, and I would like to ask, what is the true purpose of these proposed changes?

The Planning and Zoning Staff reports acknowledges that the City is interested in having a 40,000 square foot off leash dog park at 520 University Drive, immediately abutting three single-family homes. The report says, the City's request would not allow densities or intensities beyond what is permitted under the applicable Future Land Use Map classifications of Public Buildings and Grounds, but how do you reconcile the current passive green space, open to everyone, with a 40,000 square foot dog park, which is only for the dogs?

The report also says that it will provide ample and effective opportunities for public participation at all levels of the City of

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Coral Gables governance and decision-making. That sounds good, in theory, but we were told we couldn't have input as to whether there would be a dog park, but we would only have input into how it would be designed.

The report says that the City will ensure recreation facilities are well managed, well maintained and that quality opportunities are available within a ten-minute walk to our residence. The passive green space that is there now is readily available to everyone.

I would also like to speak about the Future Land Use compliance. If this is about a dog park, Planning and Zoning Board Members should know, the report says that it does not permit uses which are prohibited in the Future Land USE category of the parcel, but the only places a dog park is mentioned in that document is under Policies Rec-1.4.2, which references working with the County on Chapman Field County and Dog Park Facility for the City -- residents of the City sponsored programs.

I thank you very much.

CHAIRMAN BUCELO: Thank you.

THE SECRETARY: Lino Fernandez.

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MR. FERNANDEZ: Good evening, Board Members. My name is Lino Fernandez, and I live at 415 Cadima Avenue. I'm also a member of the University Green Neighbors Association.

In general, as you've heard, this dog park is just not a great idea. Traffic, the City is still years behind, trying to catch up with our current traffic issues on Cadima and Riviera and where this dog park is wanted.

It's customary for your Board to review traffic studies before making recommendations on development matters, yet none, to your knowledge, has been conducted. University Drive, from Le Jeune Road to Bird Road and Granada Boulevard, it's a large collector street, moving an ever growing number of east and west commuters during morning and evening peak hours. This two-lane road each way is also a major approach for fire rescue services going constantly to Doctors Hospital. Evening rush hours collide with peak activity at the library and the Youth Center. Long lines of cars can stack up at the intersections of University Drive and Riviera, as well as Segovia at University Drive, waiting for

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traffic lights to change and pedestrians to cross.

The idling school buses, student pick up and drop off at Coral Gables High, after school drop off at the Youth Center, church services and the expansion plans to Somerset Academy all contribute to the neighborhood's traffic congestion. Please ask for a traffic study before someone is hurt or someone's pet.

The City is rushing into amending Ordinance 1952 without any objective basis and without consideration of the reality of the day-to-day need for protecting 520 University Drive for the safety of our citizens.

Thank you for your time.

CHAIRMAN BUCELO: Thank you.

THE SECRETARY: Jose Val.

MR. VAL: Hello to everyone. Good evening.

The Board is being asked to vote on a matter without having all of the information.

CHAIRMAN BUCELO: I'm sorry to interrupt you. Can you please state your name and address, for the record?

MR. VAL: Yeah. My name is Jose Val, and I live in 520 Cadima Avenue, right in front of

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the open space, open green space.

So the Board is being asked to vote on a matter without having all of the information, and some of the information you have may not be correct. I live, as I said, in 520 Cadima Avenue, immediately across the street of 520 University Drive with my wife and three young children, ranging from six weeks to five-year-old today. Today is her birthday.

As the association president, I would like to speak about Ordinance 1952 and why the buffer is important. Before tonight's meeting, you may not have known about Ordinance 1952. Our attorney reminded the City Commission and the City Attorney about it on January 13, 2026 City Commission meeting, but they said nothing.

In 1971 and 1972, the Planning and Zoning Board, and the City Commission, after the notice of public hearing was duly published and notification of all property owners of record within 300 feet was made, held public hearings seeking to change the zoning of the property to "S" use, with special conditions. Lots 1 thru 5, Block 131, a/k/a 520, 430, 440 and 450 University Drive, had been zoned single-family,

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RS-14, for homes at least 2,500 square feet.

Until the library and the Youth Center relocated to the current day locations, Ordinance 1952 stipulated that the properties could only be used for overflow parking, that ingress and egress be on University Drive, that the properties be kept in a park like manner, that the trees and foliage are preserved in the current state, and that if the overflow parking was no longer needed, that zoning of the properties would revert back to single-family zoning.

The change of zoning and thoughtful conditions were developed through notice, public hearings, to provide a buffer between the library and the Youth Center, with a quiet single-family neighborhood to the south. These protections added assurance that three homes, and mine, immediately abutting what is known as 520 University Drive, including the two-story 1925 early Mediterranean home, the neighborhood has relied and continues to rely on these conditions, including the revert clause, for more than fifty years. This innovative yet tested overflow parking arrangement provides

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passive public green space, while protecting the neighborhood from parking and traffic intrusion during planned occasionally special events, just as an example, these events include the Literacy Festival, the Fourth of July, Nightmare at 405, county-wide early voting in all presidential and national, state, and local elections, political campaign events, sporting events at the Youth Center, soccer, baseball, and basketball games and tournaments, hurricane and emergency centers, and other high traffic events all year around, that you will hear about from other speakers.

The temporary barricades help guide parkers during large scale special events. The City rarely chooses to use 520 University to provide needed parking relief during special events. Please keep the buffer in place. Our neighborhood is a collection of individuals and families, babies, young children learning to ride or skate, teenagers walking to the Youth Center, young families with strollers, seniors, some in the later years, blessed with a complete network of sidewalks, mature trees, historic homes, and treasured green space that

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can accommodate library overflow parking so patrons don't park in the neighborhood. Dogs are walked, wheelchairs are rolled, strollers are pushed and people of all ages and backgrounds get their steps in as part of the daily routine.

We're not here -- we're not here to debate whether bark parks are good. It's your business whether you take your dog to one. It becomes our business when the City tries to force a dog park in our little neighborhood, when the zoning and dog ordinance clearly forbid it, and we clearly don't want it. We fully support dog friendly amenities in Coral Gables. We simply believe they should be placed where they are compatible with the surrounding uses and do not impose rash impact on a small group of residents. Our goal is not conflict, but a solution that serves the community, without sacrificing the safety, character, and quality and life of our neighborhood.

We appreciate your consideration.

CHAIRMAN BUCELO: Thank you.

THE SECRETARY: Sara Cortes.

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MS. CORTES: Hello. Good evening, everyone. I'm Sara Cortes. I live at 511 Cadima Avenue. I am a member of the University Green Neighbors Association, as well as living in the historic home that Jose just mentioned.

The proposed dog park would actually be right next to me, in the backyard, which I have mentioned before in public spaces, I have a dog. I do not want a dog park in my backyard. I'm an emergency medicine physician by training, and I'd like to share some comments about mental health and why passive green space is so important.

I do believe that our founders and those who came before you recognized how important green space is and what a blessing it is to our community, and I do believe that we are losing it, slowly but surely. I am worried about that for many issues -- for many reasons, obviously, but green space is green breathing space. Respecting wildlife and preserving habitat and green space, providing for overflow parking when needed, allows everyone, not just dogs and their owners, to escape from the hustle and bustle of the world we live in.

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You can stroll around the sidewalks of the triangle with your dog, you can walk through the grass or maybe do some gymnastics, as my daughter does. You can listen to the birds and watch the wildlife. Your kids can do that.

Today, this is public green space that provides a helpful respite to all. Mental Health America noted that children living in neighborhoods with more green space have a reduced risk of developing depression, mood disorders, schizophrenia, eating disorders and substance abuse disorders, all of which are on the rise.

Spending time in nature is good for you, your mental health, and it positively impacts mood, focus, stress levels and emotional regulation, all which I need right now. Let's all remember, green space is breathing space, and it's good for everyone.

Thank you so much.

CHAIRMAN BUCELO: Thank you.

THE SECRETARY: Rose Bauer.

MS. BAUER: Hello. Good evening. My name is Rose Bauer, and I'm a member of the University Green Neighbors Association. I live

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at 3716 Segovia Street. I have lived in the area a lifetime.

I would like to speak about dog parks and property values. The Planning and Zoning report, these ordinance changes will not result in a substantial decline in property value or neighborhood character, noting that access to nearby open space can enhance the desirability of residential neighborhoods and support long time stability.

I have always loved and cared for animals, including a few cats that live in the green space that I feed daily. I have a ten-year Australian Sheppard and I have been a loyal and active member of the Cat Network for many years, but tonight I want to speak about my profession.

I value the historic charm of the City Beautiful. I have been a successful real estate broker in Coral Gables with Rivera Real Estate for 25 years, and much of my success comes with knowing the market. Some might disagree, but I feel compelled to speak about the impact an off leash dog park would have on adjacent homes. The triangle today is a

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beautiful habitat for animals and people. It is mostly certainly an amenity, while providing overflow parking for the library. There's a big difference between this natural green space and a large all consuming dog park immediately close to multiple homes.

If dog parks are not properly maintained, problems surface, not only with the sound of dogs barking throughout the day, but with odors, tart landscaping and trash. These factors influence the price of sale to the seller because of the surroundings. Homeowners lives in Coral Gables, in part, because of the security and beautiful canopies. Let's not negatively impact the neighborhood and the homeowners' financial future by adding another dog park next door.

Thank you.

CHAIRMAN BUCELO: Thank you.

THE SECRETARY: I don't have any more speakers that have signed in.

CHAIRMAN BUCELO: Anyone on Zoom?

THE SECRETARY: No.

CHAIRMAN BUCELO: And anyone of the phone? Let's close the public comment.

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THE SECRETARY: Did you sign in, sir? I'm sorry. Your name?

Sorry. Just come up to the podium.

Oh, he didn't mark the item number so -- go ahead. Sorry about that, sir.

MR. GOLDEN: My name is Barry Golden. I'm a member of the University Green Neighbors Association. I live at 3628 Harlano Street. I am five houses away from the proposed dog park, 520 University.

Before the City considers revising the ordinance, removing certain protections and conditions, and considering additional uses, a comprehensive parking study and review should be undertaken. For example, no formal current or future demand studies have been conducted. A member of the University Green Neighbors Association conducted an informal parking count between 5:30 p.m. and 6:00 p.m. at and around the library during the first two weeks of February 2026.

This included daily surveying of the 48 space library lot, the 11, including two handicap, parallel parking spaces in the circular drive in front of the University Drive

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entrance, the 20 angle parking spaces on the west side of Riviera, the five angle parking on the east side of Riviera and the 22 spaces in the swale of Segovia, in front of the west entrance of the library.

The Youth Center parking lot, parallel to University Drive and the Segovia North parking lot, by the playing fields, were also surveyed. On most days, all parking spaces were exceeding capacity, including those areas under the banyans marked "No Parking on University Drive." Depending on programming at the library or at the Youth Center, parking regularly exceeds capacity and drivers drove frantically around looking for space to park.

I have personally witnessed the library and Youth Center overwhelmed with cars and trucks, the available parking is woefully insufficient and cars naturally spill out onto the 520 University. It should be noted that there were no announced high volume events during any of the days surveyed. Please don't make any changes until a current or future parking study is performed. High volume events need easy access to overflow parking. It makes no sense

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1 to take away the overflow parking there. Cars
2 will have nowhere to go, other than our
3 properties.

4 So I said that I live five houses away from
5 520 University, okay. I've lived in Coral
6 Gables for twenty years. July will be twenty
7 years. I love Coral Gables. It's an honor to
8 live -- I mean, I love where I live. I don't
9 live in Miami. I live in Coral Gables. I'm
10 proud to say and tell people I live in Coral
11 Gables, because you know what, it's the safest
12 and most beautiful place in South Florida.

13 I walk my dog around 520 University almost
14 every day and every night. I will not take him
15 to a dog park, okay. I've had dogs for the
16 entire twenty years that I've lived here. I
17 had two dogs at one time. I walked two dogs
18 around the 520 University, around the library,
19 around the Youth Center. I'm there every day
20 and every night.

21 And now that I think about it, Sara brought
22 up a fantastic point, the mental part of just
23 walking around that quiet green space. I do it
24 every morning. I guess I just take it for
25 granted that I live in a peaceful, beautiful,

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1 amazing City, and I walk my dog in quiet. I
2 don't have to listen to a bunch of other dogs
3 barking and yapping and this, that and the
4 other and people walking around, and cars --
5 and dodging cars, walking around the sidewalk.
6 I walk my dog in peace, and it's beautiful.

7 It's my opinion that the City Commission
8 didn't follow proper policy and procedures when
9 they voted in November 2025 to move forward
10 with this dog park. Nobody -- none of these
11 people that are standing here, right here, none
12 of the people that were at the January meeting,
13 knew about it, and they told the City about it.
14 We had -- we're having a Zoning hearing today.
15 You guys posted a sign on May 8th, this little
16 orange sign, that I think Jose is now -- took a
17 picture of. He noticed it the day it popped
18 up. There were no signs in November letting
19 all of these neighbors know that the City
20 Commission is planning on putting a dog park
21 here. Nobody knew about it.

22 They tried to say that they did. We didn't
23 know about it. Nobody knew about it. They
24 came to the January 13th meeting and fifty
25 people from our neighborhood, the people that

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1 are great -- most impacted by this dog park,
2 the two blocks around 520 University, they
3 didn't know about it, but when they found out
4 about it, we united and came together and said,
5 we don't want this, and we don't.

6 And they had a chance to rescind the
7 November 2025 vote and go back, start all over
8 again, maybe find another green space somewhere
9 else in Coral Gables. They didn't do that.
10 They didn't listen to all of the neighbors that
11 were at that Commission meeting in January and
12 said, we don't want this. They didn't listen.
13 They just moved ahead with a vote to go forward
14 with the dog park.

15 So I stand here today telling you that the
16 people most affected by this dog park feel like
17 they were bamboozled by the City Commission,
18 because they didn't know about it, and we don't
19 want it. I hope you do the right thing.

20 Thank you.

21 CHAIRMAN BUCALO: Thank you.

22 So let's close the public comment.

23 Before I open it to Board discussion,
24 Mr. City Attorney, can you give us some insight
25 on the pending litigation? I heard one of the

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1 participants mention litigation.

2 MR. COLLIER: There has been litigation
3 filed by a group. They're seeking to enjoin
4 the City -- you cannot hear me? Okay. There
5 has been litigation -- filed by an
6 organization. They're seeking to enjoin the
7 City from having -- utilizing this property for
8 a dog park.

9 When the City went back and looked at the
10 -- the regulations that were in this 19 -- the
11 ordinance didn't take place in 1952. It's
12 just, the number of the ordinance is 1952. It
13 has a rather unusual reverter clause. Most
14 reverters are ownership clauses, where the
15 property reverts to an owner at a particular
16 time. What's unusual about this reverter
17 clause is, it says it reverts back to
18 single-family zoning, if it's not used for the
19 overflow parking.

20 Back in 1972, when the ordinance was
21 passed, zoning was looked at, at that time, as
22 being legislative. In 1993, there was a case
23 called Snyder versus Brevard County, where the
24 Florida Supreme Court said that rezonings are
25 not legislative, they're quasi-judicial. So

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1 there needs to be had, a hearing, notice, and
2 an opportunity to be heard. So it's somewhat
3 problematic that there's a reverter that
4 reverts back to a different zoning, when there
5 won't be a hearing, an opportunity to be heard.
6 So that's going to have to be addressed at some
7 point.

8 I think the City is trying to address it by
9 eliminating the reverter clause, because -- but
10 it is a little unusual to revert a zoning, to a
11 different zoning, separate and apart from
12 whether this should be green space or not green
13 space. There's a legal issue about whether
14 property can revert back automatically, without
15 a public hearing, to go from one zoning to a
16 different zoning. So that was the issue on the
17 reverter.

18 Because it's not an ownership reverter.
19 It's a zoning reverter, which really -- you
20 don't really see very often. I've never seen
21 it before.

22 MR. BEHAR: So if it reverts back to
23 single-family, what happens? I mean, if it's
24 not used for overflow parking and it reverts
25 back to single-family, what happens?

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1 MR. COLLER: Well, the property is owned by
2 the City at this point, but you could build
3 houses on it.

4 MR. BEHAR: The City could sell it and you
5 could build houses?

6 MR. COLLER: The City could sell houses on
7 it. I would recommend that, before it reverts,
8 there should be a public hearing, and notice
9 and opportunity to be heard, because ordinarily
10 when you rezone, that's a quasi-judicial
11 hearing.

12 MR. ALVAREZ: Isn't that what we're doing
13 here?

14 MR. PARDO: No.

15 MR. COLLER: No.

16 MR. BEHAR: No.

17 MR. COLLER: What we're doing here is
18 whether the ordinance should be amended to --

19 MR. BEHAR: -- to go from an overflow
20 parking --

21 MR. COLLER: Not limit it just to overflow
22 parking, and, Two, to -- and it's a
23 recommendation. We're not actually doing the
24 activity. But recommendation as to whether the
25 reverter clause should be deleted, and whether

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1 the property -- this area, that's a park, is
2 just limited to overflow parking.

3 MR. ALVAREZ: Through the Chair.

4 CHAIRMAN BUCELO: Yes, sir.

5 MR. ALVAREZ: I'm going to put my lawyer
6 hat on.

7 So the litigation is seeking to void the
8 reverter? What's the litigation seeking?

9 MR. COLLER: No. The litigation is seeking
10 to prevent the City from utilizing the property
11 for a dog park.

12 CHAIRMAN BUCELO: But the City is not a
13 party to the lawsuit just yet, correct?

14 MR. COLLER: No, the City is a party.

15 CHAIRMAN BUCELO: It is already a party.

16 MR. ALVAREZ: Sounds like what's going to
17 happen is, the Court is going to throw out the
18 deed, if the deed is not correct.

19 MR. COLLER: Well, it's not a deed. And
20 you know what, you're right to think of it
21 referring to a deed, because ordinarily
22 reverters are deeds.

23 MR. ALVAREZ: Right.

24 MR. COLLER: But this is not an ownership
25 reverter. This is a zoning reverter, which is

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1 a little bit unheard of.

2 MR. ALVAREZ: Where are we with the
3 litigation? Should we be deferring this?

4 MR. COLLER: There is a complaint and I
5 think there's a motion to dismiss and the City
6 is attempting to rectify what it sees as a
7 problem with that Number 1952, 1972, ordinance.

8 MR. ALVAREZ: Okay.

9 MR. PARDO: Through the Chair.

10 I think there are several components here.
11 Let's try to break them down.

12 The original intent, back in 1972, my
13 friend Mayor D. Philips, Jr., who was a great
14 mayor, that's when it was signed in, 1972, and
15 obviously there was a problem in neighborhood,
16 and the problem in the neighborhood was being
17 caused by the popularity of the Youth Center
18 and its activities, and the library and its
19 activities.

20 Those uses there are under the "S" zoning,
21 which is Special; Special meaning for Special
22 Use, et cetera. It's very, very specific, but
23 it seems to me that if you look at the
24 restrictions that were placed with tremendous
25 thought, and posting and publications to those

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neighbors at that time, is that specifically they looked at those areas not as paved parking lots, but park-like manner. That is what's in that resolution that was presented.

Furthermore, because they were trying to protect that single-family neighborhood adjacent to those two uses, they said that the only access to those two areas for parking would be through University Drive, not through the side streets, which include Riviera, and there's a traffic light on Riviera and University. So, therefore, what they were doing is keeping it in a park-like manner, and if that necessity would ever dwindle, then it would revert back to the original zoning. The only zoning that was changed from the original zoning, which was single-family, was to Special Use, to be able to park. Not to make it into a park, but to park on that area that was park-like. So when it wasn't being used intensely, the neighbors in the area had a green buffer zone, to University, to the Youth Center, and to the library.

There has been so much time that has gone back, over fifty years, that the library has

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been completely redone, and the Youth Center was completely redone about 35 years ago. The Youth Center is the crown jewel of the City of Coral Gables, and the library is part of the quality of life that we have here in the City of Coral Gables. It is our only library, public library, in the City of Coral Gables, which is used by residents, by University of Miami students, and by students throughout, the elderly, and everyone else.

The foresight that Mayor Phillips had, and that Commission at that time, was to make sure that there was a buffer and that the parking issue was not forgotten about, and, in fact, 35 years ago, when the Youth Center was redone, the amount of parking on-site was increased, and it's still not enough.

Listening to the speakers is an eye opener. With all due respect to Staff, I look at what they have said, the statistics of the intensity of special events there -- and by the way, I ran into Mr. Sanabria on Saturday, because as a 41-year member of the Coral Gables Rotary Club, we gave out almost 600 -- more than 600 books free of charge to children that were there at

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that special event, and that special event was packed, and the games, the intensity, the buffer, all of these things. I want to make sure that there's no doubt in my mind of what the intent was of the original Commission in 1972 with Mayor Phillips. It was to protect the single-family homes from the impact of those uses.

The second thing is, the reverter clause, and I'm not as smart as a lawyer, but I will tell you that the intent was obvious. It becomes a normal rezone back to the zoning that it was, which was single-family, not commercial, not a swimming pool, none of those uses.

I also noticed that the speakers tonight did not say one word about the intensity of the differences of green spaces compared to active spaces. I designed an award winning park, nationally award winning park, and that park is a 50-acre park, with all sorts of sports, baseball fields, football fields, soccer fields, tennis courts, beautiful. That is not a passive park. That is an active park. And the Youth Center is an active park, but the

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buffer is a passive park-like area, which is green. Mayor Phillips was very smart, and that Commission was very smart, in making sure that happened.

When you look at the reverter clause, in my opinion, it is clear. It goes back to what the rest of the neighborhood is. But after the additional popularity of those two institutions, the library and the park, were redone again already, within the 50-year period, it is obvious that there's still a demand and a requirement and a need for that additional parking for those uses, not for the single-family homes.

MR. COLLIER: Which is why having a hearing on whether the property should be rezoned to single-family makes perfect sense, because you don't rezone property without a quasi-judicial hearing, because people might very well object to a single-family zoning. It might not be appropriate for that property today.

MR. ALVAREZ: I totally disagree with that point, for the simple reason, this is in litigation and there's a very good chance that this reverter may get thrown out, period. So

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1 that's just my personal opinion, but I'll let
2 Felix finish, before I ask my questions.

3 MR. COLLIER: I think that the -- I think
4 the issue for you all is whether you feel that
5 this -- the restrictions that are on this
6 property currently are appropriate given the
7 circumstances. That's what you're being asked.
8 Your recommendation could very well be, we need
9 to keep things the way they are.

10 MR. PARDO: Mr. Collier, one thing, and --
11 we've known each other for many years, and one
12 of the things that I have done on
13 quasi-judicial boards, on dozens of boards that
14 I've sat on for this City over the years, is
15 that I listen to the people that are affected.
16 We just had this conversation with the
17 Assistant City Attorney that was here earlier.

18 MR. COLLIER: Which is exactly what you're
19 charged to do.

20 MR. PARDO: Exactly. And the whole point
21 is, the difference of a passive area, compared
22 to a bark park, because that's what they're
23 referred to normally, and the ones that we
24 have, I have no problem with the Chewy Park,
25 which is under the Underline. Perfect location

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1 for it. Salvadore Park, I know they have
2 issues over there, but to go into this area,
3 take away the intent that was there, to buffer
4 this neighborhood, is altering the neighborhood
5 in a very negative fashion.

6 MR. COLLIER: Well, that is what your
7 decision needs to be --

8 MR. PARDO: And the point I'm making is
9 that, listening to statistics, listening to the
10 way that they were prepared, listening to the
11 evidence that they provided, as the people that
12 are affected, this Board cannot ignore that, I
13 don't think.

14 MR. SANABRIA: Mr. Chairman --

15 MR. BEHAR: I think, before you give your
16 opinion about me, let's hear the whole Board.

17 CHAIRMAN BUCELO: Yeah. Let me start it
18 this way and we'll work it --

19 MR. BEHAR: Don't speak on my behalf.

20 MR. SANABRIA: Mr. Chairman.

21 CHAIRMAN BUCELO: Go for it.

22 MR. SANABRIA: Thank you, Mr. Chairman.

23 This gentleman in the green T-shirt that
24 came up with all of those numbers, that's
25 fantastic, and also, I want to tell you, I did

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1 have the privilege and honor to run by a booth
2 of the Rotary Club, and there he was, Felix
3 Pardo, running it. He's been doing this for 41
4 years. Kudos and congratulations. What a
5 beautiful event, very well attended, for our
6 children.

7 And I parked in that overflow parking, and
8 I want to tell you all, that you tolerate that.
9 If I was a neighbor of that overflow parking,
10 I'd be sitting where you have moaning and
11 groaning about it. So I commend you for being
12 tolerant for that, and it really is a bona fide
13 benevolent gesture that you do as neighbors to
14 allow that to occur.

15 So thank you very much, from that end,
16 Mr. Chairman.

17 CHAIRMAN BUCELO: Thank you.

18 Any comments?

19 MR. MCGLASHEN: My comment would be, I
20 appreciate all of the statements I've heard
21 from everyone on the Board and everyone that
22 came up here. I've heard a lot about dog
23 parks.

24 From my standpoint, this is a
25 straight-forward zoning issue, relating to only

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1 a change in zoning. I don't think we're
2 sitting here today making a decision on whether
3 or not to institute a dog park.

4 And as far as Mr. Collier's statement on the
5 reverter clause, I think that would also make
6 sense. So I see this as a zoning issue only.
7 I don't see this as a dog park issue today. I
8 don't consider myself making a decision on a
9 dog park today. Those would be my statements.

10 CHAIRMAN BUCELO: Alice.

11 MS. BRAVO: I appreciate all of you coming
12 out tonight to give your opinion, and I want to
13 echo the comments. I'm surprised that you
14 prefer the parking to a park use, but that
15 being said, I also agree with the comment that
16 the matter before us is the zoning change and
17 not the specific end product.

18 But I think, when I moved to the Gables, I
19 shopped many homes, and there are a lot of
20 homes that have no backyard whatsoever, so it's
21 probably a good idea to have some dog parks
22 where they can run free. I know we have dog
23 friendly parks, but those parks are required to
24 be leashed, so this probably is an amenity
25 that's needed somewhere in the City.

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1 That's it.

2 CHAIRMAN BUCELO: Mr. Behar.

3 MR. BEHAR: Look, I'm a bit concerned and
4 confused, because if the reverter clause goes
5 into effect, this becomes single-family zoning,
6 and the City could have the option, and I'm
7 sure it will be challenged, to sell those lots
8 as single-family lots. Correct me, the
9 attorneys -- and I'm going to use Mr. Pardo's
10 phrase. I'm not an attorney. I'm not the
11 smartest, you know, attorney. I'll leave that
12 to my son, but he's not here, so I'll have to
13 defer to the attorneys.

14 If that goes to single-family, the City
15 will have the right to sell those lots and
16 somebody could come in and build single-family
17 there? And you'd prefer that -- you know, you
18 would prefer to have, I don't know how many
19 lots, six lots of single-family, than a dog
20 park or the overflow parking that I agree -- I
21 may not agree totally with Mr. Sanabria, but I
22 would have to agree with him today, that I
23 would be very upset to see that.

24 This is a resolution, or whatever legal
25 terminology, that was done 54 years ago and

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1 things changes. I -- my office is immediately
2 or 150 feet from the park -- the dog park
3 you're referring to.

4 MR. PARDO: Chewy.

5 MR. BEHAR: -- Chewy Park. Let me tell
6 you, at first I was hesitant and I had my
7 doubts, it is very nice to see how those dogs,
8 that -- like, you know, Ms. Bravo mentioned,
9 don't have to be on a leash. There's no noise
10 there, and it's clean, you know, and I walk --
11 because when I cross the street to go to
12 Graziano's, I walk by it, I don't see the dog
13 park being dirty or being, you know, more --
14 furthermore -- or the last point I think I will
15 make is, I was in Brooklyn a couple of weeks
16 ago visiting my son, and I hadn't been to
17 Prospect Park, and I went to Prospect Park, and
18 I saw families that are all over the park --
19 much bigger park, and I'm not going to compare
20 the green space here to that, but I did saw
21 (sic) family enjoying themselves, with their
22 dogs, in that area that was newly created
23 for -- to have the dogs running loose, not
24 being leashed and not walking them through the
25 park on a leash.

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1 I feel that this is something that could be
2 beneficial, yes. Does it have to be done
3 correctly, no question about it. Would it
4 be -- and I don't know the depth of this
5 property that we're questioning here -- that
6 we're talking about. Could there be a buffer
7 between the residents -- the residential houses
8 to the south, I guess, and the park? But I do
9 see this as a positive. I don't see it as
10 negative.

11 And this is not -- you know, this is a
12 great location to put it, because you do have
13 an active park across the street, that you
14 cannot let your dog, you know, loose on that
15 Youth Center. And by the way, I've been a
16 resident of Coral Gables for -- not as long as
17 you, Felix, but for 36 years, and I used to
18 coach my kids, you know, in the Youth Center,
19 and those lots rarely, rarely, get utilized,
20 you know, for the overflow. Maybe the event
21 that took place this past weekend. I will
22 grant it. I wasn't there. I didn't see it.
23 But for the most part, on the weekends, those
24 lots are completely empty.

25 So I think the use of a dog park here, I

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1 think it will be a good -- good for the whole
2 community, for the whole City and that's my
3 opinion. Thank you.

4 CHAIRMAN BUCELO: Mr. Alvarez.

5 MR. ALVAREZ: I'm going to go in order in
6 my notes.

7 First of all, this is for the City
8 Attorney, one of the speakers spoke about
9 improper notice. Is that an issue that will
10 affect this meeting?

11 MR. COLLIER: I don't believe it does,
12 because the item was revised to reduce the
13 parcels that were impacted by this, and when
14 you measure the thousand feet -- and the
15 Planning and Zoning can confirm this, but when
16 you measure the thousand feet from the parcel
17 that's now been limited, it meets the thousand
18 foot radius.

19 The other parcels do not -- are beyond the
20 thousand foot radius for this parcel. So by
21 limiting it, you've essentially -- if there was
22 an issue, it's been cured, because they reduced
23 the impact of the proposed ordinance.

24 MR. PARDO: Through the Chair.

25 I think that -- were you mentioning the

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November Commission meeting, which was not --
MR. ALVAREZ: No. One of the speakers said that there was improper notice for this meeting.

MR. BEHAR: For this meeting.

CHAIRMAN BUCELO: For this meetings, yeah, yeah, the lots.

MR. PARDO: I could have sworn I heard --

MR. ALVAREZ: First speaker or the second speaker.

MR. PARDO: -- when the November meeting --

MR. COLLER: Well, there's two different notices that were mentioned. In November, you heard from people, that they were not aware of what was going on. What was talked about tonight, which I was aware of, was the thousand foot radius was met with the parcel that this item has been reduced to, and that was what her comments were, the other people should have gotten the notice, but the item was reduced in its scope, so they were not impacted in the notice.

MR. PARDO: And I just wanted to mention one last thing, which is the example by Ms. Bravo that, you know, people that don't

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have yards. People that have single-family homes have yards. The problem is all of these buildings that have been built, that they don't have yards. Really, that's where the dog parks should go, where they don't have yards, and then that way they can have access to bigger areas. You see it in urban areas, whether it's Chicago, Boston, and New York, but the point is that, these areas, their dogs are in their backyards. Then the owners choose to walk their dogs through the neighborhood, which is very different.

And the other thing is the intensity. When you get -- you may have no dogs, but you also may have ten dogs, and the barking, et cetera. There was a dog park that are existed on Anderson Road, and it was made into a dog park, and then it was removed as a dog park, because of the negative impact on the single-family homes nearby. So the park is there, but it's no longer a dog park. In fact, it has a sign that says, no dogs.

MR. ALVAREZ: Okay. I think my colleague made a great comment. This is a zoning change, versus the end product, but if we go to end

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product, I could be any end product. It could be a dog park, it could be anything. So we are talking about the end product here. And I don't see an issue with trying to change it, but this is where my problem is.

I still do believe that we should be deferring this and waiting for the litigation to be done, because you don't know what's going to happens in that litigation, And what happens if they throw out the reversion clause and we're right back here? You don't know what the Judge is going to do. So my personal opinion is, we should let the litigation play out.

Nevertheless, I have a problem with buying a house knowing that there's going to be parking there for special events, and then switching that to a 40,000 square foot dog park. If I was the owner of the house, I would have a major issue with that. I do have a dog. I love dogs. I take -- the people that know me --

MR. PARDO: No. No. You have a cute dog.

MR. ALVAREZ: And people that know me, I take my dog everywhere, restaurants, my office,

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it goes everywhere. But there was a couple of residents here that mentioned, if they put this on my backyard, I don't want it on my backyard, and I don't know what has been done. I read this in the news, I see it in the Gables blogs, I see it in the Commission meeting, what's been done to addressed members, the residents, that will be directly affected to have this dog park?

I don't see it. I don't see the traffic study. I don't see the parking study. I don't have any information telling you that the gentleman in the green shirt is correct. He may be totally wrong. He may be totally right. I don't see anything that the Gables has done to address that.

Being a former Police Chief, obviously, if there is a dog park, and people have to park in different areas, law enforcement could take action for that and stop it, but I think that this is too early. I think that Staff should go back and conduct more information. I am for a deferral. If not, I'm going to be a, no, on this item, for the simple reason that I think we should be doing studies. I think we should

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1 be doing -- I think the City should be working
2 with all of the concerned residents in
3 addressing their concerns, because if I buy a
4 house in Coral Gables, which ain't cheap, and
5 then put a 40,000 square foot dog park directly
6 on my backyard, my dog is going to be pissed,
7 and I'm going to be pissed.

8 For that reason, and I don't know if I'm
9 going to have support from anybody here, I move
10 for this to be deferred until the City comes
11 back with more information for us to consider,
12 including parking studies, traffic studies, and
13 their attempts to work with the residents to
14 try to come up with something that everybody's
15 happy with.

16 CHAIRMAN BUCELO: Thank you.

17 I'll keep it brief. I'm going to -- I
18 heard all of you. I think I'm going to echo
19 mostly Behar's comments. I do think -- I
20 myself grew up in -- I was born and raised in
21 Coral Gables. I grew up in the Youth Center.
22 I've rarely, even when we ran for office, twice
23 at this point, I never saw that park be used as
24 an overflow. I'm not saying that these events,
25 they're not, but I think they are far and few

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1 in between. Ultimately, I do think it's a
2 beautification of the City.

3 I, myself, live next to a dog park. I was
4 one of those residents that was against it.
5 I've always been against a dog park, but now I
6 see myself using it. Ultimately, I -- you
7 know, I'll keep it brief, like I said. I'm
8 with the Staff's recommendation of approval.

9 MR. SANABRIA: Mr. Chairman?

10 CHAIRMAN BUCELO: Yes.

11 MR. SANABRIA: Thank you, Mr. Chairman.

12 I'm with the neighbors in this case, and
13 I'll tell you why -- and I'm also with the
14 Youth Center, and I'll tell you why. As an
15 overflow parking that the neighbors have
16 tolerated for a very long time, if we put a dog
17 park there, we may be satisfying a few, but we
18 are harming many, and I tell you why.

19 During this Literacy Art Festival just this
20 past weekend, which I attended, and I have
21 attended a few of those, there were hundreds of
22 people. There was no place to park. And the
23 good people that live across the way, at 520,
24 allow the overflow to fill that lot completely,
25 where you could hardly even move a car out of

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1 there. So I don't see the point of even
2 approving this, from the sense -- not just for
3 the neighbors' sake, but also the Youth
4 Center's sake, and the events that take place
5 there. If we have a dog park there, we're
6 going to negate many other events that are
7 beneficial to the City through the Youth
8 Center.

9 So, therefore, my vote is, no, on this item.

10 CHAIRMAN BUCELO: Any more Board
11 discussion?

12 MR. PARDO: Motion.

13 MR. ALVAREZ: I want to put up this motion
14 to defer this item until my concerns are
15 addressed. I don't know if I'm going to get a
16 second.

17 MR. PARDO: I'll second the motion.

18 CHAIRMAN BUCELO: Jill.

19 THE SECRETARY: Sorry. Motion to defer by
20 Member Ignacio, second by Pardo.

21 MR. BEHAR: Before we go there, what
22 exactly is the deferment going to do, have
23 Staff come back with what?

24 MR. ALVAREZ: Number One, all I see is, the
25 whole neighborhood is upset. Is there anything

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1 that Staff can do to work with the neighborhood
2 to come up with a better plan that everybody is
3 going to be happy, Number One. Number Two, I
4 want to see a traffic study and a parking
5 study. I want to see if that guy, with the
6 green shirt, I'm sorry, I don't know your name,
7 so I apologize --

8 MR. PARDO: Bill.

9 MR. ALVAREZ: -- if he's right, because if
10 I bought my house there knowing that that area
11 is going to be used for parking, I accepted
12 that when I bought it. I didn't accept them to
13 build a 40,000 square foot dog park or park of
14 whatever thing it is. Now I have people
15 parking all over my house, and people parking
16 in my front yard and messing up my County
17 swale, and causing all different types of
18 damage. So I want to get more information, to
19 see if Bill is correct.

20 So I think that the City should be doing
21 much more work on this, and that's what I'm
22 asking for them to prepare and come back to us.

23 MR. PARDO: And the third --

24 MS. BRAVO: I would like --

25 MR. ALVAREZ: I'm sorry, the third item?

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MR. PARDO: I was going to say, the third item that you mentioned, as a lawyer, is that it's in litigation right now.

MR. ALVAREZ: Correct. And my third item is, we should wait for litigation to be over.

My MR. COLLER: Well, with regard to the litigation, I think the City is looking to resolve this issue prior to the litigation, Number One.

Number Two, I understand there's a certain urgency of the item getting to the Commission. If you all feel that there should be a parking study and a traffic study, I think that could be included in any motion, either a motion to approve or a motion to deny, that if you're denying it based on the fact that there's --

MR. ALVAREZ: I'm for deferment, because otherwise I'm going to say no.

MR. PARDO: Yeah, but I think you're missing the point. It's not to have one done. It's to have the results, to be able to use it, to be able to vote. It's not the other way around.

MR. COLLER: Well, it can be a motion to deny based upon not having a sufficient parking

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study.

I'm sorry.

MR. PARDO: I just hesitate, because every time I hear, "Well, we're going to get a traffic engineer;" no, I want to make a decision based on the information that Staff should have brought before us, not the other way around.

MR. BEHAR: Listen, right now we have a motion and a second to defer. So call the roll.

MR. ALVAREZ: I was about to say that, Robert.

CHAIRMAN BUCELO: Call the roll.

MR. BEHAR: Call the roll.

THE SECRETARY: Shane McGlashen?

MR. MCGLASHEN: Respectfully, I do not vote to defer.

THE SECRETARY: Felix Pardo?

MR. PARDO: Yes.

THE SECRETARY: Gonzalo Sanabria?

MR. SANABRIA: I vote, no, because this should be turned down right here and right now.

THE SECRETARY: Ignacio Alvarez?

MR. ALVAREZ: Yes.

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THE SECRETARY: Robert Behar?

MR. BEHAR: No.

THE SECRETARY: Alice Bravo?

MS. BRAVO: No.

THE SECRETARY: Alex Bucelo?

CHAIRMAN BUCELO: No.

MR. COLLER: At this point, any motion is in order.

MR. PARDO: I'd like to make a motion to deny the application.

MR. SANABRIA: I second it.

CHAIRMAN BUCELO: Jill.

THE SECRETARY: One second, please. It was second by Mr. Sanabria?

CHAIRMAN BUCELO: Yes.

THE SECRETARY: Felix Pardo?

MR. PARDO: Yes.

THE SECRETARY: Gonzalo Sanabria?

MR. SANABRIA: Yes.

THE SECRETARY: Ignacio Alvarez?

MR. ALVAREZ: Yes.

THE SECRETARY: Robert Behar?

MR. BEHAR: No.

THE SECRETARY: Alice Bravo?

MS. BRAVO: No.

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THE SECRETARY: Shane McGlashen?

MR. MCGLASHEN: No.

THE SECRETARY: Alex Bucelo?

CHAIRMAN BUCELO: No.

MR. COLLER: Another motion would be in order.

MR. BEHAR: I'm going to make a motion to approve with conditions, and the condition is to have a traffic study and a parking study done prior to Commission, because it's not going to come back to us, correct?

MR. COLLER: That's correct.

Your recommendation is that -- you're approving with the recommendation that there be a parking study and a traffic study.

MR. ALVAREZ: That's recommendation.

MR. BEHAR: Everything that we do here, everything is a recommendation.

MR. ALVAREZ: I get that, but --

MR. COLLER: That's the nature of this Board. This Board -- with the exception, I think, of something to do with preliminary plats, which I just learned about, that you don't make decisions, you make recommendations.

MR. ALVAREZ: I'll second Robert --

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1 Mr. Behar.
 2 MR. BEHAR: You can call me Robert.
 3 We have a motion and a second. And I'm
 4 going to add that the green area incorporates a
 5 buffer separating from the single-family. That
 6 could be determined by the Parks Department or
 7 whatever.
 8 CHAIRMAN BUCELO: Do you still second?
 9 MR. ALVAREZ: I still second.
 10 THE SECRETARY: Gonzalo Sanabria?
 11 MR. SANABRIA: No.
 12 THE SECRETARY: Ignacio Alvarez?
 13 MR. ALVAREZ: Yes.
 14 THE SECRETARY: Robert Behar?
 15 MR. BEHAR: Yes.
 16 THE SECRETARY: Alice Bravo?
 17 MS. BRAVO: Yes.
 18 THE SECRETARY: Shane McGlashen?
 19 MR. MCGLASHEN: Yes.
 20 THE SECRETARY: Felix Pardo?
 21 MR. PARDO: No.
 22 THE SECRETARY: Alex Bucelo?
 23 CHAIRMAN BUCELO: Yes.
 24 THE SECRETARY: It passed.
 25 MR. COLLER: We have one more item. I

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1 would recommend you might want to take a five
 2 minute break for the reporter who has been
 3 going --
 4 MR. BEHAR: I'd rather --
 5 CHAIRMAN BUCELO: I rather go.
 6 MR. COLLER: Ready to go? Okay. Let's go.
 7 Okay. Item 1, a Resolution of the City
 8 Commission of Coral Gables, Florida granting an
 9 amendment to a previously approved Conditional
 10 use (Resolution Number 2016-140), with all
 11 remaining conditions of approval to remain in
 12 effect, pursuant to Zoning Code Article 14,
 13 "Process," Section 14-203, "Conditional Uses,"
 14 to allow a private school use with educational
 15 instruction from kindergarten through fifth
 16 (5th) grade within an existing day care
 17 facility, with no increase in square footage or
 18 student capacity, on the property legally
 19 described as the East 12.64 feet of Lot 3, all
 20 of Lots 7-45 and alley lying between, Block 35,
 21 Coral Gables Section K (320 Giralda Avenue),
 22 Coral Gables, Florida; including required
 23 conditions; providing for a repealer provision,
 24 providing for a severability clause, and
 25 providing for an effective date.

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1 Item E-1, public hearing.
 2 MS. PLUCHINO: Thank you.
 3 Hello, my name is Maria Pluchino, and I'm
 4 here representing Giralda Preschool of Coral
 5 Gables.
 6 Can we have the PowerPoint, the applicant's
 7 PowerPoint? Okay. Thank you.
 8 So today I will explain our request for
 9 proposed kindergarten program and how it fits
 10 within our current operation.
 11 So Giralda Preschool is requesting
 12 conditional use approval to modify the current
 13 child care preschool use to a private school,
 14 initially offering kindergarten for fall this
 15 year, with the potential to expand through
 16 fifth grade in the future.
 17 This addition doesn't increase the
 18 facility's approved capacity of 174 students,
 19 as it will serve only ten students and will be
 20 accommodated within our existing art room. So
 21 we don't need any physical modification in our
 22 facility. This is not an expansion of the
 23 facility, but an expansion of the services we
 24 provide for our families.
 25 So our facility has a program that is

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1 allowed, because we are in a urban area, and as
 2 I said before, the kindergarten would be
 3 located in our art room, that has an area of
 4 436 square feet.
 5 About parking, we have six designated
 6 parking spaces only for drop-off and pickup,
 7 and also the garage building has 305 spaces
 8 available, not only for the school, but also
 9 for the restaurants and the retail.
 10 This is our indoor plan. So the
 11 kindergarten would be on the right -- on the
 12 right side. This is the site plan. As you can
 13 see, there are six reserve parking spaces, with
 14 guided access to a sidewalk, leading to the
 15 school.
 16 So Giralda Preschool is an Apple accredited
 17 school, and it also holds the Gold Seal Quality
 18 Care Program that is offered through DCF, that
 19 is the Department of Children and Family. So
 20 we have to maintain high standards, and it
 21 includes low teacher to student ratios.
 22 I'm not going to bother you with all of the
 23 ratios in each class, but I would like you to
 24 know that we have 96 students in total, with 16
 25 teachers and three administrative staff. So

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1 there is a significant gap between our current
2 enrollment, that is 96 students, and the
3 school's approved capacity of 174 students.

4 Traffic and arrival flow, we have -- we are
5 open from 7:30 to 6:30 p.m., and we have two
6 schedules in the preschool, from 7:30 to 2:30
7 p.m. is part-time and full-time from 7:30 to
8 6:30 p.m., and most school arrivals are from
9 8:30 to 9:00 a.m.

10 Okay. The proposed kindergarten program
11 will be open from 7:30 to 3:30 p.m., and the
12 kindergarten students have to arrive at 7:30
13 sharp. So, as you can see, we have different
14 schedules and we have more than thirty minutes
15 between one schedule and the other, that it
16 will minimize the congestion when dropping off
17 or picking up the students.

18 So, as a community center school in the
19 heart of Coral Gables, many of our families
20 arrive by walking or biking or with strollers.
21 I can tell you that like 70 percent of my
22 families in the preschool live within the
23 thousand radius from the school.

24 So thank you very much for having me, and
25 if you have any questions.

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1 CHAIRMAN BUCELO: Thank you.

2 MR. SANABRIA: Mr. Chairman? I favor this
3 item. Let's just hear all of the comments. I
4 think it's basically an internal improvement
5 within the boundaries of the school. There is
6 no expansion. There's no zoning changes. So
7 it's internal modifications.

8 CHAIRMAN BUCELO: Let's hear from Staff and
9 then we'll have Board discussion.

10 MR. SOUTHERN: All right. Good evening,
11 Mr. Chair, Planning and Zoning Board. Craig
12 Southern, Planning Official, with the Planning
13 and Zoning Division.

14 May we please have the Staff PowerPoint,
15 please? Thank you.

16 So the item before you tonight, as
17 Mrs. Pluchino has just indicated, is a request
18 by the existing Giralda Preschool of Coral
19 Gables for an amendment to a previously
20 approved conditional use, from 2016, Resolution
21 2016-140, for the subject property located at
22 320 Giralda Avenue.

23 So if you take a look at the aerial map in
24 front of you, even though it's a little blurred
25 out, you will see that the subject property is

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1 encapsulated from the north side, Giralda
2 Avenue, south side, Aragon Avenue, Le Jeune on
3 the west and Salzedo on the east, just
4 southwest of where we're currently located,
5 here in the Central Business District.

6 Currently, it is a preschool and day care.
7 As Ms. Pluchino just indicated, it's got 96
8 students that attend it. It's currently within
9 the Future Land Use Map designation of
10 Commercial Medium Rise intensity, and within
11 the Zoning District of Mixed-Use 2.

12 So the request is -- to refer back to the
13 Staff report briefly, basically has submitted
14 an application requesting an amendment to a
15 previously approved conditional use. As
16 previously mentioned, Resolution 2016-140,
17 pursuant to Zoning Code Article 14, Section
18 14-2-3, to allow a private school use, with an
19 educational instruction from kindergarten
20 through fifth grade, with an existing day care
21 facility, with no increase in square footage or
22 existing student capacity.

23 As you can see, there's a neighborhood
24 participation meeting that was held by the
25 applicant on April 23rd there at the preschool,

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1 and then we've also held a Development Review
2 Committee, a DRC meeting, April 24th.

3 So the proposed amendment authorizes a
4 private school use with an educational
5 instruction from kindergarten through fifth
6 grade, with an existing day care facility,
7 while maintaining all existing approved
8 operational limits of the site.

9 The property currently operates as a
10 licensed early childhood education facility,
11 serving children from infancy through VPK, and
12 the requested amendment would formally
13 recognize the private school entitlement within
14 the existing day care framework, subject to
15 conditions of approval.

16 The proposed private school use would
17 initially consist of a kindergarten program,
18 serving approximately ten students, located
19 entirely within the existing 436 square foot
20 art room.

21 Ms. Pluchino did bring up an interior floor
22 plan. We're going to take a look at that
23 again, but all that's really changing of the
24 existing 9,087 square foot tenant space is just
25 this 436 square foot art room that's going to

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