

13

1 or required for this project, and the
2 proposal has been reviewed by City
3 departments and there have been no
4 objections to the project.

5 The Planning Department is
6 recommending approval of this site plan.
7 The applicant is here, if you should
8 have some comments.

9 CHAIRMAN KORGE: Are there any
10 conditions attached to your approval?

11 MR. CARLSON: There are no
12 conditions attached to this.

13 MR. AIZENSTAT: And will the same
14 ingress and egress be used?

15 MR. CARLSON: That is correct.
16 There's no change in access to the site.

17 MR. SALMAN: Are there any
18 improvements to the parking or any of
19 the other issues surrounding the --

20 MR. CARLSON: No --

21 MR. SALMAN: It's just the building
22 property?

23 MR. CARLSON: Building & Zoning has
24 reviewed the parking situation. There's
25 adequate parking available already on

14

1 the site to accommodate this.

2 CHAIRMAN KORGE: Is anybody from
3 the audience here interested in this --
4 talking on this particular -- or
5 testifying on this particular proposal,
6 application?

7 No? I don't know if we need the
8 applicant to make a presentation.

9 MR. CARLSON: That's fine.

10 CHAIRMAN KORGE: If there's a
11 motion -- I don't know, is there a
12 motion?

13 MS. KEON: I'll move it.

14 CHAIRMAN KORGE: There's a motion
15 to approve.

16 MR. SALMAN: I'll second.

17 CHAIRMAN KORGE: Seconded. Any
18 discussion?

19 No discussion. Let's call the roll
20 on that, please.

21 MS. MENENDEZ: Pat Keon?

22 MS. KEON: Yes.

23 MS. MENENDEZ: Javier Salman?

24 MR. SALMAN: Yes.

25 MS. MENENDEZ: Eibi Aizenstat?

15

1 MR. AIZENSTAT: Yes.

2 MS. MENENDEZ: Jeff Flanagan?

3 MR. FLANAGAN: Yes.

4 MS. MENENDEZ: Tom Korge?

5 CHAIRMAN KORGE: Yes.

6 MR. CARLSON: Thank you very much.

7 ~~CHAIRMAN KORGE: Thank you.~~

8 The next item on our agenda,
9 Application Number 02-07-456-P, Change
10 of Land Use, Rezoning and Site Plan
11 Review for St. Thomas Church and School.

12 MR. RIEL: Thank you, Mr. Chair,
13 Members of the Board. Just for the
14 record, I want to indicate that you have
15 updated comment sheets that are shown in
16 blue in front of you.

17 Basically, we've received three
18 comments to date on the subject
19 applications.

20 Jill has PowerPoints and all the
21 other information up there. I have a
22 brief PowerPoint, and I'll be happy to
23 answer any questions.

24 Scot, if you could get the lights.

25 This is an application of

16

1 St. Thomas Church and School, proposed
2 change in land use, rezoning and site
3 plan approval. Basically, the request
4 is to construct a student athletic field
5 on a one-acre parcel located immediately
6 east of the facility.

7 As the LPA, you're looking at a
8 change in land use for that one-acre
9 parcel. As the Planning and Zoning
10 Board, you're looking at a change in
11 zoning, and then site plan approval for
12 the entire site.

13 To kind of orient you -- and again,
14 it's probably better if you look at the
15 PowerPoint, it might be a little bit
16 tough for you to see this. This is the
17 subject property, in entirety.

18 5690 and 5692, which is basically
19 the existing school and church.

20 This is the one-acre parcel, which
21 I'll refer to as 5450. Basically, a
22 change in land use on this parcel,
23 change the zoning on this parcel, and
24 then, as I indicated, the site plan on
25 the entire parcel.

17

1 No changes are being proposed to
2 the church or school, no new buildings,
3 no building renovations, no demolition
4 of buildings.

5 Constructing an athletic field,
6 reconfiguring the existing parking lot,
7 providing additional landscaping,
8 maintaining the maximum 425 students, no
9 increase, and it's pre-kindergarten
10 through fifth grade.

11 The property at the time of
12 annexation had 115 existing spaces.
13 It's determined to be legally non-
14 conforming by the Building Department,
15 Building & Zoning Department. They're
16 proposing 123 spaces or adding eight
17 additional spaces.

18 Since they do not exceed the
19 minimum threshold, they're not required
20 to provide the required parking if they
21 were coming in as a new facility, and
22 again, that was verified by the Building
23 & Zoning.

24 The applicant's proposing 11
25 changes to improving the existing

18

1 student pick-up and drop-off and the
2 operations into the facility, and those
3 are listed in your application,
4 basically, a pick-up and drop-off
5 evaluation.

6 They're proposing a buffer, 10-foot
7 buffer, on 5450, which is that
8 single-family lot, a six-foot-high
9 masonry wall, a hedge, and canopy and
10 shade trees, also including landscape
11 materials along the north and south
12 perimeter of the athletic field to
13 provide further buffering.

14 They're also proposing various use
15 and operational restrictions for the
16 fields, as well as the entire facility.

17 It's a little difficult to read,
18 but just basically, this is the Staff's
19 analysis of the Comprehensive Plan.
20 It's on Pages 13 -- 12 and 13 in your
21 packet. We're required, as a part of
22 the review of a land use change, to
23 provide basis for consistency, basis for
24 inconsistency, and then recommendations
25 for consistency. Again, it's on Pages

19

1 13 and 14 in the Staff Report.

2 Basically, what I'm going to do is,
3 I'm going to do an overview of the
4 issues, and by doing that, I'm going to
5 go through the Staff recommendations,
6 because that really hits it to the
7 point.

8 Staff's recommendations, based upon
9 the Findings of Fact and the
10 Comprehensive Plan Goals, Objectives and
11 Policies, as well as the Zoning Code,
12 we're recommending approval of the three
13 applications.

14 Standard conditions of approval.
15 Obviously, they have to construct it
16 pursuant to the application before you.
17 We're asking for a restrictive covenant
18 within 30 days, a standard condition.
19 We're asking for a unity of title, to
20 adjoin all the properties, and then
21 there's a limitation, a continued
22 limitation, on the number of students.

23 What I'm going to do is go through
24 each of the conditions as they relate to
25 each specific parcel.

20

1 5450, shown in yellow, only
2 students can use this field -- students,
3 faculty, obviously churchgoers,
4 obviously anybody that is at the
5 facility, the intention is for it to be
6 utilized for them, not to be rented out.

7 Play equipment will be soccer nets
8 or other field apparatus, no bleachers
9 or elevated seats. Limitation on hours
10 of operation, no vehicle access off of
11 Kendall or Banyan, and no vehicle
12 parking. And again, I want to point out
13 this is for this entire parcel here,
14 which is the parcel facing or adjoining
15 the single-family residence and Banyan
16 Drive single-family residence, as well.

17 Further conditions on use and
18 operation. No lighting. We're asking
19 for a 10-foot easement along this entire
20 property line, and I'll get into the
21 materials that we'd like in that.
22 Basically, it's a perpetual easement
23 that be used for the landscaping only,
24 no structures. We've done similar
25 things on applications. It's basically

21

1 the landscape requirements you have
2 between a commercial property and
3 residential. The purpose is to provide
4 a buffer.

5 The whole facility, 5690 and 5692.
6 There's an athletic field right here.
7 Again, only used by students, faculty,
8 churchgoers, staff. No permanent soccer
9 equipment, no bleachers, no elevated
10 seating, the same conditions.

11 Hours of use limitations. Again,
12 6:30 p.m. to 7:00 a.m. -- excuse me,
13 7:00 a.m. to 6:30 p.m. No vehicle
14 access from Banyan Drive. Vehicle
15 parking is permitted, is permitted --
16 not permitted (sic) -- is permitted, and
17 lighting is prohibited.

18 Facility operations. We're asking
19 that for the entire facility, that when
20 they have special events over a certain
21 threshold, they have to go to our
22 Special Events Committee, and I can get
23 into more detail if you have questions
24 about that. We've done this on similar,
25 other applications, churches and schools

22

1 throughout the City. It basically
2 allows for when they exceed a certain
3 capacity, that they have to go to
4 Special Events and it's reviewed by the
5 City, to ensure the impacts occur on the
6 property.

7 On-street parking. No vehicle
8 parking, storage, temporary or
9 permanent, on North Kendall Drive or
10 Banyan Drive.

11 Within 180 days, we're asking that
12 all eleven recommendations be put in
13 place, and also that they have traffic
14 management regarding school operations,
15 on and off-site.

16 There's an existing caretaker
17 residence. We're asking that no storage
18 of vehicles behind the residence on
19 Banyan Drive, and then also no lighting
20 spillover from the entire property, not
21 just the fields, the entire property.

22 Landscaping, more detail. We're
23 asking again for that 10-foot buffer, a
24 six-foot wall, three-foot hedge, and 12
25 to 14-foot trees, from North Kendall all

23

1 the way through to Banyan.

2 In terms of the front, we're asking
3 for a three-foot hedge, shade trees
4 along the front, as well, and then on
5 the rear property, on Banyan Drive --
6 and again, there's no access from this
7 point except for the caretaker, no
8 access to the site for students or
9 anything.

10 We went out there and did an
11 analysis. There's a couple holes that
12 need to be filled in terms of
13 landscaping to adequately buffer. We're
14 asking that those be filled in.
15 Obviously, we're asking for a landscape
16 plan of the entire facility, subject to
17 these conditions.

18 We're also asking for -- One thing
19 we've done is asked for a point person
20 at the school or church, that if persons
21 have questions about this approval,
22 future approvals, that that name be
23 provided and sent out to the residents
24 so there's an exchange between neighbors
25 in terms of information, in terms of

24

1 future events, and again, this approval.
2 We've done a similar thing on other
3 churches and schools.

4 Findings of facts. It's consistent
5 with the Comp Plan. It's consistent
6 with the goals. We've identified those
7 that are inconsistent and suggested or
8 recommended recommendations to make it
9 consistent. It satisfies the Zoning
10 Code, providing for improvements,
11 operational requirements, improvement of
12 circulation, additional parking,
13 prohibitions on use of the driveways,
14 and then additional protection adjoining
15 residential uses.

16 Basically, we're saying substantial
17 competent evidence has been presented,
18 this proposal is in compliance with the
19 Comp Plan and the Zoning Code.
20 Basically, what we're saying is, this
21 was annexed in '96. At that time, very
22 limited regulations. By going through
23 this review process, it provides an
24 opportunity for us to manage and operate
25 the property in concert with the City

25

standards, as well as in concert with the adjoining properties.

Basically, right now, there's very limited provisions that regulate this property. There's no comprehensive regulations. There's been no comprehensive look. We feel that by going through this approval, it provides further protection to the adjoining residences and adjoining property owners and well manages the property, and as I indicated, there's safeguards, there's use operations for the school, as well as the use of the fields.

In terms of public notice, we did our standard notice, a thousand feet, web posting, and as I indicated, we received three comments.

That's basically my presentation. The applicant, obviously, is here to do a presentation. I'd be happy to answer questions. I'd suggest maybe let the applicant go through their presentation, and then I'd be happy to answer any questions.

26

CHAIRMAN KORGE: Okay. Is the applicant ready to -- Laura, are you going to make the presentation?

MS. RUSSO: Good evening, Mr. Chairman, Members of the Board. For the record, Laura Russo, with offices at 2655 -- excuse me -- 2655 LeJeune Road.

I'm here this evening representing St. Thomas Church and School, Episcopal Church and School, and I'd like to take a moment just to introduce a couple of the representatives of St. Thomas.

I'll start with Mr. -- Father Tobin, the head of the church, with Kris Charlton, who is the head of the school, with Kitty Finneran, who's associate head of the school, Tom Bales, who's chairman of the board, and with Chris Cobb and Bill Parker, who are on the master plan committee.

You have heard our application request from Mr. Riel. I'd like to give you a little background so that you understand a little bit about the application. This process started

27

about -- I want to say a little over three years ago, and the proposal you have in front of you is a proposal that has been massaged. It was not our original proposal. We started out with a meeting with the neighbors. We had -- we heard their issues and concerns. We went back. We revised our application. We turned it in. We heard comments, not only from the Planning Department but from Public Works, from Public Service, and so we made changes to our application, always trying to be considerate, and I'll give you one example.

Our initial proposal did not include a wall. One of the neighbors, in fact, the neighbor immediately east of the subject property, was very adamant. I met with her attorney, and we were happy to say, "Yes, we'll come back and give you a wall."

Neighbors were concerned with the lighting of the wall -- of the proposed field. We agreed that there would be no

28

lighting of the field. There was an issue at the beginning; we had initially wanted to be able to park on the proposed field that is the subject of the change in land use and change in zoning. That request was withdrawn from the application.

So what you have before you here is what I would say is a work in progress. And what we're trying to accomplish here, and I think is what Mr. Riel has tried to accomplish with his list of conditions, is that in order for there to be a real neighborhood, you have to have certain institutions, like churches and schools and hospitals and parks that allow for the common weal. I mean, in essence, to have a neighborhood, you have to have these different elements to form a true society.

But what becomes important is the delicate balance of allowing the properties of the churches and the schools and the parks and the hospitals and the residential uses, and if you

29

1 will notice, within our City limits, the
2 majority, if not all, of the churches
3 and schools and parks are located in
4 residential neighborhoods. So the idea
5 that the uses are, per se, incompatible,
6 I think, is not true. I think that they
7 can be made to be compatible and to work
8 together with certain guidelines,
9 criteria and conditions of approval, as
10 you've seen here.

11 We have carefully reviewed the
12 Planning Department's conditions for
13 approval, and what I'd like to do,
14 there's a couple where I think we need
15 some modifications or clarifications,
16 and then there is a couple where we take
17 issue with, only because we think they
18 may be too onerous or burdensome in the
19 normal routine of the way the
20 institution operates.

21 So, with your permission, I would
22 like to -- On the first condition where
23 we would like some clarification, and I
24 believe it was made by Mr. Riel during
25 his presentation, is that users of the

30

1 existing field and the proposed field
2 should be all the St. Thomas family, not
3 just the school portion of the
4 St. Thomas, but the church portion.

5 The second clarification that I
6 would request, and it would become more
7 apparent when the final landscaping
8 plans are submitted, is, we have no
9 problem with the 10-foot easement.
10 We've proposed a wall, a six-foot wall.
11 We've proposed some shade canopy trees
12 and some shrubbery, but what we wanted
13 to make sure is that, if we have the
14 wall on the property line, and then we
15 have trees and shrubs, or shrubs and
16 trees, that whatever portion of the 10
17 foot remains after that can be grass,
18 can be green. And part of the reason
19 is, you heard the reason for this field
20 is to have a soccer playing field, and
21 we want to have as much green as we can,
22 because you need a certain width to have
23 an appropriate soccer field, and so we
24 are then providing another few feet
25 surrounding the actual playing area of

31

1 the soccer field.

2 CHAIRMAN KORGE: Excuse me, is that
3 easement inside the wall or outside the
4 wall?

5 MS. RUSSO: The easement is inside
6 the wall. The wall would be, as Staff
7 has recommended, on the property -- in
8 other words, on the property line, from
9 the property line in toward our
10 property, and then the question would be
11 whether we have the trees first, the
12 canopy trees, and then the shrubs, or
13 the shrubs and then the canopy trees,
14 but it would be -- the 10 feet is
15 measured from our property line in.

16 CHAIRMAN KORGE: But there's no --
17 there's no landscaping on the outside of
18 the wall?

19 MS. RUSSO: Well, the outside of
20 the wall would be the neighbor's
21 property, so if the neighbor wished, but
22 it's not part of the --

23 MR. AIZENSTAT: The wall would be
24 on the boundary line?

25 MS. RUSSO: The wall would be on

32

1 the boundary line. We had initially
2 proposed, and I believe what you may
3 have is the wall three feet in from the
4 property line, and then landscaping on
5 the neighbor's side, but Staff felt it
6 would be better to move it, and we've
7 agreed with that condition.

8 The next condition is, the existing
9 field use, we believe, should not be
10 restricted. The existing field is the
11 field that is on the south portion of
12 the property.

13 MR. AIZENSTAT: When you say that,
14 can you just -- Eric has gone ahead and
15 labeled it by address or number. Are
16 you talking now about the 5450?

17 MS. RUSSO: No, I am not talking
18 about the 5450. I am talking about
19 the --

20 MR. AIZENSTAT: What he calls 5690
21 and 5692?

22 MS. RUSSO: Correct. Correct.

23 MR. RIEL: I think what Ms. Russo
24 is talking about, if you look at Page 4
25 in your Staff Report and go to -- I

33

1 believe I'm correct -- and Ms. Russo can
2 correct me. It's Condition 2 --

3 MR. AIZENSTAT: Play equipment?

4 MR. RIEL: 2, c.

5 MR. AIZENSTAT: Hours of use?

6 MR. RIEL: Yes.

7 MR. AIZENSTAT: Okay. What are you
8 proposing, to change the hours?

9 MS. RUSSO: If you look on your --
10 Just to let you know where it is, if you
11 look at L-3 of these sheets that you
12 have, it's the proposed landscape and
13 buffer plan. The field that I'm talking
14 about now, the existing field, is
15 labeled as grass, open lawn area, and
16 that is the current existing field for
17 the school and it's also overflow
18 parking, and as you can see, if you look
19 at -- it's L-3 in your submittal, and it
20 accommodates up to approximately 92
21 parking spaces. It currently is not
22 restricted and it's used for overflow
23 parking. It's actually used for a
24 couple of the special events, but it
25 really has no sort of structured

34

1 activities after hours, but, you know,
2 sometimes when kids are leaving from a
3 Cub Scout meeting or a youth group
4 meeting, they may run around there for a
5 couple of minutes.

6 So, right now, there's been no
7 restriction on that lot. That lot does
8 not abut, you know, single-family.
9 There is swale and a right-of-way prior
10 to the single-family to the south, on
11 the other side of Banyan Street.

12 So what we're requesting is that
13 the existing field be allowed to
14 continue in its status quo use, the way
15 it is currently used today.

16 MR. AIZENSTAT: Is it an athletic
17 field today?

18 MS. RUSSO: It is an athletic
19 field, but not wholly an athletic field.

20 Excuse me, there's no lip on this,
21 so none of our papers can stay up here.
22 I'm having problems controlling the
23 paper.

24 It is currently an athletic field,
25 but it is used for overflow parking,

35

1 almost on a daily basis.

2 MR. AIZENSTAT: With no hours, or
3 any time is it okay?

4 MS. RUSSO: Correct.

5 The other condition which is also
6 on the 55 -- what did you call it, 5590
7 (sic), 5592 property?

8 MR. AIZENSTAT: Yes.

9 MS. RUSSO: Is the caretaker's
10 residence. Our objection is, the gates
11 are always closed. We would prefer to
12 take out the word "locked." It's
13 currently not used. We've agreed not to
14 use it for storage.

15 CHAIRMAN KORGE: Where is that
16 on our sheet?

17 MS. RUSSO: It is 3, a, 3, c.

18 CHAIRMAN KORGE: 3, a, and 3, c.

19 MS. RUSSO: 3, c.

20 CHAIRMAN KORGE: 3, c.

21 MR. RIEL: If you go on Page 5,
22 just down Page 5 and look at c.

23 MR. AIZENSTAT: Existing old
24 caretaker's residence.

25 MR. RIEL: Yes, the second line.

36

1 CHAIRMAN KORGE: Okay.

2 So you want to change that to read
3 what?

4 MR. AIZENSTAT: Take out "locked."

5 MS. RUSSO: To keep it closed and
6 gated at all times, but to eliminate the
7 word "locked."

8 CHAIRMAN KORGE: Okay.

9 MR. AIZENSTAT: But why, just out
10 of curiosity?

11 MS. RUSSO: You know, an issue --
12 Apparently it's always closed and it's
13 maintained closed. There is concern
14 there may be an emergency, and if it's
15 locked, who's got the key, and --
16 because you're talking about all church
17 and school property.

18 CHAIRMAN KORGE: Right.

19 MS. RUSSO: But we do agree not to
20 use the driveway for parking, storage,
21 deliveries, et cetera.

22 MR. AIZENSTAT: Okay.

23 MS. RUSSO: It's a minor point.

24 The next one is with respect to the
25 supplemental understory landscaping, and

37

1 it's really clarification. The goal is
2 to achieve a hundred percent opacity.
3 We agree that is the goal. We just want
4 that goal to be within the normal
5 landscaping guidelines, so that it won't
6 be a hundred percent opacity at time of
7 planting. There's some holes in the
8 landscaping on the southern portion of
9 Banyan Drive, and we're going to be
10 filling in --

11 CHAIRMAN KORGE: Where on this
12 sheet -- Where on recommendations --

13 MR. RUSSO: 3, a, 4, c, 2.

14 MR. RIEL: Page 6, top of Page 6,
15 c, 2.

16 MR. AIZENSTAT: You know, sometimes
17 when trees are planted or have been
18 planted for some time, trees tend to dry
19 up and they tend to just get with less
20 fullness. Things happen, also, with
21 certain types of plants, like what's
22 happening, I think, with the hibiscus or
23 certain plants --

24 MS. RUSSO: With ficus, too.

25 MR. AIZENSTAT: With ficus.

38

1 I wonder, Eric, if your -- when you
2 went to physically take a look at it, is
3 it because you saw certain shrubs or
4 hedges were not full and they weren't
5 blocking or --

6 MR. RIEL: Well, it was actually --
7 it was Mr. Keys and I, because the
8 Public Service Director is ultimately in
9 charge of the City's landscaping. There
10 were some materials that obviously had
11 expired.

12 MR. AIZENSTAT: Okay.

13 MR. RIEL: You know, it's a
14 maintenance issue regarding --

15 Mr. AIZENSTAT: And you'd like for
16 them to put back what has expired?

17 MR. RIEL: Basically, to provide
18 opacity in terms of the vegetation, so
19 you're not viewing through, obviously,
20 and then you have the benefits, that
21 noise --

22 CHAIRMAN KORGE: Would the word
23 "reasonably" inserted there achieve the
24 objective or address your concern?

25 MS. RUSSO: Well, and I think it

39

1 should be within normal landscape
2 guidelines. In other words, it won't be
3 at planting, but maybe within -- and I
4 don't know, I think Mr. Riel had said
5 guidelines say three to five years. We
6 could agree 18 months --

7 MR. AIZENSTAT: What are you
8 concerned about?

9 MS. RUSSO: Well, at --

10 MR. AIZENSTAT: At the expense
11 of --

12 MS. RUSSO: To be able to do it at
13 the actual -- at the initial, depending
14 on the size of the holes, to get the
15 size of understory shrubbery.

16 CHAIRMAN KORGE: Oh, I see. Your
17 concern is that you might have to buy
18 really large shrubbery --

19 MR. RIEL: Yes, I believe so.

20 CHAIRMAN KORGE: -- that is over
21 expensive, when it would grow in in a
22 year?

23 MS. RUSSO: Correct.

24 MR. AIZENSTAT: Well, sometimes it
25 could take much longer. Isn't the idea,

40

1 also, to protect the neighbors that are
2 there? Isn't that why maybe Mr. Keys
3 asked for a full tree or full shrub to
4 go in there?

5 Eric?

6 MR. RIEL: Yes. Well, there's
7 obviously different types of materials.
8 Typically, when materials are installed,
9 when landscape plans are done, my
10 experience has been that installation --
11 the intent is to reach maturity in three
12 to five years, in other words, where it
13 will have an impact. So you don't have
14 to, obviously, put in large material.
15 You don't want to put something in that,
16 you know, within a year, is going to be
17 crowding one another. So it depends on
18 the type of plant material, and that's
19 where, you know, we want to work with
20 the school and the church to determine
21 what they have out there and at least
22 have some flexibility.

23 I don't have a problem with
24 putting, you know, a hundred percent
25 opacity within three to five years.

41

1 That's kind of the standard -- standard
2 language.

3 MS. RUSSO: Right, right.

4 MR. AIZENSTAT: I just want to be
5 clear on that.

6 MS. RUSSO: We just want it to be
7 clear -- and our goal is to provide it.
8 We just want it to be clear that it --

9 MR. AIZENSTAT: I just want to know
10 what the City's intention is.

11 CHAIRMAN KORGE: Okay.

12 MS. RUSSO: And we've agreed the
13 City will be approving that landscaping.

14 The last item that we have where we
15 take exception, and this is where we do
16 take exception, is with respect to the
17 special event permits. The City has put
18 as a condition that there be special
19 events for when there are over 123 cars.
20 We object, because this would really
21 interfere with the way the school and
22 church operate. That happens on a
23 routine basis, at different times during
24 the week, during school, during church.
25 They get that kind of membership that

42

1 comes out for services on Sundays. At
2 different times during the school day,
3 you could have that. So it would be an
4 incredible burden if you have to then
5 say, almost every single day, you have
6 to get a special event permit.

7 A lot of the traffic and
8 circulation within has been dealt with
9 in the report that you saw there by
10 Mr. Tim Plummer, that he did with
11 respect to drop-off and pick-up, and so
12 that you know, all 11 recommendations
13 have already been instituted by
14 St. Thomas. But this special events
15 would put an incredible burden on the
16 way the church -- for example, funerals,
17 there's no way to predict. Sometimes a
18 funeral can bring a small number of
19 cars; sometimes, depending on the --

20 CHAIRMAN KORGE: Do you have any --
21 I get it. Is there any alternative you
22 would suggest, just eliminating it
23 completely or what are you asking for?

24 MR. AIZENSTAT: Well --

25 MS. RUSSO: Well, obviously, the

43

1 first choice would be to eliminate it
2 completely, but --

3 MR. AIZENSTAT: I wouldn't be in
4 favor of eliminating it, myself,
5 completely. I would look at it as
6 special events being carnivals or --

7 MS. RUSSO: Maybe perhaps raising
8 the threshold so that it really is a
9 special event, say -- we know we can
10 park almost 245 to 250 cars, so perhaps
11 it should be any event where it is
12 anticipated -- you know, anticipated
13 that over 250 cars would be there.

14 CHAIRMAN KORGE: Maybe you should
15 also exclude religious services,
16 because --

17 MS. RUSSO: Religious services and
18 maybe funerals, since you can't really,
19 you know --

20 MR. AIZENSTAT: I mean, that
21 would --

22 CHAIRMAN KORGE: I would consider
23 that a religious service.

24 MR. SALMAN: I would consider that
25 a religious service.

44

1 MS. RUSSO: Okay, and exclude
2 religious services that are --

3 MR. AIZENSTAT: How do you keep
4 track of -- if you say 123 cars or 250
5 cars, does somebody go out there on any
6 given date and count how many cars you
7 have out there?

8 MS. RUSSO: I think, you know, that
9 certain events, like carnival, gala, and
10 if you said we exclude religious
11 services, then we can exclude Christmas
12 Day, but I think there is an anticipated
13 number of participants or attendees at,
14 for example, graduation or Grandparents'
15 Day, so my goal would be, then, to put
16 the threshold at such a number where the
17 school isn't having to go every single
18 day, but yet do it where perhaps the
19 number of attendees, you know, would be
20 far greater than the average.

21 MR. AIZENSTAT: Presently, you have
22 zero limit on it?

23 MR. SALMAN: Correct.

24 MS. RUSSO: Yes, currently. As Mr.
25 Riel explained, this property was

45

1 annexed by the City of Coral Gables, in
 2 1996 or '97, at the end of '96, '97, so
 3 while St. Thomas did have two ordinances
 4 affecting it for some minor building
 5 plans that were done in the City of
 6 Coral Gables, I think, in '97 and '98,
 7 there has been no other application
 8 before the City of Coral Gables, so in
 9 our -- you know, and that's one of the
 10 reasons why we're also doing, in
 11 addition to the change in land use and
 12 the change in zoning, the site plan
 13 approval, because what we are now
 14 putting on at least the City's
 15 records -- because remember, a lot of
 16 the County's records came over, but we
 17 had difficulties finding a lot of
 18 background documentation. We are
 19 basically putting and creating a record
 20 for sort of operations of the school and
 21 church that now become part of the
 22 City's record and will be part of the
 23 declaration of restrictive covenants
 24 that will be -- you know, that will be
 25 drafted.

46

1 MR. AIZENSTAT: Eric, do you see
 2 something that --
 3 MR. RIEL: Yeah. My preference
 4 would be, Mr. Chair, is that we allow
 5 the applicant to complete their
 6 presentation. I'd be happy to go
 7 through each of the issues.
 8 MR. AIZENSTAT: Okay. I'm sorry.
 9 MR. RIEL: I think we should maybe
 10 hear from the public, and then I'll be
 11 able to respond accordingly to each one.
 12 CHAIRMAN KORGE: Yes.
 13 MS. RUSSO: In conclusion, what I'd
 14 just like to say is that what we have
 15 here is an institution that's been
 16 around since the early 1950s, that
 17 provides -- it's a resource for the
 18 community, not just in its providing
 19 education, its providing, you know,
 20 spiritual guidance, but it also has
 21 activities that are part of the
 22 community, Cub Scouts, it has recitals
 23 and concerts, that all are what make
 24 living in Coral Gables a very special
 25 place, and what we are attempting to do

47

1 here is allow the school to be able to
 2 compete with other schools in the area
 3 in terms of providing improved
 4 facilities, and at the same time try to
 5 provide safeguards for the surrounding
 6 residential community and to minimize
 7 the impact of our request as much as
 8 possible so that both the residential
 9 people can benefit from the presence of
 10 St. Thomas and vice-versa.

11 We respectfully request your
 12 approval of our three applications, and
 13 we are happy to answer any questions
 14 that may come up, and as I explained to
 15 you before, I have different
 16 representatives from the school and the
 17 church here. So, depending on the
 18 question, I will have the appropriate
 19 representative answer.

20 CHAIRMAN KORGE: Okay. Does
 21 anybody want to ask any questions at
 22 this time, or do you want to wait?

23 MR. AIZENSTAT: I'll wait, as Eric
 24 suggested.

25 MR. FLANAGAN: I'll wait.

48

1 CHAIRMAN KORGE: Wait? Very well.
 2 MS. RUSSO: And I also at this time
 3 would like to present -- we have
 4 petitions that were signed by either
 5 church members or parents of the school
 6 that are in favor of these applications,
 7 so I'd like to present these to the
 8 Secretary of the Board.
 9 CHAIRMAN KORGE: Okay. We'll
 10 accept them in the record.
 11 MR. RIEL: Yes, we stamp them for
 12 the record.
 13 Mr. Chair, we have --
 14 Are you finished, Ms. Russo?
 15 MS. RUSSO: Yes.
 16 MR. RIEL: Also, Ms. Russo, my
 17 assumption is that you agree with all
 18 the other conditions? Could you state
 19 that on the record?
 20 MS. RUSSO: Yes, I will. I'm
 21 sorry, I did not state that on the
 22 record. With the exception of the
 23 clarifications and/or modifications that
 24 were requested, we accept the other
 25 conditions of Staff's Report, and if you

49

do not accept the waiver of the special events permit, we request that the threshold be 250 cars.

Thank you.

MR. RIEL: Mr. Chair, we have 23 speakers that have signed up to speak.

CHAIRMAN KORGE: How many?

MR. RIEL: 23.

CHAIRMAN KORGE: Is this -- I see Mr. Gibbs here. Are you representing the neighbors generally?

MR. GIBBS: Yes.

CHAIRMAN KORGE: Well, why don't you come first?

MR. RIEL: We need to swear everybody in, Mr. Chair. We need to swear all of the -- everybody in.

CHAIRMAN KORGE: Do you want to swear them all in at the same time?

MR. RIEL: It would probably be easier than going through 23 --

MS. HERNANDEZ: Let's definitely do it.

CHAIRMAN KORGE: Okay, everybody, stand up and get sworn in.

50

MR. AIZENSTAT: That's going to be speaking.

CHAIRMAN KORGE: Anybody who's going to be speaking, or expects to speak.

(Thereupon, all who were to speak were duly sworn by the court reporter.)

CHAIRMAN KORGE: Tucker, you have the floor.

MR. GIBBS: I think I'm going to have the same problem that Laura had with the lip on this thing. Everything is going to go flying in a second, I'm sure.

Good evening, ladies and gentlemen. My name is Tucker Gibbs, and I represent the Banyan Drive Preservation Association, and also Ofe and Guillermo Fernandez, who are the actual neighbors of this project. They're all neighbors of the St. Thomas Church and School.

Before I start, I'd like to, just for the record, object to the placement in the record of the petitions. This, at least in part, is a quasi-judicial

51

proceeding. The law is very clear that petitions and such are not to be considered in your decision-making. So, as a matter of form, I'd like to object to that.

But going forward, I wanted to let you all know that, as you can imagine, as neighbors of St. Thomas, my clients have had consistent concerns with the school and its physical expansion. Specifically, my clients object to the application that takes a single-family property, which is the 5450 property, which, until about six months ago or maybe even a year ago, had a house on it, a single-family house on it, and seeks to utilize that property for an athletic field for school use.

You've heard a lot about the athletic field, a lot of conditions relating to the athletic field, but the fact is, you're making three decisions tonight. You're making a decision to change the land use of the property, which will allow a school -- which will

52

allow a school to come in and ask you to do a rezoning to allow a physical building on that site, because the land use, as you all know as the Local Planning Agency, it allows that broad authority in the Comprehensive Plan.

So what St. Thomas has done is to buy this single-family house to expand its school into a stable single-family neighborhood. If you -- and the picture doesn't go all -- well, it does. If you look that the picture, you see 5450, and immediately to the east, you'll see my clients' property. Immediately to the east of that is a church-owned property, where I think Father Tobin lives, and immediately to the east of that is the last house on the block, which means there are only two non-church-owned properties on that block. That's a concern of my clients, because what my clients are seeing is the church, which has limited itself to, I think, 424 students -- I may be --

MS. RUSSO: 425.

53

1 MR. GIBBS: 425 students, and they
2 limited themselves to that number way
3 back in the 1990s. The point is, when
4 the County approved the expansion of the
5 school, the County -- they had a plan,
6 it was 425 students. They had a field.
7 Everything was fine. The question we
8 have is, why do they need a field now,
9 with the same number of students?
10 That's the concern.

11 My clients don't know what's going
12 to happen in five, 10, 15 or 20 years,
13 but the fear, the literal fear, in this
14 neighborhood is that the church is going
15 to continue to seek and pressure to
16 buy -- continue to buy property on that
17 block to eventually expand the school.
18 That may not be your issue tonight, but
19 that is the concern of my clients, and
20 at least I need you to understand that
21 as you review this application.

22 Finally, this application does not
23 preserve and improve the character of
24 the neighborhood. The reason why I use
25 that term, preserve and improve the

54

1 character, that is one of the
2 requirements in your Comprehensive Plan.
3 That is Objective 1-1.14, which is cited
4 by your Planning Department; I think
5 it's also cited by the school.

6 Remember, they have to show you
7 that the application is going to
8 preserve and improve the character of
9 the neighborhood. And the character of
10 the neighborhood is a single-family
11 neighborhood. Why? Because your Comp
12 Plan defines the character of the
13 neighborhood. Your Comprehensive Plan
14 has a map, a Future Land Use Map, that
15 shows that property at 5450 as a single-
16 family, as low-density residential
17 single-family. The character of the
18 neighborhood has already been set, and
19 that character is single-family. What
20 this project -- what this proposal is
21 doing is seeking to change the character
22 and make it more institutional, by
23 allowing the institutional use to
24 expand. Even though it's, quote, just,
25 unquote, an athletic field, it is still

55

1 part of that institutional use.

2 My clients' position is basic. The
3 proposed change in the land use is
4 contrary to specific goals, objectives
5 and policies in the Comprehensive Plan
6 and is inconsistent with that plan, and
7 we'll get into that in a second.

8 Two, the proposed change, the
9 proposed zoning change, is inconsistent
10 with the Comprehensive Plan and fails to
11 meet the standards that are set forth in
12 Section 3-1404, A, for a rezoning.
13 That's in your Land Development Code.
14 It's also in the Staff's recommendation.

15 And finally, the proposed site plan
16 is incompatible with the single-family
17 residential character of the
18 neighborhood.

19 So I wanted to look, first, at the
20 Comprehensive Plan, and I can go through
21 every single one of these. I am not
22 going to do that, because I see
23 Mr. Salman is already bored with my
24 presentation, and I don't blame him, but
25 I do need to get the record -- I do need

56

1 to get the record -- get this material
2 on the record.

3 The applicant has said in their
4 presentation -- in their presentation
5 and in the report that they presented
6 that's in your record, they specifically
7 said that the Comprehensive Plan Map
8 Amendment, the zoning change and the
9 site plan is consistent and in
10 furtherance with three Comprehensive
11 Plan provisions, three or four, and they
12 talk about Goal Number 1, which is to
13 enhance the future land use, consistent
14 with the needs of the community.

15 This is an expansion into a
16 single-family residential neighborhood.
17 It is not consistent with that
18 single-family neighborhood. They say
19 that it will enhance -- the school says
20 it will enhance the social, cultural and
21 economic conditions for Coral Gables
22 residents. They say that, but the
23 expansion of the school into a
24 residential neighborhood does not
25 enhance the social, cultural and

57

1 economic conditions of Coral Gables
2 residents. This is a stable
3 neighborhood.

4 No evidence has been presented. We
5 don't know how many Coral Gables
6 residents send their children to
7 St. Thomas. We don't know how many
8 residents of Coral Gables from within,
9 let's say, two to five miles send their
10 kids to this school. We don't know how
11 many Coral Gables residents will
12 actually use the facility. I know
13 they're talking about the church being
14 able to use the athletic field.

15 The bottom line, this is a private
16 school that seeks to expand its use for
17 its clients, its students. It's the
18 people who use its facility, not for the
19 improvement of the City of Coral Gables.

20 Their major issue, their major
21 thing they talked about, was
22 neighborhood character and Objective
23 1-1.14, which I just cited, and it
24 requires the City to adopt land
25 development regulations which preserve

58

1 and improve the character of
2 neighborhoods by January 1st, 2001.
3 Technically, it doesn't even apply,
4 because it's telling the City they need
5 to create new laws that protect
6 neighborhoods.

7 But, you know, if you all want to
8 take it to mean that every development
9 order, which is what this site plan
10 would be, and which a small scale
11 rezoning could be considered, then let's
12 look at that.

13 The Comprehensive Plan, as I said,
14 has already established what the
15 neighborhood is, by its map. The school
16 says the applications aren't going to
17 alter the neighborhood because
18 St. Thomas has been there since the
19 mid-1950s, and this statement -- yeah,
20 they have been there since 1950 -- the
21 statement seems to make sense on its
22 face, but if you look at what it really
23 means is, is St. Thomas as it exists
24 today the same St. Thomas that existed
25 in 1955? Obviously not -- or '57. It

59

1 is clearly not. The 2009 St. Thomas is
2 a school that's limited to 425 students
3 but still seeking to physically expand
4 into the residential neighborhood.
5 That's the problem.

6 The real question is, how will the
7 application preserve and improve the
8 neighborhood, as is required in that
9 section? All it's trying to do is
10 redefine the neighborhood. This
11 neighborhood will be redefined with this
12 expansion, because I guarantee you, if
13 you allow this church and school to
14 expand into this piece of property,
15 where does it end? They'll buy -- maybe
16 they buy my clients' property, the
17 Fernandezes' property, and they have all
18 the way to Father Tobin's house. What
19 happens then?

20 The idea of the Comprehensive Plan
21 is that it's a plan. It's a plan for
22 your future growth. When you adopted
23 this plan, you did not include this
24 piece of property for the future growth
25 of an institution. That institution

60

1 said, back in the mid-'90s, they didn't
2 need that property, because they had a
3 plan, they had a number of students, the
4 County approved it, and when the City
5 annexed the property, the City approved
6 it. Now they're saying, "Well, you
7 know, our plan, 10 years old or 15 years
8 old, we want to grow again," and that's
9 the problem, and that's my clients'
10 problem.

11 The City claims that it's
12 consistent with the Comprehensive Plan,
13 and I want you to think about and when
14 you read where the City -- the City's
15 list of all the Comprehensive Plan
16 provisions the City says this proposal
17 meets, every single one of them doesn't
18 say, "Comprehensive Plan met." It says,
19 "We're going to buffer the property and
20 all the conditions we've put on there
21 make this okay."

22 What does that mean? It means
23 that, in reality, even your Planning
24 Department acknowledges that this
25 proposal is inconsistent with the

61

1 Comprehensive Plan, but your Planning
2 Department has said, "But the problems
3 can be ameliorated. It can be
4 mitigated. It can be mitigated by the
5 10-foot buffer. It can be mitigated by
6 the six-foot wall. It can be mitigated
7 by locking or closing a gate." That's
8 what's being said here, but the reality
9 is, even your professional Planning
10 Department is saying they don't meet the
11 plan.

12 And for that, I'm not going to bore
13 you by going through every single one of
14 these proposals, but I will go through
15 one of the ones that they do talk about.
16 They talk about Housing Policy 3-1.2.6,
17 which talks about compatibility of new
18 development with adjacent established
19 residential areas, and as I said before,
20 the City admits the application is
21 incompatible with the surrounding
22 neighborhood because of the conditions,
23 the conditions can mitigate this
24 incompatibility, and they cite -- and
25 this is important, and I need to say

62

1 this for the record -- they cite Policy
2 1-3 -- 1-1.3.1, which is talking about
3 avoiding encroachment into neighborhoods
4 by incompatible uses. And by the way,
5 that's the future land use element
6 policy, 1-1.3.1, and it talks about
7 residential neighborhoods should be
8 protected from intrusion by incompatible
9 uses that disrupt or degrade with noise
10 and glare and light, and the next
11 policy, 1-1.3.2, talks about application
12 of buffering techniques, and it says
13 those uses in the plan that cause all of
14 this can be ameliorated -- or they say
15 that you shall provide buffering when
16 located adjacent to a single-family
17 residence or any residential use, and
18 you all see that in your Staff Report.
19 That specifically applies to the land --
20 the land use element.

21 So, when you go to the housing
22 element, which is cited here -- and the
23 housing element talks about
24 compatibility of new development with
25 adjacent residential housing, and the

63

1 City says, "No problem. Yes, it's
2 incompatible, but we put conditions,"
3 and the conditions they cite are in that
4 policy that talks about buffering, which
5 deals with the future land use. It does
6 not deal with housing. That housing
7 provision -- that housing provision
8 talks about compatibility of new
9 development, Policy 3 dash -- housing
10 policy -- housing element policy,
11 3-1.2.6, that talks about compatibility
12 of new development. "New development
13 shall be compatible with adjacent
14 established residential areas." You
15 couldn't be clearer.

16 City Staff is saying, "Well, it
17 really isn't compatible, but it is
18 ameliorated based on these other issues
19 that we talked about in the future land
20 use element." Those don't deal with
21 neighborhood compatibility issues. They
22 deal with physical impacts of glare,
23 noise, light and the like. They don't
24 deal with general incompatibility of
25 use, and this is what they're talking

64

1 about in this element, is the
2 incompatibility of uses.

3 Therefore, the proposal is
4 inconsistent -- We believe that the City
5 Staff has not established that it is
6 consistent with the Comprehensive Plan.
7 But furthermore, and this is sort of
8 toward the end of what we're trying to
9 say, the proposal is -- we believe the
10 proposal is inconsistent with specific
11 provisions of the Comprehensive Plan, as
12 it permits an encroachment into a
13 neighborhood by an incompatible use, and
14 the City admits that that is an
15 incompatible use. The buffering is
16 inadequate. You cannot say that an
17 athletic field, that a land use change
18 that could in the future allow them to
19 put a school here, is ameliorated by a
20 10-foot buffer and a six-foot wall, on
21 one house. We're not talking about the
22 people across Kendall. We're not
23 talking about the people across Banyan
24 Drive, and how this will impact, because
25 the school has bought the property, and

65

1 that property, under your Land Use Code,
2 they can come in tomorrow with a
3 rezoning -- maybe not tomorrow. They
4 can come in with a rezoning to allow for
5 a building to be put there. Yes, you
6 may not be here. There may be a Board
7 here that says, "Build, baby, build."
8 And they will. And that's the concern
9 this neighborhood has.

10 If you say no to the land use
11 change, no to the rezoning, no to the
12 site plan, if you say no, that will not
13 happen. That property can be used as a
14 rectory. That property can be used as a
15 single-family house where the minister
16 will live. They can build a house on it
17 right now, sell the other one, and
18 everybody in this neighborhood will be
19 happy.

20 Objective 1-1.11, which talks about
21 the residential development pattern --
22 and that specifically says that the City
23 will "maintain a pattern of overall low
24 density residential use with limited
25 medium and high density residential uses

66

1 in selected areas to preserve the low
2 intensity character of residential
3 neighborhoods."

4 And that's a concern, because
5 you're taking away single-family
6 property. You're allowing an
7 institutional use, by Comprehensive
8 Plan, to be on this property. Yes, it's
9 only an athletic field now. But what
10 will it be in five, 10 or 15 years?

11 Policy 1-1.14.2, which deals with
12 neighborhood preservation and
13 improvement: Land development
14 regulations establish the location and
15 extent to residential land use
16 consistent with the Future Land Use Map.

17 You already have this property.
18 It's zoned residential single-family.
19 It's land use for low-density
20 residential. It should remain that.
21 That's the neighborhood character. Your
22 Comprehensive Plan has already
23 established that.

24 And finally, as I said before,
25 Housing Policy 3-1.2.6, new development

67

1 should be -- shall be compatible with
2 adjacent residential areas, and are not.

3 Let me explain to you -- let me
4 talk to you a little bit about the
5 Zoning Code. The Zoning Code provision,
6 to rezone a property, you have specific
7 standards in your Comprehensive -- in
8 your Zoning Code, and I'm going to refer
9 you to the pages where -- or the page
10 where it's actually discussed in your
11 Staff Report, and you can follow along,
12 because I think it's important -- if I
13 can find it. I think it's important for
14 you all to see it, as well as hear it.
15 Well, I hope I can find it.

16 Ah, here it is. It's on Page --
17 beginning on Page 10 and then finishing
18 on Page 11. It says that the applicant
19 must satisfy -- "An applicant-initiated
20 district boundary change shall be
21 approved if it is demonstrated that the
22 application satisfies all of the
23 following." There are three things "all
24 of the following" encompasses.

25 Number 1, it must be -- I'm going

68

1 to give you what the three are, and then
2 I'll go through. Number 1, it has to be
3 consistent with the Comprehensive Plan.
4 I think we've established it is not
5 consistent with the Comprehensive Plan.
6 And it says specifically in these
7 findings that you must find it does
8 not -- it must not conflict with any --
9 any -- objective or policy within the
10 Comprehensive Plan.

11 Number 2, it will provide -- and
12 Number 2 is on Page 11, the top of Page
13 11. Number 2, "It will provide a
14 benefit to the City in that it will
15 achieve two or more of the following
16 objectives," and you see four
17 objectives.

18 The first objective, to "Improve
19 mobility by reducing vehicle miles
20 traveled by residents within a half-mile
21 radius." Nothing in this proposal has
22 talked about reducing vehicle miles of
23 anybody traveling within a half a mile.
24 That doesn't apply.

25 And it also talks, within that

69

"a" -- it says it will reduce vehicle miles traveled by residents within a half-mile radius by balancing land uses to reduce trips. Well, it's one land use. It's one use. It's a school. That's what it is. That doesn't apply. It will create a mix of uses? It's not talking -- We're not talking about a mix of uses.

Number 3, it will increase the share of trips that use alternative modes of transportation. That has not been discussed here tonight and is not part of the presentation. Therefore, "a" does not apply.

"b," promote high-quality development in a declining area. I don't think anybody is claiming this area is a declining area.

"c," create affordable housing opportunities. This isn't about affordable housing.

And "d," implement specific objectives and policies of the Comprehensive Plan. Let's say I grant

70

them that it implements certain specific objectives and policies in the plan. I'm not conceding that, but let's say I do. That's only one of the -- one, two, three, four conditions under Number 2. It must meet two of those conditions. Therefore, Number 2 is not met.

So then we go to Number 3. It will not cause substantial diminution of property values of adjacent properties. We're not here and we're not presenting to you valuation issues. Maybe we could, but we're not doing that. It also says, "or materially diminishes the suitability of adjoining property for its existing or approved uses." My client hasn't tried to sell their property, but I've got a funny feeling, if they try to sell their property next door to a school, as opposed to, when they bought their property, which was next door to a single-family house, I don't think they're going to get the price that they wanted to get, because they're next door to a school.

71

But even if they get that, the fact is, the applicant must meet all three of those standards. It must be consistent with the plan, it must provide benefit to the City, and achieve two or more of the objectives, which it doesn't do, and Number 3, it has to not show a diminution in property value or diminish the suitability, the suitability of the property for its intended use.

Staff says the conditions are met because there's no increased density, there's no decline in level of service, because there's no building on that property, and because it's consistent with the Comprehensive Plan. Mobility is improved, but they don't go through the standards that are specific to this, and there's no proof that the proposal will diminish the market value of adjoining property. Of course, they don't discuss the suitability of the adjacent property for its existing or approved use.

The fact is, these standards for a

72

rezoning have not been met. This is a quasi -- this issue is a quasi-judicial proceeding. You need to have evidence in the record. There's no evidence in the record -- there's a lot of opinion out there -- but that each of these standards has been met.

Rezoning should be rejected, because there's no fact that any of these standards have been met.

The site plan should not be approved, quite simply, because it's inconsistent with the Comprehensive Plan. It's incompatible with the appropriate single-family use.

And in conclusion, I want to remind you that in the 1990s, the school asked for and received approvals that have been ratified by the City for its master plan, which included 425 students and the existing school property, without this single-family property. The number of students has not changed.

The number of students has not changed, therefore, there's no pressing

73

1 need, unless they're telling you that
2 what they said back in the 1990s, that
3 425 students in the 1990s needed less
4 property to play in, to be in school in,
5 than they do in 2009.

6 And I also want to leave you with
7 this. Look at this neighborhood. Look
8 at this area. I'd like you to think
9 about a mile, maybe two miles from
10 St. Thomas Church and School, and I want
11 you to count in your head the number of
12 institutional uses and schools that are
13 there. You have Gulliver School, what
14 they call in South Miami the Mandelstam
15 property, up on Red Road. You have
16 Epiphany Church, Cathedral, however you
17 want to describe it, and school. You
18 have Lourdes School, 840 students just
19 in Lourdes School alone. You have
20 St. Thomas, with 425 students. You have
21 Beth Am. I don't know how big Beth Am
22 is, but I know it ain't small. And you
23 can go down Red Road, probably -- maybe
24 two miles, and you have the public
25 elementary school.

74

1 I drive this area -- I used to, not
2 starting in September, but for the past
3 two years I have driven this area twice
4 a day during school rush hour, and
5 anybody who knows, knows this is a
6 particular form -- I won't say -- it's
7 Purgatory. It's never-ending. You
8 can't get out of it. And that's the way
9 it is in the afternoon and that's the
10 way it is in the morning. That's the
11 problem.

12 Expanding the school, yes, it
13 doesn't expand the numbers, but what it
14 does is, you are laying the foundation,
15 and do not kid yourselves, for an
16 expansion of this school down the road.
17 There is no need for it, and the fact is
18 that by doing this, not only are you
19 making a problem, a future problem,
20 creating a future problem or putting out
21 the welcome mat for a future problem;
22 you are creating a situation that is
23 hurting a stable single-family
24 neighborhood.

25 And I urge you, on behalf of my

75

1 clients, to please deny the land use
2 change, deny the rezoning, and deny --
3 recommend denying the land use change,
4 recommend denying the rezoning, and
5 recommend the denial of the site plan.

6 Thank you very much.

7 MR. AIZENSTAT: Mr. Gibbs, can you
8 just point out to me which is your
9 clients' home?

10 MR. GIBBS: Yes. Well, I represent
11 the homeowners' association, but I also
12 represent the Fernandezes, who have a
13 letter to you.

14 MR. AIZENSTAT: Right. That's what
15 I want. Okay. Thank you.

16 CHAIRMAN KORGE: Call the next
17 witness, please.

18 MS. MENENDEZ: Joel Arnold.

19 MR. ARNOLD: Hello. My name is
20 Joel Arnold. I live at 5520 Banyan
21 Drive. If you look at that thing, my
22 house is right here, right across the
23 street, south of the boundary, right on
24 Lot Number 33.

25 I was prepared to go into my

76

1 objections to the three applications,
2 but Mr. Gibbs has done such a wonderful
3 job that I'm not going to address that
4 issue, I'm going to address another, but
5 I want to call your attention to Zoning
6 Code Section 3.1404, which Mr. Gibbs has
7 gone through in great detail.

8 CHAIRMAN KORGE: I'm sorry, would
9 you repeat that number?

10 MR. ARNOLD: 3-1404. And it
11 requires that, "An applicant-initiated
12 boundary change shall be approved if it
13 is demonstrated that the application
14 satisfies all of the following," and
15 there are three items, 1, 2 and 3.
16 Mr. Gibbs has gone through them, one by
17 one. This application does not satisfy
18 all of those requirements. And I want
19 to reiterate everything that Mr. Gibbs
20 was saying, but I want to go on to the
21 second portion of what I would like to
22 address the Board with.

23 In reading the conditions which the
24 Planning and Zoning Department has put
25 on this thing, I wanted to applaud them.

77

I thought they did a great job, and at least, if they were approving this other stuff, which I don't like, they're putting down restrictions which benefit the neighborhood and benefit the adjoining property owners, and particularly, their use of the word opacity -- which I think is a great word, I hadn't seen it in a long, long time -- describes exactly what we need here. So, on the eastern edge, they're putting up a six-foot wall. That creates opacity. But they're doing nothing along the southern edge, and that's where the big problem is.

And they come here and the applicant, despite everything that she said, the one thing that she objected to, she objected to some of the conditions which the Planning Board has attempted to put on this property, and I say no, the objection -- if you are going to approve these zoning changes, which I believe you should not, the conditions which the Planning Board had

78

put on here almost satisfy the aesthetic needs of the community. I mean, there are not holes in those boundaries, there are just no landscaping there. And if they're going to do opacity, they shouldn't wait three to five years. They have to do it now. Every morning, at 8:30 in the morning, the temporary parking lot fills up completely. It didn't used to do that. Now it does. There's got to be a reason for it. But there's no opacity. All you see is a field full of cars. And so that has to be addressed right away.

And the second thing that I want to point out is that they talk about a soccer field. That's what they want to build here, a soccer field. The only time a soccer field is used -- because the athletic field is used all the other times -- is when they have a visiting team coming in to play a game. Right now, they're doing it on the existing field. What is the importance of a soccer field when they have a large

79

athletic field?

MS. MENENDEZ: Roger Walker.

MR. WALKER: My name is Roger Walker. I live at 5420 Banyan Drive, and unlike the previous speakers, I am not an attorney. I live right here, across from the subject property. Over the 26 years I've lived there, the school and the church complex has increased by an enormous amount. When I moved there, it was a parish church with a parish school. Now it's a regional school with a parish church attached to it.

Also, for those of you who think green, there's been an enormous erosion of the green footprint here. It's been covered with asphalt. And you're going to be asked to, I think, permit more asphalt to be poured on this site. Now, then, what happens when the asphalt is -- first of all, it's a sink for heat, so that it makes the neighborhood hotter. And the other thing it does, it prevents the percolation of rain through

80

it.

And Mr. Riel's beautiful demonstration with the PowerPoint, unfortunately, was only two dimensions, not three dimensions, so you can't see the fall-off and the run from this.

Now, the runoff in this area is into the southeast corner of this here. A huge puddle forms there. In fact, the vicar, only on Monday -- we met on the street early in the morning. It had been raining, and the vicar, after we'd exchanged -- I won't say pleasantries, but we acknowledged one another's humanity, and he said, "Look, it's flooded again." So here is a flooding area, and nowhere, nowhere in this presentation, has the word "drain" been mentioned. And so I don't know.

The other thing I don't know -- and I'll finish now -- is what the meaning of landscaping is. Is there some Coral Gables meaning for landscaping or do we take the dictionary or what do we do about landscaping?

81

1 Thank you very much.

2 CHAIRMAN KORGE: Thank you.

3 MS. MENENDEZ: Gary Tarbe.

4 MR. TARBE: Gary Tarbe. I reside
5 in Pinecrest. I'm the Junior Warden at
6 the St. Thomas Vestry, which is the
7 board of the church. I just --
8 Obviously, I just want to reiterate that
9 we, over the last three years, as Laura
10 indicated, have worked diligently to
11 work this plan into conformance with the
12 City's and the neighborhood's
13 requirements and desires, and it has
14 been a long and arduous process and
15 we've made many, many revisions. We
16 hope that this is the best that -- as
17 recommended by Staff.

18 I just -- two issues that I'd like
19 to address, essentially. The question
20 has been asked why we're requesting a
21 field. We're requesting a field because
22 the existing field that we're using now,
23 in order to get the cars off the street,
24 off the side of the street, provide
25 safely for the residents, improve

82

1 traffic and safety for our own students
2 and parishioners, we are using the field
3 for parking. That tears up the field,
4 which then causes problems for our
5 students to play on that field, with
6 ruts and things of that nature, and it
7 also causes us to -- we, every year,
8 every summer for many, many years, have
9 had to completely redo that field in
10 order to keep it green and to keep it
11 useful, as useful as a play field, and
12 again the next term, school term, we
13 again use it as off-site parking, and
14 the process starts all over again.

15 This one, in conjunction with
16 planning with the board, we're allowing
17 the use of overflow parking. We can
18 still use the field for lesser events,
19 smaller exercise things, and we still
20 have a good, proper field for the proper
21 use of games, soccer and other field
22 games that are used in a normal
23 elementary school uses.

24 That's all. Thank you.

25 MS. MENENDEZ: Chris Cobb.

83

1 MS. COBB: Good afternoon. My name
2 is Chris Cobb. I live at 5575 Kerwood
3 Oaks Drive, which is down Banyan Drive
4 and south a few blocks.

5 I have three children currently at
6 St. Thomas, the fourth has already
7 graduated, and I go to church there. So
8 I am both a neighbor and a church user.
9 I've been on the master planning
10 committee -- I'm an architect and a
11 contractor by profession -- for the
12 entire five years that we've been
13 working through the process with the
14 City Staff and the neighbors.

15 I want to try to address a few of
16 the issues that we've discussed. We've
17 heard -- I think that most of the issues
18 are all well on the table now, there's
19 nothing new, but I'd like to address
20 some of the ones that we've talked
21 about.

22 First of all, the attorney for the
23 neighbors had talked about the
24 compatibility of existing uses, and he's
25 implied -- he's going to have a great

84

1 career in the marketing business if he
2 doesn't succeed at law, because he's got
3 a good spin with the way that he tells
4 his stories -- that many of his -- his
5 explanations result in conclusions, that
6 the Planning Department didn't think
7 that we met the land use regulations,
8 and I don't think they said that. I
9 think they recommended approval because
10 they think we do.

11 So that issue of compatibility of
12 existing uses, the use of the
13 neighborhood has been, for 50 years,
14 residential homes and a church and
15 school. So it is true that we are
16 making the footprint of the church and
17 school site larger, but that's
18 compatible with the existing uses. It's
19 always been a single-family neighborhood
20 with a church and school.

21 And in fact, our family moved to
22 the neighborhood to be close to the
23 school, and I know that there are others
24 who have done the same, so -- The second
25 thing he talked about was to preserve

85

1 and improve. I think this does improve
2 the neighborhood. The home that was
3 torn down was not a particularly
4 beautiful home, but the use of the field
5 by our kids will do a lot to improve the
6 school for all of the people that use
7 the school, many of whom are obviously
8 Coral Gables residents.

9 One of the gentlemen that just
10 spoke talked about paving and asphalt.
11 We are adding three parking spaces, but
12 we're also taking out, I think, six. So
13 we might be net even on asphalt
14 coverage. I'm not sure of that, but for
15 sure, we removed the house and are
16 replacing it with green, so I think
17 we're going to be more pervious surface
18 than impervious surface, and obviously
19 the field, we would like to be as green
20 as possible. There will be nice grass,
21 and so we think we're adding green space
22 to the neighborhood, not subtracting.

23 I'd like to speak, also, to the
24 issue of landscape. We want to
25 landscape the property, both for our use

86

1 and for the benefit of our neighbors,
2 because landscaping is an important part
3 of our environment and aesthetically
4 pleasing. So we don't -- we're not
5 opposed to landscaping. We're fine with
6 landscaping. I think the only problem
7 we had with the word, a hundred percent
8 opacity, was -- to my reading, that
9 means -- I agree, a wall is a hundred
10 percent in terms of opacity; you cannot
11 see through it. But any time you drive
12 down a road, like Banyan Drive, you can
13 see through the hedge and you can see
14 stuff, even if it's fully grown in, in a
15 lot of cases. You'd need -- you know,
16 you'd need a forest to block the light
17 that can shine through. So I was the
18 one that suggested we use the word, a
19 goal of a hundred percent opacity, and I
20 don't think we need to wait five years
21 to get there. I mean, I think that --
22 speaking for myself, that -- I think
23 that our church team would be willing to
24 put in, you know, hardy, healthy
25 landscaping to achieve the goal of

87

1 opacity sooner, and, you know, we don't
2 want to try to reach it immediately,
3 because that's going to result in a
4 problem of when those plant materials
5 grow, they're going to -- it's just
6 going to be overgrown.

7 So, you know, I think that what I'm
8 saying is, on the landscaping, we'd be
9 willing to put in more landscape
10 material to reach opacity, the goal of a
11 hundred percent opacity, but a high
12 block rate sooner, if that's what the
13 neighbors would like.

14 The only other thing I wanted to
15 address, and I think that Gary just
16 spoke to it well, but I want to clarify
17 one issue I haven't heard said yet was,
18 it's my understanding that in the 10
19 years that preceded my involvement -- in
20 the last couple years, my involvement,
21 there was a parking problem on Kendall
22 Drive. A lot of our parents would come,
23 park on Kendall, because there was no
24 --there's not parking -- there's not
25 enough parking space, and we were trying

88

1 to keep the cars off of our playing
2 field because it was the only playing
3 field we had. In this process, we came
4 to understand why that was a problem,
5 the traffic and everything, so we began
6 to make a concerted effort to make sure
7 all the parents did not park on the
8 swale on Kendall Drive, which meant we
9 had to park on our playing field, and
10 the playing field is -- you know,
11 literally, every weekday, a bunch of
12 cars drive in there. I don't know if
13 it's 20, 30, 40. They pack down the
14 dirt. They -- you know, it's rainy, it
15 makes a mess, and so -- and then a lot
16 of times some of the parents, some of
17 the -- you know, more moms and dads,
18 they'll be staying at something in
19 school and it's time for PE to start, so
20 then they had to start kind of keeping
21 the cars to the side, because the kids
22 are starting to do their PE and there's
23 still a few cars and they've got to stop
24 the kids so that one car can get out,
25 and so our goal with the new field, part

89

of the reason we need more space, is that we want to have this new field to have good cushy grass and then we're going to use this other field for PE and other things, but also for parking. It is not just for soccer games. It would be for PE, it would be for flag football, it would be -- It's only sports, but we would get a lot of use out of that second field. We would continue to use our existing field, but be able to park on it and not have -- not have it interrupt PE and other things.

And I think I addressed all my points, so I guess I'd just leave you with the fact that we don't -- we think that by taking a single-family home and removing it and increasing the size of our playing field area has a very slight impact on the neighborhood. We're willing to ameliorate those impacts with buffers and landscape material, and we think this totally in keeping and compatible with our neighborhood, where

90

I live, and we hope you recommend approval to the Commission.

Thank you very much.

MS. MENENDEZ: Thomas Bales.

MR. BALES: My name is Tom Bales.

I live at 9151 Arvida Lane, in Coral Gables, and I'm on the School Board at St. Thomas.

When I moved to Coral Gables, I just wanted a nice house. I wanted a place where I could go inside and watch TV, do my hobbies, drive to work, come back home, and a place that's beautiful and peaceful. I didn't have any kids then. I've come to realize that it takes more than that to make a community. Maybe George Merrick saw that a long time ago, and I guess that's why Coral Gables isn't just houses. It's houses, it's business districts, it's churches and schools within the residential neighborhood.

I'm about a half-mile from St. Thomas and that's about the distance I have to drive to take my three

91

children, who have all gone to St. Thomas. By St. Thomas being there, Coral Gables has become a community for me. It would have just been a place I parked my car. But I'm part of a school community there. I'm part of a parish of people engaging in all sorts of missions to improve Coral Gables and our community.

I became a scoutmaster, and I'm there, chasing around that field in the evenings, at least one evening a week, helping to train young boys to be leaders and to learn about our community. One of our scouts is here tonight, working on his citizenship in the community badge, where you have to participate and see a community meeting.

So that's what Coral Gables has come to mean to me. I don't know about regulation one, stroke 6, 9B. I do know that St. Thomas being there makes Coral Gables better. It makes my life more complete. I'm glad it's there, and I'm trying to make it better.

92

Thank you.

MS. MENENDEZ: Linda Johnson?

Vivian Cortinas?

MS. CORTINAS: My name is Vivian More Cortinas. I live at 1109 Hardee Road, in Coral Gables. I have a seven-year-old son that goes to St. Thomas, and St. Thomas is my church, St. Thomas is the school where my children go, and St. Thomas is also my community.

I think the only issue that I would like to address is, as the president of the parents' association at St. Thomas, we welcome our parents to come to St. Thomas. We like to engage the parents. We like to put them to participate in all the committees that we have in the school, for them to volunteer for all the activities that we have, because that makes us a true community, and that is why we need to park in that additional field. That is why the parents come in the morning, and they don't just drop off and keep going.

93

1 It's because they love being there.
2 They love being part of our community
3 and participating in their children's
4 lives, because by being involved in
5 their children's lives, they're helping
6 St. Thomas and they're helping their
7 children, as well.

8 Thank you.

9 MS. MENENDEZ: Tim Birrittella?

10 JoAnn Titley?

11 Enia Rivero?

12 MS. RIVERO: Hello. My name is
13 Enia Rivero.

14 CHAIRMAN KORGE: Would you use the
15 microphone?

16 MS. RIVERO: I live at 5450 Banyan
17 Drive, which is Property Number 35 on
18 your map.

19 When I purchased and I moved in, in
20 1992 -- I am very strongly opposed to
21 this rezoning. St. Thomas just keeps
22 creeping further and further east.
23 Since I moved in, St. Thomas has
24 purchased two residential properties on
25 this block, sandwiching in the Fernandez

94

1 property, and while the zoning may be
2 beneficial to St. Thomas, it would be
3 very detrimental to the neighborhood, in
4 particular the Fernandezes. I mean,
5 there is no doubt that their property
6 value would most certainly decline if
7 this change takes place.

8 I believe this zoning change would
9 be carried out at the expense of all of
10 the adjacent homeowners and, you know, I
11 ask you, is an athletic field
12 appropriate next to a residential
13 property?

14 Thank you.

15 MS. MENENDEZ: Marisa?

16 Maxwell Bales?

17 Gregory Bales?

18 Constance Ryan?

19 MS. RYAN: Good evening. My name
20 is Constance Ryan. My address is 9151
21 Arvida Lane, in Coral Gables.

22 I am the mother of two St. Thomas
23 graduates. I currently have Gregory,
24 who is not speaking tonight, but he's
25 just finished fourth grade at

95

1 St. Thomas. And I have to say that I
2 think that St. Thomas is a wonderful
3 place. It provides a sense of wonderful
4 community, not just to the children, to
5 all the families. It strives to teach
6 the children appreciation of the
7 outdoors, of nature, of physical
8 fitness, and I've seen, now that I've
9 been there for 13 continuous years, that
10 there was a huge need for a field there.
11 The field we currently have is not
12 adequate. We try to have the children
13 play soccer and different sports. I'm
14 also a Cub Scout leader and a Boy Scout
15 leader, and we need the field.

16 I think that we try very hard to be
17 good neighbors. I'm sure there's
18 tensions at times, but I think that the
19 school tries very hard to impress upon
20 the families to be good neighbors, to
21 not park in the swale, and I hope that
22 you will consider the variances that we
23 need to allow the field. Thank you.

24 MS. MENENDEZ: Kitty Finneran?

25 Roger Tobin?

96

1 MR. TOBIN: Good evening. My name
2 is Roger Tobin. I live at -- Where do I
3 live? What's the official address?

4 On Banyan Drive, right here, the
5 property in between the Fernandezes and
6 the end property on Banyan Drive. I'm
7 the rector at St. Thomas, and I just,
8 obviously, stand to speak to all of you
9 this evening in favor of this proposal,
10 and I'll be very brief.

11 First of all, let me just share
12 with you that when I became the rector
13 at St. Thomas, in 1986, we were in
14 Unincorporated Dade County, and you all
15 annexed us, and I've got to tell you,
16 that was one of the best days in the
17 history of St. Thomas. We love being
18 part of Coral Gables. We love the
19 services that are provided. We also
20 love being a member of this really
21 illustrious City and this community, and
22 we think we're really good neighbors.
23 We work hard at being good neighbors,
24 and since I live in this neighborhood, I
25 myself, personally, as a resident in

97

1 this community and on Banyan Drive, seek
2 in my behavior, publicly as well as a
3 member of the community, as well as the
4 rector of the parish, to be a good
5 quality member of our community.

6 That being said, a couple of things
7 I would like to share, just in terms of
8 information for your benefit this
9 evening. Someone asked, how many
10 members of St. Thomas are residents of
11 Coral Gables? I can't give you the
12 exact number -- those numbers obviously
13 go up and down, depending on who joins
14 the church, who joins the school, and it
15 can go up by five or 10 percent on any
16 given year.

17 Currently, we represent somewhere
18 between five and six hundred families,
19 between the church and school. I would
20 wager a guess right now -- I can get you
21 accurate numbers -- that the number is
22 somewhere between 50 and 60 percent of
23 those people are actual residents of the
24 City of Coral Gables. I don't want to
25 be held to that, and again, I will give

98

1 you accurate numbers, but I think that's
2 a fairly accurate number. Those numbers
3 can go up and down, as I said, each
4 year, depending on how many people
5 actually join the church and school.
6 Those four or five hundred families, on
7 any given year, represent about 1800
8 people or 1900 people, and again, those
9 numbers can go up or down. Depending on
10 how many people are in a family unit,
11 that kind of thing can change
12 dramatically, but right now, I think
13 those numbers are fairly close to
14 accurate.

15 Secondly, just as a point of
16 information, and I do this with some
17 humility because I'm just a simple
18 country priest, I'm not a big
19 intelligent lawyer and I haven't gone to
20 law school and I don't understand a lot
21 of the legalese in this room right now,
22 but you need to understand that legally,
23 we are not a school. This is not a
24 school request. This is a church
25 request. The school is part of the

99

1 church, not the other way around, and so
2 it is the church that's making this
3 request. The Diocese of Southeast
4 Florida, St. Thomas Episcopal Church, is
5 making this request, just so you
6 understand that dynamic, because
7 technically speaking, the school doesn't
8 exist. It's part and parcel of the
9 church itself. And we, as a church,
10 exist only at the privilege and the
11 benefit of the Diocese of Southeast
12 Florida. Our property technically, if
13 I'm correct on this, Chancellor, is
14 owned by the diocese itself.

15 Is it not?

16 UNIDENTIFIED MAN: Controlled by
17 the diocese.

18 MR. TOBIN: Controlled by the
19 diocese itself. So this is a diocesan
20 request and church request. It's not a
21 request of the school, specifically, and
22 I want you to be aware of that fact.

23 MS. MENENDEZ: Kris Charlton?

24 Charles Johnson?

25 Lana Stricker?

100

1 Derek McDowell?

2 MR. McDOWELL: Good evening. I'm
3 Derek McDowell. I live at 7333
4 Vistamar, in Coral Gables. I am a
5 parent of three either current or recent
6 St. Thomas graduates.

7 I will try and be brief. First, I
8 appreciate the efforts of the
9 Commission. As a former Eagle Scout,
10 it's given me a bit of a refresher on my
11 citizenship badge, and I appreciate what
12 you guys are doing and the efforts that
13 you guys go through in doing this.

14 I just had a couple comments and
15 then I'll move along, because I know
16 it's a long evening for you. Mr. Gibbs
17 enlightened me of a couple things, and
18 just for clarification, I may be looking
19 for a new church, because I didn't
20 realize we were Purgatory.

21 I thought you were doing a little
22 better job than that, but --

23 Our church is, you know, hopefully
24 a little better participant in the
25 community and the area than that, but --

101

CHAIRMAN KORGE: I think he meant the drive during rush hour.

MR. SALMAN: Is Purgatory.

MR. McDOWELL: It's now a drive in Purgatory.

The comments I have is, one, that it seems that the task put before the Commission is, they're asking and they're challenging us on a couple of areas, the fear of what future needs and plans might be relative to the idea of putting in a simple play field today.

Ideally, I think if we went through the part and the planning of the folks who are opposed to this, we should have purchased this property 10 or 15 years ago and incorporated it into the overall master plan that we had at the time. Obviously, we didn't have that luxury, nor that availability. I don't think the idea of having additional land and using it to our best use is a means that in any way indicates that we shouldn't have it or that it's somehow a part of a master plan. I think this is sort of a

102

Dan Brown-esque sort of paranoid view of the church marching its way down Banyan Drive.

The other comment, I think in keeping with the spirit of a residential community and being a part of the community, for some reason the fact that we have a residential house in which our priest lives and his family live -- it's a husband and wife and two children -- is discounted and is not considered part of the community. So, as far as I can tell, we've become a bigger part of the community, but not in a way that altered the characteristics of it.

And the last part I'd just say is, I think as somebody who's coached sports at St. Thomas, the adding of an additional soccer or flag football or play space is something that certainly accentuates the mission of being low density, being green, and accommodating the development of our children and people in the community.

Thank you.

103

MS. MENENDEZ: Bill Parker?

MR. PARKER: Good evening. I'm Bill Parker. I live at 7240 Southwest 127th Street, in Pinecrest, Florida.

I've been a member of St. Thomas Episcopal Parish since 1986. I met my wife there, had our three kids baptized there. Two have graduated now from the school, and our third will be attending -- is attending currently, has just graduated kindergarten and is moving into first grade next year.

In addition, I've been involved with coaching, along with Derek, have also been involved in the scouting program, along with Mr. Bales, and have been involved in numerous projects relative to St. Thomas Episcopal Parish over the last several years.

There's been a number of comments insinuating that the church has been creeping to the east, when in fact, I can tell you as a parishioner for this many years, and having been involved as intimately in the management of

104

St. Thomas as I have, the actual larger footprint of 5690 and 5692 hasn't changed in the time that I've been there.

Have there been things within that footprint that have changed? Yes, of course there have. We've made many improvements. But we haven't actually been moving to the east.

Echoing the comments of Derek, I think it's unfair to consider the new rectory where Father Tobin lives to be anything other than a residence, because that is, in fact, what it is.

And so the final point really relates to the field itself. Having been involved in the sports, having been involved in the scouting programs, and spent a long time on the field, it's a maintenance issue. In trying to be better neighbors, our attempts to enforce the parking and bring people into the field keeps it in a condition of ill repair that we have to address every year, at substantial expense to

105

us, and we do that for the protection of the kids. Having a dedicated area for our PE and sports programs will be a tremendous benefit for our kids.

And I haven't heard anybody say this, but I'm going to say it, because I know it was also an insinuation by the legal counsel. It is not our intent to construct anything on that property other than a field, so I want to go on record as saying that tonight, that this isn't some convoluted way of ultimately being able to build a middle school down the road.

So thank you very much for your time, and we appreciate your consideration.

MS. MENENDEZ: Ofe?

MS. CHIAVACCI: Hi. I'm Ofelia Chiavacci, and I live at 9055 Banyan Drive. I am a neighbor. Hi, everyone. I'm there. I also graduated three children from Ransom Everglades, and I bought after the school was there. I bought more than 10 years ago and built

106

a house and actually bought my property because it was located next to St. Thomas, and walked my three children to school every single day and also walked back to pick them up.

So here I am, as a neighbor, saying to you that having a field -- I also coached soccer, yes, in high heels sometimes, on that field for five years, and it would be great to have that extra space for those kids to play these sports, and I'm in the situation where I chose that neighborhood because the school was there, enjoyed the fruits of that school, love the fact that the school is now catering to all sorts of needs for the students, and my kids have gone on to higher education, very, very successfully, as a result of being at St. Thomas.

Thank you for your time, and I hope you will approve the zoning change.

MR. MENENDEZ: Bruce Brockhouse.

MR. BROCKHOUSE: Hi. Bruce Brockhouse. I live at 8525 Southwest

107

96th Street. I was a long-term resident of Coral Gables and spent many years on the Architectural Board and am very interested in seeing the City of Coral Gables beautified, made more beautiful.

I've been a parent at St. Thomas. I no longer have children there. I graduated two. And I also coached soccer for a while, and I also have been involved in other school expansions, not personally, but in neighborhoods, and I notice that every school, virtually every elementary school, public or private, is always located in a residential neighborhood, as are most religious institutions, and in all cases there's going to be some disagreements, but I think what the Planning Board has done -- Planning Department has done very well, along with many of the people on the committee, is to come up with a very low impact plan and a great usage, because really, right now, the property that you're looking at, just underneath the 5690 and 5692, that playing field is

108

almost half dirt, so it's really not a playing field. It's not a usable, functioning playing field, whereas the parcel that is going to be proposed as one is -- and the way it's going to be landscaped is also going to be a very nice buffer for the neighbors, as well as a very usable and functional field, with no, you know, impact after hours with playing, because there's not going to be lighting, so it's just going to remain a residential use.

If you look at Sunrise Park or some of the other parks in the city, they're really abutting and across from residential neighborhoods. There's playing and activities. I don't really see that we're asking for anything that's different than that. And so I hope you'll consider the request, and thank you very much.

MS. MENENDEZ: Debbie Augenstein?

MS. AUGENSTEIN: Hi. I'm Debbie Augenstein. I live at 5690 Banyan Drive. I'd like to show you which --

109

1 where my house is. I'm right on the
2 corner here. I don't have a number.

3 But I also want to explain that I'm
4 the last of Banyan proper, which means
5 there are other neighbors with addresses
6 that say Banyan Drive, but that was
7 because when we were annexed by Coral
8 Gables, they changed the streets that
9 had numbers to Banyan Drive. So 56th
10 Court or whatever it was is now Banyan
11 Drive.

12 To my knowledge, every house on the
13 street, other than Father Tobin, on
14 Banyan Drive, is opposed to this land
15 use change, and I don't know how many of
16 you are familiar with our neighborhood.
17 Banyan Drive within Hammock Lakes is a
18 very unusual place, and I know you on
19 the Planning and Zoning Board will
20 appreciate this. Our lot coverage in
21 Coral Gables is 15 percent, and that's
22 because we were annexed into the County
23 (sic) with estate zoning. We abut
24 Snapper Creek, so they have the same
25 sort of lot coverage. We had a deal, I

110

1 thought, with Coral Gables when we were
2 annexed that Coral Gables was going to
3 uphold our estate zoning. And I don't
4 believe that changing a residential
5 property to church use is upholding our
6 zoning. I think that's not what we came
7 in here for. We were actually looking
8 for the greater protection from Coral
9 Gables, which is what we were always
10 told, Coral Gables protects residential
11 neighborhoods, and if you approve
12 this -- and I'm very glad that everybody
13 spoke before me, because they made my
14 point, again and again and again. The
15 athletic field, which is very large,
16 that is used every day as a parking lot,
17 not an athletic field, it is used
18 briefly, some parts of the afternoon.
19 The rest of it, they are parking, and
20 they're parking right up to the edge of
21 our street. So, when you're looking
22 through very nice properties, we are
23 looking at a parking lot, six days a
24 week, Monday through Friday for school,
25 and Sundays with church. The only day

111

1 that it's rarely used is Saturdays.

2 And what is just inconceivable to
3 me is how they have a lot of land, they
4 also have a big drive-through, but every
5 day, for hours a day, there are cars
6 parked right up to -- right up to the
7 fence, which, by the way, the other
8 problem is, as I think it's
9 Mr. Aizenstat who said it properly -- I
10 live right across from the pre-school,
11 and there were Areca palms planted, I'm
12 not sure when, maybe in the early '90s.
13 Some of them are dead. Many of them
14 have been cut up. They provide no
15 barrier. There's no visual barrier,
16 there's no sound barrier, and we are
17 being flooded with all of these rains,
18 because the church and school are built
19 so high compared to the rest of our
20 street, and we are in these low-lying
21 areas and we get the church's runoff,
22 every time it rains. It's not just the
23 Fernandez property that is being
24 flooded.
25

And by putting a wall, as they have

112

1 described in their application, it only
2 protects that side, going onto --
3 the runoff going onto the Fernandez
4 property. It comes right into our
5 street on Banyan Drive and fills up all
6 the low-lying areas, and that has been
7 since I've lived here.

8 So, please, we ask you, because
9 those of us who live on Banyan Drive, we
10 bear the noise, we bear the traffic, we
11 bear the flooding. We are unalterably
12 opposed to this zoning change, other
13 than the exclusion of Father Tobin's
14 house.

15 CHAIRMAN KORGE: Let me ask you a
16 quick question. Are you saying that the
17 existing athletic field which is used
18 for parking needs to be screened from
19 the street?

20 MS. AUGENSTEIN: Yes, absolutely,
21 and the pre-school, which is -- I will
22 show you. It goes up to here, and this
23 is where the Areca palms are. If
24 anybody looks, there's nothing but
25 holes, and -- and this whole section is

113

1 just nothing but chain link fence, which
2 you don't allow in Coral Gables to front
3 the street. That's -- that's the zoning
4 in Coral Gables. You may have it in
5 back and a certain portion of the side,
6 I don't remember what the -- how far the
7 setback is on that, but that portion is
8 their back, is their rear. They have
9 chain link fence, which is not
10 attractive, but it's the front of our
11 street. We wouldn't be allowed to do
12 that, but they have it, and it's not
13 obstructed by landscaping. It has a few
14 very, very sick Areca palms at this
15 point, and it's just as you said. I
16 think they planted them in the early
17 '90s, and they're toast. They've had
18 it.

19 So I don't think it's meeting any
20 of these things, and the flooding is
21 something that is a continuing problem.

22 Thank you.

23 CHAIRMAN KORGE: Anybody else?

24 MS. MENENDEZ: No.

25 CHAIRMAN KORGE: Ms. Russo, do you

114

1 want to --

2 MS. RUSSO: Just a very short
3 rebuttal.

4 I will start, with all due respect
5 to my learned colleague, Mr. Tucker
6 Gibbs, with the basic premise that his
7 argument is flawed, because I do not see
8 that a school and a church is
9 incompatible with residential,
10 single-family residential use, and I
11 will submit to you the map that is
12 standing there at the far back, which is
13 the City's Comprehensive Future Land Use
14 Map, which will show you that the Church
15 of the Little Flower, Ponce de Leon
16 Junior High School -- it will show you
17 that St. Philip's, it will show you
18 Sunrise Park, it will show you Jaycee
19 Park, it will show you El Salvador
20 Park -- it will show you that all these
21 churches and schools, Temple Judea -- it
22 will show you University Baptist Church,
23 it will show you the church on Coral
24 Way. It will show you all these
25 churches and schools are all located in

115

1 yellow areas, yellow being the City's
2 single-family land use, and so, I submit
3 that they're not incompatible and that
4 the reason for the "S" in the zoning is
5 for the City, through its Planning
6 Board, through its Zoning Department, to
7 be able to regulate the balance that
8 allows the uses that allow a
9 neighborhood, that allow a city, that
10 allow a civilized society.

11 So that's the reason for the zoning
12 change. The "S" is to be able to allow
13 restrictions so that the use is not
14 24/7, but to allow for the other uses,
15 the uses that feed the church and the
16 school and the parks. The athletic
17 field is no different than being next to
18 a City park. I happen to live on
19 Country Club Prado, and I have this huge
20 Prado space, where people come and enjoy
21 that space in all hours of the day and
22 night, and there are no restrictions
23 whether they can use it in the morning
24 or night. If you live on the golf
25 course, people will walk the golf

116

1 course.

2 So what we have here is the request
3 for zoning, to specifically be able to
4 have a balance of uses. And while
5 Mr. Gibbs tells you that we currently
6 have a restriction of students, I agree,
7 we have a restriction, we haven't
8 requested that that maximum capacity
9 that was agreed to way back when be
10 increased, and we are willing to put it
11 of record again, and while Mr. Gibbs
12 will tell you that it is of record and
13 something the school has always promised
14 to abide to, he's currently litigating
15 that issue, and if we were not here
16 before you, the question is whether or
17 not the County's restriction would or
18 would not be a restriction. We're
19 showing our good faith. We proffered
20 the restriction. We're keeping the
21 maximum.

22 The idea here is that you have to
23 improve the facilities of your
24 education, of your church and your
25 educational institutions. It's all a

117

1 part of a balance, and I think that with
2 the conditions that we have proffered
3 and the additional conditions that Staff
4 has placed on the use of the athletic
5 field, that we are doing what a good
6 neighbor would do, that it allow both
7 the residences to continue to be
8 single-family, and as you can see, there
9 are neighbors in the immediate vicinity
10 that have chosen to come to this
11 neighborhood, where this church has
12 existed since early 1950s -- I want to
13 say it's 1953 -- because
14 there's something desirable about this
15 neighborhood.

16 Once again, I respectfully request
17 that our three applications for the
18 change in land use, the change in
19 zoning, and for the overall master plan
20 be approved.

21 CHAIRMAN KORGE: Laura, let me ask
22 you, quickly, our last witness, Debbie
23 Augenstein, and I think some others
24 mentioned their concerns about the
25 landscaping buffer, and in particular,

118

1 the current field that is used as a
2 parking lot. I don't have it -- I can't
3 visualize that. And also the drainage
4 issue. How will that be addressed, or
5 is it being addressed?

6 MS. RUSSO: Well, let me start with
7 the landscaping in front of the existing
8 field. That is part of the supplemental
9 understory that Mr. Riel requested as
10 one of the additional conditions. There
11 are holes. There currently is existing
12 banyan trees. There are numerous banyan
13 trees, hence, the name Banyan Drive.
14 There's also Indian Hawthorn hedges that
15 in areas are eight to 10 feet high,
16 which are on the south side of the chain
17 link fence. There are holes, just like
18 you have issues with ficus hedges, and
19 with the Arecas. Over the years, there
20 have been some holes in the landscaping,
21 and so part of the proposal is, in fact,
22 to cover up these holes and to provide
23 opacity on the entire southern boundary.

24 CHAIRMAN KORGE: And that would
25 include the field on which the cars

119

1 currently park?

2 MS. RUSSO: Yes, exactly, exactly.
3 It would include it. It's to provide --
4 because there currently is a lot of
5 green on the southern boundary. What
6 we're proposing is to come in and clean
7 up and block up the holes where you can
8 see some of the -- some of the parking,
9 but it's not like it's all open, but
10 there are holes. And so we are
11 proposing that, and it was made an
12 additional condition.

13 With respect to the drainage,
14 obviously, removal of the single-family
15 house improved the pervious nature of
16 the property. But there currently is
17 regulations in the City Zoning Code and
18 in the Building Code that does not allow
19 you to drain your water off into the
20 adjoining properties. So the wall will
21 prevent some of the drainage, and when
22 the plans are submitted for leveling the
23 playing field, et cetera, it will be up
24 to the Public Works Director to make
25 sure that the drainage is addressed in

120

1 the permitting process for the actual
2 laying of the field and the leveling of
3 the field.

4 The problem that exists there is an
5 overall neighborhood problem, with
6 respect to flooding.

7 CHAIRMAN KORGE: Yeah, and one more
8 question.

9 MS. RUSSO: Uh-huh.

10 CHAIRMAN KORGE: Do you have any
11 response to Mr. Gibbs' arguments
12 regarding the strict application of
13 Zoning Code Section 3-1404?

14 MS. RUSSO: I do.

15 CHAIRMAN KORGE: He went through
16 that, point by point.

17 MS. RUSSO: I believe we meet two
18 of the objectives, perhaps three.

19 Where it says promote high-quality
20 development, development doesn't always
21 necessarily mean the erection of a
22 structure, and I think by improving the
23 overall campus of St. Thomas and
24 providing additional green, that is
25 high-quality development.

121

1 Now, is the area experiencing
2 declining values? No. But there
3 currently are flat property values. I
4 mean, I think there are flat property
5 values throughout the County and South
6 Florida and nationwide. So this is
7 high-quality development. This isn't
8 going to be shoddy. It's going to be
9 done in a first-class manner, and the
10 additional landscaping that is being
11 placed on the southern boundary that
12 will clean up some of these holes and
13 the fencing, et cetera, will create a
14 higher class and higher quality
15 surrounding campus.

16 And I do believe that there are
17 specific objectives and policies of the
18 Comprehensive Land Use Plan. I think
19 that if you listen to Mr. Gibbs, what
20 happens is, he starts with a premise
21 that I disagree with, that in fact the
22 uses are incompatible. The uses are not
23 incompatible. I think the uses are very
24 compatible, which is why the City
25 founders and the City has continued over

122

1 the years to allow for schools, churches
2 and parks to be in residential areas.
3 And the majority of all the schools,
4 both public and private, within the City
5 boundaries, and its religious
6 institutions, are all within the yellow
7 section of the Zoning Code, which is the
8 lowest density of single -- of
9 residential uses in the City of Coral
10 Gables, and there are particular --
11 excuse me, there are particular
12 objectives and policies, as Staff has
13 laid out for you, and I think when you
14 start with the fact that they are
15 compatible and it's a question of just
16 balancing the hours and the uses and the
17 intensities, which Staff has ensured
18 with its additional conditions, then you
19 achieve that goal.

20 And so with respect to the hours,
21 you're dealing with the noise. With
22 respect to glare, there is no glare.
23 So, I mean, some of the uses -- it's
24 almost as if you were trying to equate
25 the use of an athletic field with some

123

1 sort of manufacturing plant of, you
2 know, Chinese drywall, where you're
3 going to have all these -- you know,
4 these negative impacts. I mean,
5 understand that, you know, you have
6 parks that are immediately across the
7 street and adjacent to single-family
8 homes, and so that's -- that's what
9 we're asking for here. We're asking for
10 a park to be next to a residential home,
11 and we're asking -- and we're putting in
12 restrictions that will buffer it from
13 any obnoxious use like, you know, game
14 playing at midnight.

15 And we conceded that it was not to
16 be a commercial venture early on, when
17 the request was made. We had never
18 intended it to be the case, but the
19 request was made that this field not be
20 then leased out to other institutions
21 for tournament play, et cetera. It's
22 meant to be for the St. Thomas family.

23 Thank you very much for your
24 consideration.

25 MS. KEON: Can I ask a question?

124

1 CHAIRMAN KORGE: Yes.

2 Laura --

3 MS. KEON: How would you equate the
4 existence of a public park in a
5 neighborhood that is open and available
6 for use by the public and the
7 residential community around it that it
8 served to an athletic field within a
9 private facility that is restricted to
10 the use of only those within that
11 facility? How do you equate that?

12 MS. RUSSO: I think we're putting
13 it in terms of the type of use, whether
14 the people are coming -- I mean, while
15 it is a private church, it's open for
16 membership. So people can become
17 members of the church. The church
18 community isn't just the school and it
19 isn't just the church. The church
20 community provides things to the greater
21 neighborhood, with the Cub Scouts, it
22 has concerts, and has other activities
23 within its campus that go beyond, to
24 which the general public come out to
25 attend. So this isn't just something

125

1 that is meant to make additional money
2 for the school. So I would equate it in
3 terms of the types of use that would go
4 on in the facility and the fact that it
5 is, you know, open membership and that
6 there are more restrictive hours in its
7 use than you would probably have with a
8 public facility that is open.

9 MS. KEON: Thank you.

10 CHAIRMAN KORGE: Do you have
11 questions?

12 MR. AIZENSTAT: Laura, if I may ask
13 a question.

14 MS. RUSSO: Uh-huh.

15 MR. AIZENSTAT: One of the big
16 issues that I'm hearing is that the
17 residents, or directly, the neighbor
18 impacted by this property is concerned
19 with the school building another school
20 or the church building another facility.
21 What are your comments on that?

22 MS. RUSSO: We've agreed, and in
23 our submittal we said there will not be
24 any buildings, and I can have whomever
25 you would like from the church and/or

126

1 the school to come up here and tell you
2 that it is not the intent. It is solely
3 to be an athletic -- an athletic field,
4 a playing field --

5 MR. AIZENSTAT: Right.

6 MS. RUSSO: -- and to be green, and
7 there is --

8 MR. AIZENSTAT: Would the school
9 be --

10 CHAIRMAN KORGE: Is that going to
11 be in the covenant?

12 MR. AIZENSTAT: That was what I was
13 going to ask. Would you do a covenant?

14 MS. RUSSO: Would we do a covenant
15 not to build on the --

16 MR. AIZENSTAT: Not to build on
17 that land?

18 MS. RUSSO: Yes, we would.

19 MR. AIZENSTAT: I mean, that
20 would --

21 MR. SALMAN: Go a long way to
22 meet --

23 MR. AIZENSTAT: -- really take care
24 of a problem that I notice that the
25 residents are having with that property.

127

1 I've got a couple of questions, if
2 I may. One of the things that you had
3 asked for was, regarding the property
4 known as 5450, you had asked for, with
5 the 10 feet, what is past the hedges, to
6 be done as green. If you take into
7 account what you need for a regulation
8 soccer field -- I assume you're using it
9 as a soccer field. Have you taken into
10 account how much area you have left over
11 to the buffer zone?

12 MS. RUSSO: Yes.

13 MR. AIZENSTAT: What do you have
14 left over?

15 MS. RUSSO: We have an extra about
16 five to eight feet before the actual
17 playing field starts.

18 MR. AIZENSTAT: From the line,
19 you'll only have five to eight feet
20 after -- up to the 10 feet?

21 MS. RUSSO: After the 10 feet.
22 After the 10 feet, that is correct.

23 MR. AIZENSTAT: Okay. I just
24 wanted to know what was your reasoning
25 behind that.

128

1 MS. RUSSO: Right. It's just to
2 provide sort of a greater area.
3 Remember, depending on the game, whether
4 it's flag football or whether it's
5 soccer, or depending on the sport that
6 is actually played there, you have to
7 leave room for the team, for the coaches
8 and for those parents that like to come
9 out and cheer on their kids during the
10 event, so you need to leave some sort of
11 area surrounding the field.

12 MR. AIZENSTAT: And then my other
13 question is, the father went ahead and
14 stated the percentages, that he thought
15 it was about 50 or 60 percent of the
16 people that attended the church, but if
17 we actually take a look at, right now,
18 just concentrating on your school, which
19 would be about 425 or 426 members --

20 MS. RUSSO: Uh-huh.

21 MR. AIZENSTAT: -- do you know what
22 percent of those are residents of Coral
23 Gables?

24 MS. RUSSO: I do not know that, but
25 I'll see --

129

MR. AIZENSTAT: Would the father --
MS. RUSSO: We have 310 families in the school.

MR. AIZENSTAT: Out of how many families in the school --

MR. TOBIN: The number I gave incorporated both church and school.

MR. AIZENSTAT: Right, but if I take a look at only the school --

MS. RUSSO: Component.

MR. AIZENSTAT: -- you have 310 families. Out of those 310 families, do you know which are residents of Coral Gables, by any chance? Do you keep those numbers?

MS. CHARLTON: I could tell you tomorrow, but at least 50 percent.

MR. AIZENSTAT: At least 50 percent?

MS. RUSSO: At least 50 percent is the answer that --

MR. AIZENSTAT: Okay, I just want to know what your breakdown was. Thank you.

MR. FLANAGAN: It seems as though

130

the new playing field is needed to accommodate the overflow parking. So it sounds like what you really need is a new parking lot. But I hear nothing about a parking lot, and I'm wondering, are you allowed -- it sounds like there's a lot of parking on a continuous basis on natural terrain. Is parking on natural terrain --

MS. RUSSO: That is correct.

MR. FLANAGAN: Is the parking on natural terrain allowed under the Gables Code?

MR. SALMAN: No.

MR. RIEL: I'd have to ask Zoning to comment on that one.

MR. SALMAN: Not on a permanent basis.

MS. RUSSO: This was a -- My understanding is that the overflow parking was part of the approval on the County and so it came in as legally non-conforming under the City. So it accommodates up to about 93, 95 parking spaces, and you're right. The reason is

131

to allow use of an athletic playing field that currently, you know, isn't -- it can't be used a lot of times on days like today. If there's rain and there's parking, it would be hard to use that field for tomorrow, and the goal, the reason why there is so much use of the overflow parking, is so that you keep the people from parking on the swale of Kendall and on Banyan.

MR. FLANAGAN: Right, and I understand that, and I think, like most educational and other institutional uses in this town and this county, parking is a very difficult problem, and I think where you're situated creates an even greater problem, in that you've got nowhere to expand. It doesn't look like you really have anywhere to go, but I think even if you came under the County's regulations, I don't believe, and I don't have the County Code with me, and I don't have it committed to memory, others may, but I don't know if you can park on natural terrain under the

132

County's provisions, either. Hence --

MR. RIEL: You can't. You cannot, and you can go for a variance.

MR. FLANAGAN: Right, so you'd have to go for a variance. So I guess, in my mind, you might be parking illegally under either Code, and that may need to be an issue that needs to be addressed at some point, and if somehow maybe that shouldn't be addressed as part of the entire package here.

I'm a firm believer of putting the community-serving uses next to the rooftops. I think it's very important. It allows to you walk wherever you're going. It keeps you out of your car. I heard the stories from some of the neighbors who have children at this school, and I fully appreciate that.

I am struggling significantly with the land use change. If there is a way to allow a playing field, a soccer field, under the existing zoning, I would be sitting here with, I think, a much easier decision in my mind. It's

133

1 the change of the land use that, really,
2 I'm struggling with tonight, on how to
3 decide on that one. So I think there's
4 a couple issues in my mind that I need
5 to flesh out.

6 MS. RUSSO: And that's why we
7 agreed to the covenant that would say we
8 would not build on that property. So
9 there would be a covenant running with
10 the land, that despite the land use, you
11 would have a covenant that was, you
12 know, proffered and agreed to by us,
13 saying we would not build any school,
14 facility, structure, on what we call the
15 Larson property --

16 MR. FLANAGAN: Right.

17 MS. RUSSO: -- which is the 50 --
18 what is it, 5450, and if I may, Mr. Bill
19 Parker wants to address the parking on
20 natural terrain.

21 MR. FLANAGAN: Okay, before we get
22 to that, though, I mean, I'd like to
23 hear from Mr. Gibbs, if he has any
24 inclination as to how his clients may
25 feel about a covenant that would

134

1 prohibit any building on the property
2 and how that may be addressed, both
3 tonight and how it may be addressed in
4 five, 10, 20 years down the road. And I
5 would recognize, through the Chair,
6 Mr. Gibbs at some point, if he wants to
7 comment on that, and I guess --

8 CHAIRMAN KORGE: That would be
9 fine.

10 MR. FLANAGAN: -- maybe also hear
11 from --

12 MS. RUSSO: Mr. Parker.

13 MR. FLANAGAN: -- Mr. Parker.

14 MS. RUSSO: On natural terrain
15 parking.

16 MR. PARKER: On that point, I'd
17 just like to go back to a time prior to
18 our incorporation in the City of Coral
19 Gables. When we built the school, we
20 took down the old existing school and
21 built the new school. At that time,
22 Miami-Dade County gave us the
23 authorization to utilize the field for
24 dual purpose, both as the field and for
25 the parking. So we did go through that

135

1 process, in fact, and it was part of the
2 carry-over in City incorporation.

3 MR. FLANAGAN: So there's some
4 variance or approval from the County
5 that allows you to park on the field?

6 MR. PARKER: Yes.

7 MR. FLANAGAN: Okay.

8 MR. PARKER: Yes.

9 MR. FLANAGAN: Thank you.

10 MR. PARKER: Thanks.

11 MR. GIBBS: Good evening. Tucker
12 Gibbs again. One of my clients is out
13 of the country and it's Fernandez, and
14 so I'm concerned to express any opinion
15 about a covenant at this point. I'm
16 perfectly willing to sit down with my
17 clients and talk about a covenant, but I
18 can't really say anything about that
19 this evening, because they're all not
20 here.

21 CHAIRMAN KORGE: Well, presumably,
22 if we approve with the subject of the
23 covenant, you would work with the City
24 to protect --

25 MR. GIBBS: We always work with the

136

1 City, but we do have -- but as I said in
2 my presentation, we have serious
3 concerns just about the actual land use
4 change and the zoning change, but it
5 comes from that issue. But I'm happy to
6 sit down with my clients and discuss
7 this with them and report back, either
8 to you all or to the City Commission.

9 MR. AIZENSTAT: Actually, the
10 question is more -- There's been a lot
11 of talk about the water retention within
12 the property and the flooding.

13 I'd like to ask Public Works, is
14 that a problem that comes because of the
15 low-lying area on the street, or is that
16 runoff from existing properties that's
17 not taken care of properly?

18 MR. KAY: For the record, I'm Jim
19 Kay, with the Public Works Department.

20 Typically, the runoff is -- by
21 Code, is supposed to be retained on
22 private property.

23 MR. AIZENSTAT: Correct.

24 MR. KAY: We recognize that in
25 extreme events, sometimes it doesn't

137

1 happen, and there is runoff that will
2 make its way to the streets. Hence, we
3 have storm sewers and catch basins
4 there, as well, to take care of the
5 situation. I don't know the extent of
6 the -- of the drainage system there. I
7 have to recheck that and find out about
8 that. But, you know, it would be, in
9 my -- my observation that it is a low
10 area there, and there is going to be,
11 from time to time, problems with
12 drainage due to an elevated water table
13 because of lots of rain that can occur
14 here in South Florida, and that's
15 typically what happens. The groundwater
16 rises, you have the canal in the back
17 there, and it just doesn't make for a
18 good situation.

19 MR. AIZENSTAT: Do we know if the
20 properties that were built there, were
21 they built during the -- after the
22 annexation of Coral Gables or before the
23 buildings that are there, existing?
24 Maybe that would be the Building
25 Department that would be able to answer

138

1 that.

2 MS. KEON: The new school?

3 MR. AIZENSTAT: The --

4 MS. KEON: The new school?

5 MR. AIZENSTAT: The new school
6 that's there.

7 MS. KEON: Was built after the
8 annexation, wasn't it?

9 MR. AIZENSTAT: So it's built by
10 Coral Gables --

11 MS. KEON: The new school? All of
12 those buildings?

13 MS. RUSSO: No. The school --
14 (Simultaneous voices)

15 MR. RIEL: Whoa, whoa. One at a
16 time, please.

17 MS. KEON: No, I'm asking you, were
18 all of the buildings --

19 MS. RUSSO: All of the buildings.
20 There was a slight addition -- I believe
21 it was done in '97 or '98 -- of the
22 second story of 1500 square feet, total
23 addition to the school. All the school
24 buildings were built in the '50s, '60s
25 and '70s.

139

1 MR. ARNOLD: No, no, no.

2 MS. RUSSO: There's --

3 (Simultaneous voices)

4 MR. ARNOLD: No, no, no.

5 MS. HERNANDEZ: Wait. Raise your
6 hands. Raise your hands.

7 MR. TOBIN: With all due respect,
8 again, I'm not a lawyer, but I've been
9 there for 22 years. Here's the drill.
10 The current school facilities, just
11 classroom facilities, were completed
12 just before Hurricane Andrew. That's
13 1992. The additional facility that we
14 just completed, the new Rantz Hall
15 project, was completed --

16 Kris?

17 MS. CHARLTON: 2003.

18 MR. TOBIN: 2003. Okay? So -- so
19 the pre -- the school facilities, the
20 classrooms, were built before we were
21 annexed.

22 MS. CHARLTON: 2005. 2005.

23 MR. TOBIN: 2005. The parish hall
24 was completed after we were annexed.
25 Okay? Is that clear?

140

1 MR. AIZENSTAT: The parish
2 facility?

3 MR. TOBIN: The school facility
4 itself, classrooms, were before we were
5 annexed. That was in 1992, it was
6 completed.

7 MR. AIZENSTAT: Was before?

8 MR. TOBIN: Unincorporated Dade did
9 that with us.

10 MS. RUSSO: The annexation was '96,
11 '97.

12 MR. TOBIN: Okay?

13 MR. ARNOLD: May I just point out
14 what the improvements have been since
15 annexation? They've been substantial.

16 CHAIRMAN KORGE: Well, I appreciate
17 that, but let's try to move this on.

18 Do you have some more questions?

19 MR. AIZENSTAT: Well, I just -- The
20 reason I'm asking is, I don't know how
21 the Building Department works or how it
22 proceeds, but when you go in to get
23 permits or to expand or so forth, I
24 would assume that they take a look at
25 the water retention issue and to retain

141

1 it within your property. So I have to
2 assume that when any of these additions
3 were done, that was looked at. Am I
4 correct? Is there somebody here from
5 the Building Department?

6 MR. KAY: That would be correct.
7 The Code requires the first one inch of
8 rainfall runoff be retained on private
9 property.

10 MR. AIZENSTAT: Okay.

11 MR. KAY: And that's
12 something that's a standard that's
13 usually met without any problem. But
14 it's just when you get extreme rain
15 events that do happen from time to time
16 here in South Florida that you get
17 flooding that spills over into the
18 right-of-way.

19 CHAIRMAN KORGE: And so it's fair
20 to say that assuming this project were
21 approved, you would look at that again
22 in connection with the field?

23 MR. KAY: Yes, sure.

24 MR. AIZENSTAT: You would look at
25 it only with the property marked at

142

1 5450, or would you look at it from 5690
2 all the way to 5450?

3 MR. KAY: Well, the Public Works
4 Department would look at all of Banyan
5 Drive there and take all that in
6 consideration.

7 MR. AIZENSTAT: So, at this point,
8 or today, if there was not adequate
9 retention of water, in other words, it
10 would spill off, there would be an issue
11 with that and they would have to remedy
12 that?

13 MR. KAY: Well, if -- if it could
14 be -- if it was determined that there
15 was insufficient drainage on the private
16 property, the Building & Zoning
17 Department would have to take some sort
18 of measures.

19 MR. AIZENSTAT: On the entire
20 property, meaning the old section plus
21 whatever the 5450 happens; is that
22 correct?

23 MR. KAY: That is correct, yes.

24 CHAIRMAN KORGE: And if you
25 determine that there's a drainage

143

1 problem, but the school is not the
2 source of the problem, and presumably
3 it's a City problem, would you address
4 it at that point?

5 MR. KAY: If the flooding occurs in
6 the street right-of-way, the Public
7 Works Department will get involved in
8 that.

9 MR. AIZENSTAT: Okay. That was my
10 question, just there's been a lot of
11 concern, what I've heard from the
12 residents that live there, over
13 flooding, and it's a shame if it's
14 something that can be remedied.

15 MR. KAY: Right.

16 MR. AIZENSTAT: Thank you.

17 MR. KAY: We will take a look at
18 it.

19 MR. AIZENSTAT: Thank you.

20 CHAIRMAN KORGE: Anything else?
21 Anybody, anything else?

22 MS. AUGENSTEIN: Oh, I'm sorry.
23 Yes, the drainage issue that --

24 MR. RIEL: Ma'am, you need to come
25 up and --

144

1 MS. AUGENSTEIN: Sorry.

2 MR. RIEL: Just state your name, if
3 you could, again.

4 MS. AUGENSTEIN: Debbie Augenstein,
5 5690 Banyan Drive. The drainage issue
6 is -- it's the length of this, from all
7 the way here through all the way here.
8 There was some modification. I don't
9 know if there was an application. I
10 received no notice of it, and I'm within
11 20 feet of the school. They resurfaced
12 the pre-school outside with an outdoor
13 carpet of some kind, and it has
14 substantially increased more flooding
15 since then, and that was in the last
16 year or two.

17 When the County did do those
18 buildings in the '90s, they also put in
19 a storm sewer, right in the corner, but
20 it is totally inadequate for the amount
21 of runoff that we're getting,
22 particularly with this new surfacing at
23 the pre-school, and it goes the length
24 of the building, so it's a large area.

25 MR. AIZENSTAT: Well, that's why

145

I'd like for that to be addressed.

MS. AUGENSTEIN: Thank you.

MR. AIZENSTAT: That's why I asked that question.

MS. AUGENSTEIN: Thank you.

CHAIRMAN KORGE: Any more questions from the Board?

Okay, this is the last. We're going to close it for testimony after this and move on to discussion, because we really shouldn't be taking a lot of repeat testimony.

Yes, sir.

MR. WALKER: Roger Walker, just speaking to Mr. Aizenstat's point.

The area here on 5450, the Fernandezes, is much lower than the road. It all drains down into that area. So, if this landscaping involves putting earth in there to level the field off, the field is sloping now, which will be difficult for kids to play decent soccer on it, unless you were the home team and always took the high side. But it drains down.

146

Now, this is an extreme -- May I approach? I'm not familiar. It's like a big hole, the Fernandez, and 5450 is right next door, and that's the problem with it. They're going to be washed out --

CHAIRMAN KORGE: Right.

MR. WALKER: -- if any fill is brought in. It's --

MS. KEON: How long does that water --

CHAIRMAN KORGE: If any fill is brought in, what?

MR. WALKER: It will all be washed out.

MS. KEON: Okay, but how long does the water stand?

MR. WALKER: It stands for two or three days.

MS. KEON: Oh, okay. Beyond 24 hours?

MR. AIZENSTAT: Should we ask him to go back to the --

CHAIRMAN KORGE: You need to go back to the podium.

147

MS. RUSSO: Excuse me, Mr. Chairman, as a point of record, can we have him use the portable microphone so that we can hear? Because we're not able to hear the exchange.

MRS. ARNOLD: I just want to say that you cannot convert that beautiful --

CHAIRMAN KORGE: I'm sorry, what's your name, again, please?

MRS. ARNOLD: I'm sorry. My name is Barbara Arnold, 5520 Banyan Drive. I live in the property designated 33, over there.

You cannot change a beautiful piece of residential property to -- and rezone it, without impacting every residential property in that area, because there is noise pollution that will be involved, and a six-foot wall is not going to do anything to mitigate the kind of noise that already is a problem from where I live, because everybody across this whole lake hears the noise that comes from this playing field every time there

148

is any kind of special assembly that they have, with electronic speaker systems that reverberate across the whole lake, and if you are thinking about changing that beautiful piece of residential property to a playing field, you cannot possibly compare it to a public park, because there's going to be noise that is nothing like a public park.

So you are going to be doing something that negatively impacts all of those nice residential properties all around there. So I'm really hoping that you're going to leave 5450 as a beautiful residential property, which it's always been and should be in the future and continue to be.

Thank you.

CHAIRMAN KORGE: Okay, we'll close the public portion of this hearing and open it for discussion.

Any discussion, a motion or --

MS. KEON: I would -- amongst ourselves, I, too, struggle with the

149

1 items here, this Number 2 on the
2 standard of review. I have a hard time
3 seeing where it meets any of those,
4 those items, and it's not -- you know, I
5 think schools belong in neighborhoods.
6 Schools require facilities. They have
7 to -- I mean, children need a place to
8 play and all. I just -- you know, as
9 a -- as a Zoning Board, I am struggling
10 with that -- this second item there,
11 that --

12 CHAIRMAN KORGE: That's on Page 11?

13 MS. KEON: That's on Page 11 of 16.

14 "Provide a benefit to the City in that
15 it will achieve two or more of the
16 following objectives."

17 I -- objectively, I struggle with
18 finding two of those objectives. So I'd
19 like maybe some input from the rest of
20 you to help me -- help me see where that
21 is, because I'm having trouble seeing
22 that.

23 MR. AIZENSTAT: Eric, let me ask
24 you, how did you see that, when --

25 MR. RIEL: You're talking about

150

1 Item -- Page 11, Number 2?

2 MR. AIZENSTAT: What Pat commented
3 on.

4 MS. KEON: Yeah.

5 MR. RIEL: I mean, obviously, when
6 we evaluate, you know, an application,
7 we look at the entire Zoning Code, as
8 well as the Comp Plan. In terms of
9 benefit to the City of two or more of
10 the objectives, in terms of balancing
11 the land uses, in terms of vehicle mile
12 travel. I mean, Ms. Russo brought to
13 your attention, which I agree, I mean,
14 you'll see similar facilities, churches,
15 schools, parks, you know, throughout the
16 City. So that's a balancing of land
17 uses. They need to co-exist.
18 Therefore, it reduces the number of
19 trips. The opportunity to, you know,
20 walk to a school or a facility, which is
21 something that's a daily need, as well
22 as a church. Whether or not you drive
23 five minutes, I mean, you want to have
24 those uses in close proximity, just like
25 you go to the grocery store. So, in my

151

1 opinion, there is a balance of uses.

2 In terms of, you know, creating a
3 mix of uses, obviously, this is not a
4 structure. It's a facility. It's an
5 athletic field. So it's difficult to
6 say it's a mix of uses. It's a church
7 and a school right now. It is mixed
8 uses, because it does operate as a
9 church, which is typically, on weekends,
10 more -- much more crowded, obviously,
11 and then on -- during the weekdays, it's
12 a school. So, in terms of the
13 operations of the use, in terms of the
14 sharing of the parking, that does occur,
15 so those spaces are used simultaneously.
16 So, in terms of mixing of uses, that
17 does occur.

18 Increasing the share of trips,
19 again, as I indicated, you know, there's
20 an opportunity to walk, bicycle to the
21 facilities.

22 MS. KEON: But that already exists.
23 And I guess it's how are you taking that
24 additional parcel and incorporating it
25 into the existing use? How does

152

1 that --

2 MR. RIEL: Well, basically, what
3 Staff's viewpoint is, it's an existing
4 facility. It's an improvement on the
5 facility. Therefore -- It's no increase
6 in intensity, 425. It's basically, you
7 know, utilizing properties or land in a
8 more efficient manner. So that's how we
9 see it. It's an expansion of an
10 existing use, and from Staff's
11 viewpoint, we look at it as, at this
12 present time, there are no conditions
13 governing this property.

14 MR. AIZENSTAT: Exactly.

15 MR. RIEL: There's nothing that
16 manages the traffic. There's nothing
17 that manages the use operations.
18 There's nothing that manages. The
19 school and church have taken upon
20 themselves to manage traffic, and we've
21 met with the Police Department and other
22 departments and discussed all these
23 issues. That's a part of the DRC
24 process.

25 We look at this as an opportunity

153

1 to work closely with the property owner,
2 as well as the neighbors, and where, you
3 know, everyone benefits. The City
4 benefits, the facility benefits, as well
5 as adjoining neighbors.

6 So, I mean, it doesn't provide
7 affordable housing, obviously. It's not
8 a structure. And in terms of specific
9 policies and objectives of the
10 Comprehensive Plan, that's in the record
11 where we indicate it's in compliance,
12 and where we have identified
13 inconsistencies, we've suggested
14 mitigation, recommendations and
15 conditions thereof.

16 CHAIRMAN KORGE: So you think it
17 meets Paragraph 2, a, i --

18 MR. RIEL: Correct.

19 CHAIRMAN KORGE: -- and Paragraph
20 2, d?

21 MR. RIEL: I would say a, ii, i,
22 iii. There's a mixing of uses. I mean,
23 it's -- you know, it's a joint --

24 MR. AIZENSTAT: And there was
25 testimony -- I did hear testimony from

154

1 people that -- actually, residents that
2 live right there, that have either moved
3 to that area because of the church or
4 school and people that actually walk
5 their children back and forth from
6 school. There was a lady who spoke to
7 that fact.

8 MS. KEON: Uh-huh.

9 MR. SALMAN: I, too, struggle with
10 the change of use, from residential to
11 special use. That's my biggest
12 stumbling block right now.

13 The fact that we're not increasing
14 intensity, the fact that they are
15 willing to stipulate that they're going
16 to limit the size of the school, the
17 fact that they're dealing with a lot of
18 the neighborly issues of boundary and
19 boundary definition and separation
20 from -- in respect to the surrounding
21 residences, all go towards having me be
22 more receptive to a more expansive
23 interpretation of some of these
24 conditions. If we were to take it along
25 the strict lines, I think that it would

155

1 probably fail, in many respects.

2 I have problems with d, in regard
3 to the specific objectives and policies.
4 I don't think that that's a specific
5 objective. I think it's a general
6 objective, and it harkens back,
7 probably, to the balancing of land uses,
8 where you distribute schools and
9 facilities within the residential fabric
10 to help limit some of those travel
11 distances and promote a sense of
12 community. But to give it double weight
13 is where I'm struggling, and it's a
14 really fine line, a really fine line.

15 If there were a way to do this
16 through -- and again, I applaud the
17 restrictive land use, that you're not
18 going to develop that property, so it's
19 a way of limiting that, and that's where
20 the balance lies. It's giving you a
21 conditional -- it's almost giving you a
22 conditional use. We're changing the
23 underlying zoning, but you're
24 auto-imposing a conditional use that you
25 will never build a structure on the

156

1 building -- on the site, and it's --
2 it's what's going to make it probably
3 palatable, to me, but otherwise it would
4 be very difficult.

5 MR. AIZENSTAT: But I think, also,
6 by allowing this and having some more
7 control as to the activities and so
8 forth, as Eric said, it might outweigh
9 that, because you're creating a green
10 space that is going to be there and not
11 be built for anything else. You're
12 going to get the landscaping that you
13 need. You're going to get other
14 benefits out of it.

15 MR. SALMAN: I think that there are
16 other issues here that have been
17 addressed, through a series of the
18 conditions that have been included,
19 together with a lot of the testimony
20 that we've heard and some of the issues
21 that have come up. I looked very
22 carefully at Tim's report, and you're
23 right there on the numbers, with regards
24 to pick-up and drop-off. You have 157
25 kindergarten students, on average.

157

1 You've got 125 spaces. I've had
2 kindergarten students. You walk them,
3 you don't drop them. And so you may be
4 a little shy on your parking there. I
5 think that by mitigating that, by moving
6 the field to allow for -- and I think
7 that this project would benefit from the
8 development of some sort of an extended
9 drop-off to help mediate -- you've got
10 like five or 10 minutes where you're
11 actually backing back up onto Kendall,
12 not on a typical day, but often enough.
13 That's what the report says. I'm not --
14 I read it. You've got -- You're picking
15 them up 10 students a minute. That's
16 impressive, but the reality is that
17 that -- you just don't have enough
18 stacking distance to be able to hold the
19 waiting, so it is backing up, but police
20 help a lot.

21 It's certainly a lot better than
22 what you had before, but -- and it also
23 brings back the drainage issue, because
24 by compacting that field, you're
25 affecting the drainage, and so that

158

1 water is also contributing to part of
2 the run-off. And, yeah, the area, I'm
3 familiar with it, I drove it, it does
4 slope down towards the road and the
5 lake, so it does have a general fall in
6 that direction, and Jim Kay says that
7 you're going to take into effect all the
8 site with regards to the drainage in the
9 development of that one parcel. I would
10 stipulate that that would need to be one
11 of the requirements.

12 MR. AIZENSTAT: I agree with that.

13 MR. SALMAN: And if you're okay
14 with it, I think that that would make it
15 more palatable, also, to the
16 neighborhood.

17 CHAIRMAN KORGE: Do you want to
18 frame that as a motion?

19 MR. SALMAN: Yeah, I'd like to make
20 a motion to approve with regards to --

21 MS. KEON: May I ask one more
22 question?

23 MR. SALMAN: Yes.

24 MS. KEON: Of Eric. Would you
25 require that they -- there is a wall on

159

1 the east boundary, the eastern
2 boundary --

3 MR. AIZENSTAT: You're talking
4 about the entire length --

5 CHAIRMAN KORGE: With the chain
6 link fence?

7 MR. AIZENSTAT: -- of the 5690 and
8 the 5692?

9 MS. KEON: No, at 5450.

10 MR. SALMAN: That's one of the
11 conditions.

12 MS. KEON: Right. Is that there --

13 MR. AIZENSTAT: That's one of the
14 conditions that's there now.

15 MS. KEON: Is it -- Does the wall
16 come back across onto Banyan Drive, or
17 it's just between the residences?

18 MR. SALMAN: Between the
19 residences.

20 MR. AIZENSTAT: Between the
21 residences.

22 MR. RIEL: It's between the
23 residences. The proposal is a masonry
24 six-foot wall, overstory trees, as well
25 as understory shrubs.

160

1 MR. AIZENSTAT: And --

2 MR. RIEL: Within a 10-foot
3 landscape easement.

4 MS. KEON: Very well, and then you
5 are further requiring that -- What are
6 you doing about the Banyan Drive?

7 MR. RIEL: Banyan Drive, to
8 supplement the -- basically, the holes
9 in the landscaping --

10 MS. KEON: Right.

11 MR. RIEL: -- with other materials,
12 to achieve 100 percent opacity.

13 MR. AIZENSTAT: I would -- I would
14 be in favor of that if you could keep it
15 as the Staff's recommendation, not
16 change the hours, not change the use. I
17 would keep it as Staff recommends, and I
18 would second that.

19 MS. KEON: What would you keep as
20 Staff recommends?

21 CHAIRMAN KORGE: Well, I didn't get
22 a motion yet.

23 MR. AIZENSTAT: No, no, no, I
24 was --

25 MR. SALMAN: I was in the middle, I

161

1 mean.

2 MS. KEON: No, I know, I just -- I
3 wanted one more question. Okay. In the
4 motion, you know, the other issues that
5 they asked about were the special use
6 permits and those types of things. Is
7 that a -- Are we going to talk about
8 that, or are you --

9 MR. RIEL: I'd be happy to go
10 over and --

11 MS. KEON: Are you looking to --

12 MR. RIEL: -- provide you my
13 position on each one of those, if you'd
14 like.

15 MS. KEON: I would like to hear in
16 response to the items that they raised,
17 that they would like.

18 MR. AIZENSTAT: The item about
19 blocking that fence, as far as taking
20 out the word "lock," does make sense, so
21 I don't see a -- to me, I don't see a
22 problem with that. I actually see a
23 benefit to it, you know, if they've got
24 to keep it closed. But if they have an
25 emergency or something, I understand

162

1 that. As long as -- as long as the
2 Building Department, the Zoning
3 Department, the Planning Department, as
4 long as they agree with that, I'm fine
5 with that.

6 MS. KEON: Can you address that?

7 MR. RIEL: I don't have a problem
8 with the gate just being closed. That's
9 fine.

10 MS. KEON: Okay.

11 MR. RIEL: Not a problem.

12 And, Mr. Chairman, when you do get
13 to a motion, we are going to require
14 three separate motions from the Board,
15 one acting as a Local Planning Agency
16 for the change in land use, and then the
17 two other issues, the change in zoning,
18 as well as the site plan.

19 CHAIRMAN KORGE: The first one is
20 as a Local Planning Agency?

21 MR. RIEL: Acting as a -- The Board
22 is acting as a Local Planning Agency,
23 and it's the recommendation regarding
24 the land use change. So we'll need
25 three separate motions.

163

1 MS. KEON: And the special permit?

2 MR. AIZENSTAT: Can I just ask --
3 I'm sorry.

4 CHAIRMAN KORGE: Go ahead, Eibi.

5 MR. AIZENSTAT: Just a question.
6 If the church or the school wants to do
7 a carnival, what are their requirements,
8 today? What do they have to do? Let's
9 say they want to go and on their field
10 they want to do a fundraising benefit or
11 so forth. How do they proceed?

12 MR. RIEL: Let me kind of give you
13 a little overview of special permits.
14 Obviously, if they do a carnival, I
15 believe they have to go get a special
16 permit, because it's a special activity.
17 So the school, obviously, has gone
18 through that process, as a part of that.
19 I'm sure they have a number of carnivals
20 a year or whatever they had in their
21 history.

22 The reason we put the condition
23 here is because we would like to have a
24 threshold of 123 spaces. That doesn't
25 mean that they can say, you know, every

164

1 time you have an event of 123 -- they
2 can go to the Special Events Committee,
3 and just say that when you get that
4 event, if you have an event like that,
5 you have to do A, B, C and D, and every
6 time you exceed that threshold, the
7 understanding is, that will be done. So
8 they don't need to go to the Special
9 Event Committee each time they have an
10 event. It's kind of like when you
11 exceed that threshold. That's why we're
12 asking to go back on an annual basis,
13 tell the committee what the events are;
14 we'll tell you what are the thresholds,
15 and then if you obviously do, you know,
16 a special event like a carnival, you
17 have to come back.

18 It's similar to St. Philip's Church
19 and School. They're doing the same
20 thing. They provide the events yearly.
21 The committee looks at it. They make a
22 determination what's needed, based on
23 this threshold, and then if it's above
24 that threshold, they tell them, "Okay,
25 you have to come back for that event."

165

MR. AIZENSTAT: The reason I ask is, I would actually be concerned about holding that carnival on the 5450 property, because it's directly next to a neighbor, a residential or a home.

MR. RIEL: Well, the way the condition reads, there's no activities other than for a playing field on that parcel.

MR. AIZENSTAT: So, if they want to get a special permit to hold a carnival on their playing field, they would not be able to?

MR. RIEL: Well, you can certainly clarify even further, saying that no special events -- and I think it's pretty clear that, you know, it's only -- the purpose of that thing is to be utilized for athletic activities, not for parking, you know, not for anything else. So I think, if you want to further clarify that with a condition, you can certainly do that.

MR. AIZENSTAT: I would like to, because of the fact that it is a

166

residential neighborhood and there is a house right next door to that.

MR. FLANAGAN: Mr. Riel, if this gets approved, can they not use the square footage of 5450 to apply to future development for allowable additional buildings on 5690 and 5692?

MR. RIEL: I believe the "S" use does not have a maximum intensity and density. Anything that's built, in terms of a structure, will need to come through a public hearing review. So, if they put anything over, you know, 36 inches in height, a structure, they need to come back through this Board, as well as the Commission.

But I don't believe -- and Martha can correct me -- I don't believe there's intensity or density thresholds for special use properties.

MS. RUSSO: There's an FAR.

MR. RIEL: There's an FAR, yes, but I think that's the only threshold. It's obviously fairly low, because it's meant to be for special uses, like country

167

clubs, golf courses, you know, parks, playgrounds, schools.

CHAIRMAN KORGE: Just about anything they do, it has to come back for public hearing, is what you're saying?

MR. RIEL: Everything in an "S" use, absolutely.

CHAIRMAN KORGE: Right, so --

MR. RIEL: It doesn't matter whether it's a City facility, private facility. It has to. That's clear.

MR. FLANAGAN: But from a development standpoint, in the future, because there's no density limitations on an "S" use, this does not then confer any additional development rights on the balance, on 5690 and 5692; is that what I'm understanding clearly?

MR. RIEL: Yes.

MR. FLANAGAN: Okay. Thank you.

CHAIRMAN KORGE: That's a good question. It didn't occur to me to ask that.

MS. KEON: Yeah.

168

CHAIRMAN KORGE: Javier, do you want to make your motion now?

MR. SALMAN: Well, we have to do this three times.

MR. RIEL: Obviously -- well, the change in land use is the first motion, and the change in zoning and the change in the site plan approval, that's where the conditions come into play. So the change in land use is basically just a change -- a recommendation for a change in land use.

MR. SALMAN: In this particular case, I'd like to do it in reverse.

MR. AIZENSTAT: Yeah, I was going to ask the same thing.

MR. SALMAN: Yeah.

MR. AIZENSTAT: Because you pass the two and then you don't --

MR. SALMAN: You can't, because you've got to approve one to get the other one.

MR. AIZENSTAT: I'd like to --

MR. RIEL: We've done that before.

MR. SALMAN: So, if anything

169

1 happens between one, two and three, then
2 we've really got a problem.

3 All right, I'd like to make a
4 motion to approve the change in land
5 use.

6 CHAIRMAN KORGE: To --

7 MR. SALMAN: To the recommended --

8 MR. RIEL: Based upon Staff's
9 recommendation?

10 MR. SALMAN: Based upon Staff's
11 recommendation.

12 CHAIRMAN KORGE: Based on Staff's
13 recommendation, okay. Is there a second
14 for that motion?

15 MR. AIZENSTAT: I'll go ahead and
16 second it.

17 CHAIRMAN KORGE: Moved and
18 seconded. Any discussion on this
19 motion?

20 No discussion. We'll call the roll
21 on this, please.

22 MS. MENENDEZ: Javier Salman?

23 MR. SALMAN: Yes.

24 MS. MENENDEZ: Eibi Aizenstat?

25 MR. AIZENSTAT: Yes.

170

1 MS. MENENDEZ: Jeff Flanagan?

2 MR. FLANAGAN: Yes.

3 MS. MENENDEZ: Pat Keon?

4 MS. KEON: Yes.

5 MS. MENENDEZ: Tom Korge?

6 CHAIRMAN KORGE: Yes.

7 Javier, are you on a roll? Are you
8 going to do the second?

9 MR. SALMAN: Sure. The next one
10 is the -- first we did the land use.

11 The second is the --

12 MR. RIEL: The change of zoning.

13 MR. SALMAN: -- change in zoning.

14 All right, I'd like to make a
15 motion to change the zoning, as per the
16 Staff's recommendation.

17 MR. AIZENSTAT: Second.

18 CHAIRMAN KORGE: Seconded. Is
19 there any discussion on this?

20 MS. KEON: No.

21 CHAIRMAN KORGE: None?

22 Let's call the roll on this one,
23 please.

24 MS. MENENDEZ: Eibi Aizenstat?

25 MR. AIZENSTAT: Yes.

171

1 MS. MENENDEZ: Jeff Flanagan?

2 MR. FLANAGAN: Yes.

3 MS. MENENDEZ: Pat Keon?

4 MS. KEON: Yes.

5 MS. MENENDEZ: Javier Salman?

6 MR. SALMAN: Yes.

7 MS. MENENDEZ: Tom Korge?

8 CHAIRMAN KORGE: Yes.

9 Javier?

10 MR. SALMAN: And for our third,
11 which is going to be the conditional --

12 MR. RIEL: The site plan approval.

13 MR. SALMAN: Site plan approval,
14 thank you. I keep thinking conditional
15 use, because that was my goal.

16 For the site plan approval, I make
17 a motion to approve as per the Staff
18 recommendation with regards to this
19 application, with the following
20 stipulations, that the applicant provide
21 a covenant to ride with the land.

22 MR. AIZENSTAT: Provide what?

23 MR. SALMAN: A covenant riding with
24 the land to limit development, to
25 exclude any permanent structures.

172

1 MR. AIZENSTAT: Okay.

2 MR. RIEL: To limit or prohibit?

3 MR. AIZENSTAT: Prohibit.

4 MR. SALMAN: Prohibit.

5 MR. RIEL: Okay.

6 MR. SALMAN: Prohibit was the word.
7 And that would be the first.

8 MS. RUSSO: Except for the wall.

9 MR. AIZENSTAT: Except for --

10 MR. SALMAN: Except for the wall,
11 which is included in the --

12 MS. RUSSO: A permanent structure.

13 CHAIRMAN KORGE: Right.

14 MR. SALMAN: A permanent structure.

15 MR. RIEL: That's understood.

16 MR. SALMAN: Lawyers, what can you
17 do with them?

18 And the second stipulation is that
19 they include the entire site with
20 regards to analysis for drainage.

21 MS. RUSSO: Include the entire site
22 in the drainage analysis?

23 MR. SALMAN: Yes, in the drainage
24 analysis, for review and approval by the
25 City Public Works Department.

173

1 CHAIRMAN KORGE: By entire site,
2 you mean all three parcels?
3 MR. SALMAN: All three parcels.
4 CHAIRMAN KORGE: Yes, okay.
5 MS. KEON: What does that mean?
6 MR. SALMAN: That means that they
7 have to submit a paving and drainage
8 plan for the entire site and prove to
9 the Public Works Department that they
10 retain one inch of runoff --
11 MR. AIZENSTAT: Within.
12 MR. SALMAN: -- within the site.
13 MR. RIEL: Well, it's subject to
14 City Public Works review for stormwater
15 management, as well as other applicable
16 State and Federal guidelines.
17 MR. SALMAN: Correct.
18 CHAIRMAN KORGE: Right, and
19 hopefully, if they are doing that, maybe
20 the City will address the drainage
21 problem that obviously needs to be
22 addressed, because there is -- clearly,
23 there's a drainage problem.
24 MR. SALMAN: I'm just concerned
25 with the contribution of this particular

174

1 applicant to the problem.
2 CHAIRMAN KORGE: No, I agree with
3 you. I agree with you.
4 MS. KEON: I guess what I'm asking
5 you is, when you say part of your motion
6 is a review, is that review and
7 compliance?
8 MR. SALMAN: Correct, yes.
9 MS. KEON: Okay, so compliance
10 is --
11 MR. SALMAN: That they meet the
12 requirements of --
13 CHAIRMAN KORGE: They have to meet
14 the Code.
15 MR. SALMAN: Requirements of the
16 Code, exactly.
17 MS. KEON: Yes, okay.
18 MR. AIZENSTAT: Could I ask,
19 also -- well, for the motion, as we
20 discussed, for them not to be able to do
21 any special activities on that
22 particular field?
23 MS. KEON: It includes the
24 recommendation of the Staff.
25 MR. RIEL: No, that's not --

175

1 MR. SALMAN: That's included in the
2 recommendation.
3 CHAIRMAN KORGE: That's already in
4 the recommendation.
5 MS. KEON: That's in the
6 recommendation?
7 MR. AIZENSTAT: That they cannot
8 get a special permit to do a carnival on
9 that parcel?
10 MR. SALMAN: You want to limit them
11 to no carnivals, as well?
12 MR. AIZENSTAT: Well, I'm just
13 concerned, having a house next door,
14 going into a residential area, going and
15 having carnivals or so forth. I'd just
16 like for the neighbors to have quiet
17 enjoyment.
18 CHAIRMAN KORGE: Eric, what is the
19 Staff's recommendation?
20 MS. RUSSO: In addition to the
21 covenant?
22 MR. SALMAN: In addition to the
23 covenant, then, is that what you're
24 suggesting?
25 MR. RIEL: My suggestion, to be

176

1 clear, is, if that's what the intention
2 of the Board is, to say that no special
3 event activities may be on 5450. I
4 mean, that way, it's clear.
5 MR. SALMAN: Okay.
6 CHAIRMAN KORGE: Okay.
7 MR. SALMAN: Well, that would ride,
8 then, with the covenant.
9 MR. AIZENSTAT: I'm sorry?
10 MS. KEON: That would ride with the
11 covenant.
12 MR. SALMAN: Ride with the
13 covenant, no special activities.
14 MR. RIEL: And let me clarify, no
15 special event activities and any
16 accompanying impacts.
17 MR. SALMAN: Okay.
18 MR. AIZENSTAT: Correct.
19 MR. RIEL: I just want everybody to
20 understand that.
21 CHAIRMAN KORGE: Okay.
22 MR. AIZENSTAT: And then -- but in
23 the Staff's recommendation, you'll take
24 out the word "locked"?
25 MS. KEON: Yes.

177

MR. RIEL: If that's included within the motion.

MR. AIZENSTAT: I'm sorry.

MR. SALMAN: And to remove the requirement for lock of the gate that opens onto Banyan Court from the 5690 and 5692 property. Is that all?

CHAIRMAN KORGE: Are those all the conditions?

MR. SALMAN: In addition to the ones that Staff recommended.

CHAIRMAN KORGE: In addition to the ones that Staff recommended.

Does the applicant accept those conditions?

MS. RUSSO: We would respectfully request that the Board consider a higher threshold for the special events permit. We'll accept the condition of the special events permit, but a higher threshold than 123 cars, as we said, to -- you know, to --

MR. RIEL: That is not -- That is not on the table. That issue is not on the table.

178

CHAIRMAN KORGE: I would like to add that the special events restriction does not apply to religious activities. I mean, I can't imagine why we would be able to restrict, much less want to restrict, the number of cars of people who attend Easter vigil mass or whatever. It doesn't make sense.

MR. AIZENSTAT: Aren't we talking about 5450?

MR. SALMAN: No. That will always be used as a play field.

MR. AIZENSTAT: Okay.

MR. SALMAN: It's about limiting the other property. And we're tying them all together on this. We're doing a unity of title, so it will be one property all the time.

MS. KEON: It would be hard for me to understand how your ongoing services that you would have on a regular basis, that you would normally provide as a church, such as Easter services or funeral services or those sorts of things, would ever be construed as a

179

special event. I mean, I don't see how that would be construed -- Would that not -- Would that be construed as a special event? Those are the activities of a church.

MR. AIZENSTAT: Have you had to go for a special permit or anything whenever you've had those events?

MS. RUSSO: Not to date.

MS. KEON: I would think it would be an event that is outside of --

MR. AIZENSTAT: I agree with that.

MS. KEON: -- the normal --

MR. SALMAN: The normal activities of a religious establishment.

MS. KEON: -- operations of a church or a school.

MS. RUSSO: So a carnival --

MR. AIZENSTAT: That's a special event, a carnival.

MS. KEON: A carnival would be a special event.

MR. AIZENSTAT: But if you have mass --

MS. KEON: No.

180

MR. AIZENSTAT: -- or a funeral --

MR. RIEL: The intent was, if you have an event on the facility that is over 123 spaces, that they come up with an operational parking management plan.

MS. HERNANDEZ: Right.

MR. RIEL: And that could be --

MS. HERNANDEZ: Because they had parking issues when they came before us.

MR. RIEL: Right, and that could be A, B and C --

MR. AIZENSTAT: Which makes sense.

MR. RIEL: -- and when you go over that threshold, that plan just is implemented. It's not necessarily event-based.

CHAIRMAN KORGE: Let's be real clear about this, then. The typical church activities that may draw more than 123 cars are not considered a special event that requires a special permit, and the typical school activities, that, you know, may be a school play in the evening that might draw more than 123 cars -- would not be

181

1 considered a special event, requiring a
2 permit.

3 MR. RIEL: I mean, we kind of look
4 at it not from an event -- we look at it
5 from an event -- and maybe it's not the
6 right -- special event. We look at it
7 as, if you have, obviously, a funeral or
8 something like that, where there's a
9 potential of having 500 cars or
10 vehicles, that a management plan be put
11 into place to deal with that issue, in
12 other words, whether that be, you know,
13 police directing traffic and things of
14 that sort.

15 MR. AIZENSTAT: Does that mean that
16 the church has to come to the City for a
17 permit at that point?

18 MR. RIEL: They would come for like
19 a standard permit and they would
20 initiate --

21 CHAIRMAN KORGE: To hold a funeral?

22 MR. AIZENSTAT: I mean, you might
23 have somebody pass away and they'd have
24 to do something in a day or two.

25 MR. SALMAN: I think what Eric is

182

1 saying is that they will file a plan for
2 an event.

3 MS. KEON: They will file -- right,
4 they will file a plan with the City.

5 MR. RIEL: And that could be for --
6 you know, on certain events like -- you
7 know, funerals aren't -- you know, I
8 don't mean to go back to funerals, but
9 if you have an event that exceeds that
10 threshold, in other words, you have to
11 get police officers out there to direct
12 traffic. Valet parking needs to be
13 accommodated. We're trying to minimize
14 the impact --

15 MR. AIZENSTAT: On the
16 neighborhood.

17 MR. RIEL: -- of an event that is
18 over 123.

19 CHAIRMAN KORGE: We got that, but
20 the question is, what constitutes an
21 event? A funeral or mass is --

22 MR. RIEL: Anything over 123.

23 MS. KEON: Okay, I understand.

24 CHAIRMAN KORGE: Okay, so --

25 MR. SALMAN: Let's leave it the way

183

1 it is.

2 MS. KEON: Okay.

3 MR. SALMAN: What you're saying,
4 leave the threshold where it is. Have
5 them file a plan for those events.

6 MR. RIEL: Right.

7 MR. SALMAN: And that's it.

8 MR. RIEL: And that's it. That's
9 it.

10 MS. RUSSO: Are we excluding
11 religious events?

12 MS. KEON: Well, but I don't think
13 you're filing a plan for -- you're not
14 coming back for permission for a
15 specific event. It is a management plan
16 over the course of your year, when --

17 MS. RUSSO: Okay.

18 MS. KEON: -- things happen in your
19 school.

20 MR. RIEL: Yes.

21 MS. KEON: Like a funeral -- Like I
22 would think a school play is kind of a
23 part of the normal operation of the
24 school.

25 MR. SALMAN: Parent night.

184

1 MS. KEON: Parent night,
2 back-to-school night.

3 MR. SALMAN: That's crazy.

4 MS. KEON: It's just that when you
5 know that you're going to have more than
6 that, that there is a plan filed with
7 the City that says how you intend to do
8 it, and it may be that you have off-duty
9 police officers or whatever, but you
10 have to file a plan.

11 CHAIRMAN KORGE: Is that acceptable
12 to the applicant?

13 MS. RUSSO: Yes.

14 MS. KEON: Okay.

15 MS. RUSSO: It is acceptable.

16 CHAIRMAN KORGE: Okay.

17 MR. RIEL: Could you make sure
18 you get that on the record?

19 MS. KEON: Okay.

20 MR. SALMAN: Well, that's part of
21 the conditions already.

22 MS. RUSSO: Yes, that is acceptable
23 to the applicant.

24 CHAIRMAN KORGE: Thank you.

25 MS. KEON: That's what's included

185

1 in Staff's recommendation, yes.

2 CHAIRMAN KORGE: Anything else in
3 the motion? No?

4 Any further discussion? Do we have
5 a second on the motion?

6 MR. AIZENSTAT: Yes.

7 CHAIRMAN KORGE: We have a second.
8 Moved and seconded. Any further
9 discussion on this motion?

10 No discussion. We'll call the
11 roll, please.

12 MS. MENENDEZ: Jeff Flanagan?

13 MR. FLANAGAN: Yes.

14 MS. MENENDEZ: Pat Keon?

15 MS. KEON: Yes.

16 MS. MENENDEZ: Javier Salman?

17 MR. SALMAN: Yes.

18 MS. MENENDEZ: Eibi Aizenstat?

19 MR. AIZENSTAT: Yes.

20 MS. MENENDEZ: Tom Korge?

21 CHAIRMAN KORGE: Yes. Let's take a
22 five-minute break.

23 MR. SALMAN: It's -- I notice from
24 the clock on the wall --

25 MS. RUSSO: Thank you very much for

186

1 your consideration.

2 MS. HERNANDEZ: Wait a minute.

3 It's almost nine o'clock. What's the
4 will of the Board?

5 MR. AIZENSTAT: Let's not take a
6 break.

7 (Simultaneous comments)

8 MS. HERNANDEZ: All right, we're
9 going to start the next item and maybe
10 we'll finish it in 10 minutes, okay?

11 Folks, if you could please keep it
12 down, please. Thank you. We're trying
13 to also finish up. Thank you. Please
14 take it outside.

15 All right, Mr. Vice-Chair?

16 MR. AIZENSTAT: Okay, let's take it
17 over to --

18 MS. HERNANDEZ: City of Coral
19 Gables Comprehensive Land Use Plan.

20 Mr. Riel?

21 MR. AIZENSTAT: The next item, City
22 of Coral Gables Comprehensive Land Use
23 Plan and Map.

24 Eric?

25 MR. RIEL: At the last meeting, you

187

1 know, Staff did a presentation on this.
2 We're obviously not going to go through
3 that presentation.

4 MR. SALMAN: Bless your heart.

5 MR. RIEL: We had -- a couple Board
6 members indicated they'd like the
7 opportunity to have some additional time
8 to look at the plan.

9 At this point, I'll turn it over to
10 those members, if they would like to
11 provide any comments, and then any other
12 members that have any additions.

13 MS. HERNANDEZ: Right.

14 MR. RIEL: I would ask that when
15 you do your Staff recommendation again,
16 I need four separate motions on each of
17 these items --

18 MS. HERNANDEZ: Right.

19 MR. RIEL: -- because they need to
20 go in different directions, in terms of
21 the Department of Community Affairs.

22 MS. HERNANDEZ: And for ease of
23 reference, we were in the deliberations
24 portion of it, so the public hearing was
25 closed. So this is where we're at,

188

1 okay?

2 MR. RIEL: And I'm sorry, Mr. Vice
3 Chair, I was just handed a letter
4 from -- dated June 3rd, 2009, Riviera
5 Neighborhood Association.

6 Unfortunately, I just was handed
7 it, so I have not had a chance to read
8 it.

9 MS. HERNANDEZ: Can you read it
10 into the record?

11 MR. SALMAN: Do you want to read it
12 in the record?

13 MR. RIEL: It's about two pages
14 long.

15 MS. HERNANDEZ: Oh.

16 MS. KEON: Should it be read into
17 the record?

18 MR. FLANAGAN: The public hearing
19 session was closed?

20 MS. HERNANDEZ: Yeah, it was
21 closed. The public hearing portion of
22 this was closed at the last meeting. So
23 the Board will have to make a motion if
24 they want to accept it and review it and
25 consider it.

Planning & Zoning Board Meeting **Attendance/Speaker Sign In Sheet – June 3, 2009**

	Name	Mailing Address	Phone	(If you wish to be a speaker, please check the appropriate box)
1.	PATRICK GRIFFITH	11901 OLD CUTLER ROAD 33156	951 202 6009	<input type="checkbox"/> Item # 5 (ZC Text Amend. Re: Historic Board) <input checked="" type="checkbox"/> Item # 6 (Montgomery Foundation Property) <input type="checkbox"/> Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) <input type="checkbox"/> Item # 8 (Update of Comp. Land Use Plan & Map)
2.	JOEL ARNOVITZ	3520 BANYAN DR	305 669-9516	<input type="checkbox"/> Item # 5 (ZC Text Amend. Re: Historic Board) (2) <input type="checkbox"/> Item # 6 (Montgomery Foundation Property) <input checked="" type="checkbox"/> Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) <input type="checkbox"/> Item # 8 (Update of Comp. Land Use Plan & Map)
3.	ROGER WALKER	5420 BANYAN DR	305 665 6178	<input type="checkbox"/> Item # 5 (ZC Text Amend. Re: Historic Board) (3) <input type="checkbox"/> Item # 6 (Montgomery Foundation Property) <input checked="" type="checkbox"/> Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) <input type="checkbox"/> Item # 8 (Update of Comp. Land Use Plan & Map)
4.	ELSIE MIRANDA	1114 ADANA AVE.	(305) 666-9120	<input type="checkbox"/> Item # 5 (ZC Text Amend. Re: Historic Board) <input type="checkbox"/> Item # 6 (Montgomery Foundation Property) <input type="checkbox"/> Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) <input checked="" type="checkbox"/> Item # 8 (Update of Comp. Land Use Plan & Map)
5.	TUDOR LIBBI	2980 McFARLANE RD	305-448-8486	<input type="checkbox"/> Item # 5 (ZC Text Amend. Re: Historic Board) (1) <input type="checkbox"/> Item # 6 (Montgomery Foundation Property) <input checked="" type="checkbox"/> Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) <input type="checkbox"/> Item # 8 (Update of Comp. Land Use Plan & Map)

Planning & Zoning Board Meeting Attendance/Speaker Sign In Sheet – June 3, 2009

Name	Mailing Address	Phone	(If you wish to be a speaker, please check the appropriate box)
1. Gary Tarbe	7100 S. WINDTOWN Pinecrest, FL 33156	305-284-9954	<input type="checkbox"/> Item # 5 (ZC Text Amend. Re: Historic Board) <input type="checkbox"/> Item # 6 (Montgomery Foundation Property) <input checked="" type="checkbox"/> Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) <input type="checkbox"/> Item # 8 (Update of Comp. Land Use Plan & Map)
2. CHRIS COBB (SPEAKING)	5525 KEEWOOD OAKS DRIVE CORAL GABLES, FL 33156	305 338 0372	<input type="checkbox"/> Item # 5 (ZC Text Amend. Re: Historic Board) <input type="checkbox"/> Item # 6 (Montgomery Foundation Property) <input checked="" type="checkbox"/> Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) <input type="checkbox"/> Item # 8 (Update of Comp. Land Use Plan & Map)
3. Thomas Bales	2151 Arvida Ln Coral Gables, FL	305-668-9236	<input type="checkbox"/> Item # 5 (ZC Text Amend. Re: Historic Board) <input type="checkbox"/> Item # 6 (Montgomery Foundation Property) <input checked="" type="checkbox"/> Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) <input type="checkbox"/> Item # 8 (Update of Comp. Land Use Plan & Map)
4. Linda Johnson	6495 Sunset Dr. S.M., FL	205-665-5022	<input type="checkbox"/> Item # 5 (ZC Text Amend. Re: Historic Board) <input type="checkbox"/> Item # 6 (Montgomery Foundation Property) <input checked="" type="checkbox"/> Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) <input type="checkbox"/> Item # 8 (Update of Comp. Land Use Plan & Map)
5. Vivian More Cortina	1109 Hardee Rd Coral Gables, FL 33146	305-667-1439	<input type="checkbox"/> Item # 5 (ZC Text Amend. Re: Historic Board) <input type="checkbox"/> Item # 6 (Montgomery Foundation Property) <input checked="" type="checkbox"/> Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) <input type="checkbox"/> Item # 8 (Update of Comp. Land Use Plan & Map)

Planning & Zoning Board Meeting Attendance/Speaker Sign In Sheet – June 3, 2009

	Name	Mailing Address	Phone	(If you wish to be a speaker, please check the appropriate box)
1.	Tim Bridgeman	9800 W. Suburban Dr. Pinecrest, FL 33456	305- 667-2188	<input type="checkbox"/> Item # 5 (ZC Text Amend. Re: Historic Board) <input type="checkbox"/> Item # 6 (Montgomery Foundation Property) <input checked="" type="checkbox"/> Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) <input type="checkbox"/> Item # 8 (Update of Comp. Land Use Plan & Map)
2.	JO Ann Titty	5290 Fairchild Way Coral Gables, FL	305- 661-2315	<input type="checkbox"/> Item # 5 (ZC Text Amend. Re: Historic Board) <input type="checkbox"/> Item # 6 (Montgomery Foundation Property) <input checked="" type="checkbox"/> Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) <input type="checkbox"/> Item # 8 (Update of Comp. Land Use Plan & Map)
3.	Rogers / 1220	5290 Fairchild Way CL	305- 661-2319	<input type="checkbox"/> Item # 5 (ZC Text Amend. Re: Historic Board) <input type="checkbox"/> Item # 6 (Montgomery Foundation Property) <input checked="" type="checkbox"/> Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) <input type="checkbox"/> Item # 8 (Update of Comp. Land Use Plan & Map)
4.	Enia Rivero	57450 Banyan Dr	305/661-9993	<input type="checkbox"/> Item # 5 (ZC Text Amend. Re: Historic Board) <input type="checkbox"/> Item # 6 (Montgomery Foundation Property) <input checked="" type="checkbox"/> Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) <input type="checkbox"/> Item # 8 (Update of Comp. Land Use Plan & Map)
5.	Marisa Ysaas	5500 Hammock Rd	305/740 0656	<input type="checkbox"/> Item # 5 (ZC Text Amend. Re: Historic Board) <input type="checkbox"/> Item # 6 (Montgomery Foundation Property) <input checked="" type="checkbox"/> Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) <input type="checkbox"/> Item # 8 (Update of Comp. Land Use Plan & Map)

Planning & Zoning Board Meeting **Attendance/Speaker Sign In Sheet – June 3, 2009**

	Name	Mailing Address	Phone	(If you wish to be a speaker, please check the appropriate box)
1.	Maxwell Bales	9151 Arvida Lane Coral Gables, FL 33156	305-668-9236	<input type="checkbox"/> Item # 5 (ZC Text Amend. Re: Historic Board) <input type="checkbox"/> Item # 6 (Montgomery Foundation Property) <input checked="" type="checkbox"/> Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) <input type="checkbox"/> Item # 8 (Update of Comp. Land Use Plan & Map)
2.	Gregory Bales	9151 Arvida Lane Coral Gables FL 33156	305-668-9236	<input type="checkbox"/> Item # 5 (ZC Text Amend. Re: Historic Board) <input type="checkbox"/> Item # 6 (Montgomery Foundation Property) <input checked="" type="checkbox"/> Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) <input type="checkbox"/> Item # 8 (Update of Comp. Land Use Plan & Map)
3.	Constance Ryan	9151 Arvida Lane Coral Gables, FL 33156	305-668-9236	<input type="checkbox"/> Item # 5 (ZC Text Amend. Re: Historic Board) <input type="checkbox"/> Item # 6 (Montgomery Foundation Property) <input checked="" type="checkbox"/> Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) <input type="checkbox"/> Item # 8 (Update of Comp. Land Use Plan & Map)
4.	KITTY FINNERAN	7335 S.W. 141 TER PALMETTO BAY, FL 33158	305-251-6933	<input type="checkbox"/> Item # 5 (ZC Text Amend. Re: Historic Board) <input type="checkbox"/> Item # 6 (Montgomery Foundation Property) <input checked="" type="checkbox"/> Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) <input type="checkbox"/> Item # 8 (Update of Comp. Land Use Plan & Map)
5.	Roger Tabin	5401 Banyan Drive Coral Gables, FL 33148	305-661-5803	<input type="checkbox"/> Item # 5 (ZC Text Amend. Re: Historic Board) <input type="checkbox"/> Item # 6 (Montgomery Foundation Property) <input checked="" type="checkbox"/> Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) <input type="checkbox"/> Item # 8 (Update of Comp. Land Use Plan & Map)

Planning & Zoning Board Meeting **Attendance/Speaker Sign In Sheet – June 3, 2009**

	Name	Mailing Address	Phone	(If you wish to be a speaker, please check the appropriate box)
1.	Kris Charlton	600 Biltmore Way #904 Coral Gables	305 603-1999	<input type="checkbox"/> Item # 5 (ZC Text Amend. Re: Historic Board) <input type="checkbox"/> Item # 6 (Montgomery Foundation Property) <input checked="" type="checkbox"/> Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) <input type="checkbox"/> Item # 8 (Update of Comp. Land Use Plan & Map)
2.	Charles H. Johnson	6495 Sunset Dr. Sunset Miami FL 33143	305-665-5022	<input type="checkbox"/> Item # 5 (ZC Text Amend. Re: Historic Board) <input type="checkbox"/> Item # 6 (Montgomery Foundation Property) <input checked="" type="checkbox"/> Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) <input type="checkbox"/> Item # 8 (Update of Comp. Land Use Plan & Map)
3.	Lana Stricker	20 Samana Dr. Coconut Grove 33133	305 854-2792	<input type="checkbox"/> Item # 5 (ZC Text Amend. Re: Historic Board) <input type="checkbox"/> Item # 6 (Montgomery Foundation Property) <input checked="" type="checkbox"/> Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) <input type="checkbox"/> Item # 8 (Update of Comp. Land Use Plan & Map)
4.	Sean Robertson	7701 SW. 51 st Ave Miami 33143	305 666-7849	<input type="checkbox"/> Item # 5 (ZC Text Amend. Re: Historic Board) <input type="checkbox"/> Item # 6 (Montgomery Foundation Property) <input type="checkbox"/> Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) <input type="checkbox"/> Item # 8 (Update of Comp. Land Use Plan & Map)
5.	Stephen Stricker	20 Samana Dr. Coconut Grove 33133	305 854-2792	<input type="checkbox"/> Item # 5 (ZC Text Amend. Re: Historic Board) <input type="checkbox"/> Item # 6 (Montgomery Foundation Property) <input type="checkbox"/> Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) <input type="checkbox"/> Item # 8 (Update of Comp. Land Use Plan & Map)

Planning & Zoning Board Meeting **Attendance/Speaker Sign In Sheet – June 3, 2009**

	Name	Mailing Address	Phone	(If you wish to be a speaker, please check the appropriate box)
1.	Derek A. McDowell	7333 Vistamar St Coral Gables, FL 33143	(305) 667-5156 (305) 205-8782	<input type="checkbox"/> Item # 5 (ZC Text Amend. Re: Historic Board) 11 <input type="checkbox"/> Item # 6 (Montgomery Foundation Property) <input checked="" type="checkbox"/> Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) <input type="checkbox"/> Item # 8 (Update of Comp. Land Use Plan & Map)
2.	BILL PARKER SPEAKER	7240 SW 127 ST PINELAKE, FL 33156	305-256-2530 305-790-1320	<input type="checkbox"/> Item # 5 (ZC Text Amend. Re: Historic Board) 12 <input type="checkbox"/> Item # 6 (Montgomery Foundation Property) <input checked="" type="checkbox"/> Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) <input type="checkbox"/> Item # 8 (Update of Comp. Land Use Plan & Map)
3.	OPE CHIANACCI SPEAKER	9055 BANYAN DR CORAL GABLES, FL 33156	305 667 8522 305 299 0438	<input type="checkbox"/> Item # 5 (ZC Text Amend. Re: Historic Board) 13 <input type="checkbox"/> Item # 6 (Montgomery Foundation Property) <input checked="" type="checkbox"/> Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) <input type="checkbox"/> Item # 8 (Update of Comp. Land Use Plan & Map)
4.	BRUCE PROCKHOUSE SPEAKER	8525 SW 96TH ST MIAMI, FL 33156	305 666-2332	<input type="checkbox"/> Item # 5 (ZC Text Amend. Re: Historic Board) 14 <input type="checkbox"/> Item # 6 (Montgomery Foundation Property) <input checked="" type="checkbox"/> Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) <input type="checkbox"/> Item # 8 (Update of Comp. Land Use Plan & Map)
5.	Debbie AUGENSTEIN SPEAKER	5690 Banyan Dr. Coral Gables, FL 33156	(305) 667-8897	<input type="checkbox"/> Item # 5 (ZC Text Amend. Re: Historic Board) 15 <input type="checkbox"/> Item # 6 (Montgomery Foundation Property) <input checked="" type="checkbox"/> Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) <input type="checkbox"/> Item # 8 (Update of Comp. Land Use Plan & Map)

CITY OF CORAL GABLES
ST. THOMAS EPISCOPAL CHURCH

2009 JUN -3 AM 10:31

Guillermo & Ofelia Fernandez

5441 Banyan Drive

Coral Gables, FL 33156

June 3, 2009

To: Members of the Planning & Zoning Board

RE: Application of St Thomas Episcopal Church

We adamantly oppose the proposed change in land use for the property located at 5450 N. Kendall Drive. Through the years St. Thomas Church has been growing and encroaching more and more into our once quiet neighborhood. Some years ago, they requested and received cooperation and approval from the neighbors for new buildings and promised that they would not make any more changes to the school. Since that time they have purchased 2 more properties in the neighborhood, each one on either side of our house. The property on the west side is before you today requesting a Change in Land Use. The property on the east side is currently used as a residence for the pastor. How long will it be before they want a Change in Land Use on that one also? Twenty years ago we purchased our home surrounded by single family one acre residences. Changing the land use on this property would cause irreparable harm to our neighborhood.

Please protect our neighborhood and do not recommend a Change in Land Use for this property. The continued growth of this school threatens our right to quiet enjoyment of our home and neighborhood.

Thank you for your consideration.

Sincerely,

Guillermo & Ofelia Fernandez

CITY OF CORAL GABLES

2009 JUN -3 AM 8:54

Public Hearing Courtesy Notification

City of Coral Gables
Planning Department
405 Biltmore Way
Coral Gables, Florida 33134

Email: planning@coralgables.com
Telephone: (305) 460-5211
Fax: (305) 460-5327

May 20, 2009

Subject: Courtesy Notice of Public Hearing
Application No. 02-07-456-P - Change of Land Use, Rezoning and Site Plan Review

Dear Property Owner:

The City of Coral Gables LPA/Planning and Zoning Board will be considering at a public hearing the following:

Proposed new St. Thomas Church/School new athletic field on property immediately east of existing campus and modifications to the existing parking lots, more specifically as follows:

- An Ordinance of the City Commission of Coral Gables approving a change of land use from "Residential Use (Single Family) Low Density" to "Religious/Institutional Use" for a 1.0 acre parcel proposed for use as an athletic field for the St. Thomas Church/School, located on portions of Lot 2, Avocado Land Company's Subdivision (5450 North Kendall Drive), Coral Gables, Florida (legal description on file); providing for a repealer provision, a savings clause, and a severability clause, and providing for an effective date.
- An Ordinance of the City Commission of Coral Gables approving a change of zoning from Single Family Residential (SFR) to Special Use District (S) for a 1.0 acre parcel proposed for use as an athletic field for the St. Thomas Church/School, located on portions of Lot 2, Avocado Land Company's Subdivision (5450 North Kendall Drive), Coral Gables, Florida (legal description on file); providing for a repealer provision, a savings clause, and a severability clause, and providing for an effective date.
- An Ordinance of the City Commission of Coral Gables granting site plan approval for the new St. Thomas Church/School athletic field and modifications to the existing parking lots, located on portions of Lot 2, Avocado Land Company's Subdivision (5450, 5690 and 5692 North Kendall Drive), Coral Gables, Florida (legal description on file); providing for a repealer provision, a savings clause, and a severability clause, and providing for an effective date.

This application is scheduled for consideration by the Planning and Zoning Board in the Commission Chambers, City Hall, commencing at 6:00 p.m. on Wednesday, June 3, 2009. The application will be scheduled for City Commission consideration thereafter. No further notice will be provided.

Please feel free to comment on the request by completing the below listed information and forwarding this form via mail, fax or e-mail to the Planning Department. This information will be entered into the record and considered during the review of the application. A map of the property is on the back of this form.

I, or We, Alexander & Claire JORDI

Print Name(s)

Mailing address: jordi5390@aol.com

- ☐ do not object to this application, or
☒ do hereby object, for the following reason(s) (attach additional sheets as necessary to further explain):

We did not receive a notification (this one is a copy from a neighbour)

We are concerned by the noise, the traffic and the encroachment in our quiet neighbourhood.

There are less property taxes this year and this property should stay residential and pay taxes. The school generate too much traffic and parking on Kendall and this will make the situation worst.

Public Hearing Courtesy Notification

RECEIVED

City of Coral Gables
Planning Department
405 Biltmore Way
Coral Gables, Florida 33134

CITY OF CORAL
GABLES
PLANNING

2009 JUN -2

Email: planning@coralgables.com
Telephone: (305) 460-5211
Fax: (305) 460-5327

May 20, 2009

Subject: Courtesy Notice of Public Hearing
Application No. 02-07-456-P – Change of Land Use, Rezoning and Site Plan Review

Dear Property Owner:

The City of Coral Gables LPA/Planning and Zoning Board will be considering at a public hearing the following:

Proposed new St. Thomas Church/School new athletic field on property immediately east of existing campus and modifications to the existing parking lots, more specifically as follows:

- An Ordinance of the City Commission of Coral Gables approving a change of land use from "Residential Use (Single Family) Low Density" to "Religious/Institutional Use" for a 1.0 acre parcel proposed for use as an athletic field for the St. Thomas Church/School, located on portions of Lot 2, Avocado Land Company's Subdivision (5450 North Kendall Drive), Coral Gables, Florida (legal description on file); providing for a repealer provision, a savings clause, and a severability clause, and providing for an effective date.
- An Ordinance of the City Commission of Coral Gables approving a change of zoning from Single Family Residential (SFR) to Special Use District (S) for a 1.0 acre parcel proposed for use as an athletic field for the St. Thomas Church/School, located on portions of Lot 2, Avocado Land Company's Subdivision (5450 North Kendall Drive), Coral Gables, Florida (legal description on file); providing for a repealer provision, a savings clause, and a severability clause, and providing for an effective date.
- An Ordinance of the City Commission of Coral Gables granting site plan approval for the new St. Thomas Church/School athletic field and modifications to the existing parking lots, located on portions of Lot 2, Avocado Land Company's Subdivision (5450, 5690 and 5692 North Kendall Drive), Coral Gables, Florida (legal description on file); providing for a repealer provision, a savings clause, and a severability clause, and providing for an effective date.

This application is scheduled for consideration by the Planning and Zoning Board in the Commission Chambers, City Hall, commencing at 6:00 p.m. on Wednesday, June 3, 2009. The application will be scheduled for City Commission consideration thereafter. No further notice will be provided.

Please feel free to comment on the request by completing the below listed information and forwarding this form via mail, fax or e-mail to the Planning Department. This information will be entered into the record and considered during the review of the application. A map of the property is on the back of this form.

I, or We, Eric and Jennifer Levin

Print Name(s)

Mailing address: 5495 Hammock Drive Coral Gables, FL 33156

- ☐ do not object to this application, or
☒ do hereby object, for the following reason(s) (attach additional sheets as necessary to further explain):

This would create more traffic and congestion

151

St. Thomas Church/School

Proposed Change of Land Use, Rezoning and Site Plan Review

06.03.09 P2B Meeting

1

Request

- St. Thomas Church and School proposes to construct a student athletic field on a 1.0 acre parcel located immediately / contiguous to the east of the existing facility

06.03.09 P2B Meeting

2

Applications filed

Local Planning Agency (LPA) review:

1. Change of land use from "Residential Use (Single Family) Low Density" to "Religious/Institutional Use" for a 1.0 acre parcel proposed for use as an athletic field (5450 North Kendall Drive).

Planning and Zoning Board review:

2. Change of zoning from Single Family Residential (SFR) to Special Use District (S) for a 1.0 acre parcel proposed for use as an athletic field (5450 North Kendall Drive).
3. Site plan approval for the new athletic field and modifications to the existing parking lots (5450/5690/5692 North Kendall Drive).

06.03.09 P2B Meeting

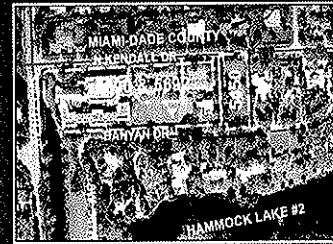
3

Applications filed

5450 North Kendall Drive parcel
Change of land use from "Residential Use (Single Family) Low Density" to "Religious/Institutional Use".

5450 North Kendall Drive parcel
Change of zoning from Single Family Residential (SFR) to Special Use District (S).

5450/5690/5692 North Kendall Drive
Site plan review for the new athletic field and modifications to the existing parking lots.



06.03.09 P2B Meeting

4

Request

- No changes are being proposed to the existing church and school buildings
- No new buildings
- No building renovations
- No demolition of buildings

06.03.09 P2B Meeting

5

Request

- Construction of a new athletic field
- Reconfiguration of existing parking lots
- Additional landscaping, buffering, walls, etc
- Maximum student capacity for the school remains at 425 students pursuant to previously established agreements
 - No increase in student capacity
 - Pre-kindergarten through 5th grade

06.03.09 P2B Meeting

6

Parking requirements

- Property at the time of annexation into the City had 115 existing parking spaces
 - Determined to be legally non-conforming
 - Verified by the City Building and Zoning Department
- Proposal is to provide 123 parking spaces onsite
 - Additional 8 spaces resulting from the reconfiguration of the existing parking lots
- Proposal does not exceed the minimum threshold to require the property to be brought into compliance with the City's Zoning Code, no additional parking is required
 - Verified by the City Building and Zoning Department

06.03.09 P2B Meeting

7

Traffic circulation

- Applicant proposes 11 changes/ recommendations for improving the existing student pick-up / drop-off operations and ingress and egress to the site
- Procedures are listed in the "St. Thomas Episcopal Parish School Pick-up/Drop-off Evaluation" - part of application

06.03.09 P2B Meeting

8

Landscaping and buffering

- Applicant proposes a minimum 10' wide landscape buffer along the east property line of athletic field - 5450 North Kendall Drive
 - Continuous 6' high masonry wall
 - Continuous hedge
 - Continuous row of canopy/shade trees
- Installation of landscape materials is proposed along both the north and south perimeter of the athletic field to provide further buffering

06.03.09 P2B Meeting

9

Use and operation restrictions

- Applicant proposes various use and operational restrictions on the athletic fields and entire facility as well

06.03.09 P2B Meeting

10

CLUP compliance

- Consistency with the CLUP Goals, Objectives and Policies (pages 12 & 13 of Staff's report):

CLUP Goal, Objective, or Policy	Applicant's Response
CLUP Goal 1: To provide a high quality, safe, and accessible environment for all citizens.	The applicant proposes a minimum 10' wide landscape buffer along the east property line of the athletic field, which will provide a high quality, safe, and accessible environment for all citizens.
CLUP Goal 2: To provide a high quality, safe, and accessible environment for all citizens.	The applicant proposes a minimum 10' wide landscape buffer along the east property line of the athletic field, which will provide a high quality, safe, and accessible environment for all citizens.
CLUP Goal 3: To provide a high quality, safe, and accessible environment for all citizens.	The applicant proposes a minimum 10' wide landscape buffer along the east property line of the athletic field, which will provide a high quality, safe, and accessible environment for all citizens.
CLUP Goal 4: To provide a high quality, safe, and accessible environment for all citizens.	The applicant proposes a minimum 10' wide landscape buffer along the east property line of the athletic field, which will provide a high quality, safe, and accessible environment for all citizens.
CLUP Goal 5: To provide a high quality, safe, and accessible environment for all citizens.	The applicant proposes a minimum 10' wide landscape buffer along the east property line of the athletic field, which will provide a high quality, safe, and accessible environment for all citizens.
CLUP Goal 6: To provide a high quality, safe, and accessible environment for all citizens.	The applicant proposes a minimum 10' wide landscape buffer along the east property line of the athletic field, which will provide a high quality, safe, and accessible environment for all citizens.
CLUP Goal 7: To provide a high quality, safe, and accessible environment for all citizens.	The applicant proposes a minimum 10' wide landscape buffer along the east property line of the athletic field, which will provide a high quality, safe, and accessible environment for all citizens.
CLUP Goal 8: To provide a high quality, safe, and accessible environment for all citizens.	The applicant proposes a minimum 10' wide landscape buffer along the east property line of the athletic field, which will provide a high quality, safe, and accessible environment for all citizens.
CLUP Goal 9: To provide a high quality, safe, and accessible environment for all citizens.	The applicant proposes a minimum 10' wide landscape buffer along the east property line of the athletic field, which will provide a high quality, safe, and accessible environment for all citizens.
CLUP Goal 10: To provide a high quality, safe, and accessible environment for all citizens.	The applicant proposes a minimum 10' wide landscape buffer along the east property line of the athletic field, which will provide a high quality, safe, and accessible environment for all citizens.

06.03.09 P2B Meeting

11

CLUP compliance

- Inconsistent CLUP Goals, Objectives and Policies (pages 13 & 14 of Staff's report):

CLUP Goal, Objective, or Policy	Applicant's Response
CLUP Goal 1: To provide a high quality, safe, and accessible environment for all citizens.	The applicant proposes a minimum 10' wide landscape buffer along the east property line of the athletic field, which will provide a high quality, safe, and accessible environment for all citizens.
CLUP Goal 2: To provide a high quality, safe, and accessible environment for all citizens.	The applicant proposes a minimum 10' wide landscape buffer along the east property line of the athletic field, which will provide a high quality, safe, and accessible environment for all citizens.
CLUP Goal 3: To provide a high quality, safe, and accessible environment for all citizens.	The applicant proposes a minimum 10' wide landscape buffer along the east property line of the athletic field, which will provide a high quality, safe, and accessible environment for all citizens.
CLUP Goal 4: To provide a high quality, safe, and accessible environment for all citizens.	The applicant proposes a minimum 10' wide landscape buffer along the east property line of the athletic field, which will provide a high quality, safe, and accessible environment for all citizens.
CLUP Goal 5: To provide a high quality, safe, and accessible environment for all citizens.	The applicant proposes a minimum 10' wide landscape buffer along the east property line of the athletic field, which will provide a high quality, safe, and accessible environment for all citizens.
CLUP Goal 6: To provide a high quality, safe, and accessible environment for all citizens.	The applicant proposes a minimum 10' wide landscape buffer along the east property line of the athletic field, which will provide a high quality, safe, and accessible environment for all citizens.
CLUP Goal 7: To provide a high quality, safe, and accessible environment for all citizens.	The applicant proposes a minimum 10' wide landscape buffer along the east property line of the athletic field, which will provide a high quality, safe, and accessible environment for all citizens.
CLUP Goal 8: To provide a high quality, safe, and accessible environment for all citizens.	The applicant proposes a minimum 10' wide landscape buffer along the east property line of the athletic field, which will provide a high quality, safe, and accessible environment for all citizens.
CLUP Goal 9: To provide a high quality, safe, and accessible environment for all citizens.	The applicant proposes a minimum 10' wide landscape buffer along the east property line of the athletic field, which will provide a high quality, safe, and accessible environment for all citizens.
CLUP Goal 10: To provide a high quality, safe, and accessible environment for all citizens.	The applicant proposes a minimum 10' wide landscape buffer along the east property line of the athletic field, which will provide a high quality, safe, and accessible environment for all citizens.

06.03.09 P2B Meeting

12

Discussion of issues

- To provide an overview of the issues, Staff will review the issues as a part of the review of Staff's Recommendation

06.03.09 PZB Meeting

13

Staff Recommendation

- Based upon the findings of fact contained in Staff's report, and in furtherance of the Comprehensive Land Use Plan (CLUP) Goals, Objectives and Policies, the Zoning Code and other applicable City provisions
- Planning Department recommends approval of the three (3) applications subject to all of the following conditions of approval:

06.03.09 PZB Meeting

14

Conditions of approval (page 3)

1. Application/supporting documentation.
 - Construction of the project shall be in conformance with the site plan, landscape plan and all other representations and exhibits submitted with the application package.
2. General provisions.
 - Restrictive Covenant including all conditions of approval submitted within 30 days of approval.
 - Unity of Title tying the entire property together submitted within 90 days of approval.
 - Maximum school capacity shall be limited to 425 students.

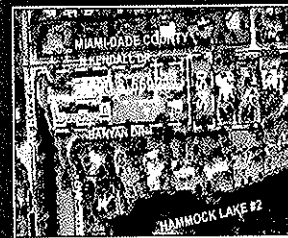
06.03.09 PZB Meeting

15

Conditions of approval (page 3)

3a. Use and operation restrictions - athletic field - 5450 North Kendall Drive

- Users of athletic field - only to be used by students and faculty.
- Play equipment - only permanent soccer nets/ other field apparatus. Bleachers or other elevated seating shall be prohibited.
- Hours of use - no activities between 6:30 pm - 7:30 a.m.
- Vehicle access shall be prohibited.
- Vehicle parking shall be prohibited.



06.03.09 PZB Meeting

16

Conditions of approval (page 4)

3a. Use and operation restrictions - athletic field - 5450 North Kendall Drive (cont)

- Lighting is prohibited
- Landscape easement - a perpetual 10' wide landscape easement shall be provided the entire eastern property line - North Kendall Drive to Banyan Drive.
- Expressed purpose of the easement is to provide a buffer.



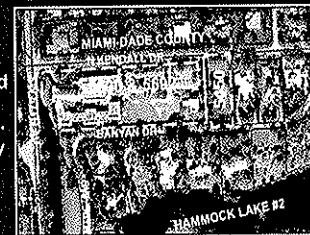
06.03.09 PZB Meeting

17

Conditions of approval (page 4)

3b. Use and operation restrictions - athletic field - 5690 and 5692 North Kendall Drive

- Users of athletic field - only to be used by students and faculty.
- Play equipment - only permanent soccer nets or other field apparatus.
- Bleachers or other elevated seating shall be prohibited.



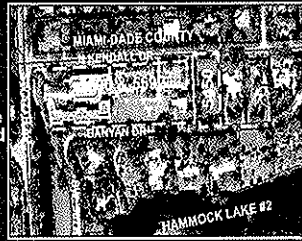
06.03.09 PZB Meeting

18

Conditions of approval (page 4)

3b. Use and operation restrictions – athletic field - 5690 and 5692 North Kendall Drive (cont)

- Hours of use - no activities between the hours of 6:30 p.m. and 7:30 a.m.
- Vehicle access- shall be prohibited.
- Vehicle parking is permitted.
- Lighting - shall be prohibited.



05.03.09 P2B Meeting

19

Conditions of approval (page 4)

3c. Facility operations - 5450, 5690 and 5692 North Kendall Drive

- Special events permits-Tentative schedule of events shall be submitted to City a minimum of one month prior to each school year.

06.03.09 P2B Meeting

20

Conditions of approval (page 4)

3c. Facility operations - 5450, 5690 and 5692 North Kendall Drive (cont)

- On-street parking - No vehicle parking, storage or standing (temporary or permanent) shall be permitted along any portion of North Kendall Drive or Banyan Drive.
- Traffic circulation improvements for school operations- Within 180 days of City Commission approval, implement the 11 recommendations for improving the pick-up/drop-off operations.
- Traffic management for school operations - an off-duty police officer shall be provided during peak morning and afternoon periods.

06.03.09 P2B Meeting

21

Conditions of approval (page 5)

3c. Facility operations - 5450, 5690 and 5692 North Kendall Drive

- Existing old rectory/ caretakers residence - gates shall remain locked at all times and driveway shall not be used for vehicle parking or storage.
- Lighting - "spillover" prohibited onto all adjoining properties.

06.03.09 P2B Meeting

22

Conditions of approval (page 5)

4a. Landscaping and public rights-of-way – 5450 North Kendall Drive eastern property line

- Landscape plan for the 10' easement along eastern property line shall consist of:
 - 6' high masonry wall
 - 3' hedge
 - 12' to 14' high Green Buttonwood shade trees



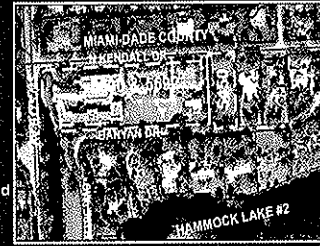
06.03.09 P2B Meeting

23

Conditions of approval (page 6)

4b. Landscaping and public rights-of-way -5450 North Kendall Drive front property line

- 3' hedge
- 12' to 14' Green Buttonwood shade trees.
- Landscape plan along entire rear property line (5450, 5690 and 5692 North Kendall Drive).
- Supplement understory to achieve 100% opacity.



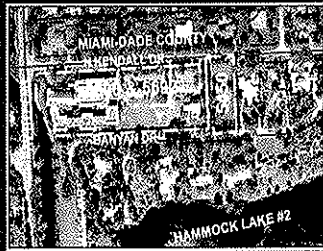
06.03.09 P2B Meeting

24

Conditions of approval (page 6)

4c. Landscape plan along entire rear property line - 5450, 5690 and 5692 North Kendall Drive

- Locate existing vegetation.
- Supplemental understory to achieve 100% opacity.



06.03.09 P2B Meeting

25

Conditions of approval (page 6)

5. Facility public information liaison/point of contact

- To facilitate exchange of information between all parties.
- Single point of contact for the neighborhood, surrounding properties and public inquiries.
- Include name, email, address, phone numbers and hours of availability.
- Information shall be provide to all properties within 100 feet of facility upon completion and on annual basis.

06.03.09 P2B Meeting

26

Findings of Facts (page 10)

1. Proposal is "consistent" with specific CLUP Goals, Objectives and Policies as identified herein.
2. Recommendations are provided and included as conditions of approval for those CLUP Goals, Objectives and Policies identified herein as "inconsistent".
3. Proposed project satisfies Zoning Codes standards for CLUP map amendments and changes in zoning district boundaries.
4. Improvements to existing perimeter landscaping and public right-of-ways would be installed with this proposal.
5. Operational requirements are specified for events held at the school which currently are not addressed.

06.03.09 P2B Meeting

27

Findings of Facts

6. Improvements to the school's existing traffic circulation system for student drop off and pick up would be required.
7. Eight (8) additional parking spaces would be provided as a result of the reconfiguration of the parking lot.
8. Future use of the existing rectory property's driveway would be prohibited.
9. Implementation of all conditions of approval as provided for herein provides additional protection to adjoining residential uses and mitigates any potential adverse effects.

06.03.09 P2B Meeting

28

Substantial competent evidence

Substantial competent evidence has been presented as to how this proposal is in compliance with the City's CLUP and Zoning Codes

06.03.09 P2B Meeting

29

Staff's has presented its substantial competent evidence at to how this proposal is in compliance with the City's CLUP and Zoning Codes, as provided for as a part of the record it should also be noted:

- The City adopted the existing master plan for the campus from the County when the Snapper Creek Section was annexed in 1996
- The County's requirements for the property are generally not consistent with the City's Zoning Code/CLUP provisions, therefore, evaluation and recommendation on this proposal does not take into consideration City of Coral Gables issues and remedies pursuant to the City's Codes
- No comprehensive specific regulations presently exist which govern the use and operations of the property to insure surrounding properties are not negatively impacted

06.03.09 P2B Meeting

30

Substantial competent evidence has been presented as to how this proposal is in compliance with the City's CLUP and Zoning Codes

- Staff Recommendation of this proposal with the conditions sets forth specific operational and use safeguards to allow for the operation of the facility in concert with surrounding properties.
- The operation and use safeguards proposed herein are similar, if not identical to other limitations that have been placed upon other church and school facilities within residential areas of the City.

06.03.09 PZB Meeting

31

Courtesy Public Notification

The following has been completed to solicit input and provide notice of the application:

Type	Explanation
Neighborhood meeting completed	Completed 01/07/09
Courtesy notification mailed to all property owners within 1,000 feet of the subject property	Completed 05/20/09
Newspaper ad published	Completed 05/21/09
Posted property	Completed 05/21/09
Posted agenda on City web page/City Hall	Completed 05/21/09
Posted Staff report on City web page	Completed 05/29/09

Courtesy notices were mailed to surrounding property owners within 1000 feet of the subject property advising them of the request and providing them with an opportunity to comment on the application

06.03.09 PZB Meeting

32



ENTERED AS EXHIBIT Laura Russell
by NUMBER
THE PLANNING AND ZONING BOARD
ON 06.03.09 Jan
DATE INITIALS

SAINT THOMAS EPISCOPAL
PARISH SCHOOL
PETITION FOR APPROVAL OF PLAYING FIELD
EAST OF ST. THOMAS PARKING LOT

The undersigned hereby express their support for the creation of a playing field on the property to the east of the St Thomas parking lot. We understand that the property was purchased by the St. Thomas in 2002, and that the playing field will be for the use of the students.

As a parent of one or more children who attend school at St. Thomas, we believe that a playing field will add to The growth and enrichment of our child(ren).

<u>Name</u>	<u>City of Residence</u>	<u>Signature</u>
1. MARIA COAIZ	Miami	[Signature]
2. Kirsten Haynes	Coral Gables	[Signature]
3. Yastha de Zayas	Coral Gables	[Signature]
4. Caroline Irvin	South Miami	[Signature]
5. Lana Stricker	Coconut Grove	[Signature]
6. Lourdes Lopez	Coral Gables	[Signature]
7. Beverly Beattie	South Miami	[Signature]
8. J. Hernandez	Coral Gables	[Signature]
9. Emilio Fernandez	Coral Gables	[Signature]
10. Grant Milton	Pinecrest	[Signature]
11. Rudy Touzet	Coral Gables	[Signature]
12. Mercedes Perez	Coral Gables	[Signature]
13. Carolyn Leuth	Pinecrest	[Signature]



ENTERED AS EXHIBIT Laura Russo A1
by NUMBER
THE PLANNING AND ZONING BOARD
ON 06.03.09 JM
DATE INITIALS

SAINT THOMAS EPISCOPAL
PARISH SCHOOL
PETITION FOR APPROVAL OF PLAYING FIELD
EAST OF ST. THOMAS PARKING LOT

The undersigned hereby express their support for the creation of a playing field on the property to the east of the St Thomas parking lot. We understand that the property was purchased by the St. Thomas in 2002, and that the playing field will be for the use of the students.

As a parent of one or more children who attend school at St. Thomas, we believe that a playing field will add to The growth and enrichment of our child(ren).

<u>Name</u>	<u>City of Residence</u>	<u>Signature</u>
1. <u>Gina Fox</u>	<u>Miami</u>	<u>[Signature]</u>
2. <u>D. Chrossen</u>	<u>Coral Gables</u>	<u>[Signature]</u>
3. <u>V. LENNON</u>	<u>MIAMI</u>	<u>[Signature]</u>
4. <u>ECHEMB</u>	<u>Miami</u>	<u>[Signature]</u>
5. <u>Edson Han</u>	<u>Miami</u>	<u>[Signature]</u>
6. <u>Melissa Farrell</u>	<u>Miami</u>	<u>[Signature]</u>
7. <u>Julianne McDowell</u>	<u>Coral Gables</u>	<u>[Signature]</u>
8. <u>Sara Baigorry</u>	<u>Coral Gables</u>	<u>[Signature]</u>
9. <u>Anne H. Javne</u>	<u>Coral Gables</u>	<u>[Signature]</u>
10. <u>Laura O. Kimes</u>	<u>Miami</u>	<u>[Signature]</u>
11. <u>Thelma Restrepo</u>	<u>Miami</u>	<u>[Signature]</u>
12. <u>James A. Slaman</u>	<u>Miami</u>	<u>[Signature]</u>
13. <u>Carli Lee</u>	<u>Pinecrest</u>	<u>[Signature]</u>



ENTERED AS EXHIBIT Laura Russo AI
by NUMBER
THE PLANNING AND ZONING BOARD
ON 06.03.09 JM
DATE INITIALS

SAINT THOMAS EPISCOPAL
PARISH SCHOOL
PETITION FOR APPROVAL OF PLAYING FIELD
EAST OF ST. THOMAS PARKING LOT

The undersigned hereby express their support for the creation of a playing field on the property to the east of the St Thomas parking lot. We understand that the property was purchased by the St. Thomas in 2002, and that the playing field will be for the use of the students.

As a parent of one or more children who attend school at St. Thomas, we believe that a playing field will add to The growth and enrichment of our child(ren).

<u>Name</u>	<u>City of Residence</u>	<u>Signature</u>
1. James Robertson	UNINCORPORATED Dade	J. Robertson
2. Stella Hewitt	Miami - Dade	Stella Hewitt
3. Liz Perdigon	Coral Gables	Liz Perdigon
4. Katie Newcomm	South Miami	Katie Newcomm
5. Penell	Palmetto	Penell
6. Rebecca Paredes	Miami - Dade	Rebecca Paredes
7. Lourdes Boyer	Miami	Lourdes Boyer
8. Cynthia Slaman	miami	Cynthia Slaman
9. JAMES SLAMAN	MIAMI	James Slaman
10. MARY E HOLLE	Miami	Mary E Holle
11. Jennifer S. Robinson	Palmetto Bay	Jennifer S. Robinson
12. Karen Claus	Miami	Karen Claus
13. Caroline Hernandez	Coral Gables	Caroline Hernandez



ENTERED AS EXHIBIT Laura Russo A1
by NUMBER
THE PLANNING AND ZONING BOARD
ON 06.03.09 Jm
DATE INITIALS

SAINT THOMAS EPISCOPAL
PARISH SCHOOL
PETITION FOR APPROVAL OF PLAYING FIELD
EAST OF ST. THOMAS PARKING LOT

The undersigned hereby express their support for the creation of a playing field on the property to the east of the St Thomas parking lot. We understand that the property was purchased by the St. Thomas in 2002 and that the playing field will be for the use of the students.

As a parent of one or more children who attend school at St. Thomas, we believe that a playing field will add to The growth and enrichment of our child(ren).

<u>Name</u>	<u>City of Residence</u>	<u>Signature</u>
1. Matthew Sunford	Miami	
2. Julie Dell	Coral Gables	
3.	Miami	Paula Fay
4. Kim Wood	Pinecrest	
5. Angela Herrison	Coral Gables	
6. Ket Horeisa	Coral Gables	
7. Rosie DeRose	Coral Gables	
8. Mary Valls	Pinecrest	
9. Vicki Williamson	Coral Gables	
10. Tracy Lorenzo	Miami	
11. Ana Bru	Miami	
12. Cynthia Suarez	Pinecrest	
13. Louise M. Kaye	Pinecrest	



ENTERED AS EXHIBIT Laura Russo A1
by NUMBER
THE PLANNING AND ZONING BOARD
ON 06.03.09 DATE JIM INITIALS

SAINT THOMAS EPISCOPAL
PARISH SCHOOL
PETITION FOR APPROVAL OF PLAYING FIELD
EAST OF ST. THOMAS PARKING LOT

The undersigned hereby express their support for the creation of a playing field on the property to the east of the St Thomas parking lot. We understand that the property was purchased by the St. Thomas in 2002 and that the playing field will be for the use of the students.

As a parent of one or more children who attend school at St. Thomas, we believe that a playing field will add to The growth and enrichment of our child(ren).

<u>Name</u>	<u>City of Residence</u>	<u>Signature</u>
1. Laurie McWilliams	Coral Gables	[Signature]
2. JAMES GRIPPANDO	CORAL GABLES	[Signature]
3. JEFF ROBERT	CORAL GABLES	[Signature]
4. Chere Cole	Miami	[Signature]
5. Viola de Faria	Coral Gables	[Signature]
6. Deborah Elwan	Coral Gables	[Signature]
7. Jessica M. White	Coral Gables S. Miami	[Signature]
8. Hilda M. BACAED	CORAL GABLES	[Signature]
9. Morgan Smith	C. Gables	[Signature]
10. Alexis Birbragher	S. Miami	[Signature]
11. Ana Grande	C. Gables	[Signature]
12. Victoria Cacciamani	S. Miami	[Signature]
13. Dhojy Chehab	Coral Gables	[Signature]



ENTERED AS EXHIBIT Laura Russo A1
by NUMBER
THE PLANNING AND ZONING BOARD
ON 06.03.09 JM
DATE INITIALS

SAINT THOMAS EPISCOPAL
PARISH SCHOOL
PETITION FOR APPROVAL OF PLAYING FIELD
EAST OF ST. THOMAS PARKING LOT

The undersigned hereby express their support for the creation of a playing field on the property to the east of the St Thomas parking lot. We understand that the property was purchased by the St. Thomas in 2002, and that the playing field will be for the use of the students.

As a parent of one or more children who attend school at St. Thomas, we believe that a playing field will add to The growth and enrichment of our child(ren).

<u>Name</u>	<u>City of Residence</u>	<u>Signature</u>
1. <u>Doretha Carabott</u>		
2.	<u>Pinecrest</u>	
3. <u>Katie Fornara</u>	<u>Coconut Grove / Miami</u>	
4. <u>Erica Raimo</u>	<u>Miami</u>	
5. <u>Atison Robinson</u>	<u>Coral Gables</u>	
6. <u>Kim Vinas</u>	<u>S. Miami</u>	
7. <u>Albert Lazo</u>	<u>Coral Gables</u>	
8. <u>Josephine O'Sullivan</u>	<u>Pinecrest</u>	
9. <u>Michelle R. Sanchez</u>	<u>Coral Gables</u>	
10. <u>Ari Burt</u>	<u>S. Miami</u>	
11. <u>MARKA AETERIA</u>	<u>Pinecrest</u>	
12. <u>Monica Quirett</u>	<u>Miami</u>	
13. <u>Catherine H Lorie</u>	<u>Coral Gables</u>	



ENTERED AS EXHIBIT Laura Russo At
by NUMBER
THE PLANNING AND ZONING BOARD
ON 06.03.09 JM
DATE INITIALS

SAINT THOMAS EPISCOPAL
PARISH SCHOOL
PETITION FOR APPROVAL OF PLAYING FIELD
EAST OF ST. THOMAS PARKING LOT

The undersigned hereby express their support for the creation of a playing field on the property to the east of the St Thomas parking lot. We understand that the property was purchased by the St. Thomas in 2002, and that the playing field will be for the use of the students.

As a parent of one or more children who attend school at St. Thomas, we believe that a playing field will add to The growth and enrichment of our child(ren).

	<u>Name</u>	<u>City of Residence</u>	<u>Signature</u>
1.	<u>Pablo</u>	<u>Pinecrest</u>	<u>Pablo Hewitt</u>
2.	<u>Edson Briggs</u>	<u>Miami</u>	<u>Edson Briggs</u>
3.	<u>CORNELIA EHRLING</u>	<u>CORAL GABLES</u>	<u>Cornelia Ehrling</u>
4.	<u>Melinda Gonzalez</u>	<u>Coconut Grove</u>	<u>Melinda Gonzalez</u>
5.	<u>Lyn-Anne Wilson</u>	<u>Miami</u>	<u>Lyn-Anne Wilson</u>
6.	<u>Maria Villamil</u>	<u>Coral Gables</u>	<u>Maria Villamil</u>
7.	<u>Stephanie Jackson</u>	<u>S. Miami</u>	<u>Stephanie Jackson</u>
8.	<u>Carolyn Reyes</u>	<u>Coral Gables</u>	<u>Carolyn Reyes</u>
9.	<u>Kendra Malloy</u>	<u>Miami</u>	<u>Kendra Malloy</u>
10.	<u>Lesli Joseph</u>	<u>Coral Gables</u>	<u>Lesli Joseph</u>
11.	<u>Ashley Cusack</u>	<u>Coral Gables</u>	<u>Ashley Cusack</u>
12.	<u>Elizabeth Bacardi</u>	<u>Coral Gables</u>	<u>Elizabeth Bacardi</u>
13.	<u>Seth Levine</u>	<u>Pinecrest</u>	<u>Seth Levine</u>



ENTERED AS EXHIBIT Laura Russo AI
BY NUMBER
THE PLANNING AND ZONING BOARD
ON 06.03.09 DATE JM INITIALS

SAINT THOMAS EPISCOPAL
PARISH SCHOOL
PETITION FOR APPROVAL OF PLAYING FIELD
EAST OF ST. THOMAS PARKING LOT

The undersigned hereby express their support for the creation of a playing field on the property to the east of the St Thomas parking lot. We understand that the property was purchased by the St. Thomas in 2002, and that the playing field will be for the use of the students.

As a parent of one or more children who attend school at St. Thomas, we believe that a playing field will add to The growth and enrichment of our child(ren).

<u>Name</u>	<u>City of Residence</u>	<u>Signature</u>
1. Katherine Rubino	Grove	K Rubino
2. Michelle Canto	Coral Gables	Michelle Canto
3. Jennifer Green	Coral Gables	J Green
4. Alex Martinez	Coral Gables	Alex Martinez
5. Victoria Tegewisch	Pinecrest	V Tegewisch
6. Nydia Lacayo	Coral Gables	Nydia Lacayo
7. Stephanie Demos	Miami	S. Demos
8. Susan Hannan	Pinecrest	Susan Hannan
9. Jeanette Calles	Gables	J Calles
10. Mari Wells	Coconut Grove	M Wells
11. Marisa Salas	Gables	Marisa Salas
12. Susannah Rose	Coral Gables	Susannah Rose
13. Sandra Ross	Coral Gables	Sandra Ross



ENTERED AS EXHIBIT Laura Russo A1
 BY NUMBER
 THE PLANNING AND ZONING BOARD
 ON 06.03.09 JM
 DATE INITIALS

SAINT THOMAS EPISCOPAL
 PARISH SCHOOL
 PETITION FOR APPROVAL OF PLAYING FIELD
 EAST OF ST. THOMAS PARKING LOT

The undersigned hereby express their support for the creation of a playing field on the property to the east of the St Thomas parking lot. We understand that the property was purchased by the St. Thomas in 2002, and that the playing field will be for the use of the students.

As a parent of one or more children who attend school at St. Thomas, we believe that a playing field will add to The growth and enrichment of our child(ren).

<u>Name</u>	<u>City of Residence</u>	<u>Signature</u>
1. Allison Freeland	Gables	
2. Sharon Polo	Pinecrest	
3. Joan Kolski	Pinecrest	
4. Gloria Ehlebracht	Miami	
5. Destrin Warner	Coral Gables	
6. MARIA Gutierrez	Coral Gables	
7. Donna Harris	C.G.	
8. Wirtu Munroe	Dade	
9. Joan Canto	C.G.	
10. Carlos Gellio	C.G.	
11. Stewarna Williams	MIA	
12. JOHN D. KENNER	Pinecrest	
13. Michel R. Batte	Coral Gables	



FILED AS EXHIBIT Laura Russo A1
BY NUMBER
THE PLANNING AND ZONING BOARD
ON 06.03.09 JM
DATE INITIALS

SAINT THOMAS EPISCOPAL
PARISH SCHOOL
PETITION FOR APPROVAL OF PLAYING FIELD
EAST OF ST. THOMAS PARKING LOT

The undersigned hereby express their support for the creation of a playing field on the property to the east of the St Thomas parking lot. We understand that the property was purchased by the St. Thomas in 2002, and that the playing field will be for the use of the students.

As a parent of one or more children who attend school at St. Thomas, we believe that a playing field will add to The growth and enrichment of our child(ren).

<u>Name</u>	<u>City of Residence</u>	<u>Signature</u>
1. Don Fisher	Miami	
2. Vanessa Hernandez	Coral Gables	
3. Constance M Ryan	Coral Gables	Constance M Ryan
4. J. Miller & Family	Miami	J. Miller & Family
5. Conchita Ayut	Coral Gables	Conchita Ayut
6. Tim Birrithella	Pinecrest	TBR
7. Gloria Hernandez	Coral Gables	Gloria M. Hernandez
8. Jo Ellen Strump	Coral Gables	Jo Ellen Strump
9. Malinda Choo A. Tan	South Miami	Malinda Choo A. Tan
10. Laura Marandino	Coral Gables	L Marandino
11. Susan Orban	Palmetto Bay	S Orban
12. Kimber Mariani	S. Miami	Kimber Mariani
13. Angel Reyes	Coral Gables	Carolyn Reyes



EPISCOPAL AS EXHIBIT Laura Russo A1
BY NUMBER
THE PLANNING AND ZONING BOARD
ON 06.03.09 JM
DATE INITIALS

SAINT THOMAS EPISCOPAL
PARISH SCHOOL
PETITION FOR APPROVAL OF PLAYING FIELD
EAST OF ST. THOMAS PARKING LOT

The undersigned hereby express their support for the creation of a playing field on the property to the east of the St Thomas parking lot. We understand that the property was purchased by the St. Thomas in 2002 and that the playing field will be for the use of the students.

As a parent of one or more children who attend school at St. Thomas, we believe that a playing field will add to The growth and enrichment of our child(ren).

<u>Name</u>	<u>City of Residence</u>	<u>Signature</u>
1. Natasha Dekin	Miami	
2. Mimi Fernandez	Pinecrest	
3. Jana Sigalos-Molina	MIAMI	
4. Laura Roberts	Coral Gables	
5. Annex McGregor	Palmetto Bay	
6. MARTHA KYLENSTEIN	CORAL GABLES	
7. Carla O'Connor	Palmetto Bay	
8. Lourdes de Armas	Pinecrest	
9. NIKKI Suarez	Coral Gables	
10. Richard Diaz	Coral Gables	
11. Ana Santisteban	Coral Gables	
12. Viviana Gomez	Coral Gables	
13. CLINTA CUPPERMAN	MIAMI	



ENTERED AS EXHIBIT Laura Russo A1
 by NUMBER
 THE PLANNING AND ZONING BOARD
 ON 06.03.09 JM
 DATE INITIALS

SAINT THOMAS EPISCOPAL
 PARISH SCHOOL
 PETITION FOR APPROVAL OF PLAYING FIELD
 EAST OF ST. THOMAS PARKING LOT

The undersigned hereby express their support for the creation of a playing field on the property to the east of the St Thomas parking lot. We understand that the property was purchased by the St. Thomas in 200__, and that the playing field will be for the use of the students.

As a parent of one or more children who attend school at St. Thomas, we believe that a playing field will add to The growth and enrichment of our child(ren).

<u>Name</u>	<u>City of Residence</u>	<u>Signature</u>
1. Jennifer Briggs	Miami	
2. Ricardo Sucre	MIAMI	
3. Richard Cedron	South Miami	
4. Eikeh Sanchez-Mudina	MIAMI	
5. Michael P. Maguire	Coral Gables	
6. Rui Newmann	S. Miami	
7. Sara James	Coral Gables	
8. Elizabeth M. Bellande	Palmetto Bay	
9. Marshall G. Smith	Coral Gables	
10. Meredith Birnithella	Pinecrest	
11. Javier Lopez	Miami	
12. John Vito Ortega	CORAL GABLES	
13. Ly Fitzpatrick	Coral Gables	



FILED AS EXHIBIT Laura Russo A1
by NUMBER
THE PLANNING AND ZONING BOARD
ON 06.03.09 JM
DATE INITIALS

SAINT THOMAS EPISCOPAL
PARISH SCHOOL
PETITION FOR APPROVAL OF PLAYING FIELD
EAST OF ST. THOMAS PARKING LOT

The undersigned hereby express their support for the creation of a playing field on the property to the east of the St Thomas parking lot. We understand that the property was purchased by the St. Thomas in 200__, and that the playing field will be for the use of the students.

As a parent of one or more children who attend school at St. Thomas, we believe that a playing field will add to The growth and enrichment of our child(ren).

<u>Name</u>	<u>City of Residence</u>	<u>Signature</u>
1. Jonathan Fitzpatrick	Coral Gables	J Fitzpatrick
2. Kristen Munroe	Miami	KM
3. WIRTH MUNROE	MIAMI	Wirth Munroe
4. Constance Fernandez	Coral Gables	Constance Fernandez
5. Miguel Fernandez	Coral Gables	Miguel Fernandez
6. Juliana De la Riva	Pinecrest	Julia De la Riva
7. Robert De la Riva	Pinecrest	Bob
8. Kathenne Harg	Coral Gables	KH
9. Charlotte Hicks	Coral Gables	CH
10. Vivian Cortinas	Coral Gables	Vivian Cortinas
11. Katie Elliott	Coconut Grove	Katie Elliott
12. Michelle Pablos	Pinecrest	Michelle Pablos
13. Natasha Huberman	miami	Natasha Huberman



ENTERED AS EXHIBIT Laura Russo A1
 BY NUMBER
 THE PLANNING AND ZONING BOARD
 ON 06.03.07 JM
 DATE INITIALS

SAINT THOMAS EPISCOPAL
 PARISH SCHOOL
 PETITION FOR APPROVAL OF PLAYING FIELD
 EAST OF ST. THOMAS PARKING LOT

The undersigned hereby express their support for the creation of a playing field on the property to the east of the St Thomas parking lot. We understand that the property was purchased by ~~St.~~ St. Thomas in 2002 and that the playing field will be for the use of the students.

As a parent of one or more children who attend school at St. Thomas, we believe that a playing field will add to The growth and enrichment of our child(ren).

Name	City of Residence	Signature
1. J. Sciarra	S. Miami	[Signature]
2. R. Kayal, Jr.	Pinecrest	[Signature]
3. Rob Perdigon	Coral Gables	[Signature]
4. JORGE GARCIA	Coral Gables	[Signature]
5. Enrique Martin	Miami	[Signature]
6. Jackie Poliakoff	Miami	[Signature]
7. DEBE TIMBRES	Coral Gables	[Signature]
8. MATTHEW BRANKEW	CORAL GABLES	[Signature]
9. Mari Amzurieta	Coral Gables	[Signature]
10. Mary Melia Lopez	Coral Gables	[Signature]
Grandparent → 11. PATRICIA B. BELL	Coral Gables	[Signature]
(TRISH BELL)		
12.		
13.		



ENTERED AS EXHIBIT Laura Russo A1
by NUMBER
THE PLANNING AND ZONING BOARD
ON 06.03.09 DATE SM INITIALS

SAINT THOMAS EPISCOPAL
PARISH SCHOOL
PETITION FOR APPROVAL OF PLAYING FIELD
EAST OF ST. THOMAS PARKING LOT

The undersigned hereby express their support for the creation of a playing field on the property to the east of the St Thomas parking lot. We understand that the property was purchased by the St. Thomas in 2002 and that the playing field will be for the use of the students.

As a parent of one or more children who attend school at St. Thomas, we believe that a playing field will add to The growth and enrichment of our child(ren).

<u>Name</u>	<u>City of Residence</u>	<u>Signature</u>
1. John Elwan	Coral Gables	
2. PHILIPPE BELLAUD	PALMETTO BAY	
3. W. I' HOF	Coral Gables	
4. PETER JOSEPH	CORAL GABLES	
5. JUAN ORTIZ	PINECREST	
6. ROBERT WHITE	S. MIAMI	
7. Cristy Carbajales	Miami	
8. JESSICA WHITE	S. MIAMI	
9. ROBERTA MEYERICH	CORAL GABLES	
10. CRISTINA ROJO	S. MIAMI	
11. Juan Can	Coral Gables	
12. Susan Garcia	C. GOME	
13. Manny Rodriguez	miami	



ENTERED AS EXHIBIT Laura Russo A1
w/ NUMBER
THE PLANNING AND ZONING BOARD
ON 06.03.09 JM
DATE INITIALS

SAINT THOMAS EPISCOPAL
PARISH SCHOOL
PETITION FOR APPROVAL OF PLAYING FIELD
EAST OF ST. THOMAS PARKING LOT

The undersigned hereby express their support for the creation of a playing field on the property to the east of the St Thomas parking lot. We understand that the property was purchased by the St. Thomas in 2002, and that the playing field will be for the use of the students.

As a parent of one or more children who attend school at St. Thomas, we believe that a playing field will add to The growth and enrichment of our child(ren).

<u>Name</u>	<u>City of Residence</u>	<u>Signature</u>
1. Mariana Sanchez	Pinecrest	Mariana Sanchez
2. Nicolas Valls	Pinecrest	Nicolas Valls
3. KURT R. BAUER	PALMETTO BAY	Kurt R Bauer
4. Tom Carlos	Coral Gables	Tom Carlos
5. Adolfo McGregor	Palmetto Bay	Adolfo McGregor
6. Richard Diaz	Coral Gables, FL	Richard Diaz
7. Ana Santisteban	Coral Gables, FL	Ana Santisteban
8. TELMO BARREIRA	So. Miami	Telmo Barreira
9. DONALD McNEILL	CORAL GABLES	D.F. McNeill
10. John Calles	Coral Gables	John Calles
11. Gailor Shelley	Pinecrest	Gailor Shelley
12. Robert Shelley	Pinecrest	Robert Shelley
13. Roger Fernandez	Pinecrest	Roger Fernandez



ENTERED AS EXHIBIT Laura Russo At
by SECRETARY
THE PLANNING AND ZONING BOARD
ON 06.03.09 DATE JM INITIALS

SAINT THOMAS EPISCOPAL
PARISH SCHOOL

PETITION FOR APPROVAL OF PLAYING FIELD
EAST OF ST. THOMAS PARKING LOT

The undersigned hereby express their support for the creation of a playing field on the property to the east of the St Thomas parking lot. We understand that the property was purchased by the St. Thomas in 2002, and that the playing field will be for the use of the students.

As employees of St. Thomas, we believe that a playing field will add to the growth and enrichment of the children of our church school.

<u>Name</u>	<u>City of Residence</u>	<u>Signature</u>
Robin Toomey	Palmetto Bay	Robin Toomey
Ann Collins	Miami	Ann Collins
Lisa Timpone	Palmetto Bay	Lisa Timpone
Eileen Finero Rodriguez	Miami	Eileen Finero Rodriguez
KEN WILLY	Miami	KEN WILLY
Mary McDonnell-Klein	Miami	Mary McDonnell-Klein
Frank Benedict	Cutler Bay	Frank Benedict
Laura Brosch	Pinecrest	Laura Brosch
Elizabeth Schaul	Miami	Elizabeth Schaul
Stacy Lopez	Miami	Stacy Lopez
Frances Rexer	Miami	Frances Rexer
Karen K. Crum	Miami	Karen K. Crum
Deanna Allsman	Palmetto Bay	Deanna Allsman
STEPHANIE GUINONES	COARL GABLES	STEPHANIE GUINONES
LEANORE CRAWFORD	CUTLER BAY	LEANORE CRAWFORD
CAROLINA KARAY	Miami	CAROLINA KARAY



ENTERED AS EXHIBIT Laura Russo A1
by NUMBER
THE PLANNING AND ZONING BOARD
ON 06.03.09 JM
DATE INITIALS

SAINT THOMAS EPISCOPAL
PARISH SCHOOL

PETITION FOR APPROVAL OF PLAYING FIELD
EAST OF ST. THOMAS PARKING LOT

The undersigned hereby express their support for the creation of a playing field on the property to the east of the St Thomas parking lot. We understand that the property was purchased by the St. Thomas in 2002, and that the playing field will be for the use of the students.

As employees of St. Thomas, we believe that a playing field will add to the growth and enrichment of the children of our church school.

<u>Name</u>	<u>City of Residence</u>	<u>Signature</u>
<u>Kris Charlton</u>	<u>Coral Gables</u>	<u>Kris M. Charlton</u>
<u>Betty Francisco</u>	<u>Miami</u>	<u>B. Francisco</u>
<u>William Power</u>	<u>Pinecrest</u>	<u>W. Power</u>
<u>Catherine Bohn</u>	<u>Pinecrest</u>	<u>Catherine B. Bohn</u>
<u>Raquel Reyes</u>	<u>Kendall Miami</u>	<u>Raquel Reyes</u>
<u>Ayana Allman</u>	<u>Palmetto Bay</u>	<u>Ayana Allman</u>
<u>Jorge Vietor</u>	<u>Shenley Park</u>	<u>J. Vietor</u>
<u>Elizabeth Francisco</u>	<u>Palmetto Bay</u>	<u>Elizabeth Francisco</u>
<u>Paula da Silva</u>	<u>Cutler Bay</u>	<u>P. da Silva</u>
<u>M. Cristina Rodriguez-Villa</u>	<u>Miami</u>	<u>M. Cristina Rodriguez-Villa</u>
<u>John J. J. J.</u>	<u>Palmetto Bay</u>	<u>John J. J. J.</u>
<u>Sara B. Hammond</u>	<u>Palmetto Bay</u>	<u>Sara B. Hammond</u>
<u>Geoffrey L. L.</u>	<u>Miami Dade</u>	<u>Geoffrey L. L.</u>
<u>William P. P.</u>	<u>Palmetto Bay</u>	<u>William P. P.</u>
<u>Amy C. C.</u>	<u>Coral Gables</u>	<u>Amy C. C.</u>
<u>William Noble</u>	<u>Cocoanut Grove</u>	<u>W. Noble</u>



ENTERED AS EXHIBIT Laura Russo AT
by MEMBER
THE PLANNING AND ZONING BOARD
ON 00.03.09 JM
DATE INITIALS

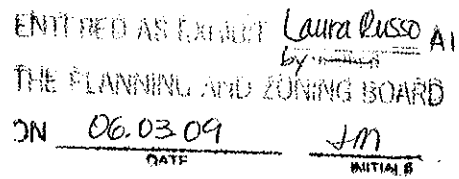
SAINT THOMAS EPISCOPAL
PARISH SCHOOL

PETITION FOR APPROVAL OF PLAYING FIELD
EAST OF ST. THOMAS PARKING LOT

The undersigned hereby express their support for the creation of a playing field on the property to the east of the St Thomas parking lot. We understand that the property was purchased by the St. Thomas in 2002, and that the playing field will be for the use of the students.

As employees of St. Thomas, we believe that a playing field will add to the growth and enrichment of the children of our church school.

<u>Name</u>	<u>City of Residence</u>	<u>Signature</u>
Linda Johnson	South Miami	Linda L. Johnson
ANNY QUIÑONES	CORAL GABLES	Anny Quinones
ROBERTA MEYERINCH	CORAL GABLES	Roberta Meyerinch
Idanet Gonzalez	Miami	Idanet Gonzalez
Valerie Douberley	Pesicust	Valerie A. Douberley
Xean Hewitt	Miami	Xean Hewitt
Jennifer Lobo	Miami	Jennifer Lobo
Joyce Noble	South Miami	Joyce Noble
Carol Kniseley	Miami	Carol Kniseley
Aurora Martin	Miami	Aurora Martin
Shirley Richard	Miami	Shirley Richard
Priscilla Belfe	Miami	Priscilla Belfe
Erin Dean	Miami	Erin Dean
Holly Jarrell	Miami	Holly B. Jarrell
Shannon Nutting	Homestead	Shannon Nutting
Bridget Morley	Miami	Bridget Morley





ENTERED AS EXHIBIT Laura Russo A1
 THE PLANNING AND ZONING BOARD
 ON 06-03-09 Jm
 DATE INITIALS

SAINT THOMAS EPISCOPAL
 PARISH SCHOOL
 PETITION FOR APPROVAL OF PLAYING FIELD
 EAST OF ST. THOMAS PARKING LOT

The undersigned hereby express their support for the creation of a playing field on the property to the east of the St Thomas parking lot. We understand that the property was purchased by the St. Thomas in 2002, and that the playing field will be for the use of the students.

As parishioners of St. Thomas, we believe that a playing field will add to the growth and enrichment of the children of our church school.

Name	City of Residence	Signature
Rebecca Parker	Pinecrest, FL	[Signature]
Maria Leal	Pinecrest, FL	Maria E. Leal
Nichelle Gomez	Coral Gables	[Signature]
LIZABETH DOEBLER	Palmetto Bay	Lizabeth Doebler
Elvir Regalado	Pinecrest, FL	Elvir Regalado
John Murphy	Miami, FL	John Murphy
PHILIP HIRSCHMAN	Kendall FL	PHILIP HIRSCHMAN
DORIS CARBS	MIAMI, FL	Doris Carbs
Laura Vieth	Coral Gables FL	Laura Vieth
WILLIAM L PARKER	PINECREST, FL	[Signature]
Mary B Vela	Pinecrest, FL	[Signature]
Gl de la	Pinecrest, FL	[Signature]
Elizabeth Foye	Coral Gables FL	E. Foye
Kasia Morgan	Coral Gables, FL	K. Morgan
Laura Walker	Coral Gables FL	Laura Walker
William Wacker	Coral Gables	WILLIAM WACKER
[Signature]	Coral Gables	[Signature]



ENTERED AS EXHIBIT Laura Russo A1
by NUMBER
THE PLANNING AND ZONING BOARD
ON 06.03.08 DATE JM INITIALS

SAINT THOMAS EPISCOPAL
PARISH SCHOOL
PETITION FOR APPROVAL OF PLAYING FIELD
EAST OF ST. THOMAS PARKING LOT

The undersigned hereby express their support for the creation of a playing field on the property to the east of the St Thomas parking lot. We understand that the property was purchased by the St. Thomas in 2002, and that the playing field will be for the use of the students.

As parishioners of St. Thomas, we believe that a playing field will add to the growth and enrichment of the children of our church school.

<u>Name</u>	<u>City of Residence</u>	<u>Signature</u>
Charles H Johnson	South Miami	
Nathanial Tobin	Coral Gables	
Alexander Diaz	Coral Gables	
William N Franklin Jr	Cruise Bay	
Garry Tarbe	Pinecrest.	
JOANNE GOLD	Miami FL	
Jim KARONISAKIS	Palmetto Bay	
Mary Louise Cole	Palmetto Bay	
Milton Vandulaan	Palmetto Bay	
Juan Elias Calle	Coral Gables	
Iselle M. Calle	Coral Gables	
Tracy Sporens		
TRACY Sporens	Miami FL	
GILBERT K. SPORNS	Miami FL	
ANDREW JR	Coral Gables FL	
JESUS Carmenate	Pinecrest, FL	



ENTERED AS EXHIBIT Laura Russo A1
by NUMBER
THE PLANNING AND ZONING BOARD
ON 06.03.09 DATE JM INITIALS

SAINT THOMAS EPISCOPAL
PARISH SCHOOL
PETITION FOR APPROVAL OF PLAYING FIELD
EAST OF ST. THOMAS PARKING LOT

The undersigned hereby express their support for the creation of a playing field on the property to the east of the St Thomas parking lot. We understand that the property was purchased by the St. Thomas in 2002, and that the playing field will be for the use of the students.

As parishioners of St. Thomas, we believe that a playing field will add to the growth and enrichment of the children of our church school.

<u>Name</u>	<u>City of Residence</u>	<u>Signature</u>
<u>Caroline P. Brumbaugh</u>	<u>South Miami</u>	<u>Caroline P. Brumbaugh</u>
<u>John Brumbaugh</u>	<u>South Miami</u>	<u>John Brumbaugh</u>
<u>Sue Cesariano</u>	<u>Coral Gables</u>	<u>Sue Cesariano</u>
<u>Felix JACOMINO</u>	<u>Miami</u>	<u>Felix Jacomino</u>
<u>Robert Scott Newman</u>	<u>Coral Gables</u>	<u>Robert Scott Newman</u>
<u>Nancy MITCHELL</u>	<u>Miami</u>	<u>Nancy Mitchell</u>
<u>Maura Pittman</u>	<u>Miami</u>	<u>Maura Pittman</u>
<u>Noel S Rodriguez</u>	<u>Miami</u>	<u>Noel S Rodriguez</u>
<u>William Bone</u>	<u>Coral Gables</u>	<u>William Bone</u>
<u>Monica Harmon Lummis</u>	<u>Miami</u>	<u>Monica Harmon Lummis</u>
<u>SALUD FRANKLIN</u>	<u>CUTLER BAY</u>	<u>Salud Franklin</u>
<u>DIANE ROURKE</u>	<u>Pinecrest</u>	<u>Diane Rourke</u>
<u>Natalie Jenkins</u>	<u>Palmetto Bay</u>	<u>Natalie Jenkins</u>
<u>Cynthia L. Dean</u>	<u>Miami</u>	<u>Cynthia L. Dean</u>
<u>JULIE M. BERLIN</u>	<u>CORAL GABLES</u>	<u>Julie M. Berlin</u>
<u>Julia C. Johnson</u>	<u>Miami-Dade Co.</u>	<u>Julia C. Johnson</u>
<u>MORRIS KNAPP</u>	<u>Miami Dade County</u>	<u>Morris Knapp</u>

