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

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

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

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

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

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

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

MR. CARLSON: No --

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

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

the site to accommodate this.

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

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

MR. CARLSON: That's fine.

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

MS. KEON: I'll move it.

CHAIRMAN KORGE: There's a motion to approve.

MR. SALMAN: I'll second.

CHAIRMAN KORGE: Seconded. Any discussion?

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

MS. MENENDEZ: Pat Keon?

MS. KEON: Yes.

MS. MENENDEZ: Javier Salman?

MR. SALMAN: Yes.

MS. MENENDEZ: Eibi Aizenstat?

MR. AIZENSTAT: Yes.

MS. MENENDEZ: Jeff Flanagan?

MR. FLANAGAN: Yes.

MS. MENENDEZ: Tom Korge?

CHAIRMAN KORGE: Yes.

MR. CARLSON: Thank you very much.

~~CHAIRMAN KORGE: Thank you.~~

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

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

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

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

Scot, if you could get the lights.

This is an application of

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

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

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

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

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

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

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

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

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

The applicant's proposing 11 changes to improving the existing

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

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

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

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

13 and 14 in the Staff Report.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

the way through to Banyan.

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

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

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

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

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

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

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.

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

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

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

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

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

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

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

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

the soccer field.

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

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

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

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

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

MS. RUSSO: The wall would be on

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

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

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

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

MR. AIZENSTAT: What he calls 5690 and 5692?

MS. RUSSO: Correct. Correct.

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

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

MR. AIZENSTAT: Play equipment?

MR. RIEL: 2, c.

MR. AIZENSTAT: Hours of use?

MR. RIEL: Yes.

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

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

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

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

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

MR. AIZENSTAT: Is it an athletic field today?

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

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

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

almost on a daily basis.

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

MS. RUSSO: Correct.

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

MR. AIZENSTAT: Yes.

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

CHAIRMAN KORGE: Where is that on our sheet?

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

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

MS. RUSSO: 3, c.

CHAIRMAN KORGE: 3, c.

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

MR. AIZENSTAT: Existing old caretaker's residence.

MR. RIEL: Yes, the second line.

CHAIRMAN KORGE: Okay.

So you want to change that to read what?

MR. AIZENSTAT: Take out "locked."

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

CHAIRMAN KORGE: Okay.

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

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

CHAIRMAN KORGE: Right.

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

MR. AIZENSTAT: Okay.

MS. RUSSO: It's a minor point.

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

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

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

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

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

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

MS. RUSSO: With ficus, too.

MR. AIZENSTAT: With ficus.

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

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

MR. AIZENSTAT: Okay.

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

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

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

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

MS. RUSSO: Well, and I think it

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

MR. AIZENSTAT: What are you concerned about?

MS. RUSSO: Well, at --

MR. AIZENSTAT: At the expense of --

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

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

MR. RIEL: Yes, I believe so.

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

MS. RUSSO: Correct.

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

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

Eric?

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

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

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

MS. RUSSO: Right, right.

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

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

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

CHAIRMAN KORGE: Okay.

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

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

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

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

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

MR. AIZENSTAT: Well --

MS. RUSSO: Well, obviously, the

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

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

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

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

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

MR. AIZENSTAT: I mean, that would --

CHAIRMAN KORGE: I would consider that a religious service.

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

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

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

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

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

MR. SALMAN: Correct.

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

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

MR. AIZENSTAT: Eric, do you see something that --

MR. RIEL: Yeah. My preference would be, Mr. Chair, is that we allow the applicant to complete their presentation. I'd be happy to go through each of the issues.

MR. AIZENSTAT: Okay. I'm sorry.

MR. RIEL: I think we should maybe hear from the public, and then I'll be able to respond accordingly to each one.

CHAIRMAN KORGE: Yes.

MS. RUSSO: In conclusion, what I'd just like to say is that what we have here is an institution that's been around since the early 1950s, that provides -- it's a resource for the community, not just in its providing education, its providing, you know, spiritual guidance, but it also has activities that are part of the community, Cub Scouts, it has recitals and concerts, that all are what make living in Coral Gables a very special place, and what we are attempting to do

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

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

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

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

MR. FLANAGAN: I'll wait.

CHAIRMAN KORGE: Wait? Very well.

MS. RUSSO: And I also at this time would like to present -- we have petitions that were signed by either church members or parents of the school that are in favor of these applications, so I'd like to present these to the Secretary of the Board.

CHAIRMAN KORGE: Okay. We'll accept them in the record.

MR. RIEL: Yes, we stamp them for the record.

Mr. Chair, we have --

Are you finished, Ms. Russo?

MS. RUSSO: Yes.

MR. RIEL: Also, Ms. Russo, my assumption is that you agree with all the other conditions? Could you state that on the record?

MS. RUSSO: Yes, I will. I'm sorry, I did not state that on the record. With the exception of the clarifications and/or modifications that were requested, we accept the other conditions of Staff's Report, and if you

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.

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

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

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.

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

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

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

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

Remember, they have to show you that the application is going to preserve and improve the character of the neighborhood. And the character of the neighborhood is a single-family neighborhood. Why? Because your Comp Plan defines the character of the neighborhood. Your Comprehensive Plan has a map, a Future Land Use Map, that shows that property at 5450 as a single-family, as low-density residential single-family. The character of the neighborhood has already been set, and that character is single-family. What this project -- what this proposal is doing is seeking to change the character and make it more institutional, by allowing the institutional use to expand. Even though it's, quote, just, unquote, an athletic field, it is still

part of that institutional use.

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

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

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

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

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

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

This is an expansion into a single-family residential neighborhood. It is not consistent with that single-family neighborhood. They say that it will enhance -- the school says it will enhance the social, cultural and economic conditions for Coral Gables residents. They say that, but the expansion of the school into a residential neighborhood does not enhance the social, cultural and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

about in this element, is the incompatibility of uses.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

And it also talks, within that

"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

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.

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

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

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

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

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

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

And I urge you, on behalf of my

clients, to please deny the land use change, deny the rezoning, and deny -- recommend denying the land use change, recommend denying the rezoning, and recommend the denial of the site plan.

Thank you very much.

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

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

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

CHAIRMAN KORGE: Call the next witness, please.

MS. MENENDEZ: Joel Arnold.

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

I was prepared to go into my

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

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

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

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

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

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

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

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?

Thank you very much.

CHAIRMAN KORGE: Thank you.

MS. MENENDEZ: Gary Tarbe.

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

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

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

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

That's all. Thank you.

MS. MENENDEZ: Chris Cobb.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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.

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.

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

Thank you.

MS. MENENDEZ: Tim Birrittella?

JoAnn Titley?

Enia Rivero?

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

CHAIRMAN KORGE: Would you use the microphone?

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

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

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

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

Thank you.

MS. MENENDEZ: Marisa?

Maxwell Bales?

Gregory Bales?

Constance Ryan?

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

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

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

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

MS. MENENDEZ: Kitty Finneran?

Roger Tobin?

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

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

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

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

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

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

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

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

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

Is it not?

UNIDENTIFIED MAN: Controlled by the diocese.

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

MS. MENENDEZ: Kris Charlton?

Charles Johnson?

Lana Stricker?

Derek McDowell?

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

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

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

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

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

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

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.

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

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

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

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

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

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 --

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

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

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

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

that it's rarely used is Saturdays.

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

And by putting a wall, as they have

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

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

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

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

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

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

Thank you.

CHAIRMAN KORGE: Anybody else?

MS. MENENDEZ: No.

CHAIRMAN KORGE: Ms. Russo, do you

want to --

MS. RUSSO: Just a very short rebuttal.

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

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

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

course.

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

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

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

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

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

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

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

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

currently park?

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

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

the permitting process for the actual laying of the field and the leveling of the field.

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

CHAIRMAN KORGE: Yeah, and one more question.

MS. RUSSO: Uh-huh.

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

MS. RUSSO: I do.

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

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

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

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

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

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

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

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

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

Thank you very much for your consideration.

MS. KEON: Can I ask a question?

CHAIRMAN KORGE: Yes.

Laura --

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

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

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

MS. KEON: Thank you.

CHAIRMAN KORGE: Do you have questions?

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

MS. RUSSO: Uh-huh.

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

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

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

MR. AIZENSTAT: Right.

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

MR. AIZENSTAT: Would the school be --

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

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

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

MR. AIZENSTAT: Not to build on that land?

MS. RUSSO: Yes, we would.

MR. AIZENSTAT: I mean, that would --

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

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

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

MS. RUSSO: Yes.

MR. AIZENSTAT: What do you have left over?

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

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

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

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

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

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

MS. RUSSO: Uh-huh.

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

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

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

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

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

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

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

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

MR. FLANAGAN: Right.

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

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

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

CHAIRMAN KORGE: That would be fine.

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

MS. RUSSO: Mr. Parker.

MR. FLANAGAN: -- Mr. Parker.

MS. RUSSO: On natural terrain parking.

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

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

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

MR. PARKER: Yes.

MR. FLANAGAN: Okay.

MR. PARKER: Yes.

MR. FLANAGAN: Thank you.

MR. PARKER: Thanks.

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

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

MR. GIBBS: We always work with the

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

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

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

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

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

MR. AIZENSTAT: Correct.

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

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

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

that.

MS. KEON: The new school?

MR. AIZENSTAT: The --

MS. KEON: The new school?

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

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

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

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

MS. RUSSO: No. The school --

(Simultaneous voices)

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

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

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

MR. ARNOLD: No, no, no.

MS. RUSSO: There's --

(Simultaneous voices)

MR. ARNOLD: No, no, no.

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

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

Kris?

MS. CHARLTON: 2003.

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

MS. CHARLTON: 2005. 2005.

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

MR. AIZENSTAT: The parish facility?

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

MR. AIZENSTAT: Was before?

MR. TOBIN: Unincorporated Dade did that with us.

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

MR. TOBIN: Okay?

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

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

Do you have some more questions?

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

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

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

MR. AIZENSTAT: Okay.

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

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

MR. KAY: Yes, sure.

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

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

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

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

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

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

MR. KAY: That is correct, yes.

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

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

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

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

MR. KAY: Right.

MR. AIZENSTAT: Thank you.

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

MR. AIZENSTAT: Thank you.

CHAIRMAN KORGE: Anything else? Anybody, anything else?

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

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

MS. AUGENSTEIN: Sorry.

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

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

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

MR. AIZENSTAT: Well, that's why

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.

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.

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

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

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

CHAIRMAN KORGE: That's on Page 11?

MS. KEON: That's on Page 11 of 16. "Provide a benefit to the City in that it will achieve two or more of the following objectives."

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

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

MR. RIEL: You're talking about

Item -- Page 11, Number 2?

MR. AIZENSTAT: What Pat commented on.

MS. KEON: Yeah.

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

opinion, there is a balance of uses.

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

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

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

that --

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

MR. AIZENSTAT: Exactly.

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

We look at this as an opportunity

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

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

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

MR. RIEL: Correct.

CHAIRMAN KORGE: -- and Paragraph 2, d?

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

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

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

MS. KEON: Uh-huh.

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

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

probably fail, in many respects.

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

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

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

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

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

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

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

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

MR. AIZENSTAT: I agree with that.

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

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

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

MS. KEON: May I ask one more question?

MR. SALMAN: Yes.

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

the east boundary, the eastern boundary --

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

CHAIRMAN KORGE: With the chain link fence?

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

MS. KEON: No, at 5450.

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

MS. KEON: Right. Is that there --

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

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

MR. SALMAN: Between the residences.

MR. AIZENSTAT: Between the residences.

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

MR. AIZENSTAT: And --

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

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

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

MS. KEON: Right.

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

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

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

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

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

MR. SALMAN: I was in the middle, I

mean.

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

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

MS. KEON: Are you looking to --

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

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

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

that. As long as -- as long as the Building Department, the Zoning Department, the Planning Department, as long as they agree with that, I'm fine with that.

MS. KEON: Can you address that?

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

MS. KEON: Okay.

MR. RIEL: Not a problem.

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

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

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

MS. KEON: And the special permit?

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

CHAIRMAN KORGE: Go ahead, Eibi.

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

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

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

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

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

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

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

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.

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

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

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

CHAIRMAN KORGE: To --

MR. SALMAN: To the recommended --

MR. RIEL: Based upon Staff's recommendation?

MR. SALMAN: Based upon Staff's recommendation.

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

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

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

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

MS. MENENDEZ: Javier Salman?

MR. SALMAN: Yes.

MS. MENENDEZ: Eibi Aizenstat?

MR. AIZENSTAT: Yes.

MS. MENENDEZ: Jeff Flanagan?

MR. FLANAGAN: Yes.

MS. MENENDEZ: Pat Keon?

MS. KEON: Yes.

MS. MENENDEZ: Tom Korge?

CHAIRMAN KORGE: Yes.

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

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

MR. RIEL: The change of zoning.

MR. SALMAN: -- change in zoning.

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

MR. AIZENSTAT: Second.

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

MS. KEON: No.

CHAIRMAN KORGE: None?

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

MS. MENENDEZ: Eibi Aizenstat?

MR. AIZENSTAT: Yes.

MS. MENENDEZ: Jeff Flanagan?

MR. FLANAGAN: Yes.

MS. MENENDEZ: Pat Keon?

MS. KEON: Yes.

MS. MENENDEZ: Javier Salman?

MR. SALMAN: Yes.

MS. MENENDEZ: Tom Korge?

CHAIRMAN KORGE: Yes.

Javier?

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

MR. RIEL: The site plan approval.

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

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

MR. AIZENSTAT: Provide what?

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

MR. AIZENSTAT: Okay.

MR. RIEL: To limit or prohibit?

MR. AIZENSTAT: Prohibit.

MR. SALMAN: Prohibit.

MR. RIEL: Okay.

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

MS. RUSSO: Except for the wall.

MR. AIZENSTAT: Except for --

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

MS. RUSSO: A permanent structure.

CHAIRMAN KORGE: Right.

MR. SALMAN: A permanent structure.

MR. RIEL: That's understood.

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

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

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

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

CHAIRMAN KORGE: By entire site, you mean all three parcels?
MR. SALMAN: All three parcels.
CHAIRMAN KORGE: Yes, okay.
MS. KEON: What does that mean?
MR. SALMAN: That means that they have to submit a paving and drainage plan for the entire site and prove to the Public Works Department that they retain one inch of runoff --
MR. AIZENSTAT: Within.
MR. SALMAN: -- within the site.
MR. RIEL: Well, it's subject to City Public Works review for stormwater management, as well as other applicable State and Federal guidelines.
MR. SALMAN: Correct.
CHAIRMAN KORGE: Right, and hopefully, if they are doing that, maybe the City will address the drainage problem that obviously needs to be addressed, because there is -- clearly, there's a drainage problem.
MR. SALMAN: I'm just concerned with the contribution of this particular

applicant to the problem.
CHAIRMAN KORGE: No, I agree with you. I agree with you.
MS. KEON: I guess what I'm asking you is, when you say part of your motion is a review, is that review and compliance?
MR. SALMAN: Correct, yes.
MS. KEON: Okay, so compliance is --
MR. SALMAN: That they meet the requirements of --
CHAIRMAN KORGE: They have to meet the Code.
MR. SALMAN: Requirements of the Code, exactly.
MS. KEON: Yes, okay.
MR. AIZENSTAT: Could I ask, also -- well, for the motion, as we discussed, for them not to be able to do any special activities on that particular field?
MS. KEON: It includes the recommendation of the Staff.
MR. RIEL: No, that's not --

MR. SALMAN: That's included in the recommendation.
CHAIRMAN KORGE: That's already in the recommendation.
MS. KEON: That's in the recommendation?
MR. AIZENSTAT: That they cannot get a special permit to do a carnival on that parcel?
MR. SALMAN: You want to limit them to no carnivals, as well?
MR. AIZENSTAT: Well, I'm just concerned, having a house next door, going into a residential area, going and having carnivals or so forth. I'd just like for the neighbors to have quiet enjoyment.
CHAIRMAN KORGE: Eric, what is the Staff's recommendation?
MS. RUSSO: In addition to the covenant?
MR. SALMAN: In addition to the covenant, then, is that what you're suggesting?
MR. RIEL: My suggestion, to be

clear, is, if that's what the intention of the Board is, to say that no special event activities may be on 5450. I mean, that way, it's clear.
MR. SALMAN: Okay.
CHAIRMAN KORGE: Okay.
MR. SALMAN: Well, that would ride, then, with the covenant.
MR. AIZENSTAT: I'm sorry?
MS. KEON: That would ride with the covenant.
MR. SALMAN: Ride with the covenant, no special activities.
MR. RIEL: And let me clarify, no special event activities and any accompanying impacts.
MR. SALMAN: Okay.
MR. AIZENSTAT: Correct.
MR. RIEL: I just want everybody to understand that.
CHAIRMAN KORGE: Okay.
MR. AIZENSTAT: And then -- but in the Staff's recommendation, you'll take out the word "locked"?
MS. KEON: Yes.

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.

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

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.

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

considered a special event, requiring a permit.

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

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

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

CHAIRMAN KORGE: To hold a funeral?

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

MR. SALMAN: I think what Eric is

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

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

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

MR. AIZENSTAT: On the neighborhood.

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

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

MR. RIEL: Anything over 123.

MS. KEON: Okay, I understand.

CHAIRMAN KORGE: Okay, so --

MR. SALMAN: Let's leave it the way

it is.

MS. KEON: Okay.

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

MR. RIEL: Right.

MR. SALMAN: And that's it.

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

MS. RUSSO: Are we excluding religious events?

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

MS. RUSSO: Okay.

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

MR. RIEL: Yes.

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

MR. SALMAN. Parent night.

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

MR. SALMAN: That's crazy.

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

CHAIRMAN KORGE: Is that acceptable to the applicant?

MS. RUSSO: Yes.

MS. KEON: Okay.

MS. RUSSO: It is acceptable.

CHAIRMAN KORGE: Okay.

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

MS. KEON: Okay.

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

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

CHAIRMAN KORGE: Thank you.

MS. KEON: That's what's included

in Staff's recommendation, yes.
CHAIRMAN KORGE: Anything else in the motion? No?
Any further discussion? Do we have a second on the motion?
MR. AIZENSTAT: Yes.
CHAIRMAN KORGE: We have a second. Moved and seconded. Any further discussion on this motion?
No discussion. We'll call the roll, please.
MS. MENENDEZ: Jeff Flanagan?
MR. FLANAGAN: Yes.
MS. MENENDEZ: Pat Keon?
MS. KEON: Yes.
MS. MENENDEZ: Javier Salman?
MR. SALMAN: Yes.
MS. MENENDEZ: Eibi Aizenstat?
MR. AIZENSTAT: Yes.
MS. MENENDEZ: Tom Korge?
CHAIRMAN KORGE: Yes. Let's take a five-minute break.
MR. SALMAN: It's -- I notice from the clock on the wall --
MS. RUSSO: Thank you very much for

your consideration.
MS. HERNANDEZ: Wait a minute. It's almost nine o'clock. What's the will of the Board?
MR. AIZENSTAT: Let's not take a break.
(Simultaneous comments)
MS. HERNANDEZ: All right, we're going to start the next item and maybe we'll finish it in 10 minutes, okay?
Folks, if you could please keep it down, please. Thank you. We're trying to also finish up. Thank you. Please take it outside.
All right, Mr. Vice-Chair?
MR. AIZENSTAT: Okay, let's take it over to --
MS. HERNANDEZ: City of Coral Gables Comprehensive Land Use Plan.
Mr. Riel?
MR. AIZENSTAT: The next item, City of Coral Gables Comprehensive Land Use Plan and Map.
Eric?
MR. RIEL: At the last meeting, you

know, Staff did a presentation on this. We're obviously not going to go through that presentation.
MR. SALMAN: Bless your heart.
MR. RIEL: We had -- a couple Board members indicated they'd like the opportunity to have some additional time to look at the plan.
At this point, I'll turn it over to those members, if they would like to provide any comments, and then any other members that have any additions.
MS. HERNANDEZ: Right.
MR. RIEL: I would ask that when you do your Staff recommendation again, I need four separate motions on each of these items --
MS. HERNANDEZ: Right.
MR. RIEL: -- because they need to go in different directions, in terms of the Department of Community Affairs.
MS. HERNANDEZ: And for ease of reference, we were in the deliberations portion of it, so the public hearing was closed. So this is where we're at,

okay?
MR. RIEL: And I'm sorry, Mr. Vice-Chair, I was just handed a letter from -- dated June 3rd, 2009, Riviera Neighborhood Association.
Unfortunately, I just was handed it, so I have not had a chance to read it.
MS. HERNANDEZ: Can you read it into the record?
MR. SALMAN: Do you want to read it in the record?
MR. RIEL: It's about two pages long.
MS. HERNANDEZ: Oh.
MS. KEON: Should it be read into the record?
MR. FLANAGAN: The public hearing session was closed?
MS. HERNANDEZ: Yeah, it was closed. The public hearing portion of this was closed at the last meeting. So the Board will have to make a motion if they want to accept it and review it and 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	☐ Item # 5 (ZC Text Amend. Re: Historic Board) ☒ Item # 6 (Montgomery Foundation Property) ☐ Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) ☐ Item # 8 (Update of Comp. Land Use Plan & Map)
2.	JOEL ARNOLD	3520 BANYAN DR	305 669-8516	☐ Item # 5 (ZC Text Amend. Re: Historic Board) ☐ Item # 6 (Montgomery Foundation Property) 2 ☒ Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) ☐ Item # 8 (Update of Comp. Land Use Plan & Map)
3.	ROGER WALKER	5420 BANYAN DR	305 663 6178	☐ Item # 5 (ZC Text Amend. Re: Historic Board) 3 ☐ Item # 6 (Montgomery Foundation Property) ☒ Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) ☐ Item # 8 (Update of Comp. Land Use Plan & Map)
4.	ELSIE MIRANDA	1114 ADUANA AVE.	(305) 666-9120	☐ Item # 5 (ZC Text Amend. Re: Historic Board) ☐ Item # 6 (Montgomery Foundation Property) ☐ Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) ☒ Item # 8 (Update of Comp. Land Use Plan & Map)
5.	Tucker Gibbs	2980 McFarlane Rd	305-448-8486	☐ Item # 5 (ZC Text Amend. Re: Historic Board) ☐ Item # 6 (Montgomery Foundation Property) 1 ☒ Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) ☐ 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 Farbe	7100 S. Wise Terr Pinecrest, FL 33156	305. 284-9954	☐ Item # 5 (ZC Text Amend. Re: Historic Board) 4 ☐ Item # 6 (Montgomery Foundation Property) ☒ Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) ☐ Item # 8 (Update of Comp. Land Use Plan & Map)
2.	CHRIS COBB (SPEAKING)	5575 KERWOOD OAKS DRIVE CORAL GABLES, FL 33156	305 338 0332	☐ Item # 5 (ZC Text Amend. Re: Historic Board) ☐ Item # 6 (Montgomery Foundation Property) 5 ☒ Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) ☐ Item # 8 (Update of Comp. Land Use Plan & Map)
3.	Thomas Bales	9151 Arvida Ln Coral Gables, FL	305-668-9236	☐ Item # 5 (ZC Text Amend. Re: Historic Board) ☐ Item # 6 (Montgomery Foundation Property) 6 ☒ Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) ☐ Item # 8 (Update of Comp. Land Use Plan & Map)
4.	Linda Johnson	6495 Sunset Dr. S. Miami, FL	305-665-5022	☐ Item # 5 (ZC Text Amend. Re: Historic Board) ☐ Item # 6 (Montgomery Foundation Property) X ☒ Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) ☐ Item # 8 (Update of Comp. Land Use Plan & Map)
5.	Vivian More Cortina	1109 Hardee Rd Coral Gables, FL 33146	305-667-1439	☐ Item # 5 (ZC Text Amend. Re: Historic Board) 7 ☐ Item # 6 (Montgomery Foundation Property) ☒ Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) ☐ 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 Birtella	9800 W. Sunrise Blvd Plantation, FL 33322	305-667-2188	☐ Item # 5 (ZC Text Amend. Re: Historic Board) ☐ Item # 6 (Montgomery Foundation Property) X ☐ Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) ☐ Item # 8 (Update of Comp. Land Use Plan & Map)
2.	JoAnn Tittle	5290 Fairchild Way Coral Gables, FL	305 661 2319	☐ Item # 5 (ZC Text Amend. Re: Historic Board) ☐ Item # 6 (Montgomery Foundation Property) X ☐ Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) ☐ Item # 8 (Update of Comp. Land Use Plan & Map)
3.	Roger Tittle	5290 Fairchild Way CG	305-661-2319	☐ Item # 5 (ZC Text Amend. Re: Historic Board) ☐ Item # 6 (Montgomery Foundation Property) X ☑ Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) ☐ Item # 8 (Update of Comp. Land Use Plan & Map)
4.	Enia Rivero	5450 Bonyan Dr.	305/661-9993	☐ Item # 5 (ZC Text Amend. Re: Historic Board) 8 ☐ Item # 6 (Montgomery Foundation Property) ☒ Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) ☐ Item # 8 (Update of Comp. Land Use Plan & Map)
5.	Marisa Ysasi	5500 Hammock Rd	305/140 0656	☐ Item # 5 (ZC Text Amend. Re: Historic Board) ☐ Item # 6 (Montgomery Foundation Property) X ☑ Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) ☐ Item # 8 (Update of Comp. Land Use Plan & Map)

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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	☐ Item # 5 (ZC Text Amend. Re: Historic Board) X ☐ Item # 6 (Montgomery Foundation Property) ☑ Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) ☐ Item # 8 (Update of Comp. Land Use Plan & Map)
2.	Gregory Bales	9151 Arvida Lane Coral Gables FL 33156	305-668-9236	☐ Item # 5 (ZC Text Amend. Re: Historic Board) X ☐ Item # 6 (Montgomery Foundation Property) ☑ Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) ☐ Item # 8 (Update of Comp. Land Use Plan & Map)
3.	Constance Ryan	9151 Arvida Land Coral Gables, FL 33156	305-668-9236	☐ Item # 5 (ZC Text Amend. Re: Historic Board) 9 ☐ Item # 6 (Montgomery Foundation Property) ☑ Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) ☐ Item # 8 (Update of Comp. Land Use Plan & Map)
4.	KITTY FINNERAN	7335 S.W. 141 TER PALMETTO BAY, FL 33158	305-251-6933	☐ Item # 5 (ZC Text Amend. Re: Historic Board) X ☐ Item # 6 (Montgomery Foundation Property) ☑ Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) ☐ Item # 8 (Update of Comp. Land Use Plan & Map)
5.	Roger Tobin	5401 Banyan Drive Coral Gables, FL. 33156	305-661-5803	☐ Item # 5 (ZC Text Amend. Re: Historic Board) 10 ☐ Item # 6 (Montgomery Foundation Property) ☑ Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) ☐ Item # 8 (Update of Comp. Land Use Plan & Map)

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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 Gab.	305 613-1995	☐ Item # 5 (ZC Text Amend. Re: Historic Board) X ☐ Item # 6 (Montgomery Foundation Property) ☑ Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) ☐ Item # 8 (Update of Comp. Land Use Plan & Map)
2.	Charles H. Johnson	6495 Sunset Dr. South Miami FL 33143	305-665-5022	☐ Item # 5 (ZC Text Amend. Re: Historic Board) ☐ Item # 6 (Montgomery Foundation Property) X ☑ Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) ☐ Item # 8 (Update of Comp. Land Use Plan & Map)
3.	Lana Stricker	20 Samana Dr. Coconut Grove 33133	305 854-2792	☐ Item # 5 (ZC Text Amend. Re: Historic Board) ☐ Item # 6 (Montgomery Foundation Property) X ☑ Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) ☐ Item # 8 (Update of Comp. Land Use Plan & Map)
4.	Sean Roberton	7701 SW. 51st Ave Miami 33143	305 666-7849	☐ Item # 5 (ZC Text Amend. Re: Historic Board) ☐ Item # 6 (Montgomery Foundation Property) ☐ Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) ☒ Item # 8 (Update of Comp. Land Use Plan & Map)
5.	Stephen Stricker	20 Samana Dr. Coconut Grove 33133	305 854-2792	☐ Item # 5 (ZC Text Amend. Re: Historic Board) ☐ Item # 6 (Montgomery Foundation Property) ☐ Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) ☐ Item # 8 (Update of Comp. Land Use Plan & Map)

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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 Vistalmar St Coral Gables, FL 33143	(305) 667-5156 (305) 205-8782	☐ Item # 5 (ZC Text Amend. Re: Historic Board) 11 ☐ Item # 6 (Montgomery Foundation Property) ☑ Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) ☐ Item # 8 (Update of Comp. Land Use Plan & Map)
2.	BILL PARKER SPEAKER	7240 SW 127 ST PINECREST, FL 33156	305-256-2530 305-790-1320	☐ Item # 5 (ZC Text Amend. Re: Historic Board) ☐ Item # 6 (Montgomery Foundation Property) 12 ☑ Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) ☐ Item # 8 (Update of Comp. Land Use Plan & Map)
3.	OFE CHIAVACCI SPEAKER	9055 BANYAN DR CORAL GABLES, FL 33156	305 667 8522 305 299 0438	☐ Item # 5 (ZC Text Amend. Re: Historic Board) 13 ☐ Item # 6 (Montgomery Foundation Property) ☑ Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) ☐ Item # 8 (Update of Comp. Land Use Plan & Map)
4.	BRUCE BROCKHOUSE SPEAKER	8525 SW 96TH ST MIAMI, FL 33156	305 666 2332	☐ Item # 5 (ZC Text Amend. Re: Historic Board) ☐ Item # 6 (Montgomery Foundation Property) 14 ☑ Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) ☐ Item # 8 (Update of Comp. Land Use Plan & Map)
5.	Debbie Augenstein S Speaker	5690 Bonita Dr. Coral Gables, FL. 33156	(305) 667-8597	☐ Item # 5 (ZC Text Amend. Re: Historic Board) ☐ Item # 6 (Montgomery Foundation Property) 15 ☑ Item # 7 (St. Thomas-Land use/Rezoning/Site Plan) ☐ Item # 8 (Update of Comp. Land Use Plan & Map)

CITY OF CORAL GABLES
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:

a. *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.*
b. *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.*
c. *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, Alexandre et Claire JORDI
Print Name(s)

Mailing address: jordi5390@aol.com

O do not object to this application, or
X 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 taxe
The school generate too much traffic and parkin on Kendall and this will make the situation wors

Public Hearing Courtesy Notification

RECEIVED
MAY 2 6 ...

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
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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

O 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

VS

St. Thomas Church/School

Proposed Change of Land Use, Rezoning and Site Plan Review

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

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).

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.

Request

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

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

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

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

Landscaping and buffering

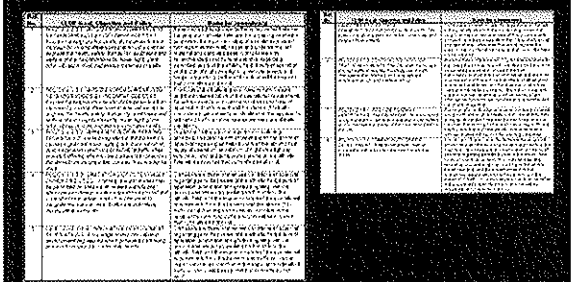
- Applicant proposes a minimum 10' wide landscape buffer along the east property line of athletic field - 5450 North Kendall Drive
  - Continuous 6' high masonry wall
  - Continuous hedge
  - Continuous row of canopy/shade trees
- Installation of landscape materials is proposed along both the north and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

Use and operation restrictions

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

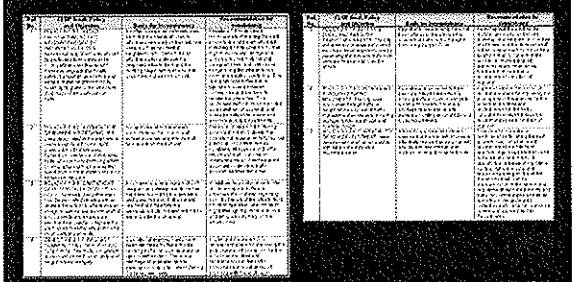
CLUP compliance

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



CLUP compliance

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



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

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:

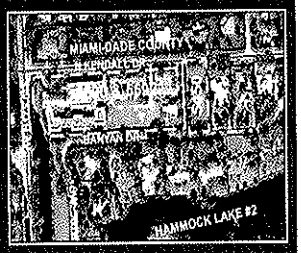
Conditions of approval (page 3)

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.

Conditions of approval (page 3)

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

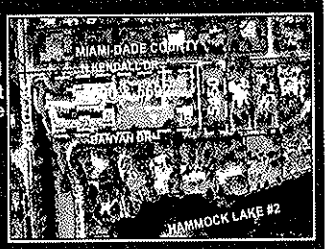
- Users of athletic field -only to be used by students and faculty.
- Play equipment - only permanent soccer nets/ other field apparatus. Bleachers or other elevated seating shall be prohibited.
- Hours of use - no activities between 6:30 pm - 7:30 a.m.
- Vehicle access shall be prohibited.
- Vehicle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



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.



Conditions of approval (page 4)

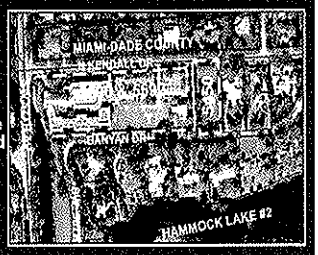
3b. Use and operation restrictions – athletic field - 5690 and 5692 North Kendall Drive

- 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.

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.



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.

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.

Conditions of approval (page 5)

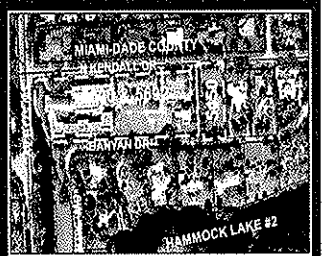
3c. Facility operations - 5450, 5690 and 5692 North Kendall Drive

- 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.

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

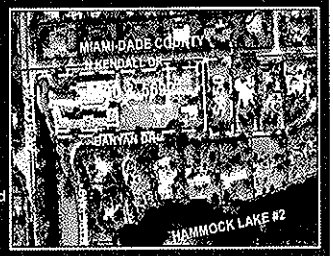


Conditions of approval (page 6)

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

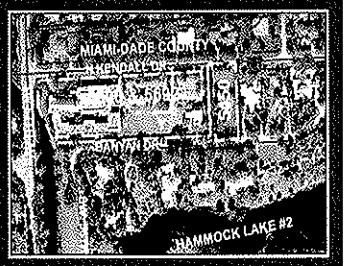
- 3' hedge
- 12' to 14' Green Buttonwood shade trees.

- Landscape plan along entire rear property line (5450, 5690 and 5692 North Kendall Drive).
  - Supplement understory to achieve 100% opacity.



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.



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.

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.

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.

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

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

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.

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

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~~2~~, 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.	MARIA COAIZ	Miami	
2.	Kirsten Haynes	Coral Gables	
3.	Yastha de Zayas	Coral Gables	
4.	Caroline Irvin	South Miami	
5.	Lana Stricker	Coconut Grove	
6.	Lourdes Cafaz	Coral Gables	
7.	Beverly Battie	South Miami	
8.	J. Hernandez	Coral Gables	
9.	Emilio Fernandez	Coral Gables	
10.	Grant Miller	Pinecrest,	
11.	Rudy Touzet	Coral Gables	
12.	Mercedes Diez	Coral Gables	
13.	Carolyn Leavitt	Pinecrest	

5692 North Kendall Drive • Coral Gables, Florida 33156-2168
Phone: (305) 665-4851 • Fax: (305) 669-9449 • www.stepsmia.org

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

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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. Gina Fox	Miami	
2. O. Chrossun	Coral Gables	
3. V. LENNON	MIAMI	
4. E Crews	Miami	
5. Edson Han	Miami	
6. Melissa Farrell	Miami	
7. JuliAnne McDowell	Coral Gables	
8. Sara Baigorri	Coral Gables	
9.	Coral Gables	
10.	Miami	
11. Thelma Restrepo	Miami	Thelma Restrepo
12.	Miami	James A Slaman
13.	Pinecrest	Carolina Levine

5692 North Kendall Drive • Coral Gables, Florida 33156-2168
Phone: (305) 665-4851 • Fax: (305) 669-9449 • www.stepsmia.org

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ON 06.03.09 JM
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	Name	City of Residence	Signature
1.	James Robertson	Unincorporated Dade	J S Robertson
2.	Nella Hewitt	Miami - Dade	
3.	Liz Perdigon	Coral Gables	L Perdigon
4.	Katie Newcomm	South Miami	Katie Newcomm
5.		Pinecrest	
6.	Rebeca Paredes	Miami - Dade	R Paredes
7.	Lourdes Bayer	Miami	Lourdes Bayer
8.	Cynthia Slaman	miami	Cynthia Slaman
9.	JAMES SLAMAN	MIAMI	
10.	MARY E HOLLE	Miami	Mary E Holle
11.	Jennifer S. Robinson	Palmetto Bay	
12.	Karen Claus	Miami	
13.	Carolina Hernandez	Coral Gables	C. Villaverde Hernandez

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ON 06.03.09 JM
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	Name	City of Residence	Signature
1.	Matthew Sanford	Miami	
2.	Julie Dell	Coral Gables	Julie Dell
3.		Miami	Paula Fay
4.	Kim Wood	Pinecrest	
5.	Angela Herrison	Coral Gables	
6.	Kit Horelsa	Coral Gables	
7.	Rosie DeRosa	Coral Gables	
8.	Mey Valls	pinecrest	
9.	Vicki Williamson	Coral Gables	Vicki
10.	TRACY LORENZO	MIAMI	
11.	Ana Bru	Miami	
12.	Cynthia Suarez	Pinecrest	
13.	Laurie M-Kayal	Pinecrest	

ENTERED AS EXHIBIT Laura Russo A1
BY NUMBER
THE PLANNING AND ZONING BOARD
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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.	Laurie McWilliams	Coral Gables	
2.	James Grippando	Coral Gables	
3.	Jeff Rosen	Coral Gables	
4.	Cheryl Cole	Miami	
5.	Violeta de Feria	Coral Gables	
6.	Deborah Elwaw	Coral Gables	
7.	Jessica M. White	~~Coral Gables~~ S. Miami	
8.	Hilda M. Bacardi	Coral Gables	
9.	Morgan P Smith	C Gables	
10.	Alexis Birbragher	S. Miami	
11.	Ana Grande	C. Gables	
12.	Victoria Cacciamani	S. Miami	
13.	Chloe Chehab	Coral Gables	Daisy López-Chehab

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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

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	Name	City of Residence	Signature
1.	Daniela Cabrales		
2.		Pinecrest	
3.	Katie Fornaris	Coconut Grove / Miami	
4.	Eric Raimi	Miami	
5.	Alison Robinson	Coral Gables	
6.	Kim Vinas	S. Miami	
7.	Albert Lazo	Coral Gables	
8.	Josefina O'Sullivan	Pinecrest	
9.	Michelle R. Sanchez	Coral Gables	
10.	Ali Bulet	S. Miami	
11.	Marisa Arteaga	Pinecrest	
12.	Monica Quirch	Miami	
13.	Catherine H Lorie	Coral Gables	

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	Name	City of Residence	Signature
1.	[illegible]	Pinecrest	[illegible]
2.	Edson Briggs	Miami	[illegible]
3.	CORNELIA EHRLING	CORAL GABLES	[illegible]
4.	Melinda Gonzalez	Coconut Grove	[illegible]
5.	Lyn-Anne Wilson	Miami	[illegible]
6.	Maria Villamil	Coral Gables	[illegible]
7.	Stephanie Jackson	S. Miami	[illegible]
8.	Carolyn Reyes	Coral gables	[illegible]
9.	Kendra Malloy	Miami	[illegible]
10.	Lesli Joseph	Coral Gables	[illegible]
11.	Ashley Cusack	Coral Gables	[illegible]
12.	Elizabeth Bacardi	Coral gables	[illegible]
13.	Seth Levine	Pinecrest	[illegible]

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	Name	City of Residence	Signature
1.	Katharine Rubino	Grove	
2.	Michelle Canto	Coral Gables	
3.	Jennifer Green	Coral Gables	
4.	Alan Martinez	Coral Gables	
5.	Victoria Tegelwisch	Pinecrest	
6.	Nydia Lacayo	Coral Gables	
7.	Stephanie Demos	Miami	
8.	Susan Hannan	Pinecrest	
9.	Jeanette Calles	Gables	
10.	Mari Wells	Coconut Grove	
11.	Marisa Salas	Gables	
12.	Susannah Ross	Coral Gables	
13.	Sandra Ross	Coral Gables	

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	Name	City of Residence	Signature
1.	Allison Freeland	Gables	
2.	Sharon Polo	Pinecrest	
3.	Joan Kolski	Pinecrest	
4.	Gloria Ehlebracht	Miami	
5.	Beatriz Munoz	Coral Gables	
6.	Maria Gutierrez	Coral Gables	
7.	Donna Harris	C G.	
8.	Wirtha Munroe	Dade	
9.	Joan Canto	C G.	
10.	Carlos Gallo	C G.	
11.	Stewart Williams	MIA	
12.	JOHN P. KELLY	PINECREST	
13.	Michelle R. Bathe	Coral Gables	

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	Name	City of Residence	Signature
1.	Dom Fisher	Miami	
2.	Vanessa Hernandez	Coral Gables	
3.	Constance M Ryan	Coral Gables	Constance M Ryan
4.		Miami	
5.		Coral Gables	
6.	Tim Birrittella	Pinecrest	
7.	Gina Hernandez	Coral Gables	
8.	JoEllen Strump	Coral Gables	
9.		South Miami	
10.	Laura Marandino	Coral Gables	
11.	Susan Orban	Palmetto Bay	
12.		S. Miami	
13.	Angel Reyes	Coral Gables	

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	Name	City of Residence	Signature
1.	Natasha Dekan	Miami	
2.	Mimi Fernandez	Pinecrest	
3.	Juana Sigaos-Molina	MIAMI	
4.	Laura Roberts	Coral Gables	
5.	Anne McGregor	Palmetto Bay	
6.	MARTHA KUKLENSTIERNA	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.	Virginia Gomez	Coral Gables	
13.	CINTIA CUPERMAN	MIAMI	

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	Name	City of Residence	Signature
1.	Jennifer Briggs	Miami	
2.	RICARDO SUCRE	MIAMI	
3.	Richard Cadran	South Miami	
4.	Eileen Sanchez-Medina	Miami	
5.	Michael P. Mangoire	Coral Gables	
6.	Ric Newcomb	S. Miami	
7.	Sara James	Coral Gables	
8.	Elizabeth M. Bellande	Palmetto Bay	
9.	Marshall G. Smith	C Gables	
10.	Meredith Birritella	Pinecrest	
11.	Javier Lopez	Miami	
12.	[illegible]	CORAL GABLES	
13.	[illegible]	Coral Gables	

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	Name	City of Residence	Signature
1.	Jonathan Fitzpatrick	Coral Gables	
2.	Kristen Munroe	Miami	
3.	WIRTH MUNROE	MIAMI	
4.	Constance Fernandez	Coral Gables	
5.	Miguel Fernandez	Coral Gables	
6.	Juliana De La Riva	PINECREST	
7.	Robert De La Riva	Pinecrest	
8.	Katherine Hart	Coral Gables	
9.	Charlotte Hicks	Coral Gables	
10.	Vivian Cortinas	Coral Gables	
11.	Katie Elliott	Coconut Grove	
12.	Michell PABLOS	PINECREST	
13.	Natasha Hubbard	miami	

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	Name	City of Residence	Signature
1.	J. Serrano	S. Miami	
2.	R. Kayal, Jr.	Pinecrest	
3.	Rob Perdigon	Coral Gables	
4.	JORGE GARCIA	Coral Gables	
5.	Enrique Martin	Miami	
6.	Jackie Poliakoff	Miami	
7.	PEDRO TORRES	Coral Gables	
8.	MATTHEW BRANDED	CORAL GABLES	
9.	Mari Arrizurieta	Coral Gables	
10.	Mary Melia Lopez	Coral Gables	
Grandparent → 11.	PATRICIA B. BELL (TRISH BELL)	Coral Gables	
12.			
13.			

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	Name	City of Residence	Signature
1.	John Elwan	Coral Gables	
2.	Philippe Bellande	Palmetto Bay	
3.	W. I' Hart	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 Mayorga	C. Gables	
10.	Cristina Rojo	S. Miami	
11.	Juan Cano	Coral Gables	
12.	Susan Garcia	C. Gables	
13.	Manny Zaldupa	Miami	

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ENTERED AS EXHIBIT Laura Lusso A1
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ON 06.03.09 DATE JM INITIALS

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Name	City of Residence	Signature
1. Mariana Sanchez	Pinecrest	Mariana Sanchez
2. Nicolas Wells	Pinecrest	
3. KURT R. BAUER	PALMETTO BAY	Kurt R Bauer
4. Tom Carlos	Coral Gables	Tom Carlos
5. Adolfo McGregor	Palmetto Bay	
6. Richard Diaz	Coral Gables, FL	
7. Ana Santisteban	Coral Gables, FL	
8. TELMO BARREIRA	So. Miami	Telmo
9. DONALD MCNEILL	CORAL GABLES	D.F. McNeill
10. John Collins	Coral Gables	
11. Jennifer Shelley	Pinecrest	Jennifer Shelley
12. Robert Shelley	Pinecrest	
13. Roger Fernandez	Pinecrest	

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Name	City of Residence	Signature
Robin Toomey	Palmetto Bay	Robin Toomey
Ann Collins	Miami	Ann H Collins
Lisa Timpone	Palmetto Bay	Lisa M. Timpone
Eileen Piñero Rodriguez	Miami	Eileen Piñero Rodriguez
KEN WILLY	MIAMI	Ken Willy
Mary McDonnell-Kleiman	Miami	Mary McDonnell-Kleiman
Faye Benedict	CUTLER BAY	Faye Benedict
Laura Brosch	Pinecrest	L. Brosch
Elizabeth Schaul	Miami	Elizabeth Schaul
STACY LOPEZ	Miami	Stacy Lopez
Frances Rasco	Miami	Frances Rasco
Karen K. Craig	Miami	Karen K. Craig
Deanna Allsman	Palmetto Bay	Deanna Allsman
STEPHANIE GUIÑONES	CORAL GABLES	Stephanie Guiñones
LEANORE CRAWFORD	CUTLER B	Leanore Crawford
CAROLINA KARAS	MIAMI	Carolina Karas

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Name	City of Residence	Signature
Kris Charlton	Coral Gables	Kris M. Charlton
Betty Francisco	Miami	
Carmen Pavon	Pinecrest	C Pavon
Catherine Bohn	Pinecrest	Catherine P. Bohn
Raquel Reyes	Kendall Miami	Raquel Reyes
Norma Allsman	Palmetto Bay	
Jorge Victa	Stanley Park	
Kathleen Knudsen	Palmetto Bay	
Paula de Jesus	Cutler Bay	
M. Cristina Rey-Villa	Miami	
Jan Ivit	Palmetto Bay	
Sara B Hammond	Palmetto Bay	
Cindy Carbajales	Miami Dade	
Heidi Blasco	Palmetto Bay	
Amy Cai	Coral Gables	
William Noble	Coconut Grove	

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

SAINT THOMAS EPISCOPAL PARISH SCHOOL

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Name	City of Residence	Signature
Linda Johnson	South Miami	Linda L. Johnson
Anny Quiñones	Coral Gables	Anny Quiñones
Roberta Meyering	Coral Gables	Roberta Meyering
Idanet Gonzalez	Miami	Idanet Gonzalez
Valerie Douberley	Pensacola	Valerie A. Douberley
Jean Hewitt	Miami	Jean Hewitt
Jennifer Lobo	Miami	Jennifer Lobo
Joyce Noble	South Miami	Joyce Noble
Carol Knisely	Miami	Carol Knisely
Aurora Martin	Miami	Aurora Martin
Shirley Richard	Miami	Shirley Richard
Priscilla Bleffe	Miami	Priscilla Bleffe
Emin Dean	Miami	Emin Dean
Holly Jarrell	Miami	Holly B. Jarrell
Shannon Nutting	Homestead	Shannon Nutting
Bridget Morley	Miami	Bridget Morley

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Name	City of Residence	Signature
Debys Alonso	Miami	

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ON 06-0309 JM
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SAINT THOMAS EPISCOPAL PARISH SCHOOL

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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	
Maria Leal	Pinecrest, Fl.	
Michelle Gomez	Coral Gables	
Lizabeth Doebler	Palmetto Bay	
Elvi Regalado	Pinecrest, Fl	
John Murphy	Miami, FL	
PHEBE HIBSHMAN	kendall FL	
DORIS CARPS	MIAMI / FL	
Laura Vieth	Coral Gables FL	
WILLIAM L PARKER	PINECREST, FL	
Mary B Vela	Pinecrest, FL	
[illegible]	[illegible]	
Elizabeth Loya	Coral Gable FL	
Karla Moyer	Coral Gables, FL	
Laura Walker	Coral Gables FL	
[illegible]	CORAL GABLES	H WILLIAM WACKER, V
[illegible]	Coral Gables	

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Name	City of Residence	Signature
Charles H Johnson	South Miami	
Nathaniel Dbm	Coral Gables	
Alexander Diaz	Coral Gables	
William N Frankenje	Cutler Bay	
Gary Tarbe	Pinecrest.	
JOANNE GOLD	Miami FL	
JIM KARAKSAKOS	Palmetto Bay	
Mary Louise Cole	Palmetto Bay	
Mike Vandulaan	Palmetto Bay	
Juan Elias Calles	CORAL GABLES	
Ivette M. Calles	Coral Gables	
[illegible]		
TRACY SYLORENCO	Miami FL	
Gilbert R. Lorenzo	Miami FL	
[illegible]	Coral Gable FL	JANIS SR TOBIN
JESUS Camenate	Pinecrest, FL	

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Name	City of Residence	Signature
Caroline P. Brumbaugh	South Miami	Caroline P. Brumbaugh
[illegible] Brumbaugh	South Miami	[illegible] Brumbaugh
Sue Cesarano	Coral Gables	Sue Cesarano
Felix Jacomino	Miami	
Robert Scott Newman	Coral Gables	
Nancy Mitchell	Miami	Nancy Mitchell
Marjorie Peters	Miami	
Noel S Rodriguez	Miami	Noel S Rodriguez
Kristine Rose	Coral Gables	
Monica Harmon Lummis	Miami	
Salud Franklin	Cutler Bay	
Diane Rourke	Pinecrest	Diane Rourke
Natalee Tenka	Palmetto Bay	Natalee Tenka
Cynthia L. Dean	Miami	Cynthia L. Dean
Julie M. Berlin	Coral Gables	Julie M Berlin
Julia C. Johnson	Miami-Dade Co.	Julia C Johnson
Morris Knapp	Miami Dade County	

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 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
W. Campbell Walker	Coral Gables	
E. GUREI LEVIS	So. Miami	
Thomas Ayre	miami	Thomas M. Ayre
LAURENCE LEVIS	SOUTH MIAMI	
Janet Mitchell	Miami	Janet Mitchell

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