

City of Coral Gables
Local Planning Agency (LPA)/Planning and Zoning Board Meeting
Thursday, July 21, 2010, 6:00 p.m.
Coral Gables City Commission Chambers
405 Biltmore Way, Coral Gables

	----- 2010 -----										
Members:	J13	F10	M10	A4	M12	J9	J24	Ju14	Ju21	A11	Appointed by:
Eibi Aizenstat	P	C	P	C	P	P	E	P	P		City Manager
Robert Behar	P	C	P	C	P	P	P	P	P		Commissioner Rafael "Ralph" Cabrera, Jr.
Jack M. Coe	P	C	P	C	P	P	P	P	P		Mayor Donald D. Slesnick, II
Jeffrey Flanagan	P	C	P	C	P	P	P	P	P		Commissioner Maria Anderson
Pat Keon	P	C	P	C	P	E	P	P	P		Planning & Zoning Board
Tom Korge	E	C	P	C	P	P	P	P	P		Commissioner Wayne "Chip" Withers
Javier Salman	P	C	P	C	P	P	P	P	E		Vice Mayor William H. Kerdyk Jr.

P = Present
E = Excused
U = Unexcused
C = Meeting Cancelled

City Staff:

Patrick G. Salerno, City Manager
Elizabeth Hernandez, City Attorney
Eric Riel, Jr., Planning Director
Walter Carlson, Asst. Planning Director
Jill Menendez, Adm. Assistant
Martha Salazar-Blanco, Zoning Administrator

Court Reporter:
Joan Bailey

(See attached Verbatim Transcript of Planning and Zoning Board Meeting
prepared by Joan L. Bailey & Associates)

- A. 07.21.10 Planning and Zoning Board Meeting – Verbatim Minutes.
- B. 07.14.10 and 07.21.10 Attendance/Speaker Sign In Sheet.
- C. Letters of Support entered into the record by Laura Russo.
- D. Petitions to Reject entered into the records by Andrew Dickman.
- E. Pictures entered into the record by Nancy Perez.
- F. Documents entered into the record by Mark Mills.
- G. Documents entered into the record by Louise Villalba.
- H. Pictures entered into the record by Isabel Eliashev.
- I. Letter entered into the record by Catherine Froelich.

COMPLIMENTS OF BAILEY & SANCHEZ COURT REPORTING, INC.

1	CITY OF CORAL GABLES	1
2	PLANNING AND ZONING BOARD MEETING	
3	VERBATIM TRANSCRIPT	
4	CORAL GABLES CITY COMMISSION CHAMBERS	
5	405 BILTMORE WAY, CORAL GABLES, FLORIDA	
6	WEDNESDAY, JULY 21, 2010, 6:05 P.M.	
7	Board Members Present:	
8	Tom Korge, Chairman	
9	Eibi Aizenstat, Vice-Chairman	
10	Robert Behar	
11	Jack Coe	
12	Jeffrey Flanagan	
13	Pat Keon	
14	City Staff:	
15	Eric Riel, Jr., Planning Director	
16	Elizabeth M. Hernandez, City Attorney	
17	Patrick Salerno, City Manager	
18	Walter Carlson, Assistant Planning Director	
19	Jill Menendez, Administrative Assistant	
20	Martha Salazar-Blanco, Zoning Official	
21	Also Participating:	
22	Laura Russo, Esq.	
23	Russo & Baker	
24	On behalf of Gulliver Academy	
25	Tucker Gibbs, Esq.	
26	On behalf of Gulliver Academy	
27	Gary McGraw, AIA	
28	Gili-McGraw Architects, L.L.P.	
29	On behalf of Gulliver Academy	
30	John Krutulius, Head of School,	
31	Gulliver Academy	
32	Jeffrey Bartel, Chairman of the	
33	Board of Trustees, Gulliver Academy	
34	Andrew W.J. Dickman, Esq.	
35	Law Offices of Andrew Dickman P.A.	
36	On behalf of Gables-By-The-Sea Homeowners	
37	Association	

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7	Carlos Santeiro	20
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10	Mark Mills	25
11	Tony Goitia	27
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21	Hank Langston	

1 THEREUPON:

2 The following proceedings were had:

3 CHAIRMAN KORGE: All right, everybody,

4 we're going to get started. We have a quorum.

5 The item on our agenda is Application

6 Number 09-09-092-P, Planned Area Development

7 Assignment and Site Plan Review for Gulliver

8 School.

9 MR. RIEL: Let's call the roll.

10 CHAIRMAN KORGE: Let's call the roll,

11 please.

12 MS. MENENDEZ: Eibi Aizenstat?

13 MR. AIZENSTAT: Here.

14 MS. MENENDEZ: Robert Behar?

15 MR. BEHAR: Here.

16 MS. MENENDEZ: Jack Coe?

17 MR. COE: Here.

18 MS. MENENDEZ: Jeff Flanagan?

19 Pat Keon?

20 Javier Salman?

21 Tom Korge?

22 CHAIRMAN KORGE: Here.

23 We had let -- We had continued this

24 hearing, because of time constraints, to hear

25 from the neighbors who had objected to the --

1 to the application.

2 MS. RUSSO: I'd just -- There were two

3 sides to that. Or the neighbors who came to

4 support.

5 CHAIRMAN KORGE: Pardon me?

6 MS. RUSSO: You said, "We did not hear from

7 the neighbors who came to object," and I said

8 "Or support."

9 MR. COE: I think, Mr. Chairman, we're on

10 public comment now.

11 CHAIRMAN KORGE: We're on public comment,

12 thank you. That's the right way to say it.

13 Thank you, Jack.

14 So we have a list of about 26 people.

15 We're going to have to limit it to two minutes

16 per person. There's a little light there that

17 tells you -- when it turns yellow, you've got

18 very little time left; when it turns red, your

19 time is up. And I understand Mr. Dickman wants

20 to take a couple of minutes to wrap up, and

21 then Laura, I believe you have -- Ms. Russo has

22 reserved some time for rebuttal. And then

23 after that, we'll open it up for Board

24 discussion.

25 MR. RIEL: Mr. Chair, can I just make a



5

1 couple comments?

2 CHAIRMAN KORGE: Please do. I'm sorry, you
3 had something else to interject into the
4 record?

5 MR. RIEL: The blue are additional comments
6 we received since last Wednesday's meeting. As
7 you know, at the last meeting, the applicant
8 asked for clarification on several issues.
9 What I did is, I updated the report to clarify
10 those issues, and that's what you have in front
11 of you this evening.

12 One of the issues that they asked
13 clarification on is relative to when initiation
14 of certain conditions would be put in place.
15 Basically, what I've done is, the shaded text
16 in the conditions are those conditions that
17 would be in place 180 days after the City
18 Commission approves it, and that -- again, I'll
19 say, if the City Commission approves it, if
20 they recommend approval.

21 The other things that are not shaded would
22 be implemented at the time that they get the CO
23 for the first building.

24 I did ask the applicant, based upon the
25 concerns that we briefly heard at the last

6

1 hearing -- I did put a condition in here that
2 they would put the landscaping in 90 days after
3 the City Commission approved it -- again, if
4 it's approved -- and then 30 days after, they
5 would have to do the installation. So,
6 basically, that accelerates, so within 90 days
7 of a potential approval, the landscaping would
8 go through the City's review process and then
9 would be put in.

10 This is a departure from other
11 applications. Typically, we only -- the
12 conditions are implemented at the time that
13 they either get a building permit or a CO. So
14 this kind of provides all these operational use
15 conditions up front, within 180 days. So I
16 just want to put that in the record.

17 CHAIRMAN KORGE: Ms. Russo, did you accept
18 that change on the landscaping requirement?

19 MS. RUSSO: Yes, absolutely.

20 CHAIRMAN KORGE: Did your client accept?

21 MS. RUSSO: Absolutely.

22 CHAIRMAN KORGE: Yes? Okay, thank you.

23 Why don't we call the first witness,
24 please?

25 (Thereupon, Mr. Flanagan arrived.)

7

1 MS. MENENDEZ: Richard Arnold?

2 CHAIRMAN KORGE: For the record, Jeff
3 Flanagan has arrived.

4 MR. COE: Have they been sworn? Are we
5 swearing witnesses or not? Are we swearing
6 witnesses?

7 CHAIRMAN KORGE: All -- every -- I thought
8 we'd swore in everybody at the last --

9 MS. HERNANDEZ: I don't know who's here,
10 that wasn't there.

11 CHAIRMAN KORGE: Why doesn't everybody --

12 MR. COE: It doesn't carry over.

13 CHAIRMAN KORGE: -- who's going to testify,
14 stand up, and we'll swear you in. Even if we
15 swore you in before, we'll swear you again,
16 just to be safe.

17 (Thereupon, all who were to testify were
18 duly sworn by the court reporter.)

19 CHAIRMAN KORGE: Thank you.

20 MR. ARNOLD: Ready?

21 CHAIRMAN KORGE: Yes.

22 MR. ARNOLD: Yeah. My name is Dick Arnold,
23 and I've lived at 1180 San Pedro Avenue, at
24 Gables-By-The-Sea, for 38 years, as has my son
25 and my wife, and now my daughter-in-law and

8

1 three grandchildren.

2 We care about Gables-By-The-Sea. I look in
3 back of me and I see a lot of people who
4 support Gulliver. Except for one of them, I
5 don't see anybody there who lives in
6 Gables-By-The-Sea, and I think most of them
7 couldn't care if you put a sewage treatment
8 plant there. They're not interested in our
9 neighborhood. They're interested in a
10 profit-making organization, and that's what
11 they've got. They say it's non-profit. They
12 don't pay taxes. We pay the taxes, lots of
13 them.

14 Now they've gone from where they had
15 originally asked us to go from R1, Residential,
16 to Special Interest, to at this point now, they
17 have gotten to 1,100 students, is what they're
18 supposed to have. There are not 1,100
19 students. That's a deception. That campus is
20 used for everything besides the 1,100 students.

21 They're asking now for a gymnasium, a
22 natatorium, a baseball diamond, with facilities
23 for a press box. The grades they're supposed
24 to have are supposed to go up to 13 or
25 14-year-olds. Does that sound like it's for 13

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1 or 14-year-olds, a baseball diamond with a
2 press box? It doesn't.

3 They're asking -- they're honestly asking
4 for facilities to be used for the entire
5 Gulliver empire. If you look on Page 3 of 23,
6 the bottom shared use, that says the shared use
7 of on-campus facilities can be permitted for
8 students and scholastic activities for Gulliver
9 Academy and their affiliated schools. We're
10 talking now about thousands of people. We're
11 talking about Gulliver students, the students
12 from their accessory schools. We're talking
13 about all of their faculty. We're talking
14 about all of their friends.

15 It's not -- yeah, I can see that. I have
16 one of those things that goes for an hour and a
17 half when I'm exercising. I ignore that, too.

18 MS. HERNANDEZ: Ah, very good.

19 MR. ARNOLD: I want to say one more thing,
20 I respectfully request if you're interested in
21 the people who live in Gables-by-the-Sea, that
22 you totally deny this application. Thank you.

23 CHAIRMAN KORGE: Thank you very much.

24 MS. MENENDEZ: Ed Guttenmacher?

25 David Arnold?

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1 MR. ARNOLD: My name is David Arnold.

2 Thank you for your attention today. I live at
3 12931 Deva Street. I also have spent 38 years
4 in Gables-By-The-Sea, living in my father's
5 house for part of that, and for the last seven
6 years with my family.

7 And I want to say, first, that I understand
8 what the motivations are for some of this
9 expansion. As an educator, I understand why
10 Gulliver would want to have a good facility.
11 As a parent, I understand why the parents have
12 stood behind this. I have three children, and
13 there is very little as important to me as
14 their education. Even as a cancer surgeon, I
15 understand why they want to keep the kids out
16 of the sun.

17 I think that it's important that you see
18 through a lot of this, because I think in a lot
19 of ways, this is a bait-and-switch. The
20 enrollment cap has nothing to do with this.
21 What they are trying to do is to create a
22 gigantic enterprise, in a neighborhood in which
23 there is just no room for a gigantic
24 enterprise. People live there, and there's not
25 been given, in this application, any regard to

11

1 that.

2 They have slowly but surely expanded from a
3 very small school to what you've heard just a
4 moment ago, and I don't think that any of that
5 is an exaggeration. Each time there's been an
6 expansion, there has been -- there has been one
7 thing that has been sold and there's been
8 something else that's come to pass.

9 I think that each of you has a very
10 difficult job. You sit up here and your job is
11 to defend the way of life of those of us that
12 have chosen to live in Coral Gables. Those of
13 us who've done that had a lot of choices in
14 where we wanted to live, and we live in the
15 Gables because we know that there is very, very
16 stringent criteria for how expansion happens.
17 I think that each of you is charged with
18 protecting that, and you've got a unique
19 opportunity to defend that tonight. To allow
20 this to go forward would be -- would be to go
21 back on what you've sworn to do, and I hope you
22 won't do that tonight.

23 CHAIRMAN KORGE: Thank you.

24 MS. MENENDEZ: Nancy Perez.

25 MS. PEREZ: Good evening, and thank you

12

1 again for extending this meeting for today.

2 I live at 1440 Campamento Avenue, right
3 across the street from where the natatorium is
4 going to be built, and we have endured, for the
5 past 31 years, the traffic, the parents going
6 through our driveway, with no respect to
7 private property. I think we have been really
8 good neighbors and not complained as much as we
9 should have. We have altered our schedule, as
10 to not walk down Campamento so we don't get run
11 over by an 18-wheeler.

12 I have pictures here, which I'd like to
13 enter into the record, please. This is my
14 driveway. It has a cone so people won't go
15 driving around it. I mean, what kind of house
16 is that? You live in the Gables and you pay so
17 much taxes. I mean, the quality of life has
18 deteriorated immensely. We're in no objection
19 of their expansion, only to the magnitude of
20 these buildings. This is not in character with
21 the neighborhood. We still want to have our
22 residential streets and we still want to use
23 them.

24 You have trucks arriving as early as five
25 o'clock in the morning, honking the horn;

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1 lawnmowers, leaf blowers, pavement cleaners,
2 going on at six o'clock in the morning. This
3 is outrageous, and we haven't complained about
4 it, but we should complain. We should start
5 complaining now, because this is getting really
6 out of hand. You know, we don't want any more
7 of this travesty to our way of life.

8 I have pictures here of trucks coming in.
9 This is my view from across the street. It's
10 from my front door. I seriously suspect that
11 maybe the building has already started, because
12 there's so many trucks coming in and doing I
13 don't know what, unloading heavy equipment.
14 This is unreal. This is from across my front
15 door. And we're basically -- you know, we're
16 really tired of it and we don't want to put up
17 with it anymore. So I suggest, you know, that
18 you use your best judgment and protect our
19 neighborhood.

20 CHAIRMAN KORGE: Thank you.

21 MS. PEREZ: Thank you.

22 MS. MENENDEZ: Margarita Brito?

23 MS. BRITO: Good evening, ladies and
24 gentlemen. My name is --

25 CHAIRMAN KORGE: You can push the

14

1 microphone down.

2 MS. BRITO: Right here?

3 CHAIRMAN KORGE: State your name and
4 address for the record, please.

5 MS. BRITO: My name is Margarita Brito, and
6 I have been a resident of Gables-By-The-Sea
7 since 1977, so you can imagine all the taxes
8 that, between myself and myself -- my husband
9 died -- I have to keep paying. Now I have two
10 properties, one in Pinecrest-By-The-Sea and the
11 other one in Gables-By-The-Sea. My
12 granddaughter lives in Gables-By-The-Sea, on
13 the side of Gables-By-The-Sea, right at 1460
14 Campamento Avenue.

15 Now, I have been dealing with the traffic
16 that comes, the people going on my driveway,
17 trying to get pictures, but I'm not going to do
18 that anymore. I'm going to trust you gentlemen
19 to make, today -- whatever decision you're
20 going to make, make it fair. Be fair to the
21 residents, that we have been there so many
22 years. I have been there for 33 years, but
23 lately it's -- it's no good anymore, and I pay
24 a lot of taxes on that property, plus my other
25 property, and it's getting very -- it's getting

15

1 so bad for me to do it. I'm not a young person
2 anymore.

3 And I understand that Gulliver wants to
4 expand and wants to do whatever is best for
5 them, but see, they're a nonprofit
6 organization. I am not a nonprofit
7 organization. I've got to pay my taxes every
8 year, while they do not have any taxes.

9 I can hardly go into the entrance of
10 Gables-By-The-Sea at Lugo Avenue, because the
11 traffic is so bad in the morning, I have to
12 detour myself and go on the other side. I have
13 to go through 134, which is getting as bad as
14 Lugo Avenue.

15 I -- I don't know if this is going to be
16 any good to tell you people, but I just want
17 you to consider all the people that are old at
18 this moment, and I just want you to make a fair
19 decision on this point and keep the residents
20 the way they should be. Thank you so much.

21 CHAIRMAN KORGE: Thank you.

22 MS. MENENDEZ: Helen Sonnenreich?

23 MS. SONENREICH: Good evening. My name is
24 Helen Sonnenreich. I live at 5775 Southwest 131
25 Terrace, and have been a Pinecrest-By-The-Sea

16

1 resident for the past 19 years.

2 I am a -- I'm also an active board member
3 of the Gables and Pinecrest-By-The-Sea
4 Homeowners' Association, and I'm the lead
5 Neighborhood Crime Watch liaison for both
6 Gables and Pinecrest Police Departments.

7 I do not think I speak for myself when I
8 say that we take pride in what our community
9 has to offer in the way of schools. We have
10 the best private and public schools in all of
11 Dade County. It is why many of us moved here.
12 We wanted our kids to have the best education
13 we could offer them. Gulliver is one of those
14 great schools and does offer a great education.
15 I stand before you, not telling you that I
16 don't want it in my backyard. I like having
17 Gulliver in my backyard. I just want to be
18 able to get out of my backyard.

19 (Thereupon, Ms. Keon arrived.)

20 MS. SONENREICH: I want Gulliver to be able
21 to upgrade their facility. I would like the
22 children there to have a gym. I do not want to
23 begrudge them a better swimming pool. I only
24 request that the gym be brought down in scale;
25 the pool be open air if the only alternative to

17

1 covering it, sits it directly across from
2 residential homes; and I request that the use
3 of these facilities be restricted so as not to
4 impede on the neighbors more than they do now.

5 As for the Campamento entrance, no matter
6 how you ultimately vote on Gulliver's
7 expansion, I would find it difficult to believe
8 that the Campamento entrance would be allowed
9 to remain open. The evidence is in the
10 photographs presented last week. The
11 commercial vehicles and trucks should not be
12 traveling down our neighborhood streets. Yes,
13 it was allowed and agreed to up until now. We
14 have had since 1995 to know that this does not
15 work. With all that Gulliver is preparing to
16 take on, having them reroute this entrance is
17 the smallest of their projects. I beg you, no
18 matter how you choose to vote on the whole
19 application, please insist that Gulliver close
20 this gate. Thank you.

21 CHAIRMAN KORGE: Thank you very much.

22 MS. MENENDEZ: Carlos Santeiro?

23 CHAIRMAN KORGE: For the record, Pat Keon
24 has arrived.

25 MR. SANTEIRO: Good evening. I'm Carlos

18

1 Santeiro, 12500 Ramiro Street, and I'm
2 president of the Gables-By-The-Sea Homeowners'
3 Association. I just want to reiterate a couple
4 of points that I made last week. I did have
5 the opportunity to speak, as president of the
6 HOA, but I want to just repeat a couple of
7 points, is that, you know, we tried -- we heard
8 the word compromise, and I want to repeat that
9 Gulliver went through the motions to try to
10 meet with us, but they have not listened to any
11 of our requests. The issues that we contend is
12 that the size and scale and massiveness of the
13 gymnasium are way out of scale for the
14 community, way out of character, way out of
15 character for the City Beautiful. It's not
16 something that belongs in the neighborhood.

17 There's many -- The natatorium, you know,
18 being covered, you know, is way out -- you
19 know, it's with a huge roof structure. It's
20 not -- it's not something that's in keeping
21 with what we want in Gables-By-The-Sea, that
22 everybody is looking out onto this roof
23 structure.

24 The rear gate, the truck traffic is
25 something that's completely gotten out of hand.

19

1 We have a lot of streets in Coral Gables that I
2 see "No truck traffic allowed," "No truck
3 traffic." Well, here we have an enclosed
4 neighborhood, and we have lots of truck
5 traffic, so we need to prevent that.

6 And again, I want you to remember there's a
7 1995 agreement that they want to keep regarding
8 the gate, and there's a 1998 agreement they're
9 trying to change. If we're going to change the
10 1998 agreement, change the 1995 agreement. The
11 1995 agreement was done prior to Gulliver
12 increasing the enrollment to 1,124 students.
13 Now that they've increased it, the 1995
14 agreement, which says the rear gate is allowed,
15 you know, is out of hand. There's too much
16 traffic coming into that rear entrance with the
17 increased enrollment that was allowed in 1998.

18 So, anyway, I urge you to vote this
19 arrangement, send Gulliver back to negotiate,
20 and let's see what we can do together. Thank
21 you.

22 CHAIRMAN KORGE: Thank you.

23 MS. MENENDEZ: Ana Cristina Schaps?

24 Kay Levine?

25 Melissa Seifer?

20

1 MS. SEIFER: Yes.

2 Thank you for allowing us to air our
3 neighborhood dirty laundry, but I live at
4 842 --

5 CHAIRMAN KORGE: Could you state your name
6 and address for the record, please?

7 MS. SEIFER: Okay. Melissa Seifer, 842 San
8 Pedro Avenue, Gables-By-The-Sea.

9 I think the whole issue is, we just want to
10 be good neighbors. We've tried it. We offered
11 them that back gate. They've abused the
12 privilege. They've -- Originally, it was set
13 up for students that lived in Gables-By-The-Sea
14 could actually drive to school without going
15 outside the community. That's not the case.
16 It's like open enrollment on that back gate.

17 We want law-abiding neighbors. We have to
18 follow the zoning rules in our neighborhood.
19 When I went to paint my house, I had to come
20 down here, get a permit, have the colors
21 approved. We expect the same thing from
22 Gulliver. They're not adhering to the Master
23 Plan. They've -- you know, if I asked for a
24 house, to quadruple the size of my house on my
25 same lot, I don't think that would be approved.

21

1 Why should they get it approved? The Master
2 Plan was set up for a reason. We'd like them
3 to adhere to it. No homeowner would apply for
4 a variance, putting their house 20 feet closer
5 to the street. People have been denied garages
6 for six inches, not nearly as deteriorating
7 into the pathway or the visual, you know,
8 perception from the neighbors. I don't think
9 anybody should be allowed that kind of
10 variance.

11 The size of the structures are way
12 overboard. The violations, as far as having
13 commercial traffic on the use of the public
14 street that we all use. When we walk our dogs
15 or ride our bikes back there, if we get
16 anywhere near drop-off time, it's taking your
17 life into your own hands. They have not been
18 good neighbors. They are not keeping up with
19 the exterior of the property. They might need
20 money, but they should really take care of what
21 they have. I don't think they can afford these
22 enhancements to that campus. They really
23 should belong on the high school campus. The
24 people that move next to an elementary and
25 middle school did not move next to a high

22

1 school. They're trying to turn this property
2 into a high school, and it's not supposed to be
3 a high school.

4 Thank you, and I hope you give us some
5 compromises on some of the more aggravating
6 issues to the neighbors.

7 CHAIRMAN KORGE: Thank you.

8 MS. SEIFER: Thank you.

9 MS. MENENDEZ: Arturo Hernandez?
10 Beverly Arnold?

11 MRS. ARNOLD: My name is Beverly Arnold. I
12 live at 1180 San Pedro Avenue, where I have
13 lived for the past 38 years.

14 The fact that your Board was sent 800
15 letters of support from Gulliver advocates is
16 irrelevant. It could have been 8,000, and it
17 would have been expected from alumni and
18 present students and parents. But that does
19 not address the question before you.

20 The impact that this overdevelopment will
21 have on Gables-By-The-Sea is the precise
22 problem, and the neighborhood is overwhelmingly
23 opposed to it, as our petitions and our letters
24 prove. This expansion is not for the benefit
25 of K through 8 students. The size and scope of

23

1 the improved athletic facilities are not to
2 accommodate 1,100 students from the Gables
3 campus. They are to cater to the activities of
4 their high school, which supposedly is not on
5 that campus.

6 When Mrs. Krutulis was denied permission to
7 place her high school on this campus in the
8 Gables, it did not mean that she could hold any
9 activities relating to that school on this
10 site. But over the years, the school has used
11 this facility as it chose. Contrary to their
12 attorney's claim, they have not been good
13 neighbors, and if you allow them to again
14 expand, it will have an even greater adverse
15 impact on our quality of life in this
16 residential neighborhood. Thank you.

17 CHAIRMAN KORGE: Thank you.

18 MS. MENENDEZ: Mark Miles?

19 Tony Goitia?

20 MR. MILLS: Mark who?

21 MS. MENENDEZ: Mills, I'm sorry, Mark
22 Mills.

23 MR. MILLS: Are we allowed to speak in
24 support of the -- Do I go up?

25 Good evening. My name is Mark Mills, 12641

24

1 Ramiro Street. I have lived there for 15
2 years. I'm one of the few parents that showed
3 up in support. I guess there's a fine line
4 between stupid and passion. But I'm here to
5 say that my passion is really more for
6 protecting our children and the Gulliver staff
7 against skin cancer. My father-in-law died of
8 it, at age 62, and that was the first time that
9 I really became aware it was that serious. So
10 I'd be, you know, all for covering the pool,
11 and my son is a swimmer there and just
12 graduated from that school recently, but spent
13 between two and three hours a day in the direct
14 sunlight, late afternoon, and of course, the
15 staff is there from very early in the morning
16 until eight o'clock at night.

17 As far as the gym, if we could bring some
18 things inside, be it volleyball, basketball, I
19 think it will bring the noise level, to some
20 extent, inside, too, so I'd support that.

21 I do have a letter from a neighbor, William
22 Beckham, and his wife, Julia. If it's okay,
23 I'd like to read it. It's to the Coral Gables
24 Planning and Zoning Board.

25 "To Whom it May Concern: We are eight

25

1 years' residents of Gables-By-The-Sea and urge
 2 the Board to vote in favor of the Gulliver
 3 School Master Plan for the following reasons.
 4 We should all be happy that the Gulliver School
 5 is looking to upgrade and modernize their
 6 facilities and keep up with the changing
 7 educational standards without expanding the
 8 student base. Gulliver has been a good
 9 neighbor to Coral Gables in many ways over the
 10 years, including the voting precinct, paramedic
 11 station, numerous community service projects
 12 completed by their staff and students, and
 13 offering their pool to master swimmers, et
 14 cetera. Gulliver Schools add to the value of
 15 our homes in Gables-By-The-Sea, and our area is
 16 well sought by families -- in fact, I moved
 17 there primarily because it was close to
 18 Gulliver -- not only because we are a beautiful
 19 residential area, but also our proximity to
 20 leading schools and Gulliver. Thank you."

21 CHAIRMAN KORGE: Thank you.

22 MR. GOITIA: Thank you, gentlemen. My name
 23 is Tony Goitia, 1355 Coruna Avenue. I've lived
 24 there for a little over 16 years.

25 I -- Some of you will know what I say --

26

1 what I did, served this Planning and Zoning
 2 Board for several years, and I was Chairman of
 3 the Code Enforcement Board of the City for five
 4 years, and I strongly believe that Coral Gables
 5 is set for it's -- for us, the residents, for
 6 who we are and for what we offer. I feel real
 7 sorry about the person that had the cancer and
 8 they were helping him. I have cancer, too. I
 9 got a glioblastoma in my head. I got operated
 10 in December and I'm at it. And I go to Duke
 11 every two weeks and I come back to my home in
 12 Gables-By-The-Sea. And I've got to tell you
 13 that living in Gables-By-The-Sea is a special
 14 place. I've been there, again, for 16 years.
 15 Serving the City and serving the residents is a
 16 special thing.

17 I don't want to get into, you know, what
 18 Gulliver does and what Gulliver is doing,
 19 because I think everybody has already said it,
 20 and saying it 25 times should not be necessary.
 21 But what you should always do is pay attention
 22 and take care of the people that are residents
 23 of the City of Coral Gables, that we pay the
 24 taxes. Gulliver doesn't pay the taxes.
 25 Gulliver doesn't pay taxes, but, you know, it's

27

1 a not-for-profit organization; that's
 2 understandable. But it is a very for-profit
 3 management company. And it's a great school,
 4 but they did a deal in 1998. When I moved into
 5 Coral Gables, they were an elementary school.
 6 Today they're elementary and middle school.
 7 And it should be enough.

8 I thank you very much for listening. I
 9 thank you very much for the opportunity, and I
 10 look very high to everybody that serves the
 11 City, like the way I have for many years.
 12 Thank you very much.

13 MS. HERNANDEZ: Thank you.

14 MS. MENENDEZ: Louise Villalba?
 15 Michael Merry?

16 CHAIRMAN KORGE: You need to speak a little
 17 louder.

18 MS. MENENDEZ: Michael Merry?
 19 Cindy Greenberg?

20 Monica Pacheco Zumpano?

21 MS. ZUMPANO: Good evening. I have a
 22 bachelor's --

23 CHAIRMAN KORGE: State your name and
 24 address for the record.

25 MS. ZUMPANO: Monica Zumpano, 1431 Coruna

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1 Avenue, Coral Gables, Florida. I'm not a
 2 speaker, but I'm going to speak from the heart,
 3 so -- I have a bachelor's in architecture, and
 4 I work for a prominent firm here in Miami. The
 5 majority of our work is in the Gables. I'm big
 6 on the City Beautiful, and my biggest concern
 7 is that Old Cutler is a historic road, for one,
 8 and it was designed to be a two-way road. Now,
 9 there's schools that are flanking this road all
 10 the way from 144th. There's Gulliver, there's
 11 Pinecrest, there's Pinecrest Presbyterian.
 12 Getting into 57th, there's St. Thomas, there's
 13 Epiphany.

14 So what's happening is that if this school
 15 is interested in doing these huge
 16 infrastructures on their campus, which is
 17 baseball -- which it's not that they're going
 18 to increase their number of students, it's that
 19 they're proposing to do structures like a
 20 natatorium and like a baseball, with bleachers,
 21 and bleachers for both, which call for a huge
 22 amount of people to come to these events.
 23 That's what these structures are going to be
 24 for, these huge amounts of people at the same
 25 time. So all these people are going to be

29

1 using Old Cutler Road during a busy traffic
2 hour, when I'm trying to get home from work, in
3 addition to all the other events that all the
4 other schools have. That road, as it is now,
5 to get home from work, is insanity. I do
6 anything I can to avoid it, to get home.

7 So I don't think it was Merrick's intention
8 for Old Cutler Road to have this type of
9 congestion, to design these type of structures
10 that are going to call for this type of busy
11 traffic congestion, and the safety of our
12 children is at stake, because there's cars that
13 pass each other, to have to try and get through
14 and around and into the residential
15 neighborhoods, to try and get home, because
16 people get impatient.

17 Am I being timed?

18 CHAIRMAN KORGE: Yes, you are.

19 MS. ZUMPANO: Oh.

20 CHAIRMAN KORGE: Your time is up.

21 MS. ZUMPANO: You're kidding me. I didn't
22 know.

23 CHAIRMAN KORGE: No, just wrap up.

24 MS. ZUMPANO: Well, my other point is also
25 the architectural, the massiveness of the

30

1 structures in context with the residential area
2 inside of it. Pinecrest is also affected
3 because of the traffic. And I'm the one whose
4 balcony looks down onto the school, who they're
5 proposing this huge, massive roof, out of what
6 material, I don't know, but usually those
7 materials -- usually those forms call for
8 metal.

9 So I'm just opposed to the massiveness of
10 the structures, what they're going to be used
11 for, which, you know, then affects Old Cutler
12 Road, and the noise level that these structures
13 are also going to produce within a residential
14 neighborhood.

15 Those are basically my points. Sorry to
16 exceed my time.

17 CHAIRMAN KORGE: That's okay. Thank you.

18 MS. MENENDEZ: Greg Van Natter?

19 Bruce Beattie?

20 MR. BEATTIE: Good evening. My name is
21 Bruce Beattie. I live at 8100 Southwest 54th
22 Avenue, in Ponce-Davis. We're the hole in the
23 doughnut, hopefully annexed in soon.

24 I'm here to speak on behalf of Gulliver. I
25 presently have a child at the Academy and also

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1 one at the Prep. You've heard the back and
2 forth. The school was built in 1965, so the
3 homeowners must have known it was there when
4 they moved into the area. I know I knew it was
5 there. I've been associated with the school
6 since the early '70s.

7 I've gone through this entire plan today.
8 I've got some background in this. I've been
9 involved in litigation with another private
10 school for going on 18 years now, so I'm pretty
11 well versed in what you're allowed to do and
12 what you're not allowed to do. In going
13 through this, Staff has gone through it fairly,
14 fairly well, and Gulliver is permitted and
15 allowed to do everything they're asking to do,
16 with the exception of two. They're asking for
17 two setbacks. One would move the gymnasium
18 even further away from the neighborhood, and
19 the other is a natatorium. Now, by enclosing
20 that, you're not only taking the noise out of
21 the neighborhood; you're also protecting the
22 kids by putting a roof over it.

23 So, with those two said, I would strongly
24 ask for your support in moving the application
25 forward.

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1 CHAIRMAN KORGE: Thank you.

2 MS. MENENDEZ: Otto Paier?

3 Donna Kupper?

4 MS. KUPPER: Hi. Good evening. Can you
5 hear me? My name is Donna Kupper. I live at
6 13017 San Mateo. I've been a resident there
7 for almost 15 years. I am -- I've always been,
8 for thirteen and a half years, on the
9 Gables-By-The-Sea Homeowners' Association, and
10 I currently serve on the City-wide Traffic
11 Advisory Board.

12 So I'm here to give you a few statistics of
13 something that occurred last week, for
14 clarification purposes. Do you recall, last
15 week, when you were presented with an impactful
16 brown expandable folder that stated -- that
17 they stated there was over 600 signatures in
18 approval for what Gulliver wants to do?

19 Well, members of our community went and
20 read those. Here's how it went. Of the 457
21 that I'm going to list now, 12 of them are
22 Gables and Pinecrest-By-The-Sea residents. One
23 hundred are Pinecrest residents, but this does
24 not include any Pinecrest-By-The-Sea residents,
25 and those most heavily affected by this

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1 expansion. 271 were Gables residents, and most
2 of these residents were in the far reaches of
3 the north end of the Gables. None are
4 Gables-By-The-Sea, where Gulliver's expansion
5 has its largest impact. And lastly, of the
6 457, 174 were duplicates. These were just the
7 duplicates they were able to pick out at a
8 glance.

9 In addition to the pile of the 457 which
10 these members of the community counted, there
11 was a pile higher than that, that by
12 statistics, they estimate if it was that much
13 higher, it was probably 650 signatures --
14 pages. Those are people other than Pinecrest
15 and Coral Gables, living in Dade County,
16 Broward County, reaching as far as New York,
17 Virginia, Maryland, Texas, Illinois and
18 Colorado.

19 I only ask that you realize the lack of
20 compromising and that you don't use this as
21 your decision -- as a basis for your decision,
22 but you look at the lack of integrity for the
23 basis of your decision. Thank you.

24 CHAIRMAN KORGE: Thank you.

25 MR. BEHAR: Mr. Chair, could I ask her a

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1 question?

2 CHAIRMAN KORGE: Sure.

3 MR. BEHAR: Of those 457, how many
4 residents that filed in favor of the applicant
5 live within half a mile of the campus?

6 MS. KUPPER: I only know that 12 live in
7 Gables and Pinecrest-By-The-Sea, and 100 live
8 in Pinecrest, but not in Pinecrest-By-The-Sea.

9 MR. BEHAR: But you don't know within the
10 immediate area, you don't know --

11 MS. KUPPER: No, but we'll go back and look
12 at the stack, if you'd like to know that
13 information. If you would, please let us know,
14 and we'd like to -- we could do that.

15 MR. BEHAR: Thank you.

16 MS. KUPPER: Thank you.

17 MS. MENENDEZ: Pablo Acosta?

18 MR. ACOSTA: Good evening.

19 My name is Pablo Acosta. My wife Diana and
20 I and our two small boys live at 12790 Red
21 Road, in Gables-By-The-Sea. I've been a
22 resident of Miami-Dade County for the last four
23 years. I was born in New York. And
24 unfortunately, I've only lived in Coral Gables
25 for the last seven of those years, and I've got

35

1 to tell you that I am thrilled to be a Coral
2 Gables resident. I'm probably one of those few
3 that actually enjoy all of restrictions that
4 you all have, all of the codes that you have,
5 and the way you enforce them. Being now a
6 Gables resident, I really do appreciate it, and
7 I understand the troubles that you all go
8 through when you get these applications and how
9 seriously you look at all of them and how
10 strictly you also enforce them.

11 I'm not that familiar with the application
12 for Gulliver and what they have done, for that,
13 I apologize to my neighbors. But I will speak
14 on two issues that do give me concern, and
15 they're very selfish in that regards. I have
16 the unique situation in where my home is
17 situated, which I am a corner property right as
18 you enter into Gables-By-The-Sea. I live at
19 the four-way stop sign. And I've got -- The
20 problem that I realized after I moved into the
21 neighborhood is the Campamento access that
22 Gulliver was granted, I guess, back in '95,
23 now, as I understand it. And some of the
24 neighbors have shown you some pictures of some
25 semi trucks and other types of delivery trucks,

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1 and heavy equipment delivery trucks. I get it
2 on both sides. I'm the only home that actually
3 gets that. Most of these homes will probably
4 get it on the front side. I get it on the
5 side, where my master bedroom is, and I get it
6 across the front.

7 I've got to tell you, I served on the City
8 of Miami's Finance Board, unfortunately. In
9 these tough economic times, it's not the
10 board -- the type of board you want to serve
11 on, or finance committee. So I know what
12 public service is, and I know what you all are
13 entrusted with, and that responsibility to
14 enforce these codes. But I've also got to tell
15 you that in these tough economic times, and as
16 most of these governments and situations that
17 they're facing, it's because of a decline in
18 property value. If this Campamento access is
19 continued and permitted and perhaps utilized
20 during construction -- I understand it's not,
21 but if it's somehow utilized during
22 construction, all that will do is continue to
23 decline property values.

24 One last point is, I'm also a business
25 owner in Coral Gables, so I pay taxes twice.

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1 Under normal circumstances -- and my offices
2 are at 131 Madeira. Under normal circumstances
3 it should take me about 20 to 25 minutes to get
4 to work. It takes me about 45 minutes. Twenty
5 minutes of it is spent going eight blocks,
6 coming out of my neighborhood to about 120.

7 Again, traffic is what it is, and I
8 understand. My only -- and this is my second
9 concern, is, I just want to make sure that
10 there's no additional student stations, there's
11 no attempt to increase the student population,
12 because in my mind, that will just simply
13 increase the traffic that's already there.

14 Those are my two concerns: No further
15 access through Campamento and no further
16 increase to the student population or the
17 student stations. Thank you very much.

18 CHAIRMAN KORGE: Thank you.

19 MS. MENENDEZ: Nancy Sanabria?

20 MS. SANABRIA: Good evening. My name is
21 Nancy Sanabria. I reside at 944 San Pedro
22 Avenue --

23 CHAIRMAN KORGE: I'm sorry, what's your
24 name?

25 MS. SANABRIA: Nancy Sanabria,

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1 S-A-N-A-B-R-I-A. I reside at 944 San Pedro
2 Avenue. We bought our home in Coral Gables,
3 Gables-By-The-Sea, in 1999.

4 We spoke about a lot of things, but the
5 main thing I'm going to touch on in my
6 testimony here is on safety and traffic.

7 I live a couple blocks away from Campamento
8 and the entrance, and I walk my dogs, and I
9 truly believe and have witnessed the
10 neighborhood being compromised by safety issues
11 of people traveling that road to get into
12 Gulliver. I know the rule is that it's just
13 residents and commercial allowed vehicles in
14 the Gulliver campus, but I have seen parents
15 bringing children at a couple minutes before
16 start time and speeding in through the gate,
17 trying to get there, and I've moved over here
18 with the dogs, just to kind of avoid them,
19 because we don't have sidewalks there. So I
20 know the rules aren't being enforced, and that,
21 I would say, is a definite safety issue for the
22 neighborhood.

23 Secondly, I agree with what some of our
24 neighbors have said. Gulliver is a fine
25 institution of learning. It's well respected,

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1 and we would like to see them there. We just
2 would like to see an agreement that is in the
3 best interests of everyone. The buildings are
4 out of proportion and out of scale, and the
5 entrance, I believe, should be closed, and I'm
6 sure there's another way to work it out so that
7 the commercial vehicles and the students'
8 parents can use the main entrance.

9 Regarding the fire vehicles, I think the
10 easiest access for them would be the main
11 entrance on Old Cutler. It doesn't seem to
12 make sense for them to come in through the
13 gate, and someone did touch on that already.

14 So, as you review Gulliver's application,
15 I'd please ask you to consider the scope, size
16 and safety of Gulliver's application. Thank
17 you.

18 CHAIRMAN KORGE: Thank you.

19 MS. MENENDEZ: Juan Orriols?

20 MR. ORRIOLS: Hi. Good evening. My name
21 is Juan Orriols. I live in Gables-By-The-Sea.
22 My address is 1220 Cartagena Avenue.

23 There's not much that I can say this
24 evening that hasn't been already said. I join
25 my neighbors, my friends, in this passionate

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1 argument to understand -- to really help you
2 understand the effect that this is going to
3 have in our neighborhood.

4 Primarily, there's two points that I'd like
5 to convey this evening. One of them is safety.
6 Gentlemen, if you haven't been there during the
7 school day, in the morning, you're really
8 missing out on what could be almost a
9 laughingstock of traffic in our neighborhood.
10 We have children darting back and forth from
11 across the street, dodging semi trucks from
12 Sysco, food purveyors to the school. We have
13 other service vehicles at seven-thirty, eight
14 o'clock in the morning, five days a week. It's
15 really a scary thing, but at one point or
16 another, you really have to scratch your head
17 and ask, how long is the administration of this
18 school going to let this happen? Is it going
19 to take someone getting hurt? Is it actually
20 going to take an accident, God forbid,
21 something more tragic? These are the types of
22 concerns that I have as a neighbor in this
23 neighborhood, this beautiful neighborhood.
24 Safety is my number one concern, as someone who
25 has three daughters and crosses that street

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1 daily.

2 The other point I'd like to convey to you
3 this evening is, 10 years ago I moved to
4 Gables-By-The-Sea. I left the wonderful
5 metropolis of New York City. It's kind of
6 funny now, ironic, that this is slowly getting
7 a little bit of encroachment of concrete, of
8 what I consider a beautiful neighborhood.

9 So I ask you to consider the size and the
10 scope of the project. We all understand
11 Gulliver wants to beautify and improve their
12 grounds. I get that. I certainly do, and I
13 wish them luck, in terms of renovations. But
14 in terms of adding structures over 40-foot, I
15 really do have to ask all of you to take a
16 strong consideration to the type of
17 out-of-character building that this would have
18 to our neighborhood. Thank you.

19 CHAIRMAN KORGE: Thank you.

20 MS. MENENDEZ: Louise Villalba?

21 MS. VILLALBA: Good evening. My name is
22 Louise Villalba. I'm a resident of
23 Gables-By-The-Sea. I moved in in 1988. I
24 remember, back in 1988, when my husband and I
25 were looking into buying a property in this

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1 neighborhood, we did research into the fact
2 that there was a school in the premises, in the
3 neighborhood, and I was assured that the cap
4 would be in place and stay in place, and the
5 Gulliver School that is there right now is
6 nothing like the Gulliver School that was there
7 in 1988.

8 I've watched its growth come and go, and it
9 is very disheartening and very -- it saddens me
10 that we have to be here, trying to preserve our
11 community from a multi-million dollar
12 corporation that wants to expand and grow and
13 expand and grow, without caring for what our
14 neighbors live with every day. The fact of
15 traffic was not addressed until we all yelled
16 and screamed in the May meeting, and now
17 suddenly they will do something about it. They
18 say they're good neighbors. Their cap is
19 1,162, but what about the 90 something students
20 that are bussed in there from their middle
21 school campus for lunch and afternoon
22 activities every day? Does that bring their
23 cap up?

24 They're -- you know, they say they're good
25 neighbors, but are they really? And I think

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1 that our citizens, our citizens and residents
2 paying taxes in this neighborhood, need to be
3 represented by you, Members of the Board, for
4 our community and for the people who you serve.
5 Thank you.

6 MS. MENENDEZ: Cynthia Azari?

7 MS. AZARI: Hi. My name is Cynthia Azari.
8 I live in Snapper Creek Lakes, at 10445
9 Lakeside Drive. I haven't been here for 30 or
10 40 years, but I plan being here for the next 30
11 or 40 years.

12 I currently have four students who attend
13 Gulliver Academy and now Gulliver Prep. One of
14 them is in Prep. I moved here in 2004, and I
15 actively looked in Coral Gables for a house in
16 a neighborhood that was close to Gulliver
17 Schools. I did my research. I had the
18 opportunity to go to one of the best schools in
19 the country, Deerfield Academy, in Deerfield,
20 Massachusetts, a school started at 1797. If
21 you look at Deerfield today, it is the balance
22 of a 200-plus year city, or little town,
23 actually, and a modern facility for students
24 that -- it's incomparable.

25 That being said, in Snapper Creek, I know

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1 that 90 percent of the people who bought in
2 Snapper Creek have lived in there, have their
3 kids in there now or have had kids at Gulliver
4 schools. Even though there are a number of
5 schools in the Coral Gables area, I chose this
6 one. I am in the car five and a half hours a
7 day, and I know what it's like going back and
8 forth, down 57th and down 88th and back again.
9 My kids get out at all different times, at
10 12:30, at 2:30, at 3:20, at 5:20, after sports,
11 at gymnastics at South Miami campus, and up
12 until eight o'clock at night, when I get my
13 daughter out of gymnastics at the other campus.
14 So, yeah, there are some trade-offs, with
15 traffic and whatnot, but it's not the only
16 school; it's a combination of all of the
17 schools out there.

18 I'm willing to put up with it, because of
19 the facilities, because of the education, and
20 Gulliver Academy not only is academic
21 excellence, but it's also a holistic school
22 that approaches arts, sports, and the
23 academics.

24 I always hoped that we would have a place
25 for the gym, that we would have a place for the

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1 swimming, for the arts, because I've been to
2 the best school -- one of the best schools in
3 the United States, and this is what I wanted
4 for my kids. I know there's a way to work
5 together.

6 CHAIRMAN KORGE: Thank you very --

7 MS. AZARI: I also have a letter, by the
8 way, from one of the physicians who lives in
9 Gables-By-The-Sea, who wasn't able to be here.
10 She lives in Gables-By-The-Sea, this physician,
11 and she asked me to please drop this off.

12 CHAIRMAN KORGE: Give it to her.

13 MS. AZARI: Thank you.

14 MS. MENENDEZ: Isabel --

15 MS. ELIASCHEV: Good evening. Isabel
16 Eliashev, 5830 Southwest 85th Street. I have
17 been a Gulliver parent for the past eight
18 years, and I am a Gulliver teacher. I have
19 been a Gulliver pre-K teacher for the past five
20 years.

21 I was here last Wednesday and I heard about
22 the possibility of us losing our playground due
23 to the problems with the delivery trucks. I
24 was devastated when I heard that, because our
25 playground is very important for my little

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1 students. Our playground is located next to
2 two classrooms, the junior-K class and the
3 pre-K class. So when I am in the playground
4 with my students and they need to go to the
5 bathroom, I have access to these two bathrooms
6 right away, right there. Of course, I take
7 them to the bathroom before we go to the
8 playground, but there is always accidents or
9 they really need to go and they can't wait, so
10 I have access for them right there.

11 If the playground is moved to the field,
12 there is no bathrooms on the field. Gulliver
13 will have to build the playground, the
14 bathrooms, water. There is no trees, because
15 it's a baseball field, so we will need
16 something to protect the kids from the sun.

17 Also, the way Gulliver is designed is that
18 the primary division is separated from the
19 elementary division and from the middle school
20 division. If I have to take my students all
21 the way to the field for playground time, I
22 will have to cross the other two divisions.
23 The middle school kids are pretty much, all of
24 them, taller than me. Their backpacks are
25 bigger and heavier than my three-year-old

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1 students. So, for sure, I will have accidents,
2 backpacks bumping into my three-year-olds, so
3 it's something that I cannot do every day.

4 The other point that I would like to
5 mention is that -- and it's probably the one
6 that hurts me the most. It's that our
7 playground, it's the prettiest playground that
8 Gulliver has. It has 11 trees that are more
9 than 40 years old. I have pictures, if you
10 want to see them. Those trees have weird
11 looking iguanas, lizards, squirrels, birds.
12 Actually, during the summer, I was in a summer
13 Spanish camp, and my kids saw this bird
14 building a nest, right there in the playground,
15 and we sat down, we look at the bird, we talk
16 about the colors of the birds in Spanish. So I
17 have been teaching my students to take care of
18 the playground, to care for our trees, for the
19 animals that we have in there.

20 Gulliver's philosophy is based on 16 life
21 skills. Some of those life skills are caring,
22 kindness, responsibility and respect. That's
23 what I have been teaching to my students for
24 the past five years. How can I go back and say
25 to my students, "I'm sorry, everything that I

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1 have taught you before, it's okay, we're going
2 to destroy the animals, we're going to destroy
3 the trees, because we need the delivery trucks
4 to go through that"? I can't do that.

5 I'm asking you, please, to honor what I've
6 been trying to nurture to my students.

7 CHAIRMAN KORGE: Thank you very much.

8 (Comments from the audience)

9 MS. ELIASCHEV: I'm sorry, I don't think
10 anybody was interrupt--

11 CHAIRMAN KORGE: Your time --

12 MR. COE: Your time is all up, ma'am.

13 CHAIRMAN KORGE: Your time is up, ma'am.

14 Thank you very much.

15 MS. ELIASCHEV: And can I only explain --

16 MR. COE: No, ma'am.

17 MS. ELIASCHEV: -- how important
18 playgrounds --

19 MR. COE: Your time is up.

20 Ms. ELIASCHEV: No? Okay.

21 MR. COE: There's other speakers here.

22 MS. ELIASCHEV: I'm so sorry.

23 MR. COE: You cannot hog the podium.

24 CHAIRMAN KORGE: Okay.

25 MR. COE: Thank you.

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1 CHAIRMAN KORGE: Thank you. If you want to
2 give your pictures up here, they'll pass them
3 around.

4 MS. MENENDEZ: Hank Langston?

5 MR. LANGSTON: Good evening. I'm Hank
6 Langston. I live at 3523 Loquat Avenue. I'm
7 not a resident of Coral Gables, but I am proud
8 to say that I have been a member of Gulliver
9 faculty for 42 years. And I think one thing
10 that I wanted to stress here, more importantly,
11 is, Gulliver does embrace this entire
12 community, and that has always been the goal,
13 and it hasn't been quantity, it has always been
14 quality that we've always strived for, and this
15 is from the first time that I arrived at
16 Gulliver until the present, and what we're
17 always working for.

18 If I recall, and I think it's still true,
19 when the homeowners' association was looking
20 for a home, because there were very few homes
21 at that time in Gables-By-The-Sea, they came to
22 Gulliver for their meeting place, and I believe
23 they're still meeting there and using our
24 facilities for that.

25 MS. BRITO: It's the least they can do,

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1 because they don't pay taxes.

2 CHAIRMAN KORGE: Please.

3 MS. HERNANDEZ: You should --

4 MR. LANGSTON: I also remember that when
5 the students were --

6 MR. BEHAR: Address us. This is the Board,
7 not over there.

8 MR. LANGSTON: Okay. I also remember that
9 when there were students that were seeking to
10 start Boys and Girls Scouts, that Gulliver was
11 there with open arms and embracing the
12 community, and more importantly than that is,
13 we're always there. Regardless of what action
14 may be taken from any organization, they always
15 reach out to Gulliver and Gulliver is there.

16 One of the important issues that I would
17 like to bring to your attention, if you recall,
18 a few years ago, when one of the residents of
19 Coral Gables had a heart attack and died,
20 because the rescue facilities or rescue squad
21 could not get to the facility on time, or the
22 home where the patient was, so what had
23 happened? Gulliver opened their arms again and
24 provided a place for the rescue squad truck,
25 for 24 hours a day, seven days a week, to be on

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1 our campus, so they could be of service to the
2 community down there in South Dade.

3 Gulliver, as I said, is embracing not only
4 the community of Gables-By-The-Sea, but for
5 this entire community in South Florida.

6 CHAIRMAN KORGE: Thank you.

7 MR. LANGSTON: Thank you.

8 MS. MENENDEZ: No more speakers.

9 CHAIRMAN KORGE: No more speakers.

10 Mr. Dickman, did you want to wrap up for a
11 couple of minutes, and then Ms. Russo?

12 MR. DICKMAN: Thank you. For the record,
13 Andrew Dickman, representing Gables-By-The-Sea.

14 I do want to just take a real quick minute
15 to provide you with just a summary, because I
16 think there are some real just key issues here
17 that you can focus on, and I'd like to, if I
18 may, approach the dais and pass these out.

19 MR. COE: Is this a written summation
20 you're giving?

21 MR. DICKMAN: Yes, it is. It's actually a
22 summary, and this is something that --

23 CHAIRMAN KORGE: Mr. Dickman, about five
24 minutes, if you would.

25 MR. DICKMAN: Less than that, actually,

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1 probably.

2 CHAIRMAN KORGE: Thank you.

3 MR. DICKMAN: The main -- and this is no
4 secret to Gulliver. We've had conversations
5 and expressed these to them in the past. What
6 you've heard tonight is primarily dealing with
7 the existing access to the campus from
8 Campamento, and I've prepared a diagram for you
9 on the second page that addresses this, and
10 what you can see -- and this is directly from
11 their site plan. What you can see in orange is
12 what is existing, their existing driveways, et
13 cetera, et cetera.

14 They have a 60-foot setback from their
15 property line, going north to their nearest
16 building line. It's very easy for them to put
17 a driveway of about 20 feet along their
18 property line, to alleviate the problems that
19 you've been hearing about all through these
20 hearings. I mean, it's very easy. The type of
21 things that you're hearing about children being
22 interfered with on campus, well, that very same
23 thing is happening in the community.

24 So it's kind of shocking to me that there
25 wasn't even an attempt whatsoever to try to

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1 design this type of thing, to see if it is
2 possible or feasible to do it, and I still
3 question the fact whether or not the tot lots
4 and the playgrounds should be located in the
5 front as an accessory use.

6 Number two, use the Campamento gate if you
7 have to, for limited access for emergencies.

8 Number three, absolutely deny the request
9 for variance on the 60-foot setback. And you
10 can see again, there isn't any justification --

11 MR. COE: You do understand, they're not
12 requesting a variance?

13 MR. DICKMAN: I understand that, but what
14 they are requesting --

15 MR. COE: If they were requesting a
16 variance, they're in front of the wrong Board.

17 MR. DICKMAN: They're requesting -- They're
18 requesting something that your own professional
19 Planning Staff is asking you to deny, which
20 is --

21 MR. COE: But it's not a variance.

22 MR. DICKMAN: Their setback -- the setback
23 is 80 feet, and they're requesting a 60-foot
24 setback.

25 MR. COE: It's a modification of the Master

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1 Plan.

2 MR. DICKMAN: A modification of that, but
3 one thing that I want to point out to you in
4 Article 13, which is the development review of
5 a PAD, is that it says, "Any part of the
6 perimeter of a PAD which fronts an existing
7 street shall be so designed as to complement
8 and harmonize with the adjacent land use with
9 respect to scale, density, setback, bulk,
10 height, landscape and screening."

11 That's part of the design review, and
12 that's been our argument, is that the closer
13 you get to Campamento with this very large
14 building, it's out of scale, and I think your
15 Planning Director has got that absolutely
16 right.

17 With regard to the natatorium, just take a
18 look at the site plan, because I was curious
19 about this. When you go through the plans that
20 you have, you'll see the floor plan. You'll
21 see the size of the pool, which I believe is a
22 25-meter pool with -- it must be something like
23 10 lanes. The deck size around that pool is
24 gigantic. It's gigantic. There's locker
25 rooms, boys' and girls' locker rooms. They're

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1 very large. This building does not have to be
2 that large for a K through 8 school. Just look
3 at the site plan, not just the footprint,
4 because I was curious about what's inside that,
5 and it's a huge deck area around the pool, and
6 it does not have to be that large.

7 The same thing for the gymnasium. When
8 you look inside that, not only is it elevated
9 because they want to park underneath it; they
10 have two basketball courts inside that
11 gymnasium. They have very large bleachers and
12 two large boys' and girls' locker rooms, with
13 bathrooms, et cetera. For a K through 8
14 school, it's very, very large. Not only is it
15 large in width and length, but it's also tall,
16 because they're parking underneath it. They
17 have two basketball courts.

18 And finally, the extensive landscaping and
19 maintenance along Campamento and Bernal.

20 And those essentially come down to the
21 issues that we're talking about. The primary
22 issue has to do with that -- that conflict
23 point, which is the entrance on Campamento, and
24 there hasn't been any, any evidence whatsoever
25 to show that they can't bring on site this

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1 problem.

2 They're coming to you, asking for a change,
3 but at the same time they're saying it's unfair
4 for us to say, "You change." That's not fair.
5 That's not compromising.

6 So I would ask that you support your
7 Planning Staff with regard to the setback
8 change or adjustment and --

9 MR. COE: Modification.

10 MR. DICKMAN: -- and ask, at the minimum,
11 ask for -- and deny the rest of the plan, based
12 on the entrance issue, or at least ask them to
13 go back and design this so that the natatorium
14 is set back further, and if you want a scale of
15 these things, look at the tennis courts in
16 between, and you can see kind of the scale of
17 what's going inside these buildings.

18 So, with that, I appreciate your time.
19 Thank you for allowing me to summarize that.
20 And of course, I'll be here if you wish to ask
21 me any questions a little later.

22 Thank you.

23 CHAIRMAN KORGE: Thank you.

24 MS. RUSSO: Good evening.

25 MR. COE: Are you both going to speak

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1 simultaneously?

2 MS. RUSSO: Yes, simulcast.

3 MR. GIBBS: Tag team.

4 MS. RUSSO: Tonight, he's my friend.

5 Good evening --

6 MR. COE: But not all the time.

7 MS. HERNANDEZ: Whoa. He should have been
8 there yesterday.

9 MR. GIBBS: That's true.

10 MS. RUSSO: Good evening, Mr. Chairman,
11 Members of the Board. For the record, Laura
12 Russo, with offices at 2655 -- with co-counsel
13 that I neglected to introduce last time because
14 he wasn't here, Mr. Tucker Gibbs.

15 I'm going to wrap up and just take about
16 two or three minutes at the end, but I'm going
17 to allow Mr. Gibbs to address a couple of the
18 points, and he had the benefit of reading the
19 transcript of -- part of Mr. Dickman's
20 presentation from last week.

21 Mr. Gibbs?

22 MR. GIBBS: Good evening. As I said -- as
23 Laura said, my name is Tucker Gibbs, and I'm
24 very happy here to be representing Gulliver
25 Academy. What I'd like to do is talk to you a

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1 little bit about what was said and clarify a
2 couple of things.

3 Number one, no new students are coming to
4 Gulliver because of this application. Gulliver
5 is not asking for new students, and that's
6 important to understand, because a lot of the
7 issue you've heard about last meeting and this
8 meeting has been about traffic. No new
9 students, no more traffic. There may be people
10 who think there's a traffic problem caused by
11 Gulliver. That's not the issue here tonight.
12 The issue is a PAD, to allow for a new plan for
13 the school. It is not an expansion of the
14 school.

15 I deal with schools every day. It's the
16 bulk of my business. I oppose schools. And I
17 will tell you, compared to the three issues
18 that I've been dealing with the most, Palmer
19 Trinity, Ransom Everglades and Somerset
20 Academy, this is nothing like it.

21 Different from Palmer Trinity, no new
22 students, not an additional land.

23 Different from Ransom Everglades --
24 similar, because Ransom Everglades wanted a
25 pool right next door to my client. My client

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1 said, "I can't deal" -- "I can deal with the
2 structure. Make it a natatorium." He told the
3 school, "Make it a natatorium, because I can
4 always buffer. I can always buffer the noise,
5 I can always buffer" -- "I can't buffer the
6 noise, I can always buffer a building." And
7 the school said "No."

8 Somerset Academy -- In your land use
9 designation in the City of Coral Gables, it's
10 an educational land use that allows a school to
11 go in. If you're not an educational land use,
12 you can't go in. Gulliver's land use,
13 educational. Your City has determined that
14 this site is the appropriate site for
15 educational institution of Gulliver -- like
16 Gulliver.

17 And so what I'm trying to say is, when
18 you're looking at all of this, the issue in
19 your Comp Plan, the issue in your Code, when
20 you're dealing with a PAD, a P-A-D, is
21 flexibility. Flexibility. How do you deal
22 with the issues of where structures go, how big
23 structures are?

24 Judge Coe hit the nail on the head at the
25 last meeting, when he asked about, "Is there

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1 going to be a problem with height? Do they
2 meet the Code with height?" Gulliver meets the
3 Code for height. Gulliver does not exceed
4 height. Gulliver does not exceed lot coverage.
5 Mr. Dickman himself said, as of right, Gulliver
6 can build the nat, the natatorium, in terms of
7 its bulk.

8 There's nothing in the Code that says that
9 Gulliver cannot do anything that it's doing
10 today, including the setback, because as Judge
11 Coe said, again, this isn't about a variance.
12 This is about a PAD, which allows flexibility.
13 It allows your Planning Department to put
14 conditions, and that's the last thing I want to
15 tell you about. The fact is, my clients agree
16 to every single condition that has been
17 recommended by your professional Staff, with
18 the exception of the placement of the
19 natatorium. Of all the conditions, only one,
20 and when people get up here and say the school
21 is not willing to compromise, I take exception
22 to that. The school has done everything that
23 your professional Staff has asked for except
24 for the issue of the natatorium and where the
25 natatorium is placed.

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1 We need the natatorium placed where it is
2 because we need to provide not only swimming
3 services, but tennis services, and those tennis
4 courts are situated in such a way so that when
5 kids play tennis, the sun is not in their eyes.
6 That's the importance of why the natatorium has
7 to be placed where it is, to provide the tennis
8 courts where they are, so that the kids can
9 actually play tennis, instead of being blinded.

10 And I'm sure I have a lot more in here, but
11 I will leave it to Laura to conclude. Thank
12 you all very much.

13 MS. RUSSO: Thank you.

14 I want to just rebut a couple of the
15 things. Once again, we'll repeat, there are no
16 new students. There were some comments that
17 were made that this is a new -- that the middle
18 school was an addition. The middle school has
19 been on this campus since the campus started.
20 It did used to be a high school. The high
21 school was relocated in the '70s. Since the
22 time the high school was relocated, it has come
23 to this campus to use the baseball diamonds.

24 So, as we said in our submittal, and as was
25 noted in detail in the facilities report, which

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1 you will notice, and the use report, is the
2 activities that take place now will continue to
3 take place; what we are doing is upgrading the
4 facilities in which they are going to take
5 place. The swimming takes place. The baseball
6 team from the varsity high school has always
7 come to use the baseball diamonds here. This
8 is not new.

9 And so what we're trying to say and what we
10 said and what we represented is, the only
11 activities, or a couple that I said would be
12 new, which were the middle school dances that
13 are currently taking place in the Prep, will
14 now take place.

15 The kids on this campus do not have a
16 public assembly area. They currently have a
17 covered bleacher area that sits in the middle
18 of the campus. By providing one structure that
19 serves as both a gymnasium and an auditorium,
20 we are allowing for the theater productions
21 that take place over multiple nights can now
22 take place on one night. You're allowing for
23 the holiday performances, for the dance
24 recitals that take place.

25 With respect to the size of the natatorium,

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1 the natatorium at the 60-foot setback is only
2 20 feet tall. A two-story house can be built
3 at a 25-foot setback at 39 feet tall, a
4 single-family home. So the structure of the
5 natatorium, at 60 feet back, is 20 feet, and
6 rises up to 38 feet, not at 25 feet. So you
7 could have a structure -- We've purposely
8 designed it so it would be lower than a
9 two-story home, if a two-story were a home, and
10 it's 60 feet from the property line.

11 We are addressing the issues with respect
12 to the landscaping. And yes, the landscaping
13 has become a little sparse in areas, due to the
14 disease that affected all the ficus in South
15 Florida, and most of the perimeter is with
16 ficus. We proffered, in our landscaping plan,
17 tiers of landscaping, so should that happen
18 with one tier, the tier behind it, which will
19 also be allowed to be at 12 feet high, will
20 protect it. We agreed to that.

21 We've agreed to the additional police
22 officer. This will be the only school that
23 will have three police officers in the morning,
24 and this police officer will be monitoring the
25 exit over at Gables-By-The-Sea, to allow them

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1 to come out, not because of Gulliver traffic,
2 but because there is more traffic, since our
3 traffic report and our expert, in the testimony
4 and the report that was submitted, indicated
5 that there is no increased traffic due to
6 Gulliver.

7 I also want to invite, since the neighbors
8 have discussed the Campamento violations, that
9 this was part of the special taxing district,
10 what the neighbors have forgotten, because some
11 of them weren't part of it, is that the middle
12 school, the fifth through eighth grade, used to
13 be dropped off on Campamento. When Red Road
14 was open, they used to go to Red Road to
15 Campamento, make a left, and everybody would
16 queue up on Campamento and do a U-turn in a
17 circular driveway.

18 As a request, that Gulliver was requested
19 to accommodate the special taxing district,
20 they were asked to limit access from
21 Campamento. That's when Red Road was closed,
22 and they had to move all those children over to
23 the front entrance. And the agreement
24 specifically says that the access on Campamento
25 could be used for maintenance vehicles, for

65

1 deliveries, and for authorized staff, and at
2 that time, that parking lot wasn't even built.
3 The agreement allowed for the faculty parking
4 lot to be built of 70 spaces.

5 What I invite, and I'm putting this of the
6 record, is for the City to have Code
7 Enforcement and police officers to monitor
8 that, and if violations are taking place, we're
9 here to say we think that if parents that are
10 not one of the 17 families of Gables-By-The-Sea
11 are using that to drop it off -- we think
12 they're not, but if they are and they don't
13 have the sticker, they should get -- Gulliver
14 should receive a Code Enforcement violation and
15 have to pay a fine. And so we're trying to be
16 a good neighbor, and what you have here is also
17 a set of standards and operations that do not
18 exist, and the purpose of a master plan is
19 strategic planning, and even professional Staff
20 will tell you that the City has a Comp Plan,
21 and the Comp Plan has to be updated and amended
22 every seven years.

23 Our position is that when you're trying to
24 deal with something, life is not static. A
25 master plan cannot be static. When we did our

66

1 master plan in '98, we agreed to cap students.
2 We weren't requesting an increase in students.
3 We are not requesting an increase in students
4 now, but only to be allowed to have improved
5 facilities, and I respectfully request that you
6 approve the application, and we accept all
7 conditions in Staff's report except for the
8 reduction of the -- except for the denial of
9 the reduction of the setback.

10 MR. COE: Mr. Chairman, can I ask Ms. Russo
11 a couple of questions?

12 CHAIRMAN KORGE: Please.

13 MR. COE: You've heard, last week and this
14 week, vociferous comments by the neighbors, and
15 some of those were directed to the increase of
16 the athletic facilities, and an allegation that
17 this is going to mean that there's going to be
18 a lot more people coming to these athletic
19 facilities, and that means a lot more traffic.
20 Is that accurate?

21 MS. RUSSO: That is not accurate, and if
22 you look at the -- and I have my traffic
23 engineer, Mr. Juan Espinosa, of David Plummer
24 and Associates. One of the things that Staff
25 requested and which we happily provided was a

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1 list of all the activities that currently go
2 on, and if you look at our submittal, we list
3 the athletic activities, when they occur, and
4 Mr. Plummer was specifically asked to look at
5 these activities. The current activities will
6 continue to be the same. In other words, all
7 the current sports activities that take place
8 are just going to take place in newer, upgraded
9 facilities.

10 MR. COE: Are there not going to be more
11 stands, more seats, therefore, more people?

12 MS. RUSSO: The current -- the only
13 increase in seating is in the baseball
14 facility, which will have 176 fixed seats and I
15 think -- I don't know what the amount --

16 Do you know the current number?

17 MR. MCGRAW: The current number? No.

18 MR. COE: What's the portables? How
19 many is that going to be?

20 MS. RUSSO: But that's the only facility
21 that's going to have increased seats.

22 MR. COE: How many seats are going to be in
23 the portables that we're talking about?

24 MS. RUSSO: The portables all exist now,
25 and they're used all the time. The portables

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1 are used and brought out based on the sport.
2 The portables aren't new. The portable
3 bleachers are used right now for soccer, for
4 lacrosse, for tennis.

5 CHAIRMAN KORGE: Well, I guess what --
6 Excuse me for interrupting you, but are the
7 portables going to continue to be used?

8 MS. RUSSO: Well, yes, because --

9 CHAIRMAN KORGE: So, then, there will be an
10 extra 176 seats.

11 MS. RUSSO: No, because there currently is
12 a baseball facility. We're upgrading the
13 current baseball facility. It's not --

14 CHAIRMAN KORGE: How many seats are on the
15 current facility?

16 MR. COE: That's the portables, are the
17 current. Then they're going to put in fixed.

18 MS. RUSSO: It's a comparable number to the
19 current facility. It's upgraded --

20 MR. COE: What we're not clear about,

21 Ms. Russo --

22 MS. RUSSO: Uh-huh.

23 MR. COE: Maybe you can explain it, or

24 Mr. Gibbs can explain it. We have now, the way
25 I understand it, the portable facilities for

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1 the baseball field. Now you're going to
2 maintain the portable facilities, but now
3 you're going to, in addition, build fixed
4 seating.

5 MS. RUSSO: No, no, no. There are current
6 fixed seats on the baseball facility now. It's
7 an older baseball facility. I don't know how
8 many years old.

9 MR. COE: But those are all going to be
10 revamped.

11 MS. RUSSO: They're going to be revamped,
12 and we have current portable bleachers that are
13 used for the others. There's three other
14 diamonds. There's the varsity diamond --

15 MR. COE: I guess, to cut to the chase to
16 this, what I'm getting at, if you were allowed
17 to do this expansion to the athletic field, to
18 the baseball field, what would be the total
19 maximum seating that will be envisioned in this
20 new plan? Do you know?

21 MS. RUSSO: Well, I think you have to ask
22 me per game. Is someone coming to watch a
23 lacrosse game? They bring out bleachers, the
24 portable --

25 MR. COE: Let's say it's the World Series.

70

1 How many maximum people can be --

2 MS. RUSSO: How many maximum people --

3 MR. COE: Yes.

4 MS. RUSSO: -- can watch?

5 How many maximum people?

6 MR. GIBBS: Well, there's 152 fixed seats
7 now.

8 MS. RUSSO: Right, but that --

9 CHAIRMAN KORGE: How many are now?

10 MS. RUSSO: The question is, how many --

11 MR. COE: No, no, I want to know, if this
12 is built, what the maximum seating capacity
13 would be if the maximum was filled, how many
14 people.

15 MR. GIBBS: Can I ask a question?

16 MS. RUSSO: Of the current baseball? Are
17 you talking the baseball? I want to be able to
18 answer --

19 MR. BEHAR: The future, future.

20 MR. COE: The future.

21 MS. RUSSO: The future, the future
22 baseball --

23 MR. COE: I don't care what it is now.

24 They want to expand it.

25 MS. RUSSO: -- is 176, when we have 156.

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1 CHAIRMAN KORGE: So you're adding 20 seats?

2 MS. RUSSO: Or, I'm sorry, 152 to 176, in
3 the baseball facility.

4 CHAIRMAN KORGE: You're adding 24 seats.

5 MS. RUSSO: 24 seats.

6 MR. COE: So you're saying that the total
7 additional seating is only 24?

8 MS. RUSSO: Correct.

9 MR. BEHAR: How about for the basketball?

10 MS. RUSSO: Basketball is going to be
11 indoors, in the gymnasium.

12 MR. COE: I don't think Mr. Gibbs is quite
13 in accordance with those numbers, but we don't
14 want to lose this point. No, I'm most
15 concerned about this --

16 MS. RUSSO: I think we put in -- if I'm not
17 mistaken, we addressed in our submittal,
18 depending on whether the gym is used for a
19 concert function, where the seating would be on
20 the floor of the basketball court, and whether
21 it's used as a basketball court and the seating
22 is on the bleachers, but I can get you those
23 two figures, because we put them in our
24 submittal.

25 MR. McGRAW: The bleacher seating for

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1 basketball --

2 MS. HERNANDEZ: Could you please go up
3 there?

4 MR. McGRAW: I'm sorry.

5 MS. HERNANDEZ: And state your name from
6 last week.

7 MR. GIBBS: Judge Coe, I've talked to the
8 school representatives. All seats,
9 bleachers -- the portables, as well as the
10 permanent seating in the athletic area for the
11 school, 500.

12 MR. COE: 500, and that's what it's going
13 to be. What is it now?

14 MR. GIBBS: That's what it -- No, that's
15 what it is now.

16 MR. COE: That's what it is now.

17 MR. GIBBS: That's what it is now.

18 MR. COE: What does it change, if any, if
19 this facility is upgraded? That's what I'm
20 getting at.

21 MS. HERNANDEZ: Right.

22 MS. RUSSO: 24.

23 MR. GIBBS: Do the math, 156 minus the
24 170--

25 MS. RUSSO: 24. The difference is the 24

73

1 seats, from the 176 to the --
 2 MR. COE: No, no, he just said 500,
 3 Ms. Russo.
 4 MS. RUSSO: No, see, you guys aren't
 5 understanding the question. In the gymnastic
 6 facility --
 7 MR. COE: We're not talking about the
 8 gymnastic facility. We're talking about the
 9 athletic field, the baseball facility.
 10 MS. RUSSO: Where the athletic field and
 11 the baseball field are --
 12 (Comments from the audience)
 13 MR. FLANAGAN: Shh.
 14 MS. RUSSO: The current baseball facility,
 15 the permanent one, not the portable one, the
 16 permanent one that's there -- I understand.
 17 MR. COE: No, no. Mr. Gibbs has combined
 18 the two and has said 500. I'm trying to find
 19 out --
 20 MS. RUSSO: Well, I think he meant 500 for
 21 all the bleachers.
 22 MR. COE: Well, that's not what he said. I
 23 wish you all would clarify what it is. I mean,
 24 174 and 500 is a huge difference. What's the
 25 correct number?

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1 MR. GIBBS: It's 524. 524.
 2 MS. RUSSO: But say what that represents.
 3 MR. GIBBS: That represents the permanent
 4 seating on the baseball field --
 5 MS. RUSSO: Correct.
 6 MR. GIBBS: -- and the bleachers, and the
 7 portable bleachers.
 8 MS. RUSSO: All the portable bleachers.
 9 MR. GIBBS: All the portable bleachers.
 10 MR. COE: 524 is going to be the new
 11 number; 500 is the existing number?
 12 MR. GIBBS: Correct.
 13 MR. AIZENSTAT: Well --
 14 MR. COE: Are you going to modify that?
 15 MR. AIZENSTAT: What about now, then?
 16 MS. RUSSO: No, no, no, but I want to make
 17 sure -- We're not -- The question is, are we
 18 increasing that?
 19 We are increasing it in terms of the
 20 gymnasium, because the gymnasium seating is
 21 different and --
 22 MR. COE: I haven't gotten --
 23 MS. RUSSO: I know, but see, that's not
 24 what it --
 25 MR. COE: I haven't gotten to the gymnasium

75

1 number. I'm still on the baseball field.
 2 MS. RUSSO: Okay.
 3 MR. COE: This is baseball season. It's
 4 not basketball season.
 5 MS. RUSSO: This is the answer to the
 6 baseball field. You've heard the answer to the
 7 baseball field. You could have 500. There's
 8 500 seats now. We will have 524.
 9 MR. COE: 524. So you're going to have 24
 10 more seats?
 11 MS. RUSSO: Correct. I just want to make
 12 sure we're answering --
 13 MR. COE: Okay. Now we can go inside and
 14 talk about the gym. What's the -- What seating
 15 capacity do you have now?
 16 MS. RUSSO: For basketball?
 17 MR. COE: For basketball, since I would
 18 imagine that would be the big indoor draw.
 19 MS. RUSSO: The seating -- They use the
 20 portable bleachers, so --
 21 MR. COE: I understand.
 22 MS. RUSSO: -- it would be 500 --
 23 MR. COE: I'm trying to get at, Ms.
 24 Russo -- I'm not being difficult here. I'm
 25 just trying to get at --

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1 MS. RUSSO: No, and I'm trying to answer
 2 your question, to make sure it's answered --
 3 MR. COE: I'm trying to get at a real
 4 simple thing. If there's an activity, I want
 5 to get an idea, when that activity takes place,
 6 what's the maximum number of people that are
 7 going to show up.
 8 MS. RUSSO: If people come out for a
 9 basketball --
 10 MR. GIBBS: Right, and here's the
 11 situation. The new gym -- I'm going to go
 12 backwards. The new gym, 540. However, there
 13 is no gym now, but they do play basketball
 14 outside.
 15 MR. COE: Right.
 16 MR. GIBBS: Some of those 500 seats we were
 17 talking about, those portable bleachers, that's
 18 what they're used for.
 19 MR. COE: That's what I'm getting at.
 20 MR. GIBBS: All right, I understand.
 21 MS. RUSSO: Right.
 22 MR. COE: So you're going to take -- You're
 23 going to take the potential 500 seats for
 24 outdoor basketball and you're going to move it
 25 inside, if your gym is built, and you would

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1 have a maximum seating capacity of 540. So
2 that would be an increase of 40 seats.
3 MR. GIBBS: Right, and remember -- and
4 also, Judge, that gym is not used exclusively
5 for basketball. It's a multi-purpose, so --
6 MR. COE: Okay, well, that's the next thing
7 we're going to get to.
8 MR. GIBBS: Oh, sorry.
9 MR. FLANAGAN: Mr. Chairman --
10 Hold on.
11 CHAIRMAN KORGE: Yeah.
12 MR. FLANAGAN: Now I'm getting confused.
13 Judge, I think I just heard you think or
14 say that the seating outdoors for basketball
15 now would be replaced or moved, effectively,
16 indoors. What I'm hearing is that there's 500
17 outdoor seats now. Those 500 outdoor seats
18 will remain, plus the 24 additional in the --
19 MR. COE: Right.
20 MR. FLANAGAN: -- baseball, plus -- plus --
21 MR. COE: But the basketball activity
22 that's outside is going to be --
23 MR. FLANAGAN: Plus the 540 --
24 MR. COE: Yeah.
25 MR. FLANAGAN: Plus the 540 inside.

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1 you have to show where the seating is and the
2 ability to exit, and I'll look it up, but we
3 had a number for using it as a concert, as a
4 theater. For the holiday concerts, for the
5 dance recitals, they use the floor seating.
6 When you have a basketball game or a volleyball
7 game, the floor becomes the arena of activity,
8 and the seating takes place in the bleachers.
9 MR. BEHAR: And you could not potentially
10 have the floor seats and the bleachers at the
11 same time?
12 MS. RUSSO: No.
13 MR. BEHAR: Why wouldn't you have those --
14 MS. RUSSO: Well, because you're having
15 your performance. I mean, you have to be able
16 to have the room for the performance. Where
17 would you have --
18 MR. BEHAR: How about graduation?
19 MS. RUSSO: Graduation? You have --
20 MR. BEHAR: You're telling me that you
21 cannot have floor and bleachers?
22 MS. RUSSO: I think we even took into
23 account graduation and provided that number, to
24 be able to --
25 MR. BEHAR: So 250 is the maximum you would

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1 MR. BEHAR: In addition to that, you have
2 174 fixed seating that is not going to be moved
3 inside. Those stay in the outside.
4 MR. COE: That's still -- The portable --
5 Essentially, basketball goes from outside to
6 inside.
7 MS. RUSSO: Correct.
8 MR. FLANAGAN: But if I understand it,
9 we're creating 540 new seats inside, plus 24
10 new outside.
11 MS. RUSSO: Correct, correct.
12 MR. COE: What I'm trying to find out,
13 Ms. Russo -- or Mr. Gibbs, whoever wants to
14 tell me this -- inside this gym, if it were
15 built, what's the maximum number of people that
16 can show up to an event, whether it's a
17 concert, graduation or whatever?
18 MS. RUSSO: Okay, if it's a concert or
19 graduation, you use the floor seating, and I
20 believe the number was --
21 MR. MCGRAW: It's approximately 250. I
22 can't recall exactly.
23 MS. RUSSO: We submitted it in our -- I can
24 look it up. We submitted the number, because
25 for the Fire Department, depending on the use,

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1 have under those scenarios?
2 MR. COE: Well, what about the kids that
3 have to --
4 MR. MCGRAW: I'm Gary McGraw. I'm the
5 architect. I believe, in the City's
6 recommendations, they had seating for
7 basketball functions which is approximately
8 540.
9 MS. RUSSO: And --
10 MR. MCGRAW: And --
11 MS. RUSSO: We submitted that data when
12 requested by Planning.
13 MR. MCGRAW: Right, and there was separate
14 seating for assemblies at the stage. The two
15 were never combined. It was either one or the
16 other would take place. I believe that's the
17 way it was written by the City.
18 MS. RUSSO: We were requested -- the
19 information was requested because we had to
20 give it to the Fire Department. When you build
21 any public assembly area, the Fire Department
22 has to know what your seating plans are.
23 MR. COE: You're suggesting, Ms. Russo, so
24 I understand this -- I'm quite puzzled. So, if
25 there's a graduation of the -- I don't know,

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1 what, eighth grade is a graduation?
 2 MS. RUSSO: The eighth grade graduates, I
 3 believe kindergarten graduates --
 4 MR. COE: There's a kindergarten --
 5 MS. RUSSO: -- and there may be a
 6 graduation --
 7 MR. COE: Then it goes to the eighth
 8 grade --
 9 MS. RUSSO: -- from fourth to fifth grade,
 10 when you move from elementary to middle.
 11 MR. COE: So fifth grade into middle
 12 school --
 13 MS. RUSSO: Correct.
 14 MR. COE: -- there's a graduation?
 15 MS. RUSSO: Uh-huh.
 16 MR. COE: Let's take eighth grade. How
 17 many students would graduate, routinely, from
 18 eighth grade?
 19 MS. RUSSO: In eighth grade?
 20 How many students, John? John --
 21 VOICES IN AUDIENCE: There is no
 22 graduation.
 23 MS. RUSSO: There is no eighth graduation
 24 anymore, so that goes out. There's no more
 25 eighth grade graduation.

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1 MR. COE: So there's a fifth grade
 2 graduation?
 3 MS. RUSSO: Is there a fifth graduation?
 4 (Inaudible comments)
 5 MS. RUSSO: There's no fifth grade. I --
 6 MR. COE: So K is it?
 7 MS. RUSSO: There's no fifth grade
 8 graduation. There a kindergarten graduation.
 9 MR. COE: Is that still there?
 10 MS. RUSSO: There is a kindergarten
 11 graduation.
 12 MR. COE: So the only graduation Gulliver
 13 has in this facility is for K, right?
 14 MS. RUSSO: Is for K.
 15 MR. COE: Okay. How many students graduate
 16 K?
 17 MS. RUSSO: Do we know how many students in
 18 kindergarten --
 19 MR. COE: Because everybody in the class
 20 graduates, I would hope.
 21 MS. RUSSO: Do we know how many
 22 kindergarten students? Approximately. Give me
 23 a -- I can't hear. One hundred?
 24 Less than 100 students.
 25 MR. COE: Less than 100. Are those 100 or

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1 less students included in the 250 seating
 2 capacity that you told me?
 3 MS. RUSSO: Were the students --
 4 MR. GIBBS: Yes.
 5 MS. RUSSO: When you calculated the use of
 6 the gym for a graduation type event, did you --
 7 MR. MCGRAW: There's seating for 250.
 8 There may be additional students on stage at
 9 that time.
 10 MR. COE: Okay.
 11 MS. RUSSO: Seating for 250. The students
 12 would be on stage, receiving their K diplomas.
 13 MR. COE: And if there was a concert --
 14 MS. RUSSO: A holiday --
 15 MR. COE: -- you have the performer on the
 16 stage --
 17 MS. RUSSO: Correct.
 18 MR. COE: The performer is on the stage,
 19 and the maximum number of people that could
 20 attend this conference, you're suggesting, is
 21 250?
 22 MS. RUSSO: I'm going by the --
 23 MR. MCGRAW: That's an approximate number.
 24 We submitted the exact number. It was 250,
 25 265, somewhere in that range, as I recall.

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1 MR. COE: Okay.
 2 CHAIRMAN KORGE: Ms. Russo, I think the big
 3 question is, if we're going to have a total of
 4 524 on the baseball field, and then 540 at the
 5 basketball gym, is it likely or possible that
 6 both events could be occurring at the same
 7 time? That's when you really run into the
 8 issue.
 9 MS. RUSSO: Well, basketball would not
 10 occur at the same time as baseball, because
 11 that much I know, they have different seasons.
 12 Basketball is a fall sport and baseball ends
 13 with the World Series. Now, you have
 14 volleyball, which has a different season. Most
 15 of the sports have different -- so on the field
 16 you may have -- I know that you have some
 17 conflicts, and so you have soccer and lacrosse
 18 and whatever. But could there be an event?
 19 I'd have to --
 20 Could there be an event where both the
 21 baseball facility is being used and the gym is
 22 being used for --
 23 MR. KRUTULIS: Basketball is in the winter.
 24 Volleyball is in the fall.
 25 MS. RUSSO: Okay. So there would be no

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1 overlap of the athletic facilities -- you know,
2 of the baseball facility being filled, with all
3 the bleachers, everybody watching it, and the
4 gym.

5 MR. GIBBS: Laura, can I make a --

6 MS. RUSSO: Yes, you may make a --

7 MR. GIBBS: Can I make a statement? I
8 understand the numerical issue, but I think
9 there's a practical issue here that is really
10 important. We're not talking about Palmetto
11 Senior High School or even the -- you know,
12 we're talking about an elementary school going
13 up to eighth grade and their athletic program.
14 This is not like watching LeBron James, so the
15 point is that --

16 MR. COE: Yes, but Mr. Gibbs -- Hold on.
17 Hold on, Mr. Gibbs.

18 MR. BEHAR: Do not insult my intelligence.

19 MR. COE: Hold on, Mr. Gibbs.

20 MR. GIBBS: No, no, I understand. What I'm
21 trying to -- No, I respect that. No, I didn't
22 mean to offend you. What I'm trying to say is
23 that when you're dealing --

24 MR. ARNOLD: You did.

25 MR. GIBBS: Excuse me.

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1 Excuse me, Mr. Chairman -- Mr. Chairman,
2 I've apologized. I --

3 CHAIRMAN KORGE: No, you have the floor.
4 Go ahead.

5 MR. GIBBS: Okay. I apologize. I didn't
6 mean to offend anybody, and I certainly don't
7 mean to insult anybody's intelligence. What
8 I'm trying to say is that we're talking about
9 capacity, and I understand that. What we're
10 trying to put it is in the context of what it
11 is, in terms of the number of people, and yes,
12 absolutely right, we have given you the
13 numbers, 524, 500, or 250 in the gym.

14 What I'm trying to say is, when you talk
15 about the seasons and you talk about a sport,
16 you talk about volleyball or lacrosse or
17 football or soccer, it depends on the interests
18 of who's going to be there. And a lot of
19 times, if you have a team that's winning the
20 State championship, you're going to have
21 everybody in the school there, and sometimes
22 you won't. It's just a matter of looking at it
23 that way. We understand that -- Those numbers
24 that we gave you are the numbers.

25 MR. BEHAR: You know, when you look at a

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1 plan, a proposed plan of a gymnasium that has
2 two basketball courts, a full gym that's
3 probably, you know -- I don't know, 700, 800
4 square feet, the floor of the gym is over
5 20,000 square feet, you're telling me that this
6 is for up to eighth -- you know, from K to
7 eighth grade?

8 MR. GIBBS: Yeah, but that's --
9 (Applause)

10 MR. COE: Please. Please stop it.

11 CHAIRMAN KORGE: I really -- We'd really
12 appreciate it if everybody --

13 MR. COE: Ladies and gentlemen, if you're
14 going to get out of order like this, we're
15 going to have this room cleared.

16 MR. GIBBS: And can I say -- Mr. Behar, I
17 will tell you this. That's exactly what it's
18 for, and you can put it in your resolution that
19 that's exactly what it should be.

20 MR. COE: Are you suggesting, Mr. Gibbs --

21 MS. RUSSO: The high school has its own
22 basketball gym and --

23 MR. COE: Now, hold on. You're not
24 suggesting that the high school students at
25 Gulliver are not bussed over to use the

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1 athletic field, nor will they, in the future,
2 use the athletic field? Is that what you're
3 telling me?

4 MS. RUSSO: No, I'm telling you that the
5 high school has -- has been, is and will
6 continue to use the baseball diamond.

7 MR. COE: Okay.

8 MS. RUSSO: There are no diamonds at the
9 high school.

10 MR. BEHAR: How about the basketball
11 facility, Ms. Russo?

12 CHAIRMAN KORGE: Well, before we get to
13 basketball --

14 MS. RUSSO: They have their own basketball
15 facilities at the high school. They have a
16 gym. They have their own swimming -- they have
17 a --

18 MR. COE: And you're making a
19 representation that the basketball team at the
20 high school, if this new gym is built on the
21 Gables facility, they will not use that
22 basketball facility?

23 MS. RUSSO: That is correct. They use
24 their own --

25 MR. COE: That can be an agreement that

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1 Gulliver will enter into with the City? Is
 2 Gulliver prepared to do that?
 3 MS. RUSSO: We agree to it, yes. They use
 4 their own facility. They have a brand new
 5 swimming facility.
 6 MR. COE: All we're getting at, you don't
 7 intend to start bussing over to the Gables
 8 facility --
 9 MS. RUSSO: No, and we actually shared --
 10 If you look at the facility report --
 11 MR. COE: -- high school students, to have
 12 all these different facilities?
 13 MS. RUSSO: -- we share what events from
 14 the high school come over, and we explained
 15 that the baseball has always come over, and we
 16 put that in there. So everything -- We've made
 17 our representations as to what -- The middle
 18 school dance, that currently is in the gym at
 19 the high school, will move over.
 20 MR. COE: I just want the record to be
 21 clear on this, that you're not going to have
 22 any increased participation by Gulliver high
 23 school students within the Gables Gulliver
 24 facility --
 25 MS. RUSSO: Correct.

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1 MR. COE: -- regardless of what is built on
 2 the Gables Gulliver facility.
 3 MS. RUSSO: Correct. That is correct.
 4 That is what we've represented in our package
 5 and our quite extensive --
 6 MR. BEHAR: Mr. Gibbs, I have a question
 7 for you. Please clarify something for me.
 8 You've stated that they could build the
 9 facility today and meet Code, right?
 10 MR. GIBBS: There is no lot coverage --
 11 MR. BEHAR: Without -- Let me finish.
 12 Without a PAD, can they do that?
 13 MR. GIBBS: They're -- I don't know.
 14 They're -- I can tell you this. With the
 15 exception of the issue of the natatorium and
 16 that setback, the answer is yes.
 17 MR. BEHAR: Both the gymnasium and
 18 natatorium --
 19 MS. RUSSO: Right, the setback.
 20 MR. BEHAR: -- are requesting a setback --
 21 MS. RUSSO: The reduction.
 22 MR. BEHAR: So therefore, you can't -- just
 23 to be clear, you cannot build it as of right,
 24 today.
 25 MR. GIBBS: You can build -- The issue --

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1 The issue was massing. The issue was massing,
 2 that was presented by Mr. Dickman. In terms of
 3 the massing, my clients can build everything
 4 there without a PAD, and -- You're right,
 5 but -- and Mr. Behar, you make a very good
 6 point. You're right. If my clients didn't do
 7 a PAD, they would have to meet those setback
 8 requirements. But then the neighborhood would
 9 not get the additional buffering. They would
 10 not get anything extra, because the PAD --
 11 MR. BEHAR: My question to you, please --
 12 MR. GIBBS: I understand.
 13 MR. BEHAR: I don't want to know about the
 14 additional. I'm asking you a question.
 15 MR. GIBBS: Absolutely. They could --
 16 MR. BEHAR: Can they do it as of right,
 17 without a variance reduction, a setback
 18 reduction?
 19 MR. GIBBS: If they don't do a PAD, for
 20 those two buildings only, no.
 21 MR. BEHAR: Thank you.
 22 MS. RUSSO: Not where located, correct.
 23 But I want to explain, because I think it's a
 24 misnomer. We have the PAD, and when I
 25 submitted, I was requested to make it a PAD,

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1 okay, versus having a rezoning that changed the
 2 setbacks, because the setbacks are
 3 site-specific. Not all "S" uses have the same
 4 setbacks. They're site-specific.
 5 MR. BEHAR: Right.
 6 MS. RUSSO: Staff asked me to do this as a
 7 PAD because it gave the City -- all right, and
 8 I had to confer with Gulliver, because it was
 9 an additional application and a lot more
 10 information that had to be provided, and it
 11 allowed Staff the ability to enumerate the, I
 12 don't know, 86, 117 conditions that are on
 13 there. And while it does allow flexibility
 14 with setbacks, with placement of buildings, we
 15 also voluntarily agreed that the minor
 16 amendments that you were allowed to have
 17 administratively would be -- would be limited,
 18 okay, so that we could not ask for height as a
 19 minor amendment, we could not ask for an
 20 increase in allowable FAR, we could not allow
 21 for -- so a bunch of things that normally would
 22 be the benefits to having a PAD, we voluntarily
 23 let go and only took on the -- the component of
 24 the reduction in the setback, all right, and
 25 gave the City the ability to put in the 117

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1 conditions in operating that will allow for --
2 you know, for things that aren't currently in
3 place now.

4 And I think if you put in Code Enforcement,
5 which I recall Judge Coe talking about, we have
6 Code Enforcement and we invite it, and we will,
7 you know -- we will abide by it. I mean, I'm
8 not standing up here -- If there are
9 violations, they need to be -- they need to be
10 addressed, and we invite the Code Enforcement
11 to go down there and monitor the --

12 MR. RIEL: Mr. Chair, can I clarify the
13 issue? The reason Staff instructed the
14 applicant to pursue a PAD is, if they were to
15 change the setbacks, it would go through
16 variance proceedings, would go to the Board of
17 Adjustment, and that's all that they would rule
18 on, is the setbacks. We thought it was more
19 appropriate for all the activities, in terms of
20 the requests, to come to this Board and you
21 make that decision as a whole on the site plan,
22 not just looking at variance criteria.

23 MR. COE: Well, Mr. Riel, if it went to the
24 Board of Adjustment on a variance, they're not
25 going to meet the legal requirements of a

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1 variance. You're not going to be able to show
2 legal hardship, are you? So it would be
3 denied. It would be sort of an exercise in
4 futility.

5 MR. BEHAR: And for the record --

6 MS. RUSSO: But there could be -- there
7 could be a rezoning request, to change your
8 site-specifics, but, you know -- I mean, there
9 are different avenues, but we chose an avenue
10 that provided the most protections, you know,
11 for the surrounding and gave Staff the most
12 input into, you know, placing operational
13 conditions and restrictions on the campus that
14 it does not have now.

15 MR. AIZENSTAT: I'd like to ask a question,
16 maybe directed to the architect, on record.
17 Currently, how many parking spaces do you have
18 in the facility, as is?

19 MR. MCGRAW: I have to grab the board to
20 get that. The additional parking spaces that
21 we have --

22 MR. AIZENSTAT: What is the current, yeah.

23 MR. MCGRAW: The current.

24 MS. RUSSO: I have it right here. Hold on.

25 MR. RIEL: I can tell you, the proposal is

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1 293. That's what the proposal is.

2 MS. RUSSO: And the existing has 203 spaces
3 in the north parking lot and 78 spaces in Lot
4 F, for a total of 281 spaces.

5 MR. AIZENSTAT: That's what you have
6 currently?

7 MS. RUSSO: That's currently existing.

8 MR. AIZENSTAT: Currently legal parking
9 spaces?

10 MS. RUSSO: Yes, legal parking spaces.

11 MR. AIZENSTAT: Okay, 281, total.

12 MS. RUSSO: Yes.

13 MR. AIZENSTAT: And now, with the proposed
14 PAD, how many parking spaces are you proposing?

15 MR. RIEL: 293.

16 MS. RUSSO: 293.

17 MR. AIZENSTAT: You're only increasing --
18 with the building of the gymnasium and your
19 parking underneath, you're only increasing your
20 parking spaces by a minimal amount?

21 MS. RUSSO: Yes, because the gymnasium is
22 displacing -- is displacing some parking, so
23 the parking is going underneath. There's
24 additional, but the structure itself.

25 MR. MCGRAW: We're only required by Code to

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1 have 242.

2 MS. RUSSO: Yeah. We're over the Code
3 requirement, based on full-time employees and
4 maintenance, et cetera, and teachers, to have
5 242 parking spaces. So, from the required 242,
6 we're providing --

7 MR. AIZENSTAT: You're required 242, so
8 you're over.

9 MS. RUSSO: Right. We're providing 51
10 additional, over the required.

11 CHAIRMAN KORGE: Will that be enough to
12 accommodate the other facilities, the baseball
13 facilities, you know, the extra seats and the
14 auditorium or the gymnasium?

15 MS. RUSSO: Yes, it will, and in fact, we
16 provided a Special Event Parking and Management
17 Program that's required as part of the Master
18 Plan, and we had it prepared by Tim Plummer.
19 It was submitted. As some of you may or may
20 not know, but this is done by other schools
21 when they come in for a master plan, is, you
22 list your schedule of known events and what the
23 anticipated attendance is and vehicles, and you
24 have to provide -- like St. Thomas did, like
25 St. Phillips did, you provide where those cars

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1 are going to go, depending on the event and the
2 number attending the event.

3 And this was submitted and it was reviewed
4 by the City's independent traffic consultant,
5 who confirmed that all the events that Gulliver
6 will have, as enumerated, currently listed,
7 back-to-school night, parent night, the dance
8 recital, the holiday festival, the athletic
9 events, and they are in excruciating detail by
10 month, and they're even enumerated in your
11 binder, if you got a copy of it, under the --
12 It's called Facility Use and Fact Sheet. They
13 label all the different uses, and Tim Plummer
14 gave us a plan, gave us signage, directed it,
15 and there's plenty of parking on site, without
16 going off site, and one of the restrictions
17 I don't know if you read, but one of the
18 restrictions that Staff put in, that during
19 athletic events, there can be no parking on the
20 south lot. No patrons coming to any athletic
21 event can use the south parking lot. So that's
22 something that's been put into the conditions
23 that are before you as part of the Staff
24 report.

25 But those findings and the plan that was

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1 presented by Tim Plummer's office was also
2 independently reviewed by a traffic engineer
3 hired by the Planning Department, and they
4 confirmed the findings, you know, and the plan,
5 and that it was functional and that it worked.

6 MR. AIZENSTAT: Have you looked at trying
7 to contain your traffic within your property
8 for deliveries and so forth, as opposed to
9 going on the street and outside of your
10 property to service your needs?

11 MR. BEHAR: Well, let me tag on that a
12 second.

13 What uses do you have on the south side
14 that require the service truck to be on the
15 south side of the property and not on the
16 north?

17 MS. RUSSO: The cafeteria and the
18 maintenance facilities, and the cafeteria and
19 the maintenance facilities existed there since
20 the beginning of time, which was one of the
21 reasons why, in the special taxing district,
22 when they closed off Campamento, they left it
23 there.

24 So we now have -- That's where they pick up
25 the recycling. That's where they pick up and

99

1 they deliver the food to the cafeteria. And
2 there's a maintenance area there, and there
3 have been conditions that have been placed on
4 the maintenance area. There's additional
5 screening now, so when the new 10-foot gate
6 opens, there will be screening that will hide
7 the dumpsters, that are all part of the
8 conditions and extras that have been put in
9 by --

10 CHAIRMAN KORGE: Is there any physical
11 impediment to putting a vehicle access on the
12 north side of the property?

13 MS. RUSSO: On the north side, as in --

14 CHAIRMAN KORGE: As on the north side.

15 MS. RUSSO: At the very -- There is --

16 CHAIRMAN KORGE: Where there's parking now,
17 where you could just have entry for the service
18 vehicles there. Why not put the service
19 vehicles -- have them enter and exit on the
20 north side? Why is that such a big deal?

21 MR. AIZENSTAT: And wrap around and come
22 over.

23 CHAIRMAN KORGE: Wrap around or not, but
24 why can't you just put them in there and let
25 them deliver there, and if they have to use

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1 golf carts to move it across campus -- I mean,
2 this has been the big sore point for the
3 neighbors.

4 MS. RUSSO: Well, some of them are
5 delivering food that goes directly into the
6 cafeteria.

7 CHAIRMAN KORGE: I got it, but you can take
8 the food and put it on a golf cart, can't you?
9 Do you understand what I'm saying? I mean, I
10 get it. I see the logistics.

11 MS. RUSSO: I mean, if they do that
12 delivery, though, but then you're going to have
13 them impeding with the queuing of children that
14 are coming off the Red Road -- well, they come
15 in off the north, but some of the parents do
16 the big loop, all the way around.

17 CHAIRMAN KORGE: Has anybody looked at --
18 I'm not suggesting I'm capable -- excuse me.

19 MS. RUSSO: John, have you -- Have you
20 looked at -- The question was, have you looked
21 at moving the service entrance and the
22 maintenance to the north part, not to -- to the
23 north part, off of -- I guess it would be like
24 Cartagena, where the current parking lot is
25 now, and then --

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1 MR. KRUTULIS: To move the maintenance and
2 cafeteria?

3 MS. RUSSO: The deliveries.

4 CHAIRMAN KORGE: Whatever. It doesn't
5 matter.

6 MR. KRUTULIS: Or just the deliveries?

7 MR. BEHAR: Deliveries and service, picking
8 up --

9 MS. RUSSO: Only for your maintenance, and
10 then have golf carts to move it about.

11 CHAIRMAN KORGE: Let me just ask the
12 question more clearly.

13 MR. KRUTULIS: There's more to --

14 CHAIRMAN KORGE: Wait, wait. Let me just
15 ask the question real clearly. There's
16 serious -- I mean, the big -- the big sticking
17 point for the neighbors, clearly -- there are
18 two. One is the size, we all know that, and
19 the other is the traffic coming through their
20 neighborhoods, and more than anything else,
21 since it's really just truck traffic, it's
22 these large trucks coming through, you know,
23 day and night, early in the morning,
24 afternoons. You're going to try to regulate
25 it, I understand that.

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1 When I look at the site plan, I see that
2 there is plenty of pavement on the north side
3 of the property to put an access road. Have
4 you -- for purposes of deliveries and anything
5 else, have you -- have you had the architects
6 or the landscape planners look at -- seriously
7 look at and study whether that would be
8 feasible?

9 MR. KRUTULIS: Well, there is no access
10 from the north side to the south side.

11 CHAIRMAN KORGE: I understand that. But
12 that's what we're talking about.

13 MR. BEHAR: But you're proposing an
14 emergency service road; are you not?

15 MS. RUSSO: No. No, that's just compacted.
16 That's not a road.

17 MR. KRUTULIS: That's a fire --

18 MS. RUSSO: That was asked -- The Fire
19 Department asked for extra compacting of the
20 soil underneath, so that if they need to come
21 and do a fire, whether they access from the
22 north or the south, they can get across --

23 CHAIRMAN KORGE: I'm sorry, I'm not --

24 MS. RUSSO: -- the campus. So that's not
25 a --

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1 CHAIRMAN KORGE: I'm not being clear. I'm
2 not asking you whether it's in the plan now.
3 I'm asking you whether --

4 MS. RUSSO: But someone else asked that,
5 aren't you providing it, and --

6 CHAIRMAN KORGE: Right, and you may be
7 providing some now that's inadequate, but the
8 question is, have you brought in all your
9 experts who are there, and I certainly don't
10 pretend to be one, to look at whether that is a
11 feasible alternative? It might cost more
12 money, it might require some redesign, but has
13 anybody looked at whether that's a feasible
14 alternative, to contain the traffic within the
15 property? That's the big rub with the
16 neighbors. They're going to be there another
17 30 years. Gulliver is going to be there
18 another 30 years. If you could figure out a
19 way, and it may cost more money to resolve that
20 problem, I think a lot of the tension would
21 disappear, and people would all be happy. Is
22 that something you've looked at?

23 MR. KRUTULIS: Yes, we have looked at that,
24 and the feasibility, you'd have to bring the
25 trucks and vehicles -- The only access is where

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1 this road would be, and to bring anything over
2 here, it's going to be running where you have
3 kids going back and forth, and the traffic
4 analyzer said that safety-wise, that would not
5 be feasible for children. There's no
6 cross-way, because the kids all exit onto the
7 field, right in this area, where you see this
8 road, where the tennis courts and the field
9 are. The kids for PE and sports, that are
10 going down to the field --

11 MR. GOITIA: How about the children in the
12 residences?

13 CHAIRMAN KORGE: Please. He's got the
14 floor. We've finished --

15 MR. GOITIA: I'm just putting it in the
16 record that --

17 CHAIRMAN KORGE: I appreciate that. We've
18 finished with the public. We've finished with
19 the public input, and now we're dealing with
20 the attorneys.

21 MR. GOITIA: Thank you, Mr. Chairman.

22 CHAIRMAN KORGE: So let them finish.

23 MR. KRUTULIS: Okay, and we've looked at
24 that, and there's no -- according to their
25 suggestion, there's no real area that, you

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1 know, again, we'd be able to run a road across
2 without, you know, having the children who
3 would be exiting and entering the fields in
4 those areas --

5 CHAIRMAN KORGE: You're telling me there's
6 no way you can reconfigure, to eliminate the
7 concern with the kids, and therefore put
8 traffic through there, even though there will
9 be traffic going through there, albeit cars
10 only? Is that what I'm hearing?

11 MR. KRUTULIS: Well, there's no cars going
12 through there.

13 MS. RUSSO: Say that last part again?

14 CHAIRMAN KORGE: Then what is the parking
15 for? On the north side, is that not parking,
16 or am I --

17 MS. RUSSO: What he's saying, bring the
18 cars up to the north, but he's saying the
19 bringing in, whether it be by golf carts or
20 whether it be by smaller trucks, going from the
21 north end to the south end, would be in
22 constant conflict during the day because of
23 people using the field for PE, for lunch, et
24 cetera, so you would have vehicles moving in a
25 north-south direction, with children going

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1 east-west.

2 CHAIRMAN KORGE: Is that what your experts
3 told you, you couldn't, it was infeasible, you
4 couldn't like move the goods around the back of
5 the property, or behind the baseball diamond,
6 that that also would impede -- I mean, I'm not
7 trying to design this for you.

8 MR. KRUTULIS: Yeah. No, I understand.
9 I'm just saying --

10 CHAIRMAN KORGE: Do you understand?

11 MR. KRUTULIS: Yes, they felt that this
12 would impede with the kids coming across the
13 fields, on and off the fields, that it was a
14 major safety issue.

15 MR. BEHAR: How often do you have a
16 delivery truck or service truck coming to your
17 property?

18 MR. KRUTULIS: It's on the sheet there.

19 MS. RUSSO: If you look, I'm going to
20 direct you to --

21 MR. KRUTULIS: Yeah.

22 MR. BEHAR: Is it five times a day, 10
23 times a day?

24 MR. KRUTULIS: Yeah. No, not that many.

25 MS. RUSSO: I'm going to give you the

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1 answer to that, Mr. Behar. Depending on --

2 MR. BEHAR: Because I think you would be
3 able to control and have somebody control that
4 truck coming through from the north side to the
5 south side better than you do outside your
6 property.

7 CHAIRMAN KORGE: Right.

8 MR. BEHAR: And yes, as an architect, as a
9 planner, yes, there's ways to do it. I am not
10 here to pretend to do your architect's work,
11 but there's ways to do it.

12 MR. KRUTULIS: But --

13 MS. RUSSO: Okay, just so you see, and if
14 you look under your second tab, use of F Gate,
15 the south parking lot, it's under Tab Number
16 2 -- I'll share it with you. I'll share.

17 MR. BEHAR: I took my booklet apart, so --

18 MS. RUSSO: Okay, no, here, I'll share mine
19 with you.

20 MR. BEHAR: Okay.

21 CHAIRMAN KORGE: Which tab is that, Ms.
22 Russo?

23 MS. RUSSO: As long as I get it back.

24 MS. KEON: Which one?

25 MS. RUSSO: You will see that we specify

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1 each user, delivery. Okay? We give you the
2 days of the week. We describe the waste,
3 garbage, waste yard, the different deliveries,
4 the types and the hours. It can't be denied
5 that we tried to give as much information --

6 MR. AIZENSTAT: But you could be more
7 restrictive on your deliveries, also, and say
8 that your deliveries have to be between such
9 hours and such hours or so forth.

10 MR. KRUTULIS: And that's what -- yeah,
11 that's what we're specifying.

12 MR. BEHAR: And if you -- The bulk of the
13 delivery, that really is the garbage, which
14 does it from 10:00 to 11:30 -- the important,
15 because Fed Ex trucks doesn't have to go
16 through the campus. They go out in the front,
17 and they don't usually come to your property
18 till after ten o'clock in the morning, and you
19 could be in the front of the property and then
20 have room -- and make room for them there. The
21 Office Depot, the same. I mean, these are not
22 delivering important goods that needs to go
23 directly into the cafeteria freezers and
24 coolers.

25 MR. KRUTULIS: Well, sometimes it's the

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1 volume of what they're delivering. You have to
2 understand, when the food --

3 MR. BEHAR: You could keep those in the
4 front. Those trucks that are delivering goods,
5 food, vegetables, whatever --

6 MR. KRUTULIS: Right.

7 MS. RUSSO: And garbage pick-up.

8 MR. BEHAR: Okay, those are limited.

9 MR. KRUTULIS: Right.

10 MR. BEHAR: I mean, they're not going to
11 deliver at three o'clock in the afternoon. So
12 you've got, perhaps, a number of deliveries in
13 a day that you could control and at least bring
14 them in through your north side and not, you
15 know, queue on the street, on that street on
16 your south side. So, potentially, conceivably,
17 you could do it.

18 MR. KRUTULIS: Uh-huh. We'll take a look
19 at it.

20 MR. FLANAGAN: Mr. Chairman, could I --

21 MR. MCGRAW: I'd like to say -- I'm sorry.

22 MR. FLANAGAN: Along those lines, I still
23 don't understand why you can't just access that
24 south side from Red Road. I heard something
25 last week about, we need a tot lot in the front

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1 of the school for some certification purpose,
2 and I heard something today that we need it
3 there because it's close to some bathrooms.

4 If those are the two reasons, I find that
5 very hard to believe and comprehend, that that
6 prohibits you from putting the access right
7 there, and with the huge neighborhood
8 concerns -- it sounds like it's a huge problem,
9 and I sympathize with the neighbors --
10 redesigning the access from the north, I'm not
11 the architect, but it sounds like -- I mean,
12 you can always do something if you really need
13 to do it, but it sounds like the easiest way is
14 going to be on the south side.

15 MS. RUSSO: There are other constraints. I
16 mean, the --

17 MR. FLANAGAN: Like what?

18 MS. RUSSO: And I can give you the
19 guidelines for the certification, in terms of
20 the amount of square footage needed per child
21 and the fact that the children's playground --
22 I mean, those are all real, and I'm happy to
23 supply that documentation --

24 MR. FLANAGAN: Okay, but --

25 MS. RUSSO: But in addition --

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1 MR. FLANAGAN: Well, let me just --

2 MS. RUSSO: -- there's a physical
3 constraint.

4 MR. FLANAGAN: Okay, but let me just -- How
5 many acres is this whole property?

6 MS. RUSSO: 18.8.

7 MR. FLANAGAN: 18.8 acres. And how big is
8 that little playground or tot lot?

9 MR. MCGRAW: I would have to go back and --
10 I don't have the numbers at my fingertips.

11 MR. BEHAR: It's small. If you look at the
12 picture, it's a small --

13 MR. FLANAGAN: And I don't want to presume
14 anything, but I still have a very hard time
15 believing that there's not some place,
16 somewhere on this 18-acre piece of property,
17 where that can't be relocated, but that's one
18 thought. Now I'm moving on --

19 MS. RUSSO: Well, there are other issues,
20 besides, in terms of the shade that a toddler
21 can have, but the real physical constraint of
22 going right through there is that if your --
23 the deliveries that are made, and there's no --
24 there's only half-semis now, that are only some
25 of the deliveries. The semis don't come

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1 anymore, and the pictures that were shown, it's
2 been a few years since the semis, but to have
3 this --

4 (Simultaneous comments from audience)

5 MR. COE: Shh.

6 CHAIRMAN KORGE: Please, please, please.
7 We don't --

8 MR. FLANAGAN: Please.

9 MR. GOITIA: For children, the only parking
10 in Gables-By-The-Sea --

11 CHAIRMAN KORGE: Please, please, please.

12 MR. COE: We will clear the room if
13 everybody continues to talk out of order. The
14 public aspect of this is closed.

15 CHAIRMAN KORGE: Continue.

16 MS. RUSSO: In response, I'd like -- There
17 is a physical constraint that has to do with
18 the elevation. The property drops off, and I'm
19 going to let the architect explain, in that
20 south -- southwest quadrant of the property.

21 MR. BEHAR: That applies to habitable
22 spaces.

23 MS. RUSSO: No, but it has to do with the
24 truck having to be able to -- if it comes in
25 that way, be able to physically back up into

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1 the service area. But I'm going to let someone
2 who understands it better try to explain it.

3 MR. FLANAGAN: Please.

4 CHAIRMAN KORGE: Let me -- Let me just make
5 it a little easier for everybody. We're not
6 suggesting here that you plan this in front of
7 us and tell us how it would work. But I think,
8 I mean, my -- just from what I see, it looks
9 like there's -- you know, there are other
10 options to be explored. I don't know if you've
11 really explored them. That's the point.

12 MR. MCGRAW: Okay. My name is Gary McGraw.
13 I'm the architect. We have explored this.
14 This actually -- this came up at the Board of
15 Architects, and I believe we had the City
16 Architect out to the job site, to show him the
17 condition out there.

18 There's a disparity in elevation of almost
19 10 feet, where there's a ridge that runs right
20 through the property.

21 MS. RUSSO: Show them.

22 MR. MCGRAW: The front of the property --
23 There's a ridge through here. The front of the
24 property is about 10 foot higher than --

25 MS. RUSSO: Here, Gary. Use that when

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1 you're off the mike.

2 MR. MCGRAW: -- this area back here. So
3 for a truck to come in, the ridge drops --
4 drops off and then goes back up again to the
5 service yard. So the turning radius of any
6 type of service truck, beyond a small panel
7 van, can't be accommodated here.

8 Also, the truck has got to turn and back up
9 a hill, you know, at the same time. It's
10 not -- it's not an optimal situation,
11 especially if we do have small children in the
12 area.

13 Also, our firm has done over 24 schools for
14 Dade County Public Schools. That's what we
15 specialize in. And Dade County Public Schools
16 would never let us put a road through a piece
17 of property where children have to cross to get
18 to a playground.

19 CHAIRMAN KORGE: What about at the other
20 end of the property, at the --

21 MR. MCGRAW: You're talking about the --

22 CHAIRMAN KORGE: The east side.

23 MR. MCGRAW: -- the perimeter, the entire
24 perimeter?

25 CHAIRMAN KORGE: Yeah, at the east side of

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1 the property, to move the goods. Not the
2 trucks, but to have the trucks -- I'm just
3 asking --

4 MR. MCGRAW: Sure.

5 CHAIRMAN KORGE: -- unload somewhere in
6 there, and then, through golf carts or other
7 small electric vehicles, come around the back
8 of the property, where you don't -- you don't
9 actually cross in the middle, where kids are
10 going to be located.

11 MR. MCGRAW: Yeah. I don't -- I don't
12 really think that's practical. I mean, a lot
13 of times there are trucks here that this is one
14 of maybe five or six stops they're making. I
15 don't think they're going to sit there while
16 stuff is unloaded onto golf carts, that sort of
17 thing. There's also -- there are frozen foods
18 coming in, things like that. I think it's
19 pretty inefficient to run golf carts across
20 here with the food supplies for 1,162 kids for
21 the cafeteria.

22 CHAIRMAN KORGE: Yeah, I mean, you make a
23 very valid point. It is inefficient. But I
24 mean, on the other side, you've got the
25 neighbors, and they're not really looking for

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1 efficiencies but just a more pleasant or less
2 unpleasant --

3 MR. BEHAR: Quality of life.

4 CHAIRMAN KORGE: -- quality of life, and so
5 it's a -- the concern is that we're balancing
6 the two, and in respect to that, my real point
7 and question is, can we do it? Is it
8 practical? Can it actually be done on the
9 north side?

10 I see what you're saying about the south
11 side and how that really is a problem, but I
12 don't know, I mean, maybe it's not optimal,
13 but --

14 Mr. FLANAGAN: I don't even see the problem
15 on the south side. I mean, I can appreciate --

16 MS. RUSSO: I have a compromise.

17 MR. FLANAGAN: I can appreciate the drop --

18 MS. RUSSO: I've just been asked to give a
19 compromise, which is in line with -- and I
20 forget which of the Board members made it, but
21 Mr. Krutulis has asked me to proffer moving the
22 Office Depot, Fed Ex, UPS, and Fed Ex Ground,
23 which are the ones you said, and we can
24 relocate them and have their deliveries, so
25 only the food and the --

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1 (Simultaneous comments from audience)
 2 MR. AIZENSTAT: Shh. Please.
 3 MS. RUSSO: -- the food and the waste would
 4 be using the service and maintenance, and the
 5 others would come either off the north or
 6 other -- They would not be using the Campamento
 7 access.
 8 MS. KEON: Could I?
 9 CHAIRMAN KORGE: Yes, please.
 10 MS. KEON: With regard to those -- And I
 11 think that that does alleviate some concerns,
 12 if the others are required to use the front
 13 entrance, but talk to me a little bit about --
 14 It seems that this gate and all of this was
 15 planned many, many years ago, and the size of
 16 trucks and all of the different things have
 17 changed dramatically over the years, and so
 18 they're not little trucks anymore. They're
 19 very big trucks now.
 20 MS. RUSSO: And actually, some of the
 21 trucks, though, have gotten smaller. There
 22 were bigger trucks a few years ago, and some --
 23 (Simultaneous comments from audience)
 24 MS. KEON: Okay, so the trucks that now
 25 would be using this service entrance would be

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1 the garbage truck; is that right?
 2 MS. RUSSO: It would be the waste garbage.
 3 MS. KEON: Garbage waste, whatever, and --
 4 MS. RUSSO: And the recycling, the --
 5 MS. KEON: Recycling. Well, okay,
 6 waste-related, and the food service.
 7 MS. RUSSO: The Sysco food service.
 8 MS. KEON: Okay, but the pictures that we
 9 saw were of the Sysco food service, and it
 10 appeared that -- from what you have here, it's
 11 very difficult for that truck to negotiate into
 12 your property, because of the size, the way
 13 it's laid out and the size of the truck.
 14 MS. RUSSO: It's my understanding, and I
 15 will allow a school representative to address
 16 it, but the picture that was presented by
 17 Mr. Dickman shows a semi, and I've been told,
 18 and I'll have whatever school representative
 19 can come up, that Sysco stopped using semis and
 20 now uses a half-semi, so whatever difference it
 21 is between a semi and a half-semi, and has, for
 22 the last couple of years.
 23 MS. KEON: Right.
 24 MS. RUSSO: So that's what I -- and I'm
 25 happy to have --

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1 MR. COE: So are we stipulating there will
 2 be no semis on the road --
 3 MS. KEON: Okay, but in addition to that --
 4 Excuse me, Judge Coe --
 5 MR. COE: Will you stipulate there will be
 6 no semis on the road?
 7 CHAIRMAN KORGE: Jack, Jack --
 8 MS. KEON: Excuse me --
 9 CHAIRMAN KORGE: Pat has the floor.
 10 MR. RIEL: One person at a time, please.
 11 MR. COE: I'm sorry.
 12 MS. KEON: Thank you.
 13 In addition to that, when you begin to do
 14 your building and whatever here, what is
 15 your -- what was the plan for your construction
 16 entrance?
 17 MS. RUSSO: The construction, which we
 18 stated and showed on one of the site plans,
 19 construction -- all construction vehicles would
 20 be accessing off the north, and the staging
 21 would take place in the area where the tennis
 22 courts are.
 23 MS. KEON: Okay, so it --
 24 MS. RUSSO: There would be no access of
 25 construction vehicles whatsoever --

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1 MS. KEON: Okay.
 2 MS. RUSSO: -- on the south side.
 3 MS. KEON: So you could allow -- then the
 4 only thing that you would use the side gate,
 5 would be the waste-related --
 6 MS. RUSSO: Right. If you look at --
 7 MS. KEON: -- and Sysco. Your food
 8 delivery and waste delivery --
 9 MS. RUSSO: We would eliminate --
 10 MS. KEON: -- that use of this gate --
 11 MS. RUSSO: -- one, two, three --
 12 MS. KEON: -- would be limited to that?
 13 MS. RUSSO: -- four of the deliveries that
 14 are currently on here. The Fed Ex Ground, UPS
 15 Ground, Fed Ex Air, and the Office Depot, we
 16 would relocate and leave the waste, the two
 17 different waste pick-ups that are done, the
 18 Dade Paper delivery, because it's sizeable, and
 19 the Sysco, the food. There's bakery and --
 20 cookies, which go right into the kitchen.
 21 MS. KEON: Right. Now, are you able --
 22 MS. RUSSO: And we would move the others.
 23 MS. KEON: Are you able to schedule your
 24 deliveries so that at no time there would be
 25 any stacking of delivery trucks on the public

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1 street?

2 MS. RUSSO: Correct, and we've agreed --
3 One of the conditions that Staff put is that
4 all stacking now has to come into the property,
5 in other words, where they've now -- and this
6 is why I'm saying, I invite Code Enforcement.
7 If they stack, they get a ticket and
8 violations, because now the stacking is going
9 to have to be internal, in the parking lot.
10 They're going to have to queue inside, as
11 opposed to queuing outside.

12 MS. KEON: And does the gate --

13 MS. RUSSO: And I would proffer, no semi
14 trucks in the Campamento access. So I will add
15 that to the proffer of no semis, taking out the
16 four -- Fed Ex, UPS and Office Depot, and
17 reemphasize that we've agreed to the condition
18 that all queuing would occur on site.

19 MS. KEON: So, with that, the neighborhood
20 could feel some comfort in knowing that at no
21 time are -- that their access in and out of
22 their neighborhood will be impeded by --

23 MS. RUSSO: A truck queuing up.

24 MS. KEON: By a truck queuing on
25 Campamento?

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1 MS. RUSSO: Correct.

2 MS. KEON: Is that right?

3 MS. RUSSO: Correct.

4 MS. KEON: Okay. You know, I -- Campamento
5 is a public street. It is a public street.
6 That school has been there for a long time. It
7 has services. It needs to be serviced. Those
8 trucks, I do feel, have the right to access the
9 facility by means of a public street.

10 What they don't have the right to do is to
11 block traffic or make the conditions in the
12 neighborhood such that it is -- becomes very
13 undesirable for the people living there. But
14 do they have the right to drive into that
15 street, to access the property and get off of
16 the street, do what they need to do, and then
17 leave? I personally think, yes, they do. And
18 I think, in asking them to take everything out
19 of that area, off of Campamento, that doesn't
20 have to be there, I think should be a condition
21 that we place on them. But I think allowing
22 that -- them to use just those things that we
23 discussed, is not unreasonable, and I think it
24 should be included in here as a condition, but
25 I think it is a reasonable condition. It is a

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1 public street. No one has the right to queue
2 on it. The community should expect that they
3 can come in and out of their neighborhood
4 without undue duress because of the school.
5 But trucks should be allowed on the street.
6 That's what streets are for.

7 MR. DICKMAN: The problem is that the
8 burden is on us now, to call Code Enforcement,
9 and by the time Code Enforcement is called, the
10 truck is there and gone. There isn't one Dade
11 County school that dumps its commercial -- and
12 I would say industrial, because they're picking
13 up garbage and other things -- into a
14 residential street.

15 This can be redesigned, and there hasn't --
16 I agree with you, if it's a matter of looking
17 at redesign, send them back and say, "Show us
18 some options that you've actually explored,
19 just don't tell us that you've explored it."
20 You know, it's a huge site. It's not like
21 Ransom. I'm also dealing with Ransom. It's
22 nine acres. This is 18 acres. They have the
23 ability to make changes. If they can build a
24 multi-million dollar natatorium and gymnasium,
25 they can certainly relocate a tot lot and put

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1 in a small road there.

2 MS. KEON: Well, we haven't addressed all
3 those other issues yet, either.

4 MR. DICKMAN: Oh, and by the way, I mean,
5 it does say that -- in the conditions, as Staff
6 puts it, that there's shared events for all the
7 Gulliver schools, so I --

8 MS. RUSSO: That was what we put in and we
9 shared them from the beginning, what they were.
10 They're currently existing uses that have gone
11 on and will go on. Whether this master plan
12 goes forward, those uses will continue to go
13 forward.

14 MR. DICKMAN: I understood you to say that
15 it was just the baseball field.

16 MS. RUSSO: No. If you read my submittal,
17 which I provided to you --

18 MR. COE: Address us. Address us.

19 MS. RUSSO: I'm sorry.

20 MS. KEON: How would you -- How would the
21 school -- Can someone from the school talk
22 about how you would monitor the appropriate use
23 of these gates and the entrance, as to being
24 in conformance with the conditions that may be
25 placed here, and to protect the neighborhood?

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1 How would you --

2 MR. KRUTULIS: For --

3 MS. KEON: What would you do to ensure that

4 these conditions are met?

5 MR. KRUTULIS: For the trucks entering?

6 MS. KEON: Yes.

7 MR. KRUTULIS: The --

8 MS. KEON: That they're not -- that they

9 don't stack, that you schedule deliveries so

10 that everybody isn't delivering and picking up

11 at the same time. Who within your school

12 assumes that responsibility? Because it

13 shouldn't be the neighborhood responsibility.

14 It should be your responsibility, and the

15 burden shouldn't be on the neighborhood to have

16 to call Code Enforcement or the police because

17 you're not good citizens. So how do you -- How

18 are you good citizens? How will you ensure

19 you're being good citizens?

20 MR. KRUTULIS: Well, first, our director of

21 operations is in charge of the cafeteria and

22 maintenance department, so he would ensure that

23 the -- basically, that the vendors that are

24 coming in there, you know, are notified and

25 placed on a schedule as to, you know, when they

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1 can enter.

2 Now, you know, some vendors, like Home

3 Depot, may come in at different times, just

4 based on, you know, sometimes, their delivery.

5 MS. KEON: But they're in the front. We're

6 talking about, really, the --

7 MS. RUSSO: We're talking about the --

8 MS. KEON: We're talking about the waste

9 and the food service.

10 MR. KRUTULIS: Right. Well, basically, we

11 would work with our vendors to make sure that

12 they know and their drivers know what the rules

13 are for coming into that area.

14 MS. KEON: So if anyone in this

15 neighborhood that is -- that notices that

16 they're stacked, they don't really have to

17 worry about calling Code Enforcement --

18 MS. RUSSO: They can call --

19 MR. KRUTULIS: No, they can call --

20 MS. KEON: They can call you directly?

21 MR. KRUTULIS: Right, they can call --

22 MS. KEON: Is that right?

23 MR. KRUTULIS: -- the director of

24 operations, and he will deal with it.

25 MS. KEON: No, they can call you, as the

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1 head of the school, right?

2 MR. KRUTULIS: They can call me, of course.

3 MS. RUSSO: We will provide the name -- no,

4 no, we're going to provide -- and that's one of

5 the conditions, of a contact person. That will

6 be given to the neighborhood, and it will be

7 updated annually, but that person can be the

8 person that can be contacted, and I'm going to

9 suggest something, that we proffer that there

10 be spot checks by Code Enforcement. I mean,

11 not that they have to always come when someone

12 calls, but just -- They are -- Just so you

13 know, Code Enforcement officers are assigned to

14 a district, and so we have officers that cover

15 every district, and they're changed

16 periodically so they don't get used to a

17 district. But the Code Enforcement officer for

18 this district could be told, "Periodically,

19 drive by that south gate and see if someone is

20 violating." I mean, that's the purpose. It

21 doesn't always have to be as a result of a

22 complaint. And we will be providing -- it

23 won't be Mr. Krutulis. It will be the director

24 of operations who will be the person who is in

25 charge of the gate and the deliveries, because

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1 if they call Mr. Krutulis, you know, the

2 reality is, he may not be able to return the

3 call for a couple of days. But we agreed, as

4 part of the conditions, to give a contact name

5 of someone who can be contacted, who will be

6 willing and able to respond to neighbors'

7 complaints.

8 MR. DICKMAN: And why hasn't that person

9 been doing this all along? Again, the burden

10 is on us. They're saying now they're going to

11 be good neighbors.

12 MS. KEON: We're starting from here, going

13 forward.

14 Can I ask Mr. Riel a question?

15 Mr. Riel, in putting conditions on, for

16 approval, if -- Can you condition it that if

17 they -- if there are -- Will this come back to

18 us? How does it -- If this continues to be an

19 issue with the neighborhood, with the traffic

20 and the stacking of trucks and whatever on

21 Campamento, how does that come back to the

22 City, and how is that resolved within the City?

23 Would it in any way come back to us?

24 MR. COE: Code Enforcement.

25 MS. KEON: You would come through Code

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1 Enforcement?

2 MR. RIEL: Basically, the way this is
3 written, within 180 days, they have to comply
4 with those items that are shaded here. It's a
5 Code Enforcement issue, just like everything
6 else is. If you build something illegally on
7 your home, without a permit --

8 MR. COE: And the problem -- the problem we
9 have --

10 MR. RIEL: -- it's an enforcement issue.

11 MR. COE: From a practical sense, the
12 problem we have in these times, with reduced
13 budgets, is Code Enforcement is impacted, like
14 any other City agency.

15 MS. HERNANDEZ: Yeah.

16 MR. COE: And I do not think -- as the
17 applicant may like to see in the ideal world, I
18 truly don't see Code Enforcement officers are
19 going to have the ability to spend a lot of
20 time spot-checking Gulliver on any kind of
21 routine, to determine whether or not there's
22 Code Enforcement violations.

23 But from a practical sense, yes, the burden
24 is always upon the neighbors to complain of
25 Code violations. Certainly Gulliver is not

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1 going to call up Code Enforcement to say
2 there's a violation.

3 MR. RIEL: And if I could make one
4 additional --

5 MS. RUSSO: We would proffer to fund -- We
6 would proffer to fund a spot-check on Code
7 Enforcement.

8 MR. COE: Well, I was going to get to that.
9 The solution to that, of course, is if Gulliver
10 is willing to pay the Code Enforcement --

11 MS. RUSSO: For spot checks.

12 MR. COE: -- for Code Enforcement
13 spot-checking, that's something else that can
14 be worked out, when you see them.

15 MR. RIEL: Board Members, I think one thing
16 that you have to understand, we have a Zoning
17 Code that's interpretable. These are very
18 specific conditions. These are enforceable.
19 There's accountability on all parties.

20 Now, there's no question in anybody's mind,
21 when a Code Enforcement sees a truck that's
22 queuing on the street, there's no question of
23 interpretation. It's --

24 MS. HERNANDEZ: Right.

25 MR. RIEL: And, you know, a violation will

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1 be issued immediately.

2 MS. HERNANDEZ: Right.

3 MR. RIEL: So that accountability is not
4 there right now. They just live within the
5 parameters of the Code, which everybody does
6 that lives within the City.

7 MS. KEON: But if that -- if that violation
8 continues to occur, is there then the ability
9 to close the entrance entirely, except for
10 emergencies?

11 MR. RIEL: I mean, that's a possibility, as
12 a part of the Code Enforcement process.

13 MS. KEON: Okay.

14 MR. RIEL: I'm not sure if that's been
15 done, but yes, if they're a repeat violator,
16 that can be identified, and then certainly
17 upon -- you know, the Commission could say,
18 "Well, we need to revisit that issue," or, you
19 know, pursuant to the Code Enforcement or the
20 Building and Zoning Department saying, "This is
21 a problem, we need to revisit that issue," we
22 can certainly -- If the applicant doesn't agree
23 to revisit it, it could be brought up at the
24 Commission level.

25 MR. DICKMAN: Are you saying this Board

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1 retains jurisdiction?

2 MR. RIEL: No, it's not this Board.

3 MR. COE: Not this Board.

4 (Simultaneous comments among Board members)

5 MR. RIEL: This Board is a recommending
6 body to the City Commission.

7 MS. KEON: But the Commission could then
8 ask this Board to revisit this issue, and this
9 Board could recommend that that gate be closed?

10 MR. COE: It doesn't work that way, though.

11 MS. KEON: He's just telling us that it
12 does work.

13 MS. RUSSO: The closure would have to go to
14 Dade County. You can't close this --

15 MS. KEON: The gate.

16 MS. RUSSO: There's an agreement -- the
17 gate. The access gate is part of a three-way
18 agreement with the City of Coral Gables,
19 Metro-Dade County and Gulliver Academy. So
20 any --

21 MS. KEON: For fire.

22 MR. DICKMAN: Right, but leave the gate
23 there and find another way to deliver your --

24 MS. KEON: Right. It would only be
25 available for fire. That's what we're asking.

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1 CHAIRMAN KORGE: We're really just talking
2 about the delivery trucks --
3 MS. KEON: We're asking --
4 CHAIRMAN KORGE: -- and in particular, the
5 food and other larger delivery trucks, because
6 you've already indicated that, you know, Fed Ex
7 and Office Depot, which are smaller trucks --
8 MS. RUSSO: Right.
9 CHAIRMAN KORGE: -- they can deliver on --
10 MS. RUSSO: But you also have the faculty
11 parking, and that was part of the plan. When
12 Gulliver agreed to be part and participate in
13 the special taxing district, they were
14 approached by the City and the County to
15 participate, to allow the Gables-By-The-Sea to
16 have their gate houses, by restricting access
17 to a campus that had access by public streets,
18 and so they were told, "We want you to limit
19 your access to public streets, to give a
20 benefit to a neighborhood" --
21 MS. KEON: Right.
22 MS. RUSSO: -- that wanted gates, that
23 wanted to restrict people.
24 MS. KEON: I understand.
25 MS. RUSSO: So they said to Gulliver, "We

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1 want you to stop putting your children on the
2 south side," and Gulliver agreed. So four
3 grades had to move, and at the time, the
4 homeowners' association agreed, and it's in the
5 documentation, that a parking lot would be
6 erected on the south side for faculty, and that
7 the access -- there could be no additional --
8 there were additional access points on
9 Campamento. There was another additional one.
10 There was a circular driveway, where the
11 children were dropped off. Those two were
12 closed, and that there could be no other
13 access, and that that access gate would be used
14 for maintenance and delivery and for authorized
15 staff. In fact, they're issued a card, that's
16 issued by the County, is what issued the card,
17 and I think --
18 CHAIRMAN KORGE: But Ms. Russo, I don't --
19 MS. RUSSO: -- you forget that Gulliver
20 gave up access to a public street.
21 CHAIRMAN KORGE: I don't think -- I don't
22 think the issue is with the faculty parking,
23 driving in through that gate and parking, or
24 the occasional student -- I guess some
25 students who live in Gables --

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1 MS. RUSSO: 17 students currently --
2 CHAIRMAN KORGE: So I don't think that's --
3 MS. RUSSO: -- that are a part of Gables
4 Estates, have special decal stickers, that are
5 dropped off at the --
6 CHAIRMAN KORGE: I understand that, and I
7 don't think that's the issue. The issue is
8 really just the trucks. That's the --
9 MS. RUSSO: And I agreed and I said and I
10 proffered that we would move the four off to
11 the -- to the north entrance, and no semi
12 trucks, and -- you know, because right now
13 there is no restriction on semi trucks, and we
14 would contact all our vendors and proffer no
15 semi trucks and --
16 MS. KEON: And there will be no stacking.
17 MS. RUSSO: And no stacking.
18 MS. KEON: No stacking.
19 MS. RUSSO: No stacking on the street
20 whatsoever.
21 MS. KEON: Okay.
22 MR. DICKMAN: These truck drivers don't --
23 MR. BEHAR: So, theoretically, the issue of
24 the trucks could be somewhat maybe resolved?
25 But --

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1 MS. RUSSO: It would be lessened, the
2 impact. There's no doubt that by doing that,
3 the impact would be lessened, that the --
4 MR. BEHAR: And Pat, you're right, it is a
5 public street, but the neighborhood has rights,
6 too.
7 MS. KEON: Absolutely.
8 MR. BEHAR: And it cannot interfere with
9 their quality of life.
10 MS. KEON: Absolutely.
11 MS. RUSSO: Right.
12 MS. KEON: That's why you can't stack them.
13 You can't allow them to be stacked there. You
14 know, you can't -- you can't tolerate a
15 situation where they don't have the appropriate
16 turning radius, where they can't get in and get
17 out, absolutely not, and they should be
18 scheduled at such a time that they're not
19 interfering with the morning or the
20 afternoon -- or the traffic that the
21 neighborhood uses in leaving in the morning or
22 re-entering their neighborhood in the
23 afternoon. I think those are all reasonable
24 things.
25 MR. BEHAR: Let me ask you a question. I

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1 mean, really, right now you have six tennis
2 courts.

3 MS. RUSSO: Six what?

4 MR. BEHAR: Tennis courts there, right?
5 Which really, if you think about it, if you
6 would come to compromise on the number of
7 tennis courts, you could solve this problem
8 very easily. If you compromise half of those
9 tennis courts and you centralize those and you
10 move your both buildings within your setbacks,
11 you don't have to be asking for anything. But,
12 you know, you've got to compromise three of the
13 courts. In lieu of six, you have three.

14 I cannot see eight through 12 -- I mean, K
15 through eighth grade, using all six courts.
16 It's a simple compromise. Then you bring your
17 building within your setbacks. My biggest
18 issue here is your reduction of setbacks.

19 MS. HERNANDEZ: Right.

20 MS. KEON: On both sides?

21 MR. BEHAR: On both sides.

22 MS. RUSSO: Even on the north?

23 MR. BEHAR: Yes.

24 MR. COE: Yes.

25 MR. BEHAR: Because that will set a

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1 precedent. That's your -- You could solve your
2 problem by giving up three of your courts.

3 MR. KRUTULIS: Well, you can't do it,
4 because you have different grade levels that
5 use those courts during the day, and you can't
6 put, you know, lower school kids and high
7 school -- I mean, middle school kids, you know,
8 on three courts and try to get them all in
9 there, because, you know, usually there's only
10 two or so many kids that play at a time.

11 MR. BEHAR: But you have tennis and you
12 have basketball courts now, that in lieu of
13 using tennis, they could be using the
14 basketball courts up there. I mean, you are
15 compromising something, because you're
16 asking -- you're asking me to grant you
17 variances and, you know, building
18 encroachments --

19 MR. COE: No variances.

20 MR. BEHAR: No variances, excuse me.

21 Reduction in setbacks. I'm sorry. Okay?

22 That -- Reduction in setbacks, to allow for two
23 structures, okay? But yet there's no --
24 really, in my mind, a way to compromise and be
25 able to build -- I'm in favor of the uses,

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1 okay, for the record. Whether you -- whether
2 you could build that gym on the floor and not
3 raise it up nine feet to allow for the 30
4 spaces, which I think that, again, it could
5 have been done. You know, have you looked at
6 it without having to put the building on
7 stilts, on legs?

8 MR. KRUTULIS: Well, we have to, because of
9 the flood level.

10 MR. BEHAR: Okay.

11 MR. KRUTULIS: We can't build it without
12 the 9 feet.

13 MR. BEHAR: How about the rest of the
14 building?

15 MR. KRUTULIS: What?

16 MR. BEHAR: How about the rest of the
17 structures? They don't meet flood level? And
18 if you want to meet flood level, you could
19 have barriers on the doors, okay? So there's
20 ways to do it. But you could raise it to the
21 minimum flood level, elevation that you need.
22 I'm okay with raising it to the minimum
23 elevation, whatever it is.

24 MS. RUSSO: It's 11.

25 MR. BEHAR: Okay, up to 11.

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1 MS. RUSSO: And Coral Gables, I was told,
2 doesn't let you do the barriers.

3 MR. BEHAR: Okay.

4 MS. RUSSO: I don't --

5 MR. BEHAR: You know, I've been practicing
6 here in the City for 20 something years. I
7 haven't done 24 schools, but I've done a lot of
8 work in the Gables.

9 MR. MCGRAW: We -- We had specifically
10 asked for that, in the past, out at the
11 baseball field that we're proposing, and I was
12 told, although the Federal Government allows
13 it, if you use what we call submarine doors,
14 the City of Coral Gables would not allow that,
15 and we specifically asked for it.

16 MR. BEHAR: Okay.

17 CHAIRMAN KORGE: So you're raising it to
18 flood level?

19 MS. RUSSO: Correct. Above flood level,
20 because flood level is 11.

21 CHAIRMAN KORGE: And how far above flood
22 level are you raising it?

23 MR. MCGRAW: We're raising it about five
24 feet above flood level, to allow 32 cars to be
25 put under the building. We're also only two

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1 feet -- our first floor of our gymnasium is
2 only two feet higher than the last house that
3 was built on Bernal Street, the first habitable
4 floor of that house. So we're only two feet
5 higher than the last house that was built on
6 the perimeter of the site.

7 MR. DICKMAN: It's not nearly as big.

8 MR. BEHAR: What is the rest of your
9 buildings? What's the flood floor elevation
10 for the ground floor? Do we know?

11 MS. RUSSO: Of the rest of -- of each of
12 the buildings? If you want to identify them, I
13 can --

14 MR. BEHAR: Yeah, for example, Building E
15 says 16.30, under the --

16 MS. RUSSO: What page are you looking at,
17 so I can --

18 MR. BEHAR: I'm on LNS, which is the
19 Proposed Master Plan.

20 MS. RUSSO: Okay, I just want to pull it
21 out so we can be looking at the same --

22 MR. BEHAR: Or any, I mean --

23 MS. RUSSO: -- LNS.

24 MR. BEHAR: Yeah, the landscape plan or --
25 but it says master --

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1 MS. RUSSO: Okay, I just want --

2 MR. MCGRAW: Those buildings that are up on
3 the bluff that I spoke of, there's a 10-foot
4 disparity in elevation --

5 MR. BEHAR: Between that building and the
6 gym, you said there's a 10-foot --

7 MR. MCGRAW: Which building are you looking
8 at?

9 MR. BEHAR: Building E, I believe it is.

10 MS. RUSSO: E?

11 MR. BEHAR: E, the one on that north side.

12 MR. MCGRAW: Yes, that is 10 foot higher
13 than the area the gym is in.

14 MR. BEHAR: So, if you took your ground
15 floor -- forget about your parking for now --
16 your ground floor of the proposed gymnasium,
17 how much higher is it than that building?

18 MR. MCGRAW: Approximately one foot.

19 MR. BEHAR: So you could theoretically --
20 or keep it the same elevation, and what you do
21 is, utilizing the space underneath as parking.

22 MR. MCGRAW: That's correct. In fact, we
23 calculated that the beam depth to hold up the
24 parking -- or the structure above, the bottom
25 of that beam would be eight foot, one inch. So

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1 we brought it down as far as we could.

2 MR. BEHAR: Okay.

3 Laura, going back, you know, my biggest
4 problem here -- Ms. Russo, I should say. My
5 biggest problem here is the reduction in
6 setbacks, when you do, in fact, have options to
7 do what you intend to do.

8 Again, I'm in support of the uses. I think
9 that doing it within your setbacks, I don't --
10 I would not have a problem. And I think that
11 there is a potential -- I'll leave it at that.

12 CHAIRMAN KORGE: Robert, can I ask you a
13 question?

14 MR. BEHAR: Yes, sir.

15 CHAIRMAN KORGE: Why is the north side
16 setback of concern to you? It doesn't really
17 impact anybody.

18 MR. BEHAR: Today you've got the gym and
19 the proposed baseball bleachers, stadium,
20 whatever you're going to do there. Why cannot
21 keep it within my setbacks?

22 CHAIRMAN KORGE: Well, even assuming that
23 you can, I'm just curious. The setback's not
24 really, on the north side, protecting any
25 homeowners. It's protecting property that for

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1 all intents and purposes is not used by
2 anybody. It's a park, you know, a preservation
3 or whatever type of designation it is.

4 MR. BEHAR: But if I -- if I allow to do a
5 PAD, which will decrease that, then on the
6 south side, you would ask for the same
7 reductions, you know, for --

8 CHAIRMAN KORGE: I don't know that that's
9 reasonable, to ask it on the south side.

10 MR. BEHAR: But if you ask for the PAD,
11 you're giving them the leniency throughout the
12 whole property. Isn't that what they're asking
13 for?

14 CHAIRMAN KORGE: Jack's shaking his head.
15 I just don't understand. That's why I'm
16 asking.

17 MR. COE: Well, these setbacks were
18 negotiated and argued in 1998. I happen to
19 have been --

20 MS. RUSSO: No, no, the setbacks --

21 MR. COE: Or, before that.

22 MS. RUSSO: 1966.

23 MR. COE: The setbacks, yes, but it was
24 raised up again when the PAD was brought before
25 us in 1998, and setbacks were discussed.

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1 MS. RUSSO: Okay. I'm not aware of that,
2 so I won't --

3 MR. COE: And when we did that, we were
4 very careful about the setbacks. But this
5 Board and the Commission in the past have been
6 very careful, when you have setbacks and PADs,
7 not to alter the setbacks, because you then set
8 a precedent. And I see no valid reason here
9 why we need to change the setbacks.

10 Quite frankly, there's other ways you can
11 do this without altering the setbacks. I agree
12 with Mr. Behar. That's my main problem I have
13 with this, is your attempt to reduce setbacks.

14 CHAIRMAN KORGE: But that doesn't really
15 address the question that I asked, which is,
16 who's hurt if we -- on the north side, if we
17 allow that setback to be changed?

18 MR. COE: The City is hurt, among other
19 things.

20 CHAIRMAN KORGE: How is the City hurt?

21 MR. COE: Because this was worked out years
22 ago. Now you go and start changing setbacks.
23 What valid reason that you don't change all the
24 setbacks? Then setbacks don't mean anything.
25 You cannot say, "Well, we don't think anybody

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1 is going to be hurt on this particular setback,
2 so let's reduce it down from 80 to 60," and the
3 next five years from now, 60 to 40, to whatever
4 you want to do. Then every setback becomes
5 negotiable. Then they don't mean anything. A
6 setback is a setback. If you don't stick with
7 the setback, I think you have a real planning
8 and zoning problem.

9 MS. KEON: But setbacks are negotiable.
10 That's why you have a variance process.

11 MR. BEHAR: Well, but then don't come here
12 for that.

13 MS. RUSSO: But that's also the PAD
14 process, which --

15 MS. KEON: But under the PAD --

16 MR. COE: No, no, you don't come here to
17 tell us to change to a PAD by reducing the
18 setback. That's not what we should be doing.

19 MS. KEON: What happens under the PAD?
20 What happens with the setbacks?

21 MR. RIEL: Well, a PAD is a -- the intent
22 is to allow flexibility in design.

23 MS. KEON: Okay, and so --

24 CHAIRMAN KORGE: Does that mean setbacks
25 can be altered?

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1 MR. RIEL: Yes. Yes, setbacks can be
2 altered.

3 MS. KEON: But can they be altered without
4 coming before you, or they can be altered
5 without any overview?

6 MR. RIEL: The PAD that will be assigned is
7 subject to the site plan. So any alteration of
8 the site plan would need to come back through
9 the entire process.

10 MS. KEON: So once -- Even if you are
11 designated as a PAD, PADs are site plan
12 specific?

13 MS. RUSSO: Correct.

14 MS. KEON: Any change to the site plan?

15 MR. RIEL: There is a provision in the PAD
16 to allow changes, but we have specifically
17 indicated that you cannot do that in this case.

18 MS. KEON: Okay.

19 MS. RUSSO: And that's one of the things
20 that I said earlier, that Staff requested us to
21 have a PAD to allow flexibility in the design,
22 but while allowing us to have the PAD and
23 giving us the extra conditions and
24 restrictions, they took away the benefits of
25 the PAD, which was that you were allowed 20

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1 percent ability to make changes, as a minor
2 amendment which could be done administratively,
3 and they've taken away the ability to do that,
4 with anything that would impact the
5 neighborhood. They took away the height, the
6 FAR, the setbacks, et cetera.

7 So the benefits of the PAD inured to this
8 specific site plan, but none of the other
9 benefits. So any change to the setbacks would
10 require a major amendment, which is a public
11 hearing process.

12 MS. KEON: Okay. I'm comfortable with
13 that.

14 MR. DICKMAN: Can I make a quick statement
15 about setbacks? Because it's been argued here
16 that because it was negotiated back in the '90s
17 that Red Road would be closed and there would
18 be a gate there, that we have no right to be
19 here and say that there's a problem with this
20 entrance --

21 MS. RUSSO: We've never said that.

22 MR. DICKMAN: -- and then now --

23 MS. RUSSO: That's not true.

24 MR. DICKMAN: -- we agreed to a master
25 plan, okay? So we rely on the master plan that

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1 they had, and then now they're able to come
2 back and say, "We want a different master plan
3 and a more intense master plan." Maybe there's
4 not an intensity of students, but there's
5 clearly an intensity of space, and so it's
6 patently unfair for them to say that we -- you
7 know, we have no right to come and say -- you
8 know, and say that there needs to be a change
9 on this parking, on this driveway issue, and
10 then now they want to expand and at the same
11 time come to you and ask you for these changes.

12 MS. KEON: But everyone here believes that
13 you have a perfect right to be here.

14 MR. DICKMAN: Well, they apparently don't.

15 MS. RUSSO: No, that's not true, and I've
16 never --

17 MR. DICKMAN: They apparently don't.

18 MS. RUSSO: I've never made that
19 representation, and I take offense.

20 CHAIRMAN KORGE: Let's not -- let's not
21 turn this into a -- you know, an argument. I
22 mean, I think, clearly -- clearly, everything
23 is on the table. You know, the access is on
24 the table. The setbacks are on the table,
25 including changing the setbacks. Our Planning

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1 Director made it pretty clear that you could
2 change the setbacks under the PAD development,
3 and that if you do, that any changes to those
4 have to be approved, as well, and go through
5 the same process. So, you know, everybody --
6 everything's on the table. That's why we're
7 discussing all this.

8 Any other questions from the Board,
9 anybody? No?

10 MR. FLANAGAN: I mean, I have very little
11 problem with the setback reduction on the north
12 side. I think like you do.

13 The reduction on the south side, I have a
14 very hard time with. I forget who said it, it
15 may have been Mr. Dickman, that the -- I asked
16 it, last meeting, I mean, it was my question of
17 the architect, that it was a 20-foot, I think,
18 deck on all sides of the pool, which I don't
19 know if that's excessive. I don't know if
20 that's a minimum requirement. I don't know if
21 there's a 20-foot deck on the south side of the
22 pool today. If there is, that would seem to
23 violate the setback requirement, so -- and I
24 think we agreed last meeting that the south
25 side of the pool was right on the south setback

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1 line, at 80 feet, which leads me to believe
2 that there is no deck, and so I question why we
3 would need that deck.

4 I don't really have a problem with the
5 height of the natatorium. I think, at least
6 from the site studies that I've seen, you know,
7 from the street or from a neighbor's house, and
8 just being, I think -- it's like at 20.5 feet
9 at the lowest point, which I don't think is an
10 excessive height. But the reduction in that
11 setback, coming closer to that neighborhood, is
12 something that I have a strong objection to.

13 The height of the gymnasium, I don't know
14 if 44 feet is high. I think from its location
15 being as far north as could be from the
16 neighbors and what seems to be as far west from
17 the neighbors, if you went on the slope of the
18 distance versus the height, I would -- I would
19 think it's quite nominal, and so that at 44
20 feet, at its location, however far it is from
21 what I believe is Bernal Street, or however far
22 from Campamento, does not become excessive in
23 height, but it's -- My big issues are the
24 Campamento, the use. The gate is there. The
25 gate needs to be there. That's fine. I still

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1 struggle and still, in my gut, believe that
2 access from Red Road is possible, 10 feet. I
3 doubt there's a prohibition on putting fill
4 there and filling it so that it's a more
5 gradual grade, or that it could actually meet
6 with the crown of the road on 57th Avenue and
7 it could work.

8 So between that and the natatorium, those
9 are my two big sticking points.

10 CHAIRMAN KORGE: Do we have a motion? Does
11 anybody want to discuss this further?

12 MS. KEON: I have one question about the
13 traffic, if I can ask.

14 Who has jurisdiction with regard to the
15 entry and, you know, ingress and egress off of
16 like Red Road and Old Cutler and those types of
17 things? Is that purely the City or --

18 MR. RIEL: The County.

19 MS. KEON: The County has that? So, if you
20 were going to provide an entrance on Red Road,
21 it would have to go to the County to have that?

22 MR. RIEL: I believe so.

23 MS. KEON: Is that --

24 MS. HERNANDEZ: The County, yes.

25 MS. KEON: You would have to go to the

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1 County. So we would have to go to the County
2 if you -- if you were going to --

3 MR. DICKMAN: No, no, no.

4 MS. KEON: Or they would have to go to the
5 County?

6 MR. DICKMAN: No, the entrance is already
7 there.

8 MS. HERNANDEZ: You have to go -- You have
9 to go through the County.

10 MS. KEON: You have to go through the
11 County?

12 MS. HERNANDEZ: You have to go through the
13 City and County.

14 MR. DICKMAN: But the entrance is already
15 there.

16 MS. KEON: No, we're talking about an
17 additional entrance for --

18 MR. DICKMAN: No, no, no. The entrance is
19 there. All they have to do is run something
20 along their property line.

21 MR. BEHAR: Would you consider going back
22 and revisiting some of these issues that we
23 have made today and coming back to us, perhaps,
24 with some modifications to these site plans?

25 MS. RUSSO: Can you give me a moment?

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1 (Discussion off the record)

2 MS. RUSSO: Based on scheduling conflicts
3 that would occur with construction and trying
4 to get construction done, what we would prefer
5 is to proffer the limited access to Campamento,
6 as we said, moving four of the delivery type
7 vehicles, agreeing to the no queuing, and we
8 would move the setback on the south side from
9 the 60 and eliminate the reduction of the
10 setback on the south side from 60 and bring it
11 into the setback line, so that the natatorium
12 would be no longer asking for a reduction in
13 setback. And so that's what -- that's the
14 compromise that we're willing to make today,
15 and --

16 MR. COE: You're no longer seeking
17 setbacks?

18 MS. RUSSO: On the south side. On the
19 south side.

20 MR. COE: You want the north side, but not
21 the south side.

22 MS. RUSSO: In other words, the north side,
23 we feel that trying to move the gym as far away
24 as possible was a good thing, and it's
25 currently -- and it will be, probably way past

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1 our lifetimes, the John Montgomery Foundation,
2 so it doesn't have an impact, and so the one
3 that does have the impact, and now, you know,
4 the 20 feet will start at -- the 20 feet in
5 height will start at 80 feet instead of the 20
6 feet, and we'll provide the revision and the
7 effect it has on the tennis courts to the Board
8 of Adjustment before the City Commission
9 meeting.

10 So, with that, along with the restrictions
11 that we've agreed to on eliminating service
12 vehicles of four types, or four of the noted
13 delivery types, on Campamento, and agreeing
14 that there will be no queuing on the
15 Campamento --

16 MR. AIZENSTAT: I'm not an attorney,
17 but --

18 CHAIRMAN KORGE: Count your blessings.

19 MR. AIZENSTAT: Count my blessings.

20 MR. DICKMAN: Be glad, yeah.

21 MR. AIZENSTAT: What would -- I understand
22 that you have to -- that you have to go ahead
23 and build your project according to the site
24 plan, and if you deviate, you have to come back
25 to the Planning and Zoning Board.

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1 MS. RUSSO: We have to -- yes, to the Board
2 of Adjustment -- I mean, to the Board of
3 Architects and to the Planning and Zoning
4 Board.

5 MR. AIZENSTAT: If we grant you the
6 variance on -- not the variance, but the
7 setback --

8 MS. RUSSO: Reduction.

9 MR. AIZENSTAT: -- reduction, over on the
10 north side, down the road you decide to tear
11 down another building that's closer to Red
12 Road, and you decide at that point to come
13 back, which you would have to come back to the
14 Planning and Zoning Board, wouldn't that help
15 your argument, that we've already granted one
16 reduction and why not give you another
17 reduction, whether it's going to be closer to
18 Red Road or not closer?

19 MS. RUSSO: I'm going to give you the
20 lawyer line --

21 MR. AIZENSTAT: Yeah.

22 MS. RUSSO: -- because that's my job, and
23 the lawyer line is that each zoning case is
24 decided on its own merits. If the building
25 were way on the northeast corner, and it had no

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1 impact, but if the -- I'm sorry, the northwest
2 corner -- I would make an argument that it
3 would have the same no impact. But if it were
4 built on the northwest corner, I would say,
5 "Well, yes, it's going to impact the
6 neighbors." So I think until you have that
7 proposal --

8 MR. BEHAR: And that's the reason I was --

9 CHAIRMAN KORGE: I understand.

10 MR. AIZENSTAT: And to me, if I'm looking
11 at a school that is from first grade to eighth
12 grade, I don't understand the need for such a
13 massive gym or so forth.

14 (Applause)

15 MR. AIZENSTAT: I don't -- please. And --

16 MS. RUSSO: Because it's a double use, as
17 opposed to doing two buildings, a gymnasium and
18 an auditorium.

19 MR. AIZENSTAT: I understand that, but I
20 think you can actually bring it in without a
21 reduction of setback, for the scale of school
22 you have. I think it's doable, to be very
23 honest with you.

24 MS. RUSSO: Well, I disagree, respectfully,
25 because the way that sports, arts, music, and

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1 all the extracurricular activities that take
2 place, that did not take place in our day, when
3 we were in elementary and middle school, when
4 you took one sport, it was -- you know, the
5 difference in the life of a child that's in
6 primary, elementary and middle school today,
7 Mr. Aizenstat, compared to what we went
8 through, is very different, and they have
9 multiple enrichment classes. So, in order to
10 facilitate drama, art, music, the band -- They
11 have a band. I mean, we didn't have band until
12 we were in high school. You now have band.
13 You have bioengineering. You have Mandarin
14 Chinese that's being taught. You have
15 things -- curricula that didn't exist, and you
16 have to provide the facilities. They didn't
17 have the competitiveness in sports that exists
18 today.

19 MR. AIZENSTAT: I agree with what you're
20 saying, but at the same time, this is looking
21 like something that you want to bring in
22 students from other campuses --

23 MS. RUSSO: But --

24 MR. AIZENSTAT: -- to -- Whether it's down
25 the road, whether it's not today, I can't tell

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1 you, but this is what it appears.

2 MS. RUSSO: Well, and that's why Staff
3 asked us, and that's why you look at them. We
4 went through the extra trouble -- I mean, this
5 isn't an application that was slapped together
6 overnight. Staff will tell you, we've been
7 working two years on this. We list every use
8 that another campus has on it, and it's
9 labeled, it has an initial. This isn't just
10 saying to you, willy-nilly -- I mean, I can
11 read to you. I mean, we supplied it so that
12 someone can say, "Oh, that event, here it is."
13 It's listed and it's made part of the public
14 record, and we listed which ones are in the
15 daytime, which were in the evenings.

16 We went so far as to give you expected
17 attendance, based on current activity, because
18 the representation that we are making is, the
19 activities take place now. They just take
20 place over extended periods. They take place
21 in facilities that are less than optimal.

22 So the baseball, they still come, all
23 right? There are certain programs that come.
24 The back-to-school parent-teachers would be
25 best off being able to meet in an auditorium

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1 instead of meeting -- The kids would like to
2 not have to do their morning assembly under the
3 bleachers in the morning. So -- and we went
4 through the detail. If I hadn't provided the
5 detail that gives you incredible minutia, I
6 would say, "Yeah, okay, Laura, we're just
7 taking your word," but if you go down here,
8 you'll see, events are marked, D for weekday
9 event, school day, Monday through Friday; W for
10 weekend events, typically on a Saturday; N for
11 events -- These are all current activities that
12 will not change with the new facilities.

13 MR. BEHAR: Laura, I understand, but the
14 truth of the matter, two basketball courts,
15 when -- How many high schools in Miami-Dade
16 County, and out of the 24 that the architect
17 has done, how many has one basketball court,
18 not two? Lasalle High School, which was the
19 training facility for the Miami Heat, had one
20 basketball court. I could tell you two
21 examples that I got involved. Lasalle High
22 School and Columbus High School, Columbus
23 Senior High. One basketball court. I don't
24 need two basketball courts.

25 So could it be done? Yes, it could be

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1 done.

2 MS. RUSSO: Yeah, but see, the difference
3 is, you have three divisions. You don't have
4 one high school, which is one set of kids. You
5 have three sets of kids of different ages. So,
6 when you have PE for the elementary and the
7 middle school, you can have them both
8 participating on the different sides of the
9 gym. The difference is, when you have a high
10 school, they can all do it together. When
11 you're ninth through twelfth grade, you don't
12 have those divisions based on size. So that's
13 the difference. This school has the pre-K,
14 what we call primary, the elementary, and then
15 the middle school.

16 So what they're trying to do is allow --
17 you know, Grades 1 through 4 can be on one side
18 of the court, and the Grades 5 through 8 can be
19 on the other. In the high school, you don't
20 have that. And, you know, that's the -- that's
21 the difference here for the need for the
22 facility.

23 MR. COE: Are you suggesting that
24 elementary students are using a full basketball
25 court?

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1 MS. RUSSO: Well, they could divide it up.
2 They're probably using a half court. Two
3 classes at the same time can use half courts.

4 MR. COE: I didn't think you were
5 suggesting that.

6 MS. RUSSO: Yeah. No, not full, but they
7 could do half court, and you have two PE
8 classes at the same time. You can also have
9 the volleyball. I mean, the idea is set up
10 that you have different divisions. You have,
11 basically, you know, age groups that can't
12 co-exist on the same --

13 MR. DICKMAN: But I understood that they
14 said that they didn't want the younger kids to
15 interact with the bigger kids, and now they're
16 saying that they are in the gym. I mean, it
17 doesn't make sense.

18 CHAIRMAN KORGE: On the -- Ms. Russo, on
19 the new --

20 MS. RUSSO: And there's a curtain that
21 comes down that separates the kids and the age
22 groups.

23 MR. DICKMAN: No --

24 CHAIRMAN KORGE: I want you to just clarify
25 and proffer, for the -- to try to alleviate the

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1 issues with the trucks, that you identified the
2 small trucks, delivery trucks, Fed Ex, UPS --

3 MS. RUSSO: They're actually on the sheet,
4 so --

5 CHAIRMAN KORGE: -- Home Depot, that would
6 deliver to the front, and then the others that
7 would deliver at the gate, you're saying there
8 would be -- let me just make sure I got this
9 right -- there would be no semi trucks allowed
10 at all --

11 MR. GIBBS: Right.

12 CHAIRMAN KORGE: -- that stacking would be
13 prohibited on the street, it would have to be
14 on the property, and you said the delivery
15 would be scheduled for the off-peak hours, but
16 I don't know what would be the -- What would be
17 the off-peak hours? In other words, when it's
18 not interfering with the neighbors coming and
19 going during the normal rush hour and traffic?

20 MS. RUSSO: I'm trying to find my schedule.
21 Hold on. They have it on a chart, which I
22 think is easier to see.

23 MR. AIZENSTAT: What does Home Depot
24 deliver to you?

25 MS. RUSSO: Home Depot delivers --

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1 MR. AIZENSTAT: You said Home Depot. Did
2 you mean Office Depot?

3 MS. RUSSO: I meant Office Depot. He said
4 Home Depot. Office Depot.

5 MR. AIZENSTAT: Because Home Depot is
6 construction and --

7 MS. RUSSO: Office Depot. It's listed on
8 the -- Here we go.

9 MS. HERNANDEZ: They also have cleaning
10 supplies, by the way.

11 MS. RUSSO: Office Depot, Fed Ex or UPS.
12 And what was your question, I'm sorry? I was
13 looking for the chart that has it in terms
14 of --

15 CHAIRMAN KORGE: The third part of your
16 proffer was that deliveries would be scheduled
17 only for off-peak hours, so that the trucks,
18 the non-semi tractor trucks that would be
19 coming on Campamento would be coming on during
20 certain hours that would not really be as much
21 of an impediment to the neighbors, because
22 they'd be coming in off-peak hours, but what
23 are those off-peak hours?

24 MS. RUSSO: Right now, based on the
25 schedule, the waste garbage is between 10:00

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1 and 11:30, and the waste, the 20-yard --
2 CHAIRMAN KORGE: All right, 10:00 and
3 11:30.

4 MS. RUSSO: -- is on call.

5 CHAIRMAN KORGE: I'm sorry, which -- What's
6 the other one?

7 MS. RUSSO: The waste, the 20-yard
8 container, which is different from your
9 garbage, your --

10 MR. BEHAR: But those are limited. Those
11 are very --

12 MS. RUSSO: On call. That's on call.

13 The Dade Paper delivery, which for a
14 school, you know, paper delivery is -- It's at
15 8:30.

16 CHAIRMAN KORGE: Well, you're going to have
17 to change some of those, aren't you?

18 MS. RUSSO: We can --

19 CHAIRMAN KORGE: What are you going to
20 offer as the off-peak hours? 8:30 is not an
21 off-peak hour.

22 MS. RUSSO: Well, and we have Sysco Food,
23 8:30 to 10:00. So we can work -- and the
24 bakery and produce is at 6:00. So we can work
25 on those three that are 8:30 to 10:00, and try

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1 to make those from ten o'clock, and work with
2 the vendors to have them so that they're not in
3 the -- after ten o'clock in the morning, so
4 that they're not affecting the morning rush
5 hour.

6 MR. COE: Out of curiosity, Ms. Russo --

7 MS. RUSSO: Yes.

8 MR. COE: -- how much time in May, when
9 there was this -- It was proffered there was a
10 May meeting between Gulliver and the
11 homeowners. How much time was really devoted
12 to going over all of this with the homeowners?

13 MS. RUSSO: We spent -- I'm trying to
14 remember what time the meeting started. The
15 meeting ended after 9:30. It started at --

16 Does anybody here remember what time the
17 meeting started?

18 (Inaudible comments from audience)

19 MS. RUSSO: We started at 7:00, and it went
20 to almost ten o'clock at night.

21 MR. COE: Seven o'clock at night to ten
22 o'clock, or seven o'clock in the morning to ten
23 o'clock?

24 MS. RUSSO: No, seven o'clock at night.

25 MR. COE: It seems -- and I'm just making

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1 an observation. It seems to me that you have a
2 lot of disgruntled homeowners who do not fully
3 understand what you're doing, and I don't think
4 it was really carefully explained to them. I
5 don't think your limitations were ever
6 explained to them. I don't think they have any
7 real understanding of what this project
8 entails. That's my sense, listening to all
9 these people.

10 MS. RUSSO: Well, I also sat down with
11 their counsel for an extended period of time,
12 along with co-counsel, and we invited
13 Mr. Dickman, and he did a site visit to the
14 campus, which was at least a two-hour --

15 MR. DICKMAN: Yeah, let me say, the quick
16 answer to the biggest problem that we have was
17 the Campamento. "We can't, because of
18 accreditation," that was it. It lasted five
19 seconds, not an option. A letter, untenable.
20 And it just hasn't been -- I mean, I looked to
21 try to find out why they can't do that. It's
22 not going to require Dade County. It's not a
23 matter of not knowing, and now you're talking
24 about pushing all of these deliveries on
25 Campamento up until after 10:00. Well, again,

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1 that's going to cram up the deliveries. It's
2 just untenable to have that there.

3 I mean, they just haven't shown -- I mean,
4 they just said, "Well, we can't move that tot
5 lot because of accreditation." That's it.
6 They didn't even want to look at any options
7 whatsoever.

8 MS. RUSSO: I'm being told, with the
9 limitations on the Fed Ex and the UPS trucks,
10 that you're looking at a maximum of three to
11 five trucks per day, which includes the waste,
12 the delivery, the food, and the bakery --

13 MS. KEON: Right.

14 MS. RUSSO: -- on a public street.

15 MS. KEON: All right. At off-peak hours.
16 At off-peak hours?

17 MS. RUSSO: We would proffer -- we would
18 proffer, once again, to change the hours that
19 are stated here and have them come off-peak
20 hours.

21 MS. KEON: So that you don't have people
22 coming and going in the morning, during the
23 rush hour period of time.

24 To Mr. Riel. In your recommendation, you
25 recommend denial of the setback on the south

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1 side. Do you --
 2 MR. RIEL: Correct.
 3 MS. KEON: Other than the setback, was the
 4 size, scale, mass and whatever of that building
 5 acceptable?
 6 MR. RIEL: I can't really answer that,
 7 because we didn't evaluate it. You know, that
 8 condition that comes before us --
 9 MS. KEON: Right.
 10 MR. RIEL: -- we look at it, we evaluate
 11 it, based upon its location.
 12 MS. KEON: Okay, so you did it just based
 13 on the setback, not on the building itself?
 14 MR. RIEL: Correct.
 15 MS. KEON: Okay. That -- you know, that
 16 makes me a little uncomfortable. It makes me
 17 uncomfortable that, you know, they're
 18 proffering to move it back --
 19 MR. RIEL: You also have to understand, it
 20 involves other departments, as well.
 21 MS. KEON: Right, right.
 22 MR. RIEL: So -- you know, The Development
 23 Review Committee, the Board of Architects, and
 24 so --
 25 MS. KEON: Correct.

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1 CHAIRMAN KORGE: It would have to go
 2 through another review, apparently. That's
 3 what you're telling us?
 4 MR. RIEL: Yeah. Basically, yes.
 5 CHAIRMAN KORGE: So if that's part of the
 6 proffer, we could -- it's still got to go back
 7 and come to us again, or can it --
 8 MR. RIEL: Well, we can -- if you -- if the
 9 Board, you know, recommends that it return to
 10 the 80-foot setback, between now and the
 11 Commission, I can solicit other City Staff and
 12 go to the Board of Architects and, before it
 13 goes to the Commission, get that input.
 14 MS. KEON: You'll get the input, so you'll
 15 have a recommendation on the building itself?
 16 MR. RIEL: Yes. We can accommodate that.
 17 MR. COE: If we vote tonight, Mr. Riel,
 18 when does this go in front of the Commission?
 19 MR. RIEL: August 24th, so there's
 20 sufficient time.
 21 MS. KEON: There's sufficient time to go
 22 back and look at the size, scale and whatever,
 23 of the building.
 24 MR. BEHAR: Just for clarification, that
 25 playground, is that, as an accessory use,

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1 outside of the setback requirement today?
 2 MR. RIEL: The playground accessory use,
 3 how I -- how the Zoning Department has told me,
 4 deals with playgrounds -- deals with only
 5 single-family. That's my understanding.
 6 CHAIRMAN KORGE: So there's no setback
 7 requirement for the playground?
 8 MR. RIEL: Not when it deals with --
 9 CHAIRMAN KORGE: For here.
 10 MR. RIEL: Yeah, not on this particular
 11 application.
 12 CHAIRMAN KORGE: Right.
 13 MR. RIEL: It only applies to single-family
 14 residences.
 15 CHAIRMAN KORGE: Okay.
 16 MR. DICKMAN: And just for the record, I
 17 take exception to that.
 18 CHAIRMAN KORGE: Pat, you wanted to make a
 19 motion?
 20 MS. KEON: I would make a motion. I'd move
 21 for approval of the area -- the area
 22 development assignment. What do I have to read
 23 to make that recommendation?
 24 MR. COE: You're just moving Number 1?
 25 MS. KEON: Number 1.

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1 MR. AIZENSTAT: Which is --
 2 MR. COE: Approval of the PAD.
 3 MS. KEON: The approval of the Planned Area
 4 Development assignment.
 5 MR. AIZENSTAT: But doesn't that have to be
 6 specific to a site plan, to approve that?
 7 MS. KEON: I don't know. Does it have to
 8 be specific to the site plan to approve it?
 9 MR. RIEL: Well, there's two -- I mean,
 10 there's three recommendations.
 11 MS. KEON: Right.
 12 MR. RIEL: It's the PAD assignment.
 13 MS. KEON: Right.
 14 MR. RIEL: The second is the site plan or
 15 amendment to the master plan --
 16 MS. KEON: Right.
 17 MR. RIEL: -- which the conditions are tied
 18 to, in the site plan.
 19 MR. AIZENSTAT: How do you approve Number
 20 1, a PAD, without approving it to --
 21 specifically to the site plan?
 22 MR. RIEL: You don't. You have to --
 23 MS. RUSSO: If you approve 1, you have to
 24 approve 2. You can't approve 1 without
 25 approving 2.

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1 MR. COE: Without approving 2.
 2 MR. DICKMAN: Can I make a suggestion?
 3 Because there are a lot -- there seems to be a
 4 lot of willingness now for them to move on
 5 things that they weren't willing to before.
 6 Why not deny this, tell them to go back and
 7 meet with us --
 8 MR. COE: We understand your position.
 9 MR. ALZENSTAT: We understand your
 10 position.
 11 MR. COE: The Board members are now
 12 deliberating among ourselves.
 13 CHAIRMAN KORGE: We're having a motion now,
 14 and we'll see how the vote turns out. I don't
 15 know how it's going to turn out, and I don't
 16 even know what the motion is going to be yet --
 17 MS. KEON: Right, approval of --
 18 CHAIRMAN KORGE: So why don't we start with
 19 the motion?
 20 MS. KEON: We'll start with 1 and 2.
 21 Approval of the Planned Area Development
 22 assignment and approval of the site plan or
 23 amendment to the previously approved Gulliver
 24 Academy Master Campus Site Plan, to allow for
 25 new classrooms, pavilion, gymnasium, baseball

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1 field house, and other improvements, subject to
 2 conditions -- and the conditions are?
 3 CHAIRMAN KORGE: Well, they're in this --
 4 Staff's recommendation, and then there were
 5 proffered --
 6 MS. KEON: All right.
 7 CHAIRMAN KORGE: -- additional conditions.
 8 MS. KEON: We are -- In accordance with
 9 Staff's recommendation and those that have been
 10 proffered by the applicant, which are --
 11 CHAIRMAN KORGE: Dealing with the stacking
 12 of trucks, the problem with traffic on
 13 Campamento, that no semi trucks would be
 14 allowed --
 15 MS. KEON: Access to the property.
 16 CHAIRMAN KORGE: -- to deliver at the
 17 property. Trucks are prohibited from stacking
 18 on the street, but would have to stack on the
 19 property, and delivery would be scheduled for
 20 off-peak hours, and as best I can gather,
 21 off-peak hours would be after 10:00 a.m.
 22 There's no clear expression of when it would
 23 end after 10:00 a.m., whether it would go from
 24 10:00 a.m. till midnight, or 10:00 a.m. until
 25 whatever, so that was -- just after 10:00 a.m.

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1 is what you proffered, right?
 2 MS. RUSSO: 10:00 to 3:00?
 3 MS. KEON: 10:00 to 2:00?
 4 MS. RUSSO: 10:00 to 2:00?
 5 CHAIRMAN KORGE: Whatever you proffer. I
 6 don't know. I'm not going to tell you what to
 7 do.
 8 MS. KEON: I'm asking the school. What's
 9 the latest deliveries that you --
 10 MS. RUSSO: 10:00 to 3:00.
 11 MS. KEON: 10:00 to 3:00.
 12 CHAIRMAN KORGE: 10:00 to 3:00 p.m.
 13 MR. COE: 10:00 to 3:00, you mean, 10:00
 14 a.m. to 3:00 p.m.?
 15 MS. KEON: Yes, 10:00 a.m. to 3:00 p.m.
 16 MS. RUSSO: Yes, to be specific.
 17 CHAIRMAN KORGE: And then you proffered to
 18 increase the setback on the south side, for the
 19 natatorium, from 60 feet to 80 feet.
 20 MS. RUSSO: To the allowed, so that it is
 21 no longer a request for a reduction in the
 22 setback.
 23 CHAIRMAN KORGE: Right.
 24 MS. RUSSO: Correct.
 25 CHAIRMAN KORGE: So that's -- You proffered

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1 that.
 2 MS. RUSSO: I proffered that, correct.
 3 CHAIRMAN KORGE: Okay.
 4 MR. RIEL: Again, that's a part of your
 5 motion --
 6 MS. KEON: Yes.
 7 MR. RIEL: -- to include the natatorium?
 8 MS. KEON: Yes.
 9 MR. RIEL: I just want to be clear.
 10 CHAIRMAN KORGE: With the changes that --
 11 MS. KEON: To include the natatorium, with
 12 further review by Staff, prior to going to the
 13 Commission, as to massing, height, and other
 14 issues, because it has not been reviewed for
 15 those things.
 16 MR. BEHAR: Okay.
 17 MS. KEON: And before it goes to the
 18 Commission, you have to provide a Staff report
 19 to them on those issues, as well.
 20 MR. BEHAR: I need clarification.
 21 CHAIRMAN KORGE: Okay. Is there a second
 22 on the motion?
 23 MR. BEHAR: I need a clarification, for a
 24 second.
 25 MS. RUSSO: Uh-huh.

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1 MR. BEHAR: New classrooms and pavilion
2 buildings, what are those, new classrooms,
3 because --
4 MS. RUSSO: They are on -- if you look at
5 your -- on your sheet, the one you were
6 referring to before -- LNS.
7 MR. BEHAR: Yes.
8 MS. KEON: They're replacing something.
9 MR. FLANAGAN: They're replacing some
10 structures and adding new ones.
11 MR. BEHAR: But those are within --
12 MS. RUSSO: Setbacks.
13 MR. BEHAR: -- the campus?
14 MS. RUSSO: Totally within the campus.
15 They're not asking for any special --
16 MR. BEHAR: Just clarification.
17 MS. RUSSO: No, absolutely, absolutely.
18 Without any -- They're within height, within
19 setbacks, within everything.
20 CHAIRMAN KORGE: Is there a second for the
21 motion?
22 MS. KEON: Wait a minute, did we limit --
23 We limited who could deliver to --
24 CHAIRMAN KORGE: Oh, I'm sorry, the other
25 part was the --

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1 MS. RUSSO: Was elimination of deliveries
2 by --
3 MR. RIEL: The smaller trucks, in the front
4 of the property.
5 MS. RUSSO: -- Fed Ex Ground --
6 MS. KEON: Limiting delivery to only
7 waste -- waste, garbage, food --
8 MS. RUSSO: Food and Dade Paper.
9 MS. KEON: Food and Dade Paper.
10 MS. RUSSO: Correct.
11 MS. KEON: So the use of Campamento is
12 limited to those things, with no stacking on
13 the street, and off-peak hours.
14 MR. AIZENSTAT: But -- My concern is that
15 you're actually taking the vehicles that could
16 easily deliver within the property, that should
17 have been doing it from the beginning. You're
18 just telling them, "You can't put it on the
19 street now," which are smaller vehicles, and
20 you're setting certain time limits, that in a
21 way you may be creating stacking, because
22 you're telling them now, "You've got to do your
23 delivery between this hour and this hour."
24 MS. RUSSO: But there's three to five a
25 day, maximum.

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1 MR. AIZENSTAT: That's a -- That could be a
2 lot, because the trucks can be in there --
3 MS. RUSSO: But they can queue on site in
4 the parking --
5 MS. KEON: They can queue on site.
6 MR. AIZENSTAT: How do you queue on site?
7 MS. KEON: In the parking lot.
8 MS. RUSSO: In the parking lot. If you
9 look at the south --
10 UNIDENTIFIED WOMAN IN AUDIENCE: No,
11 there's no room.
12 MR. DICKMAN: You're talking about --
13 MR. AIZENSTAT: Can it be done? Did our --
14 Did the City's Staff take a look?
15 MR. RIEL: Yes, we looked at it.
16 MR. AIZENSTAT: And it can be queued on
17 site?
18 MR. RIEL: Yes.
19 MR. AIZENSTAT: Okay.
20 CHAIRMAN KORGE: There's enough empty space
21 to queue them and then turn them around, Eric?
22 MR. RIEL: Correct.
23 MR. AIZENSTAT: If you can queue them
24 inside the property --
25 MS. KEON: Yes.

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1 MR. AIZENSTAT: -- and if you need to, I
2 understand that.
3 MR. DICKMAN: But how does that make sense
4 with what they were saying, that there couldn't
5 be a turnaround? They're saying that if they
6 put in a new entrance, there was no turnaround,
7 but now they're saying there's enough room to
8 queue --
9 MS. KEON: Okay, those are the -- those are
10 the items that we have proffered. Is there
11 anything else on this?
12 MR. DICKMAN: It doesn't make any sense.
13 CHAIRMAN KORGE: I don't think -- Has
14 anything else been proffered?
15 MR. AIZENSTAT: It's clear that they queue
16 inside?
17 MR. RIEL: That's a condition of Staff.
18 MS. KEON: That's a condition.
19 MR. RIEL: Staff put that in the Staff
20 review. That's --
21 MR. COE: That's a Staff condition.
22 MR. AIZENSTAT: I understand that, but I
23 want to make sure it's in our motion.
24 MR. RIEL: That's already included.
25 CHAIRMAN KORGE: Yeah, it is.

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1 MS. KEON: It is.
 2 CHAIRMAN KORGE: So, is there a second for
 3 the motion?
 4 MR. AIZENSTAT: I still have a hard time
 5 with that setback.
 6 MR. COE: And that, quite frankly, is my
 7 problem. I will not agree to reduction of the
 8 north side setback.
 9 MS. KEON: Okay, is there a second? If
 10 there's no second, then the motion will die.
 11 CHAIRMAN KORGE: That motion's dead. Is
 12 there another motion?
 13 MS. KEON: Okay, then, someone else make a
 14 motion.
 15 (Applause)
 16 MS. KEON: Can someone make a motion so we
 17 can close this meeting?
 18 MR. COE: Let me ask this of Ms. Russo.
 19 MS. HERNANDEZ: It's almost nine o'clock.
 20 MR. COE: It's not nine o'clock yet. I'll
 21 ask this of Ms. Russo.
 22 Is it my understanding that if we do not
 23 agree to the reduction of the setback on the
 24 north side from 80 to 60 feet, your gymnasium
 25 will not be built? Is that what we're talking

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1 about?
 2 MR. BARTEL: Correct.
 3 MS. RUSSO: I'm not sure I understood the
 4 question.
 5 MR. COE: Well, if there is no setback
 6 reduction --
 7 MS. RUSSO: For the gymnasium?
 8 MR. COE: All the setbacks stay where they
 9 are. Without setbacks, is your project going
 10 to go forward, is it dead, or what? Do you
 11 need to revamp the whole thing? I need to know
 12 that.
 13 MR. BARTEL: It kills it.
 14 MS. RUSSO: It kills the application.
 15 MR. COE: That's what I wanted to find out.
 16 MS. RUSSO: The building. It kills which
 17 building?
 18 MS. KEON: The gymnasium.
 19 MS. RUSSO: The gym?
 20 MR. COE: It kills the gymnasium.
 21 MS. RUSSO: The gym. It kills the
 22 gymnasium.
 23 MR. COE: It cannot be done at the existing
 24 setback? It has to be reduced?
 25 MS. RUSSO: Right.

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1 Chairman KORGE: can we have a motion --
 2 MR. COE: That's the decision of Gulliver,
 3 as far as I'm concerned.
 4 MS. KEON: Do you want to make a motion to
 5 deny the application, Judge Coe?
 6 MR. COE: I'm not making any motion.
 7 MS. KEON: Then what will we do? Will we
 8 adjourn at nine o'clock?
 9 CHAIRMAN KORGE: Oh, please.
 10 MR. COE: That's up to the Board. I'm not
 11 making any motion.
 12 MR. AIZENSTAT: Let me ask --
 13 MS. KEON: I'm asking you --
 14 CHAIRMAN KORGE: Eric, do you have an
 15 alternative suggestion, maybe --
 16 MR. COE: There's five other people on this
 17 Board.
 18 CHAIRMAN KORGE: -- to get this -- move
 19 this so they can move forward in some way? I
 20 mean, obviously, they plan to make improvements
 21 to the -- you know, the campus, to the end of
 22 the process here. How can we move it forward
 23 for everybody so they can get to --
 24 (Simultaneous inaudible comment by Ms.
 25 Russo)

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1 MR. RIEL: There seems to be -- The Board
 2 seems to have a problem with that north
 3 setback. So that's the feeling I get from most
 4 of the Board. So that seems to be the issue
 5 that is stalling it from going forward.
 6 MS. KEON: Well, there's probably half of
 7 us that do and half of us that don't have a
 8 problem with that north setback.
 9 CHAIRMAN KORGE: I don't -- The setback,
 10 the north setback, doesn't bother me. I
 11 understand all the arguments.
 12 MS. KEON: I don't have a problem with the
 13 north setback.
 14 MR. RIEL: Well, may I suggest, make a
 15 motion subject to the setbacks and the vote --
 16 MR. BEHAR: How do you --
 17 MR. COE: That's a motion in futility.
 18 That's why I asked the applicant. What is the
 19 point of saying we're not going to agree to
 20 setback reductions if the applicant is going to
 21 tell this Board that that's a deal breaker?
 22 There's no sense in making that motion.
 23 MR. DICKMAN: If I could make --
 24 MR. COE: And I have no motion to make. I
 25 mean, Gulliver is a fine institution. It's --

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1 MS. RUSSO: If we were to proffer, in
2 addition, that no other building would ever be
3 proposed in violation --
4 MR. BARTEL: No, that no other setback or
5 other building would be moved closer.
6 MS. RUSSO: -- no other building would be
7 moved closer on the north setback line?
8 MR. COE: A setback is a setback, as far as
9 I'm concerned. As far as I am concerned, I
10 cannot vote for any reduction of the setback.
11 This project is fine if you kept your setbacks.
12 If you cannot accommodate architecturally with
13 the existing setbacks, I cannot, in good
14 conscience, vote for this, even though I want
15 Gulliver to succeed. I want Gulliver to
16 revitalize itself. I think it's a fine
17 institution. It's renowned. We all know that.
18 But, you know, you have to draw a line. You
19 know, we have -- we have a community here, we
20 have -- The Planning and Zoning Board's sworn
21 mission is to have uniformity of plans and of
22 PADs, and the setbacks are setbacks, as far as
23 I am concerned, and they will not be reduced,
24 as far as my vote is concerned. Anybody else
25 can do what they want. I will never vote for

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1 reduction of setback.
2 MR. BEHAR: We don't always -- I don't
3 always agree with the Judge. Tonight I'm happy
4 to feel like I'm -- I agree with him.
5 MR. AIZENSTAT: Let me ask you a different
6 question. We've got one, two, three, four,
7 five, six members, with one member absent.
8 You're getting a feel for us. And I also see
9 that you guys could come to an agreement
10 between the two parties and maybe revamp this
11 and bring it back to us in a different way.
12 MR. DICKMAN: I think that this is the --
13 MR. AIZENSTAT: Would you like to try to do
14 that?
15 MR. DICKMAN: I think this is the first
16 time we've actually seen serious movement on
17 their part to try to amend their plan. My
18 clients would -- Now that they're willing to
19 talk about changes --
20 MS. RUSSO: Would you give me a moment to
21 confer with my client?
22 MR. DICKMAN: -- we would be able to do
23 that. Again, Campamento is our major sticking
24 point.
25 MR. AIZENSTAT: Well, I'd like for you guys

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1 to be able -- For me, individually, I'd like
2 for you guys to be able to talk and see if you
3 can come to an agreement.
4 VOICES IN AUDIENCE: We tried.
5 CHAIRMAN KORGE: Shh, Shh.
6 MR. AIZENSTAT: Please. We understand
7 that.
8 MR. DICKMAN: There's been a lot of --
9 CHAIRMAN KORGE: Could we take, maybe --
10 since they're talking, could we take a
11 five-minute recess, maybe?
12 MS. KEON: Are you going to --
13 MR. AIZENSTAT: Before we do that, maybe we
14 could take a motion to extend.
15 MR. COE: If we take a five-minute recess,
16 we will --
17 MR. FLANAGAN: I move to extend the meeting
18 until --
19 MS. KEON: 9:15.
20 MR. COE: 9:15.
21 MR. FLANAGAN: -- 9:30.
22 MR. BEHAR: 9:30, and I'll second that
23 motion.
24 MR. AIZENSTAT: I'll second that.
25 CHAIRMAN KORGE: Okay, there's a motion on

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1 the floor to extend to 9:30. Any discussion on
2 that motion?
3 MR. COE: No.
4 CHAIRMAN KORGE: Hearing none, we'll call
5 the roll on the motion to extend till 9:30.
6 MS. MENENDEZ: Robert Behar?
7 MR. BEHAR: Yes.
8 MS. MENENDEZ: Jack Coe?
9 MR. COE: Yes.
10 MS. MENENDEZ: Jeff Flanagan?
11 MR. FLANAGAN: Yes.
12 MS. MENENDEZ: Pat Keon?
13 MS. KEON: Yes.
14 MS. MENENDEZ: Eibi Aizenstat?
15 MR. AIZENSTAT: Yes.
16 MS. MENENDEZ: Tom Korge?
17 CHAIRMAN KORGE: Yes.
18 Okay, we'll recess for about five minutes.
19 (Thereupon, a brief recess was taken.)
20 CHAIRMAN KORGE: Can we come back to order,
21 please?
22 MS. RUSSO: We need two more minutes.
23 (Discussion off the record)
24 CHAIRMAN KORGE: Ms. Russo, do you have,
25 perhaps -- Oh, you guys are talking?

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1 MS. RUSSO: I'm waiting.
 2 (Discussion off the record)
 3 CHAIRMAN KORGE: Okay, what's the verdict?
 4 MR. COE: Do we have an announcement?
 5 MS. RUSSO: Yes.
 6 MR. DICKMAN: My clients have agreed to --
 7 if you would defer this item, till August --
 8 MS. RUSSO: And we'll accept it, to the
 9 next meeting, and we're going to sit down
 10 honestly and try to see what issues -- what
 11 more we can do to try to make the program work
 12 for all parties concerned, in a real concerted
 13 effort. I can promise no end results, but as I
 14 said to Mr. Dickman, I assured him that we will
 15 go in in total good faith and look at
 16 everything we can look at, to try.
 17 MR. DICKMAN: Especially -- and we made it
 18 especially the Campamento --
 19 MS. RUSSO: Especially the Campamento.
 20 MR. DICKMAN: -- issue, because that's key
 21 here, that we want to see that --
 22 MS. RUSSO: And the north setbacks. We
 23 will look at --
 24 MR. COE: Mr. Chair --
 25 MS. RUSSO: I give him my word that I will

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1 bring my clients to the table.
 2 MR. COE: Both sides have gotten a sense in
 3 these last two sessions of where this Board is,
 4 so I urge conciliatory gestures on both sides.
 5 MR. RIEL: Mr. Chair, I would point out,
 6 our next meeting agenda is full.
 7 MR. COE: Is UM.
 8 MR. RIEL: Is full.
 9 CHAIRMAN KORGE: Is full.
 10 MR. COE: Is UM, right. We understand.
 11 MR. RIEL: Is full, so --
 12 MS. KEON: So it requires a special
 13 meeting?
 14 MR. BEHAR: A special meeting?
 15 MR. FLANAGAN: Can we start -- Can we start
 16 an hour early that day?
 17 MR. AIZENSTAT: Can we start what, I'm
 18 sorry?
 19 MR. FLANAGAN: An hour early that day?
 20 MR. COE: No.
 21 MS. KEON: But can we ask that things be
 22 worked out so that it will only take three
 23 hours to hold that meeting?
 24 MS. RUSSO: Do you want to make it the next
 25 day or pick another day, the week after?

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1 MS. HERNANDEZ: Sure, why don't we all just
 2 move in?
 3 CHAIRMAN KORGE: Mr. Coe?
 4 MR. FLANAGAN: Do we think -- Mr. Chairman,
 5 do we really think it would take --
 6 MR. COE: Hold it.
 7 MR. FLANAGAN: I mean, it may take an hour,
 8 but if we're close now and they're going to
 9 take a few weeks to try and work through the
 10 issues, I would hope or imagine they would come
 11 up here and say either, "We've come to
 12 consensus," or, "We haven't."
 13 MS. RUSSO: Or we haven't, and that would
 14 shorten the --
 15 MR. FLANAGAN: And we don't need to hear
 16 everything all over.
 17 MR. COE: There's no public comment
 18 anymore. It's just what they're going to agree
 19 to or not agree to --
 20 MS. KEON: Right, right.
 21 MR. COE: -- and then we vote.
 22 CHAIRMAN KORGE: Right.
 23 MR. COE: It shouldn't take very long. I
 24 don't think we're talking about more than 30
 25 minutes.

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1 CHAIRMAN KORGE: What do you think, Eric?
 2 MR. RIEL: I'm -- The agenda is full,
 3 Mr. Chair.
 4 MS. KEON: And the next is -- When is the
 5 next meeting?
 6 CHAIRMAN KORGE: Just UM or anything else?
 7 MR. RIEL: Yes.
 8 CHAIRMAN KORGE: Just UM?
 9 MR. RIEL: Just UM, yes.
 10 CHAIRMAN KORGE: And UM is going to take
 11 three hours, you think?
 12 MR. RIEL: Well --
 13 MS. KEON: Yeah.
 14 CHAIRMAN KORGE: Yeah?
 15 MR. RIEL: I don't know that answer.
 16 CHAIRMAN KORGE: Right.
 17 MR. RIEL: But I don't want to --
 18 MR. COE: That would push us into
 19 September, then.
 20 MR. FLANAGAN: But is there a reason why we
 21 can't meet at 5:30 and start, try to defer this
 22 until --
 23 CHAIRMAN KORGE: Let's see. Who can make
 24 it at 5:30?
 25 MR. BEHAR: Just so you know, I will not be

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1 here, next meeting.
 2 CHAIRMAN KORGE: Okay.
 3 MS. RUSSO: You're not here --
 4 MS. HERNANDEZ: August 8th. You won't be
 5 here at the next meeting?
 6 MR. BEHAR: I'm not here, next meeting.
 7 MR. FLANAGAN: No, August --
 8 MS. RUSSO: It's August 11th.
 9 MR. RIEL: 11th. And we can do August 4th.
 10 I don't know if you want to have another
 11 meeting.
 12 MS. RUSSO: August 4th doesn't really give
 13 us enough time, logistically, to try to get
 14 together. I mean, when you have so many
 15 parties involved. Can we try to have a special
 16 meeting the following week, for another day?
 17 (Simultaneous comments by Board members)
 18 MS. RUSSO: How about a special meeting the
 19 following week? Since we know it's going to be
 20 short, we can either pick a Wednesday or any
 21 other day of the week and just say you have an
 22 hour or less? As you said, it's not going to
 23 be --
 24 MS. HERNANDEZ: But if -- I mean, no one on
 25 this Board can meet half an hour earlier to

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1 take --
 2 CHAIRMAN KORGE: I can meet a half hour --
 3 MR. COE: We could schedule it. I mean, if
 4 I'm in court, I may not get back. That's what
 5 I'm saying, you know.
 6 MS. RUSSO: We know Mr. Behar can't.
 7 MR. COE: If I'm stuck in rush hour
 8 traffic, you know, I may not get back here till
 9 six o'clock, and you know -- I guess I can get
 10 back and vote, I suppose, but I mean, that's
 11 about it.
 12 MR. DICKMAN: Will everyone be here on the
 13 19th, on the following week, on the --
 14 MS. RUSSO: The 18th?
 15 MR. DICKMAN: I think it's the 16th.
 16 MS. RUSSO: The 16th or 17th?
 17 MR. RIEL: 18th.
 18 MR. COE: I just suggest, then, we just put
 19 it at 5:30, and see what happens.
 20 MR. AIZENSTAT: Well, no, that's -- I
 21 disagree with you, and I'll tell you why. You
 22 have a strong opinion.
 23 MR. FLANAGAN: Yeah.
 24 MR. AIZENSTAT: Robert has a strong
 25 opinion.

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1 MR. FLANAGAN: Yeah.
 2 MR. AIZENSTAT: And if you're not here at
 3 5:30 --
 4 MS. RUSSO: Right, it's only fair.
 5 MS. HERNANDEZ: You're going to cave?
 6 MR. AIZENSTAT: No, but -- that's not fair.
 7 MS. RUSSO: No, but to be fair -- to be
 8 fair --
 9 MS. HERNANDEZ: I'm sorry. I apologize.
 10 MR. AIZENSTAT: Hey --
 11 MS. HERNANDEZ: I owe you dinner. I'm
 12 sorry, I'm sorry.
 13 MR. COE: This is why we should never go
 14 beyond nine o'clock. See what happens?
 15 MR. AIZENSTAT: But what I'm saying is, the
 16 Board that has been here, and the Board that's
 17 heard all the sides, should all be here.
 18 MR. FLANAGAN: Yeah.
 19 MS. RUSSO: I agree.
 20 MR. BEHAR: I'll be back for the 18th.
 21 MS. RUSSO: How about the 18th, one hour?
 22 MS. KEON: I won't be here on the 18th.
 23 I'm gone.
 24 CHAIRMAN KORGE: The 18th, I don't know if
 25 I'll be in town on the 18th.

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1 MR. COE: The problem we're getting into
 2 is, it's summertime and vacations and all that.
 3 (Simultaneous inaudible comments among
 4 Board members and among counsel)
 5 CHAIRMAN KORGE: I may be available. I
 6 just don't know.
 7 MS. KEON: I know I won't be.
 8 MR. COE: Is it a disaster to just push it
 9 to September?
 10 MS. RUSSO: Mr. Dickman has trial.
 11 MS. HERNANDEZ: Mr. Dickman, you can't make
 12 in it September?
 13 MR. GIBBS: He's got trial time.
 14 MR. DICKMAN: What about the first week of
 15 September?
 16 MR. COE: The second week of September is
 17 when we have our meeting.
 18 MR. DICKMAN: I have an interesting
 19 trial --
 20 MR. COE: You don't have a half an hour on
 21 the second Wednesday of September?
 22 MR. GIBBS: He has a trial.
 23 MR. DICKMAN: I have -- My trial period
 24 starts that week for --
 25 MR. COE: It's a trial period. You may not

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1 be in trial at all. It's not specially set.
 2 MS. RUSSO: I don't know, this is --
 3 CHAIRMAN KORGE: This is for you, Jack.
 4 MS. HERNANDEZ: Well, the City is pushing
 5 hard to get this case over with, the one that
 6 he's on standby.
 7 MR. COE: We understand what the City's
 8 problems are.
 9 MS. HERNANDEZ: No, it's a different --
 10 We're on the same case against each other.
 11 MS. RUSSO: They're against --
 12 MR. COE: I understand that, and I know
 13 what the case is, so forget all of that. I'm
 14 not interested in that. That's a side issue,
 15 nothing to do with this Board. You know, I
 16 want to --
 17 MS. RUSSO: I'm happy to accommodate
 18 Mr. Dickman if it's earlier than that, in other
 19 words, a special -- a special day.
 20 MR. COE: Well, when you start getting into
 21 special days in late August and early
 22 September, you run into vacations and we're not
 23 going to get a full board, and then what are
 24 you going to do, if you have five people? See,
 25 then you move into October. So this is why I'm

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1 trying to do this, you know, where everybody
 2 has a consensus of where we're going, and do
 3 this as quickly as possible, you know?
 4 MR. DICKMAN: September --
 5 MS. RUSSO: September 8th.
 6 MR. DICKMAN: In the evening?
 7 MR. COE: You know?
 8 MS. KEON: It's the regularly scheduled
 9 Planning and Zoning Board.
 10 MS. RUSSO: Can you put us first on the
 11 agenda, then?
 12 MR. DICKMAN: Can you help me with my
 13 trial?
 14 MR. COE: We would be in September,
 15 Mr. Riel, the first agenda item.
 16 MR. RIEL: Whatever the first -- I don't
 17 know, what's the --
 18 MR. COE: Well, we would be the first
 19 agenda item.
 20 MS. RUSSO: The meeting would be September
 21 8th, according to the second Wednesday.
 22 MR. RIEL: September 8th is fine. We can
 23 put you on the first agenda -- first agenda
 24 item.
 25 MS. KEON: We'll put you on first.

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1 MR. AIZENSTAT: On which date, September
 2 8th?
 3 MS. RUSSO: September 8th, which is the
 4 normal --
 5 MR. BEHAR: That's the regular meeting.
 6 MS. KEON: That's the regular meeting.
 7 MR. BEHAR: That's a great idea.
 8 MR. COE: And that will be it, and --
 9 CHAIRMAN KORGE: Then you have plenty of
 10 time to work out an agreement.
 11 MS. RUSSO: I can only -- What?
 12 CHAIRMAN KORGE: Then you have a lot of
 13 time to work out an agreement.
 14 MR. COE: You'll be out of here by 6:30.
 15 MR. DICKMAN: Right.
 16 MR. COE: Because either there's going to
 17 be an agreement, which is going to be explained
 18 to this Board --
 19 MS. RUSSO: I mean, everybody knows enough
 20 about the project to understand, if there's a
 21 disagreement, what the issues are. It's not
 22 going to need --
 23 MR. DICKMAN: I'm just worried if the Judge
 24 schedules our trial that day, and being able to
 25 get here on time and --

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1 MS. HERNANDEZ: Well, but you'll be in
 2 town. Trust me, the Judge, Judge Echarte, is
 3 not going to have us till six o'clock at night.
 4 MR. DICKMAN: Okay.
 5 MS. HERNANDEZ: I can guarantee you that.
 6 MR. DICKMAN: All right.
 7 MR. COE: The City Attorney doesn't work
 8 after five o'clock.
 9 MR. DICKMAN: She just guaranteed I'm --
 10 MS. HERNANDEZ: No, but Judge Echarte won't
 11 be in the courthouse --
 12 MR. DICKMAN: Okay.
 13 MS. RUSSO: September 8th, first item on
 14 the agenda?
 15 MR. RIEL: And I just want to make sure --
 16 CHAIRMAN KORGE: Do we need a motion, Eric?
 17 MS. KEON: Do we need a motion?
 18 MR. RIEL: Can I just make a couple
 19 parameters? September 8th, first agenda item,
 20 no further public input, continue the meeting,
 21 and therefore, we do not need to re-advertise
 22 or renotece.
 23 MS. HERNANDEZ: Correct.
 24 MR. RIEL: I just want to make sure all the
 25 parties to agree to that.

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1 MS. RUSSO: It's a motion to continue, and
2 we present either the agreed-upon -- or what's
3 been agreed upon or has not been agreed upon.
4 MR. RIEL: Mr. Dickman, do you agree to
5 that?
6 MR. DICKMAN: Yes, I agree to that.
7 MS. RUSSO: You have enough knowledge to --
8 MS. HERNANDEZ: Is there a motion to
9 continue?
10 MR. BEHAR: I will make that.
11 MR. FLANAGAN: So moved -- second.
12 MR. DICKMAN: There's going to be a
13 full Board?
14 MR. RIEL: Motion subject to the parameters
15 I outlined?
16 MR. BEHAR: Yes, sir.
17 CHAIRMAN KORGE: Subject to the parameters.
18 Is there a second?
19 MS. KEON: I second it.
20 CHAIRMAN KORGE: Seconded.
21 (Inaudible comments among Board members)
22 CHAIRMAN KORGE: Would you call the roll on
23 that motion, please?
24 MS. MENENDEZ: Jack Coe?
25 MR. COE: Yes.

202

1 MS. MENENDEZ: Jeff Flanagan?
2 MR. FLANAGAN: Yes.
3 MS. KEON: Pat Keon?
4 MS. KEON: Yes.
5 MS. MENENDEZ: Eibi Aizenstat?
6 MR. AIZENSTAT: Yes.
7 MS. MENENDEZ: Robert Behar?
8 MR. BEHAR: Yes.
9 MS. MENENDEZ: Tom Korge?
10 CHAIRMAN KORGE: Yes.
11 MR. DICKMAN: Can I just clarify something?
12 I know you made a motion, but if we both --
13 both attorneys, both sides, will be able to
14 make our debate -- I don't want to call it
15 debate, but if, let's say -- hopefully we'll
16 reach an agreement --
17 MS. RUSSO: Presentation.
18 MR. DICKMAN: -- but if we don't, I'd like
19 the opportunity to be able to --
20 MR. COE: If you don't reach an agreement,
21 what are you doing to add that we haven't
22 heard?
23 MS. RUSSO: Well, there may be partial
24 agreements. I --
25 MR. COE: That's fine, so we know what

203

1 you've agreed to, so we know what you haven't
2 agreed to.
3 MS. RUSSO: So you know what's agreed to
4 and you know what's not agreed to.
5 CHAIRMAN KORGE: We'll play it -- we'll
6 play it by ear and see where we are, and then
7 we can decide, but we're not going to be
8 spending a whole lot of time --
9 MR. DICKMAN: I understand.
10 CHAIRMAN KORGE: -- further. There's no
11 more public input, and if and to the extent the
12 attorneys need to add something to clarify
13 where we are, then, you know, we'll do that.
14 It's not going to be a big deal. But we're not
15 going to be spending a lot more argument back
16 and forth. We've already heard everything
17 there was to be heard.
18 MR. DICKMAN: Yeah, as long as I'm not
19 precluded, but the other side is -- okay.
20 MR. HERNANDEZ: No.
21 MR. COE: We've heard this for six and a
22 half hours.
23 MS. RUSSO: I would always afford you -- I
24 would always --
25 MR. DICKMAN: My paranoia.

204

1 MS. RUSSO: I would always afford you the
2 opportunity to be heard, Mr. Dickman.
3 CHAIRMAN KORGE: Okay. So that concludes
4 that item. Do we have anything else?
5 MR. RIEL: We have election of Chair and
6 Vice-Chair, but --
7 CHAIRMAN KORGE: Do you want to --
8 MR. BEHAR: I'll make a motion that we keep
9 the same --
10 MS. KEON: Me, too.
11 MR. BEHAR: -- Chair and Vice-Chair.
12 MR. FLANAGAN: Second.
13 CHAIRMAN KORGE: Is there any discussion?
14 MS. KEON: No.
15 CHAIRMAN KORGE: Call the roll, please.
16 MS. MENENDEZ: Jeff Flanagan?
17 MR. FLANAGAN: What?
18 CHAIRMAN KORGE: We're calling the roll on
19 the motion.
20 MS. MENENDEZ: Jeff Flanagan?
21 MR. FLANAGAN: Oh, yes.
22 MS. MENENDEZ: Pat Keon?
23 MS. KEON: Yes.
24 MS. MENENDEZ: Eibi Aizenstat?
25 MR. AIZENSTAT: Yes.

205

1 MS. MENENDEZ: Robert Behar?
 2 MR. BEHAR: Yes.
 3 MS. MENENDEZ: Jack Coe?
 4 MR. COE: Yes.
 5 MS. MENENDEZ: Tom Korge?
 6 CHAIRMAN KORGE: Yes.
 7 The next meeting is on the 11th of August.
 8 MS. KEON: Do I have to be reappointed
 9 again?
 10 CHAIRMAN KORGE: Yeah.
 11 MS. MENENDEZ: August 11th.
 12 MR. RUSSO: Thank you very much.
 13 MR. GIBBS: Thank you very much.
 14 CHAIRMAN KORGE: Oh, a motion for
 15 reappointment of Pat Keon.
 16 MR. AIZENSTAT: So moved.
 17 CHAIRMAN KORGE: Is there a second?
 18 MR. FLANAGAN: Second.
 19 CHAIRMAN KORGE: Call the roll, please.
 20 MS. MENENDEZ: Eibi Aizenstat?
 21 MR. AIZENSTAT: Yes.
 22 MS. MENENDEZ: Robert Behar?
 23 MR. BEHAR: Yes.
 24 MS. MENENDEZ: Jack Coe?
 25 MR. COE: Yes.

206

1 MS. MENENDEZ: Jeff Flanagan?
 2 MR. FLANAGAN: Yes.
 3 MS. MENENDEZ: Pat Keon?
 4 MS. KEON: Yes.
 5 MS. MENENDEZ: Tom Korge?
 6 CHAIRMAN KORGE: Yes.
 7 MS. KEON: Thank you.
 8 CHAIRMAN KORGE: We're adjourned.
 9 (Thereupon, the meeting was adjourned at
 10 9:25 p.m.)
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207

1 C E R T I F I C A T E
 2
 3 STATE OF FLORIDA:
 4
 5 COUNTY OF MIAMI-DADE:
 6
 7 I, JOAN L. BAILEY, Registered Diplomate
 8 Reporter, Florida Professional Reporter, and a Notary
 9 Public for the State of Florida at Large, do hereby
 10 certify that I was authorized to and did
 11 stenographically report the foregoing proceedings and
 12 that the transcript is a true and complete record of my
 13 stenographic notes.
 14
 15 I further certify that all public speakers were
 16 duly sworn by me.
 17
 18 Dated this 16th day of July, 2010.
 19
 20
 21
 22
 23 JOAN L. BAILEY, RDR, FPR
 24
 25 Notary Commission Number DD 64037
 Expiration June 14, 2011.

Speaker Sign In Sheet – July 14, 2010

Planning & Zoning Board Meeting Gulliver Academy Expansion

	Name	Mailing Address	Phone
1.	Richard Arnold	1130 San Pedro Ave	305-666-3517 ①
2.	Andrew Dittman	PO Box 771390 Naples, FL 34107	305-258-3621
3. X	STAN PINDER	12501 RAMIRO ST. CORAIGABLES FL	305-661-9044
4. X	ED GUTTENMACHE	1110 San Pedro Av	305-666-1040
5.	David Arnold	12930 Derek Street	305-667-7188 ②
6.	Nancy Perez	1440 Campamento Ave	305-662-1501
7.	Margarito Brito	1460 Campamento Ave	305-667-9490
8.	Helen Sonnenreich	5775 Sw 131 Ave	305-661-7422 ⑤
9.	CARLOS SANTERRO	12500 RAMIRO STREET	305-661-3553 ⑥
10. X	Ana Cristina Schaps	1921 SW 96 St.	305-666-3433
11. X	KAY LEVINE	12401 Moss Ranch Rd Pinecrest	305-665-2475
12.	Melissa Seifer	842 San Pedro Ave C Gbls	305-666-5408 ⑦
13. X	Arturo V. Hernandez	1230 CAHABENA AVE C. Gbls.	305-661-6106
14.	Beverly Arnold	1180 San Pedro Ave. Coral Gables	305-666-3517 ⑧
15.			

Attachment

B
Dm 1

Speaker Sign In Sheet – July 14, 2010

Planning & Zoning Board Meeting

Gulliver Academy Expansion

	Name	Mailing Address	Phone
1.	Mark Mills	2520 Longwood Ave - San Juan Capistrano	305-441-1619
2.	Mark Mills	12641 Ramona St	707-305-2529
3.	Tony Cortia	1355 Corveta Ave.	305-301-9711 (10)
4.	Jhousie C. Villalba	1155 San Pedro Ave	305-667-0805 (16)
5.	MICHAEL & CECILIA MERRY	18525 BERNAL STR	305 661-9548
6.			
7.			
8.			
9.			
10.			
11.			
12.			
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14.			
15.			

Speaker Sign In Sheet – July 14, 2010

Planning & Zoning Board Meeting

Gulliver Academy Expansion

	Name	Mailing Address	Phone
1.	Bruce Brattis	8160 SW 54 Ave	3/661 9090 (B)
2. X	Cindy Greenberg	16048 SW 125 St.	365-969-5755
3. X	Graig Van Natter	626 Coral Way	784 348-9488
4.	Frank Mackle	1200 Carlegena Ave	3/665-8804
5.	MONICA PATRICKO ZAMPANO	1401 CORONA AVENUE	786-282-873 (11)
6.			
7.			
8.			
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10.			
11.			
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14.			
15.			

Speaker Sign In Sheet – July 21, 2010

Planning & Zoning Board Meeting

Gulliver Academy Expansion

	Name	Mailing Address	Phone
1.	David Arnold III	129 31 Deva St	305 667 7188
2.	Dick Arnold	1180 San Pedro	305-666-3517
3.	Beverly Arnold	1180 San Pedro	305-666-5517
4. X	OTTO FAIER	6011 N BAYSHORE DR MIAMI 33137	786 208 0281
5.	Dana Kupper	13017 San Mateo 33156	305-785-8379 (12)
6.	Pablo Accosta	12790 Red Road 33156	305 667-2426 (13)
7.	Nancy Sanabria	944 San Pedro Ave	305-609-8136 (14)
8.	Juan Orellana	1220 CARTAGENA AVE	305.582.4488 (15)
9.	Monica P Zamparo	1421 Comuna Ave	305 009-4435
10.			
11.			
12.			
13.			
14.			
15.			

Speaker Sign In Sheet – July 21, 2010

Planning & Zoning Board Meeting

Gulliver Academy Expansion

	Name	Mailing Address	Phone
1.	MARK MILLS	12641 Ramiro Street C & R	305-252-2000
2.	Bruce Brattie	8100 SW 54 Ave	305 661 9090
3.	CYNTHIA AZARI	10445 LAKESIDE DR. CA, FL 33156	(305) 669-2931
4.	Isabel Eliashev	5830 SW 85th St Miami, FL 33143	(305) 666-1495
5.	Frank Longuet	3523 Longuet Ave Coconut Grove	305-441-1619
6.			
7.			
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9.			
10.			
11.			
12.			
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15.			

May 2010

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

RE: LETTER OF SUPPORT OF GULLIVER ACADEMY
Master Plan Revision Application
Application No.: 09-09-092-P

Dear City of Coral Gables:

I write to express my strong support for Gulliver Schools' application to revise its master plan for its Academy Campus located at 12595 Red Road, Coral Gables.

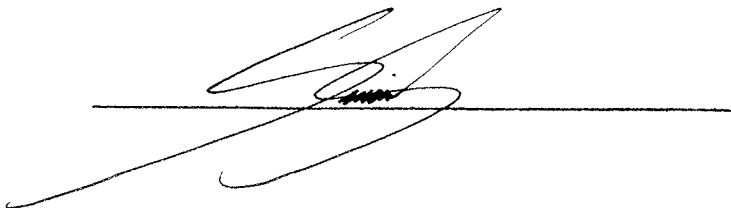
My name is Simon Lavizadeh and I

live at 7441 Wayne Ave Apt 12K Miami Beach FL 33141

Gulliver Academy is an enormous asset to the City of Coral Gables. The master plan as proposed is in the best interests of the City of Coral Gables and overall community, and it will provide worthwhile improvements to the site while maintaining the character and integrity of the surrounding area without detriment.

I strongly urge you to recommend approval of Gulliver's Master Plan Revision Application so it may continue to provide the quality educational environment and facilities that Coral Gables and the area deserve.

Sincerely,



May 2010

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

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Master Plan Revision Application
Application No.: 09-09-092-P

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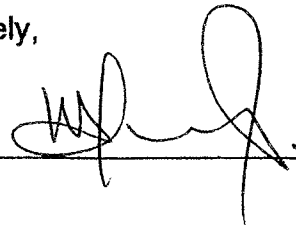
I write to express my strong support for Gulliver Schools' application to revise its master plan for its Academy Campus located at 12595 Red Road, Coral Gables.

My name is Winston Peinado and I
live at 8101 SW 144 ST

Gulliver Academy is an enormous asset to the City of Coral Gables. The master plan as proposed is in the best interests of the City of Coral Gables and overall community, and it will provide worthwhile improvements to the site while maintaining the character and integrity of the surrounding area without detriment.

I strongly urge you to recommend approval of Gulliver's Master Plan Revision Application so it may continue to provide the quality educational environment and facilities that Coral Gables and the area deserve.

Sincerely,



A handwritten signature in black ink, appearing to read 'Winston Peinado', is written over a horizontal line.

May 2010

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

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Master Plan Revision Application
Application No.: 09-09-092-P

Dear City of Coral Gables:

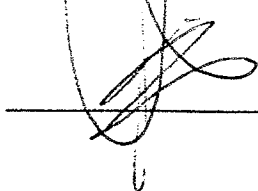
I write to express my strong support for Gulliver Schools' application to revise its master plan for its Academy Campus located at 12595 Red Road, Coral Gables.

My name is JUSTO L. Fernandez and I
live at 7746 SW 74 LANE.

Gulliver Academy is an enormous asset to the City of Coral Gables. The master plan as proposed is in the best interests of the City of Coral Gables and overall community, and it will provide worthwhile improvements to the site while maintaining the character and integrity of the surrounding area without detriment.

I strongly urge you to recommend approval of Gulliver's Master Plan Revision Application so it may continue to provide the quality educational environment and facilities that Coral Gables and the area deserve.

Sincerely,



A handwritten signature in dark ink, appearing to read 'Justo L. Fernandez', is written over a horizontal line. The signature is stylized with a large loop and a long horizontal stroke extending to the right.

May 2010

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

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Master Plan Revision Application
Application No.: 09-09-092-P

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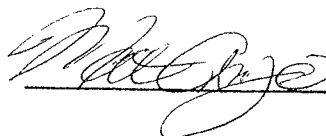
My name is Mathew Anzuino and I

live at 7956 SW 161 St.

Gulliver Academy is an enormous asset to the City of Coral Gables. The master plan as proposed is in the best interests of the City of Coral Gables and overall community, and it will provide worthwhile improvements to the site while maintaining the character and integrity of the surrounding area without detriment.

I strongly urge you to recommend approval of Gulliver's Master Plan Revision Application so it may continue to provide the quality educational environment and facilities that Coral Gables and the area deserve.

Sincerely,



May 2010

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

RE: LETTER OF SUPPORT OF GULLIVER ACADEMY
Master Plan Revision Application
Application No.: 09-09-092-P

Dear City of Coral Gables:

I write to express my strong support for Gulliver Schools' application to revise its master plan for its Academy Campus located at 12595 Red Road, Coral Gables.

My name is Seida Garbett and I
live at 145 Sans Souci Drive
Coral Gables, FL 33133

Gulliver Academy is an enormous asset to the City of Coral Gables. The master plan as proposed is in the best interests of the City of Coral Gables and overall community, and it will provide worthwhile improvements to the site while maintaining the character and integrity of the surrounding area without detriment.

I strongly urge you to recommend approval of Gulliver's Master Plan Revision Application so it may continue to provide the quality educational environment and facilities that Coral Gables and the area deserve.

Sincerely,

Seida Garbett

May 2010

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

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Master Plan Revision Application
Application No.: 09-09-092-P

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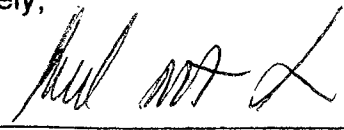
I write to express my strong support for Gulliver Schools' application to revise its master plan for its Academy Campus located at 12595 Red Road, Coral Gables.

My name is RONALD Scott Smith and I
live at 15501 SW 86 Ave, Palmetto Bay, FL 33157

Gulliver Academy is an enormous asset to the City of Coral Gables. The master plan as proposed is in the best interests of the City of Coral Gables and overall community, and it will provide worthwhile improvements to the site while maintaining the character and integrity of the surrounding area without detriment.

I strongly urge you to recommend approval of Gulliver's Master Plan Revision Application so it may continue to provide the quality educational environment and facilities that Coral Gables and the area deserve.

Sincerely,





ENTERED AS EXHIBIT Andrew Dickman A1
 by NUMBER
 THE PLANNING AND ZONING BOARD
 ON 07.21.2010 DATE
 INITIALS JD

RECEIVED PLANNING AND ZONING BOARD

PLANNING AND ZONING BOARD
 1500 CAMPAMENTO AVE.
 SAN JOSE, CA 95128
 (408) 298-1234
 WWW.PZBOARD.ORG

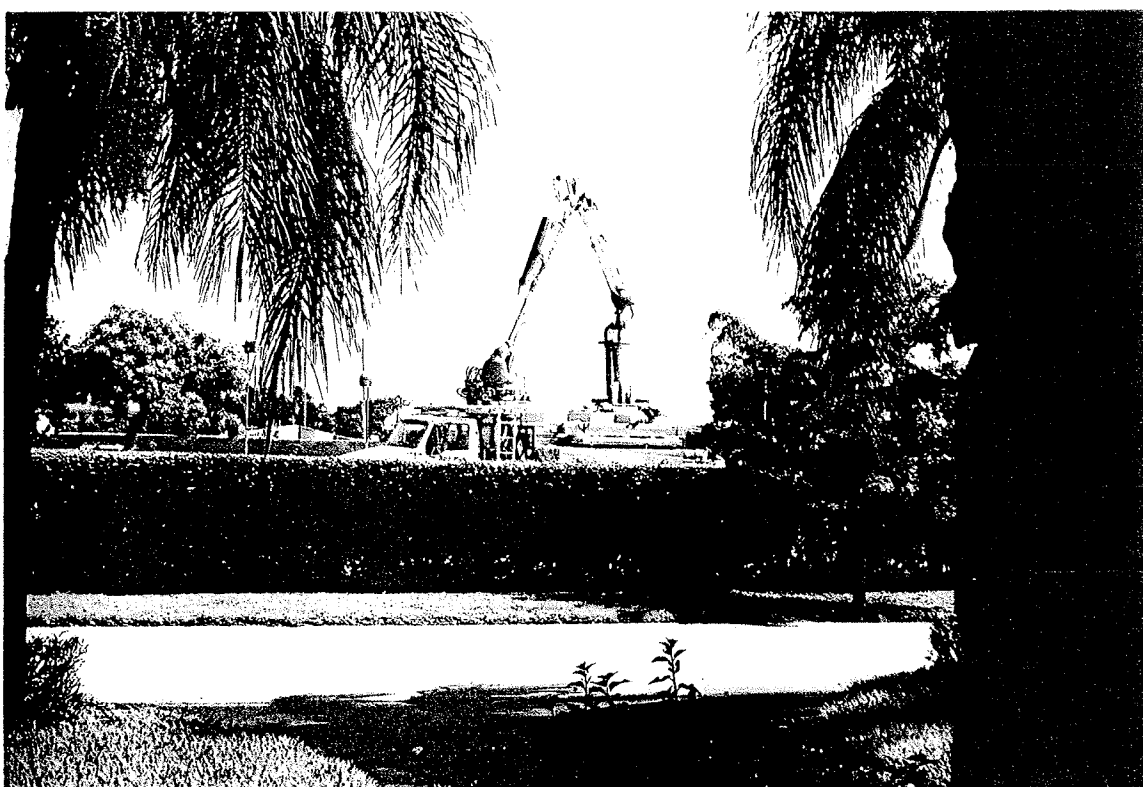
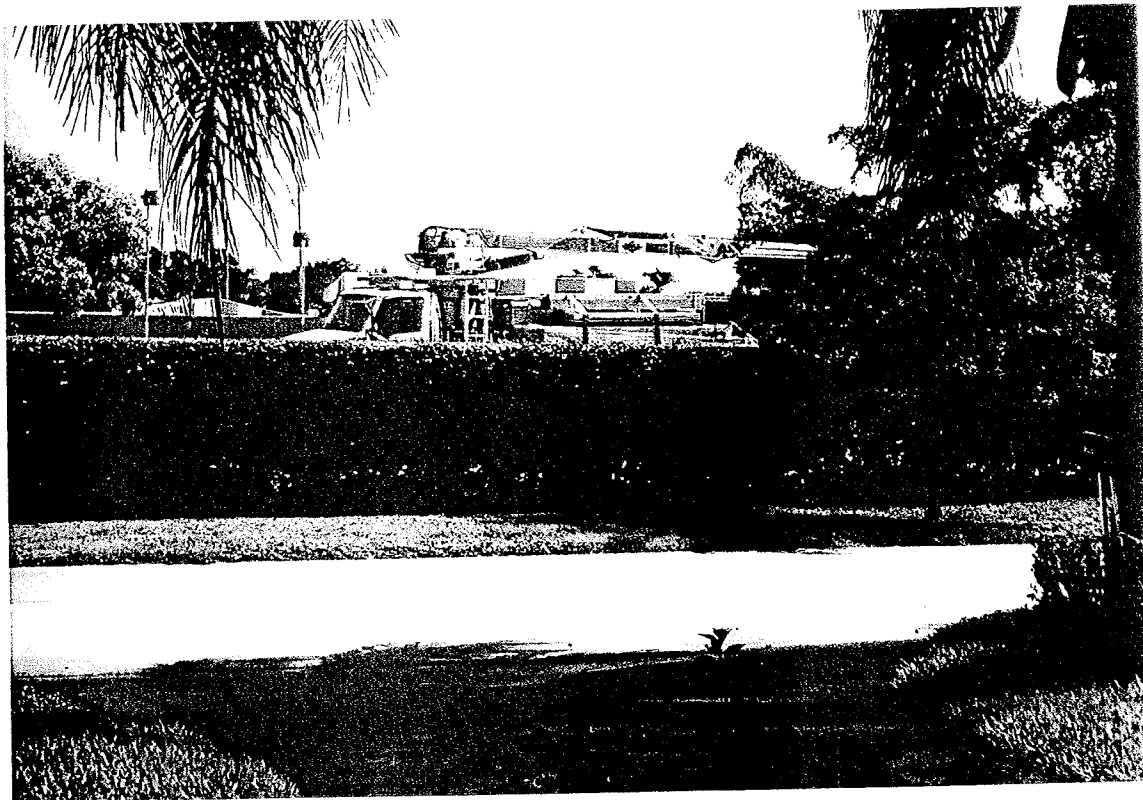
PLANNING AND ZONING BOARD
 1500 CAMPAMENTO AVE.
 SAN JOSE, CA 95128
 (408) 298-1234
 WWW.PZBOARD.ORG

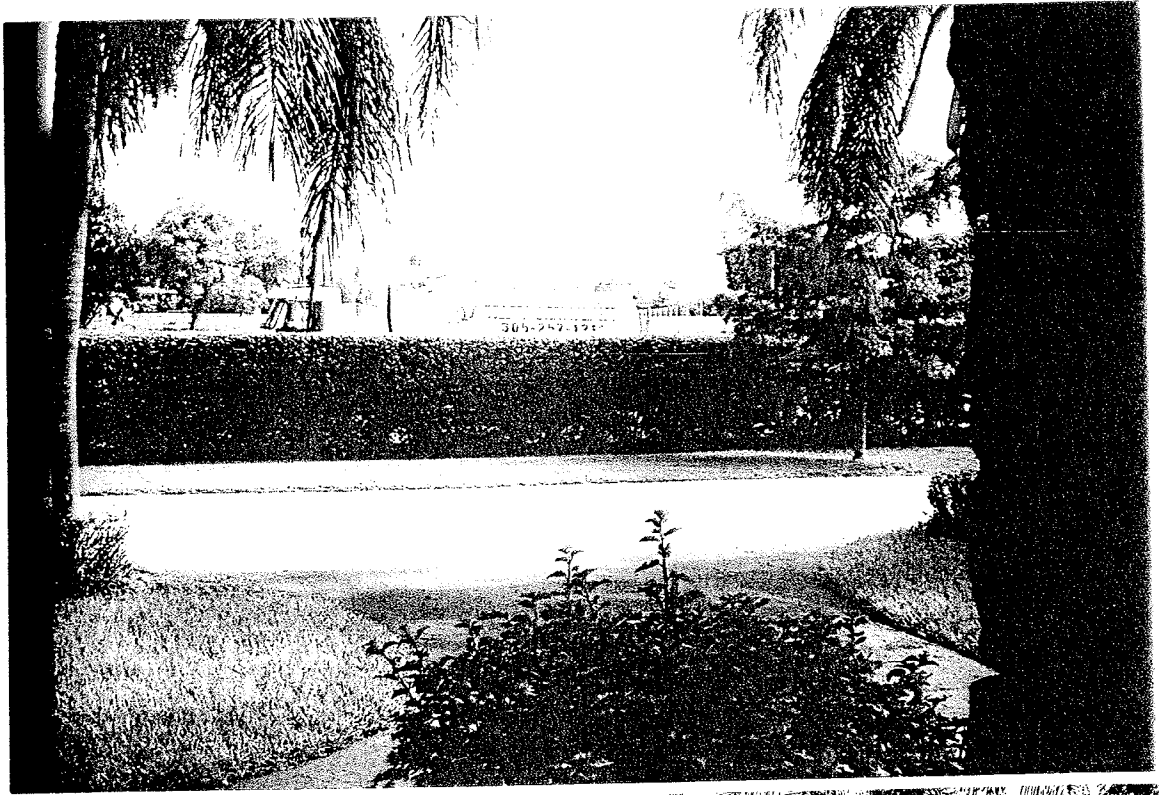
PRINTED NAME	SIGNATURE	ADDRESS	ADDITIONAL COMMENTS	DATE
Nelson Fonseca		1500 Campamento Ave.	Need to maintain quality of life. No more traffic.	7/5/01

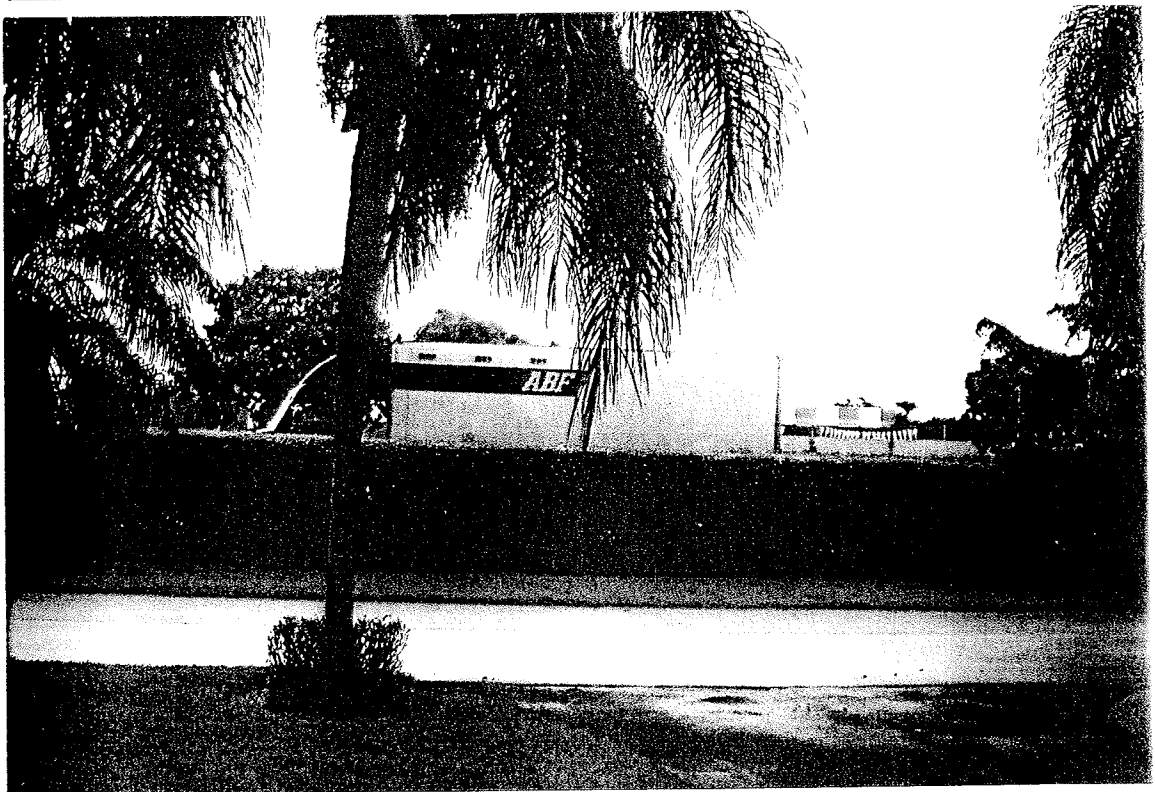
LW2
 Discussed
 4/20/02
 4/20/02
 4/20/02

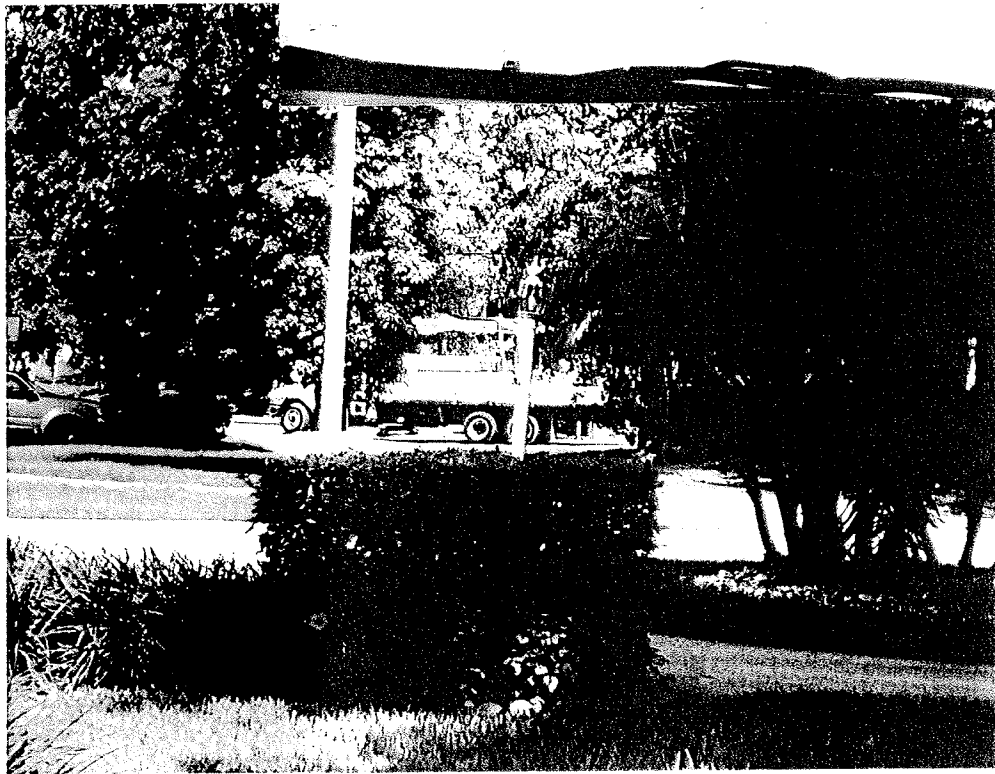
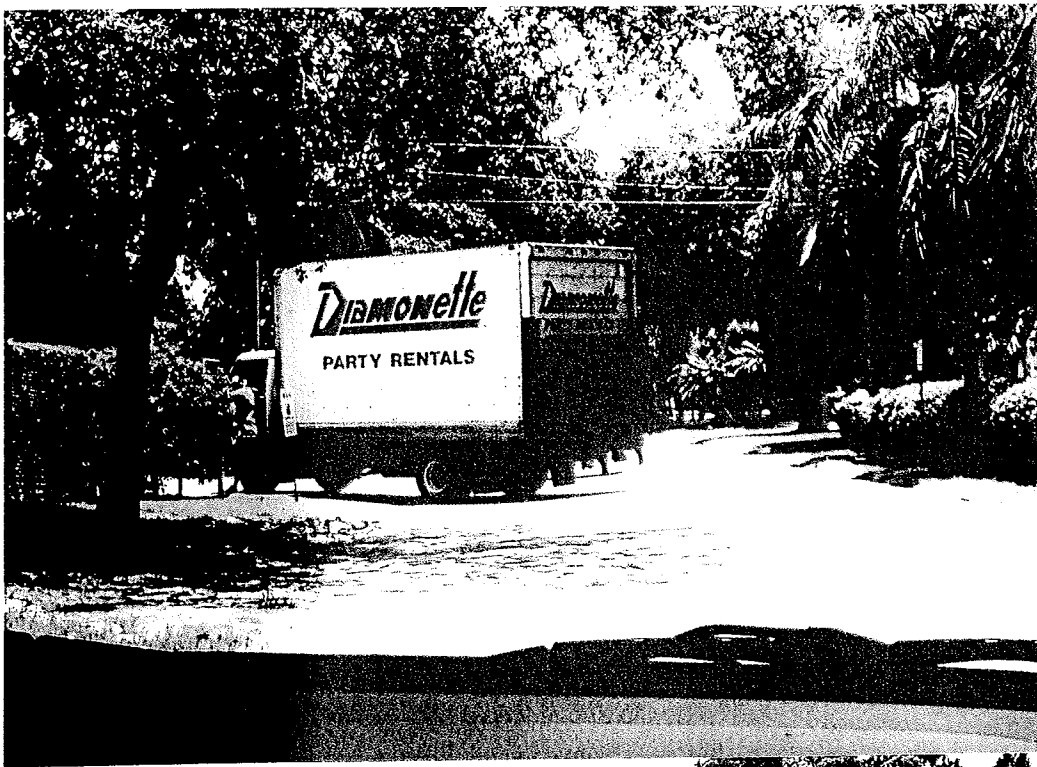
3

ENTERED AS EXHIBIT Nancy Perez AT
by MEMORANDUM
THE PLANNING AND ZONING BOARD
ON 07.21.2010 JPM
DATE INITIALS







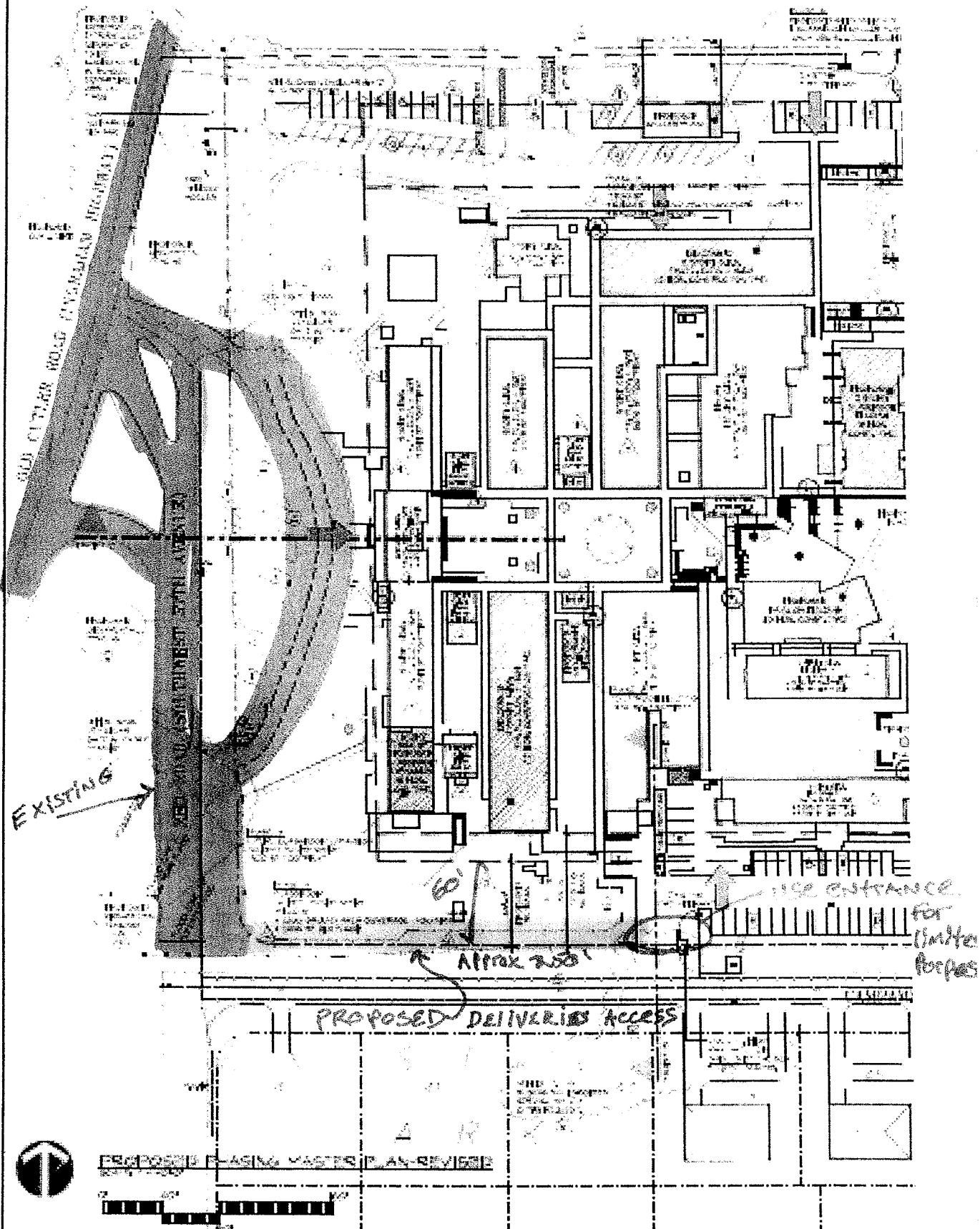




1. Relocate delivery access onsite from campus' front yard along south property line 250' to existing Campamento gate.
2. Use Campamento gate for limited access, i.e., emergencies.
3. Deny variance request for 60' setback, which, if approved, will bring the "Natatorium" closer to neighborhood.
4. Reduce size of Natatorium for just the pool and remove roof to be more compatible with the neighborhood.
5. Reduce size of Gymatorium for just bleachers and court, consistent with a K through 8th grade school to be more compatible with the neighborhood.
6. Extensive landscaping and maintenance on Campamento and Bernal.

ONSITE DELIVERY Access

GOLLIVER'S FRONT YARD



WILLIAM E. BECKHAM

12500 VIRTUDES STREET
CORAL GABLES, FLORIDA 33156

July 21, 2010

City of Coral Gables Planning and Zoning Board
405 Biltmore Way
Coral Gables, FL 33134

Re: Gulliver School Master Plan


To Whom It May Concern:


We are 8 year residents of Gables by the Sea and urge the Board to vote in favor of the Gulliver School Master Plan for the following reasons:

- 1- We should all be happy that Gulliver is looking to upgrade and modernize their facilities to keep up with changing educational standards without expanding their student base.
- 2- Gulliver has been a good neighbor to Coral Gables in many ways over the years including Voting Precinct, Paramedic station, numerous community service projects completed by their staff and students, offering of their pool to Masters swimmers, etc...
- 3- Gulliver School adds to the value of our homes in Gables by the Sea and our area is well sought by families, not only because we are a beautiful residential area, but also our proximity to leading schools including Gulliver.

Thank you for your consideration in this matter.

Sincerely,


William E. Beckham


Julia Wade-Beckham

Cc: Mark Mills

THE PLANNING AND ZONING BOARD

ON 07.21.2010
DATEjm
INITIALSAttachment **G**

--Site Search--

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July 2010

Sun	Mon	Tue	Wed	Thu	Fri	Sat
27	28	29	30	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31
1	2	3	4	5	6	7

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Password:

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About Our Campuses

- General Map
- Academy
- Pinecrest Middle
- Pinecrest Preparatory
- Preparatory
- South Miami



Gulliver Pinecrest Middle School Campus

7500 SW 120 Street
Miami, FL 33156
Main Office: 305.238.3424
Fax: 305.255.0537

[Map to Gulliver Pinecrest Middle School Campus](#)

The Pinecrest Campus of Gulliver Middle School has approximately **90 students in grades 5 through 8**. The students are transported to the Academy Campus for lunch, additional academic classes, and electives. Students are encouraged to participate in the many extra-curricular activities offered at Gulliver. These activities include sports, band, drama, cheerleading, and numerous clubs as well as community service opportunities.

The Gulliver Pinecrest Middle School Campus is equidistant from both the Academy and the Preparatory Campus. The building includes ten classrooms equipped with SMART Boards and audio enhancement technology, a science lab, two laptop computer labs with wireless internet access, and guidance and administrative offices. Students also have access to the library, auditorium, and courtyard.

Additional
Students Brought in to
the School Daily

over 1162
Enrollment Cap



--Site Search--

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[Gulliver @ A Glance](#)

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[Quick Links](#)

[Calendars](#)

July 2010

Sun	Mon	Tue	Wed	Thu	Fri	Sat
25	26	27	28	29	30	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31	1	2	3	4	5

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Advancement

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- [Annual Giving](#)
- [Capital Projects](#)
- [Ways to Give](#)
- [Giving Societies & Matching Gifts](#)
- [Booster Club](#)
- [Contacts](#)
- [Online Giving](#)
- [Special Events](#)

Capital Projects

Gulliver Schools is constantly involved in a self-evaluation process to ensure that our students are receiving the best education in the best facilities. To this end, Gulliver Schools intends to raise funds to construct new buildings, enhance current facilities, and continually improve our program offerings through increased and updated technology projects.

BUILDING CAMPAIGNS A building campaign is organized under specific timelines with specific revenue goals. During the campaign, the school collects and accumulates the substantial funds needed to finance major projects at the school such as a new building or renovation of an existing building.

You may decide to contribute to one of the proposed building projects. The goal for all building projects is to raise a minimum of 75 percent of the construction funding prior to ground breaking. There are naming opportunities available for each project. Please contact the Advancement Office for more information on any of our building projects.

Aquatic Center - Ribbon Cutting Ceremony - January 8, 2010



CURRENT BUILDING PROJECTS

• [Prep Campus](#)

Aquatic Center (completed - December 2009)
Athletic Field Project (completed - Dedicated to the late Sean Taylor on November 4, 2009)
Athletic Field Building (proposed)
Library Media Center (\$3 million raised thus far - scheduled completion December 2010)

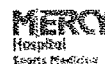
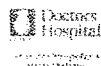
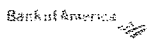
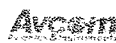
* On Nantuxion
at their
New Facility
on the Prep Campus
Dedicated 2010

- **Academy Campus**

Baseball Facility Renovation (proposed)
 Multipurpose Complex (proposed)
 New Classroom Building (proposed)
 Cafeteria Renovation (proposed)

Naming opportunities are available for both completed and proposed projects. Please contact the advancement office for more information.

Our Corporate Partners



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July 2010						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

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Mission Statement and Values

Mission Statement

The mission of **Gulliver Schools, Inc.** is to educate the whole child by ensuring an outstanding dynamic learning environment which recognizes and nurtures the unique talents and gifts of each student.

Values

By demonstrating and acting according to these values, Gulliver will ensure the Krutulis legacy for Gulliver Schools.

1. Keep the students' needs above all other needs.
2. Model, expect, and encourage respect for self, others, authority, and property.
3. Educate the whole child to develop a well-rounded individual.
4. Explore, identify, develop, and maximize talents and abilities.
5. Act with personal and academic integrity in all endeavors.
6. Ensure academic honesty in all aspects of student life.
7. In its selection of students with a wide spectrum of academic potential, challenge them to achieve their academic potential.
8. Develop and maintain trusting, respectful relationships among all community members.
9. Create an environment where openness, self-expression, and accessibility prevail.
10. Maintain a sense of justice for all Gulliver community members. Make decisions after listening to all pertinent information from the appropriate sources.
11. Create a natural, flexible, and orderly learning environment.
12. Manage multiple campuses under the one school umbrella.
13. Hire, retain, develop, and reward talented individuals highly committed to the Gulliver mission.
14. Lead the school from a sound economic base based upon tuition and advancement efforts.
15. Be a model for citizenship and social responsibility.

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2010 Schedule Camp Gulliver

WEEK 1	June 7-11
WEEK 2	June 14-18
WEEK 3	June 21-25
WEEK 4	June 28-July 2
WEEK 5	July 6-9 (July 5 Holiday)
WEEK 6	July 12-16
WEEK 7	July 19-23
WEEK 8	July 26-30

Payment Policy

Programs are \$200 per week and the fee is due prior to the start of each week. If tuition is not paid in-full prior to each week, your child's spot will be forfeited. Refunds are not awarded for days missed due to illness or other unforeseen events. Half-day Camp Gulliver is available for \$100 if your child is enrolled in morning Jump Start or Summer Studies classes.

Camp Gulliver

8:30 a.m. to 2:30 p.m.

Pre-registration is required. Camp fee is \$200 per week and must be paid in advance of each week.

Early Bird Care

7:30 a.m. to 8:30 p.m.

Pre-registration is required. Cost is \$35 per week. No children will be allowed on campus until 8:30 a.m. unless enrolled in "Early Bird Care."

Late Bird Care

2:30 p.m. to 5:00 p.m.

Pre-registration is required. Cost is \$75 per week. Please pick up all children promptly. Children not picked up on time will be assessed additional fees.



Dr. Wiebe and our staff of counselors are waiting to share with you a Summer filled with memories that will be cherished for a lifetime!

Academy Campus

12595 Red Road,
Coral Gables, FL 33156
Phone: 305.665-3593

www.gulliverschools.org

Norma Wiebe, Director
wiebn@gulliverschools.org

Elizabeth Chaviano, Registrar
chae@gulliverschools.org

To register for any of our programs, contact registrar Elizabeth Chaviano at 305.665-3593, ext. 3327, or speak to the Director Dr. Norma Wiebe at 305.665-3593, ext. 3315.

Registration forms are available online.

Camp Gulliver for an additional fee, will be available for children who enroll in the Summer Studies Program.

Gulliver Schools is a 501 (c) (3) private, not-for-profit, independent, coeducational, nonsectarian day school with the mission of providing a superior college-preparatory education and ensuring an outstanding dynamic learning environment which recognizes and nurtures the unique talents and gifts of each student.

* Not Educational

Gulliver

SCHOOLS

Camp Gulliver 2010



Register Now!



CAMP GULLIVER

Summer Daily Program

Come join us at Gulliver Academy for Camp Gulliver Summer Camp. Open to children ages 3-13, Camp Gulliver features a wide variety of activities designed for children and counselors who are into exciting adventures. Whether you enjoy arts and crafts, sports, swimming, or just looking for a day of adventure, you won't want to miss out on the Camp Gulliver days ahead. Under the watchful eye of qualified counselors, children (grouped according to age) will participate in a myriad of indoor and outdoor activities, including daily swimming (weather permitting) in our beautiful pool.

Camp Gulliver will be eight weeks of non-stop activities. Children can enroll for one week at a time or for all six weeks from June 7-July 30, 2010. Camp fees are all-inclusive:

- Full Hot and Cold Lunches (prepared daily by SAGE Dining)
- Field Trips (permissions slips will be sent home prior to trips)
- On-Campus Events and Supplies

* Daily swimming (weather permitting) in Gulliver's beautiful pool is available to all children. Swimming lessons also will be available for children at an additional cost of \$90 per week. Swim lessons will be taught by certified lifeguards. Please indicate on the registration form if your child will be needing swim lessons.

CAMP SPANISH

Summer Preschool Program

How about a "wow" experience for your child this summer? Here's an opportunity for Gulliver boys and girls to participate in a program that will jump start them into the next primary grade level. Monday through Friday, the children will be led through grade-appropriate pre-reading activities, math, science experiments, music, and an extensive variety of games. Each two-week session, of which there are three, will have a different theme. Camp Gulliver, for an additional fee, will be available for children in any of the following groups. To keep the quality program we offer, the number of children we will accept for each group is limited, so register early.

The Jump Start **PreK/Jrk/Srk** programs are half day, 8:30 a.m. to 12:30 p.m. Your child must be three years old on or before September 1 to attend the program and must be toilet trained. Lunch is included in the price. An experienced Gulliver teacher and hand-picked assistant will form an unbeatable team, prepared to offer the boys and girls an unforgettable experience.

****Prek children need to be three years old by 9/1/2010**

****Jrk children need to be four years old by 9/1/2010**

****Srk children need to be five years old by 9/1/2010**

The Jump Start **Spanish Program** (multi-age class) is half day, 8:30 a.m. to 12:30 p.m. To enroll in this program, your child must be four, five, or six years old. We welcome three year olds who turn four on or before September 1, 2010. Lunch is included in the price. The children will be led through age-appropriate activities, all in Spanish. Music and movement, art, cooking and an extensive variety of games and stories will be used to enhance learning. There will be an especially talented and experienced team, teacher and assistant, who will immerse the children in a natural approach to learning Spanish.



SUMMER STUDIES

The Summer Studies program provides an opportunity for students to expand their educational horizons. Combining intensive academic study and small-group learning in which individual attention is stressed, the program is designed to enhance students' opportunities for success in grade one through grade eight.

Students may take one or two classes (Math and English/Reading) for either remediation or enhancement. The classes will be taught by Gulliver teachers and will be 90 minutes in length. The course offerings will meet the needs of two groups: those who are required to attend because they need concentrated work in basic skills and those who wish to strengthen their existing skills.



Gulliver Schools
2010 CAMP GULLIVER Registration
June 7 - July 30, 2010 - 8 Exciting Weeks!

All registrations must include checks made payable to Gulliver Schools (credit cards not accepted). Please complete the entire form including all phone numbers and emergency information. Use a separate form for each child.

CAMP GULLIVER
For children ages 3 - 13

Select the week (s) your child will be attending:

CAMP GULLIVER

Full-day (8:30 a.m. - 2:30 p.m.): \$200.00 per week

☐ Week 1: June 7 - 11
☐ Week 2: June 14 - 18
☐ Week 3: June 21 - 25
☐ Week 4: June 28 - July 2

☐ Week 5: July 6 - 9 July 5th Holiday
☐ Week 6: July 12 - 16
☐ Week 7: July 19 - 23
☐ Week 8: July 26 - 30

Half-day afternoon (11:45 a.m. - 2:30 p.m.): \$100.00 per week

This option coordinates with the half-day morning.

Student must be enrolled in Jump Start or Summer Studies programs in order to register for half-day.

☐ Week 1: June 7 - 11
☐ Week 2: June 14 - 18
☐ Week 3: June 21 - 25
☐ Week 4: June 28 - July 2

☐ Week 5: July 6 - 9 July 5th Holiday
☐ Week 6: July 12 - 16
☐ Week 7: July 19 - 23
☐ Week 8: July 26 - 30

Early Bird (7:30 a.m. - 8:30 a.m.): \$35.00 per week (option)

Campers may not arrive before 7:30 a.m. or leave the children unattended.

☐ Week 1: June 7 - 11
☐ Week 2: June 14 - 18
☐ Week 3: June 21 - 25
☐ Week 4: June 28 - July 2

☐ Week 5: July 6 - 9 July 5th Holiday
☐ Week 6: July 12 - 16
☐ Week 7: July 19 - 23
☐ Week 8: July 26 - 30

Late Bird (2:30 p.m. - 5:00 p.m.): \$75.00 per week (option)

Campers must be signed out by parent/guardian at time of pick up

☐ Week 1: June 7 - 11
☐ Week 2: June 14 - 18
☐ Week 3: June 21 - 25
☐ Week 4: June 28 - July 2

☐ Week 5: July 6 - 9 July 5th Holiday
☐ Week 6: July 12 - 16
☐ Week 7: July 19 - 23
☐ Week 8: July 26 - 30

SWIM LESSONS (Optional)

Select the week(s) your child will be attending the optional Swim Lessons. Fee is \$90.00 per week

☐ Week 1
☐ Week 2
☐ Week 3
☐ Week 4

☐ Week 5
☐ Week 6
☐ Week 7
☐ Week 8

Summer Studies
Morning Academic Classes for Children entering Grade 1 through Grade 8

June 7 - July 15, 2010

Select the class below.

Fees: \$500 per class (six weeks Monday through Thursday)

Period 1: Monday through Thursday (8:30 a.m. - 10:00 a.m.)

- | | |
|---|--|
| <input type="checkbox"/> Reading Grade 2 | <input type="checkbox"/> Math Grades 5 & 6 |
| <input type="checkbox"/> Reading Grades 3 & 4 | <input type="checkbox"/> Math Grade 7 |
| <input type="checkbox"/> English Grade 8 | <input type="checkbox"/> *** Math (Bridge to Pre-Algebra) Grades 6 & 7 |
| <input type="checkbox"/> Math Grade 1 | <input type="checkbox"/> *** Math (Bridge to Algebra) Grades 7 & 8 |

***** Teacher recommendation required.**

Period 2: Monday through Thursday (10:15 a.m. - 11:45 a.m.)

- | | |
|---|--|
| <input type="checkbox"/> Reading Grade 1 | <input type="checkbox"/> Math Grades 3 & 4 |
| <input type="checkbox"/> English Grades 5 & 6 | <input type="checkbox"/> Math Grade 8 |
| <input type="checkbox"/> English Grade 7 | <input type="checkbox"/> *** Math (Bridge to Pre-Algebra) Grades 6 & 7 |
| <input type="checkbox"/> Math Grade 2 | <input type="checkbox"/> *** Math (Bridge to Algebra) Grades 7 and 8 |

***** Teacher recommendation required.**

***** Must take both a.m. sessions of same class (Period 1 and Period 2)**

Jump Start
A Morning Half-Day Academic Program for Children in Pre-School

Monday - Friday 8:30 a.m. - 12:30 p.m. includes lunch

Session 1: June 7 - June 18 Session 2: June 21 - July 2 Session 3: July 6 - July 16 (no school July 5th)

Fee: \$300.00 per two-week session

Note: Jump Start children registered for the Camp Gulliver half-day afternoon program will be escorted to the assigned Camp Gulliver area at 12:30

Pre-Kindergarten Jump Start Class

Jump Start Spanish Program

Select the Session

Fee: \$300.00 per two-week session

- ☐ Session 1 (June 7 - June 18)
☐ Session 2 (June 21 - July 2)
☐ Session 3 (July 6 - July 16) no school July 5th

- ☐ Session 1 (June 7 - June 18)
☐ Session 2 (June 21 - July 2)
☐ Session 3 (July 6 - July 16) no school July 5th

Junior Kindergarten Jump Start Class

Select the Session

- ☐ Session 1 (June 7 - June 18)
☐ Session 2 (June 21 - July 2)
☐ Session 3 (July 6 - July 16) no school July 5th

Senior Kindergarten Jump Start Class

Select the Session

- ☐ Session 1 (June 7 - June 18)
☐ Session 2 (June 21 - July 2)
☐ Session 3 (July 6 - July 16) no school July 5th

Child's Information

Child's Name Last _____ First _____

Nickname _____

Grade Entering in 2010 (please circle):

PK (3 yr) JK (4 yr) SK (5 yr) 1 2 3 4 5 6 7 8

Sex: Male / Female

Date of Birth ____/____/____ Age as of September 1, 2010 ____

School Attending in Fall 2010 _____

Miami Address Street _____

City _____ Zip _____

Home Phone (____) _____ Work Phone (____) _____

Cell Phone (____) _____ Email _____

Parent Signature _____ Date _____

Emergency Contact _____

Cell Phone (____) _____

[About Gulliver](#) [Campus Life](#) [For Our Community](#) [Visitors](#)

YES to Gulliver



The Gulliver School Board is currently reviewing the proposed Gulliver Campus Master Plan. We are asking that all members of the Gulliver community, whether or not they reside in Coral Gables, make arrangements to attend the meeting. The schools needs your support!

For more information, please contact the Gulliver Schools Office at (305) 442-1234 or visit our website at www.gulliverschools.org.

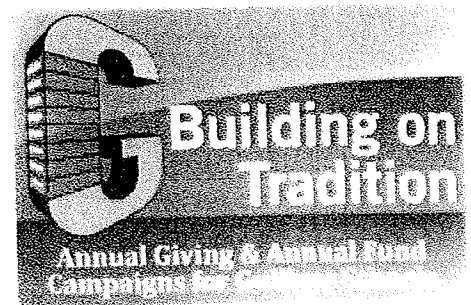
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- We are asking that all members of the Gulliver community, whether or not they reside in Coral Gables, make arrangements to attend the meeting.
- The schools needs your support!
- For more information, please contact the Gulliver Schools Office at (305) 442-1234 or visit our website at www.gulliverschools.org.

Today

- Summer Camp
- Session B
- Summer Session

Tomorrow

- Summer Camp
- Session B



Search for products and services that meet your needs. You can also search for products and services that are recommended by other users.

Search for products and services that meet your needs. You can also search for products and services that are recommended by other users.

100 Residents not in support

YES

**to
GULLIVER**

On behalf of all of us at Gulliver Schools, I wish to express my sincere appreciation to our community members for their support and attendance at the Coral Gables Planning and Zoning public hearing on July 14, 2010, for our Academy Campus Master Plan approval. Thank you also to every parent, alumni, student, administrator, and faculty who demonstrated support by signing the mailed and online petitions. The City of Coral Gables acknowledged that our petitions were received in record numbers.

There were over 100 Coral Gables residents in attendance at the July 14th public hearing. In order to hear the views of everyone in attendance, the Planning and Zoning Board set a motion for a continuance public hearing to take place next Wednesday, July 21, 2010, at 5:30 p.m. at the City of Coral Gables City Hall, located at 405 Biltmore Way. Although Gulliver community members are welcome to attend, it is not necessary that you attend this continuance meeting.

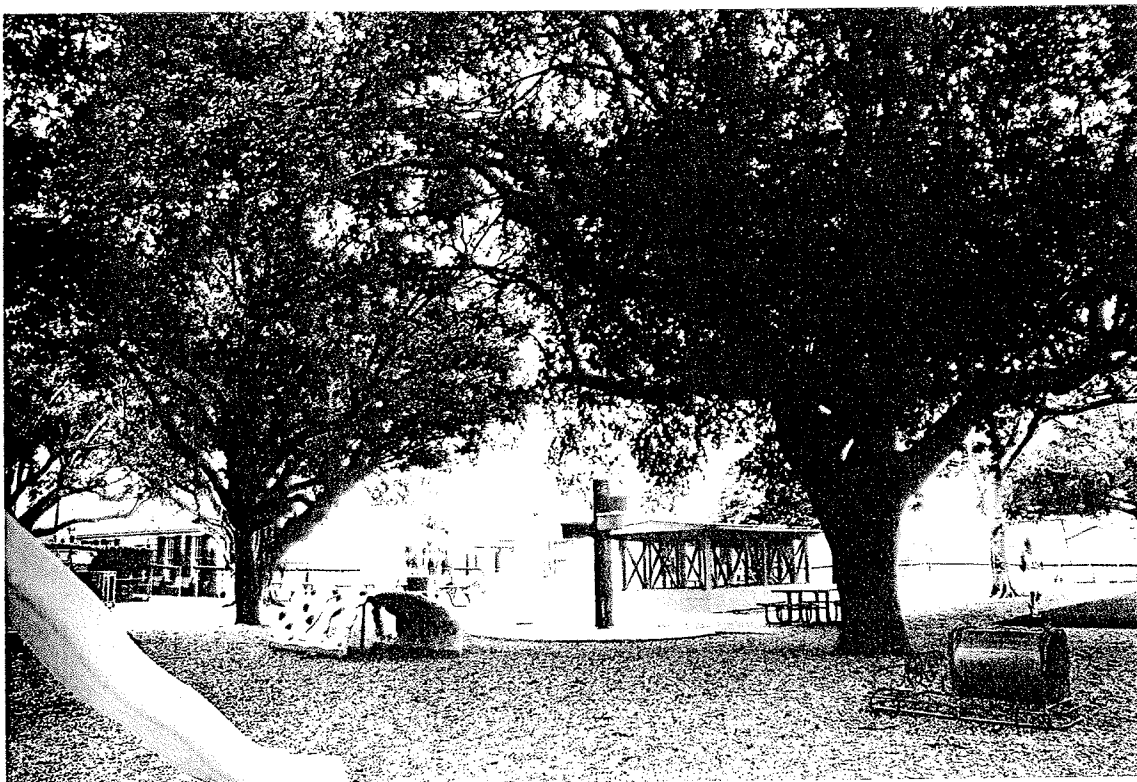
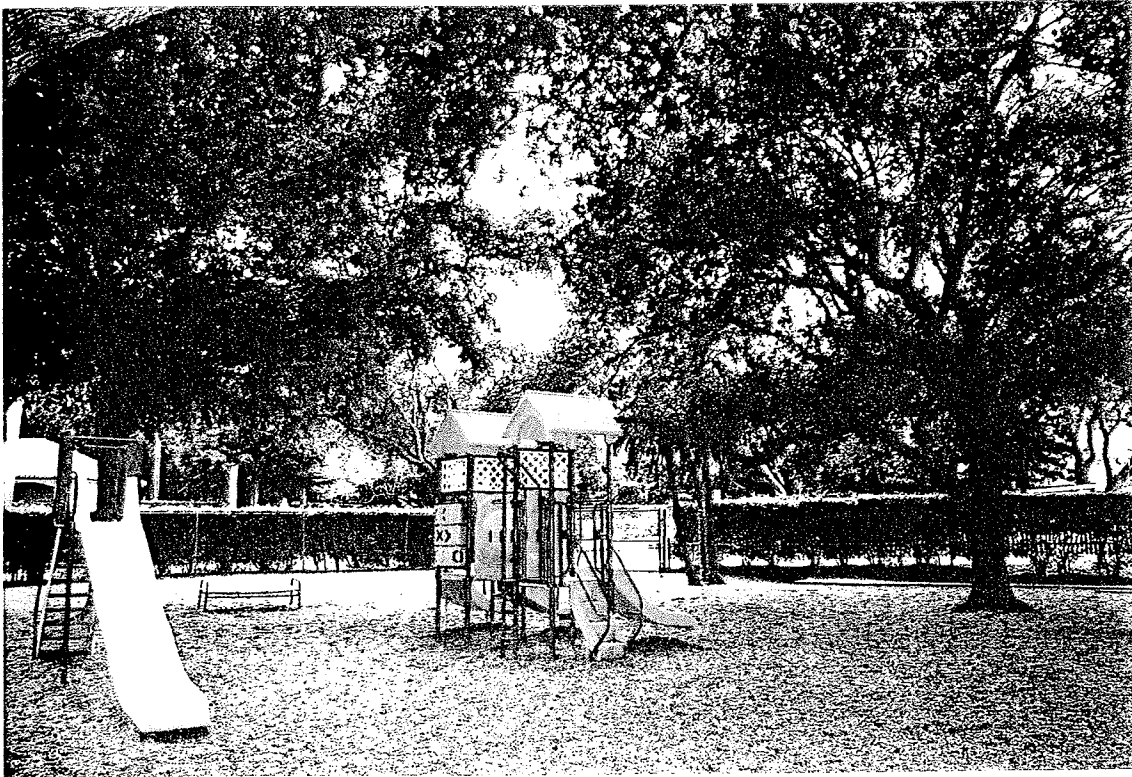
We will very much need the support of the entire Gulliver community when our revised Master Plan is reviewed before the City Commission in late August or early September. We will keep you apprised of the date, time, location, and additional petition requests as that information becomes available. Please check e-mail correspondence from the school and regularly visit our website, www.gulliverschools.org for up-to-date news.

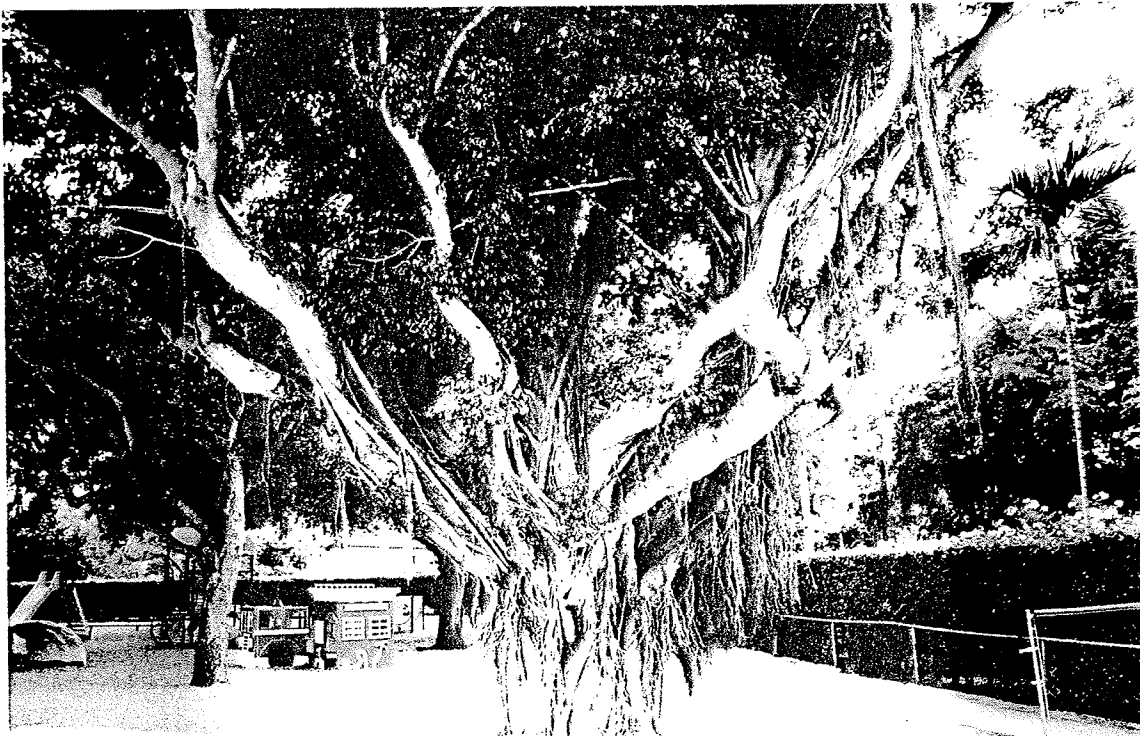
Again, thank you for your continued support.

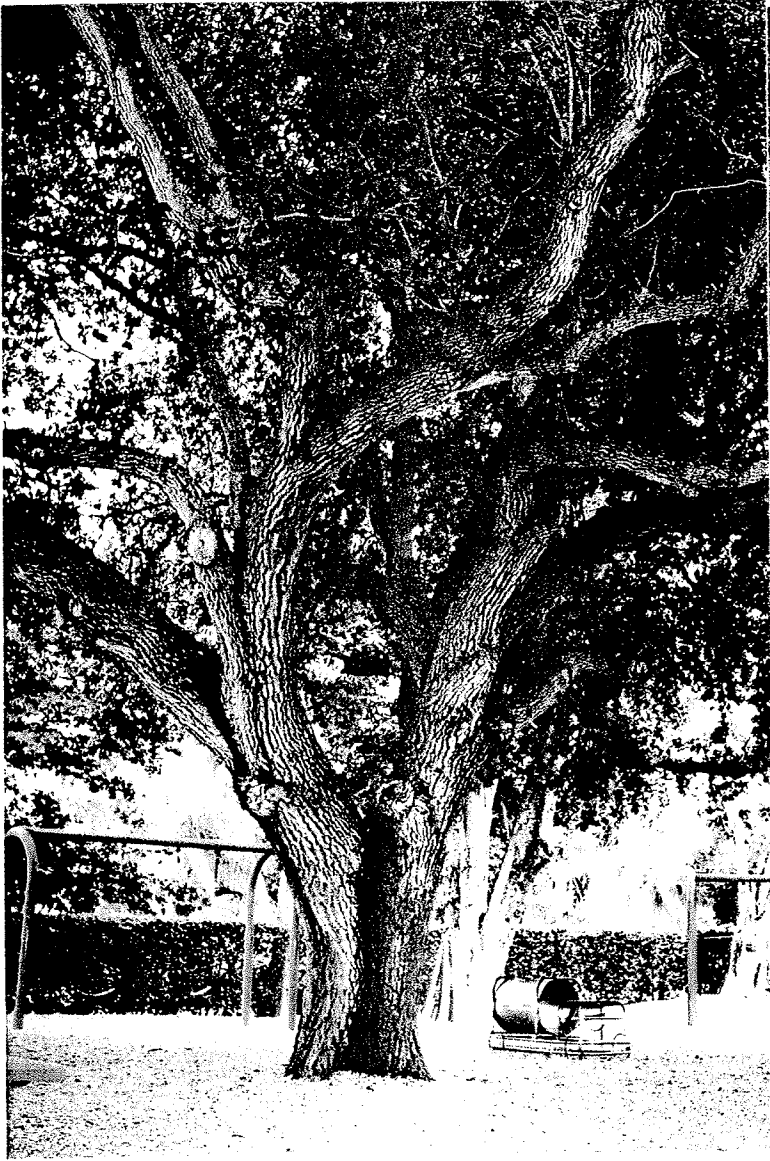
John Krutulis
Head of School

ENTERED AS EXHIBIT Isabel A1
BY Eliashay
FOR PLANNING
THE PLANNING AND ZONING BOARD

ON 07.21.2010 Am
DATE INITIALS







My name is Catherine Froelich.

I have lived inside the gates of Gables by the Sea/Pinecrest by the Sea for four years.

I will be brief. I have two points.

I am a physician and a mother.

Not only do I feel that Gulliver should build a gymnasium with a shaded area beneath and cover their pool, I feel that they must.

I sincerely doubt that anyone in this room has not had or known someone who has had skin cancer. A large part of a person's sun exposure occurs before that person turns 18.

Even if the kids use the gym one day per week, they decrease their exposure by 20%.

Children at Gulliver Academy swim at least once per week during their daily PE classes.

The amount of sun exposure at water polo and swim meets is enormous.

I strongly support Gulliver's efforts in this regard.

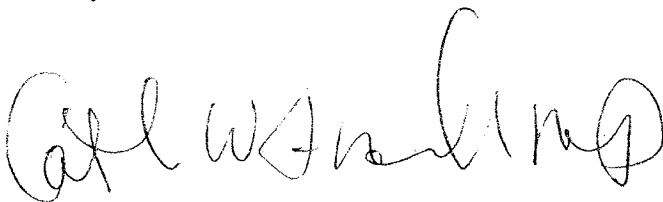
Secondly, as a neighbor, I am saddened by what has occurred in our neighborhood over this proposal. Instead of collecting for a neighborhood picnic or for landscaping to cover the eyesore at our front gate, we are collecting attorney fees.

Instead of signing up for teams for our new volleyball court, we are signing petitions.

Instead of having community events posted on our billboard, we have had months of anti-Gulliver rhetoric. Gulliver is the reason I bought in our neighborhood. My neighbors on both sides have children at Gulliver. Improving the school, improves our community.

I completely trust the Zoning Board to make sure that Gulliver lives up to the high standards in place in Coral Gables. Let's let them do their job and let's get back to being neighborly again.

Thank you,



Catherine W. Froelich, M.D.
5821 SW 132 Ter
Pinecrest, FL