

1 to make sure what's being approved as a master
 2 permit is the same as what the BOA had approved
 3 preliminarily, which is being done today.

4 MR. BEHAR: Today is being done.

5 MS. GARCIA: Yes.

6 MR. BEHAR: I mean, that project -- I don't
 7 know -- has been completed for five years now,
 8 four years.

9 MS. KAWALERSKI: Well, I'm familiar with
 10 the project. I went to every Commission
 11 meeting. I know the drawings inside out. It
 12 did not have sliding glass windows.

13 MR. BEHAR: I think there was a black hole
 14 that, you know, the shop drawings were not
 15 being reviewed properly.

16 MS. GARCIA: Right.

17 MR. BEHAR: So it was no review, basically.

18 MS. KAWALERSKI: Okay. I just want to make
 19 sure it doesn't happen again, because we're
 20 giving developers Mediterranean bonus, which
 21 residents are against, especially when they
 22 find out that it doesn't look Mediterranean and
 23 it doesn't have the elements that were approved
 24 by the Board of Architects.

25 So you're assuring us that that process has

13

1 been corrected and this will never happen
 2 again?

3 MS. GARCIA: Right. Yeah, because,
 4 basically, when someone submits a shop drawing
 5 into our system, Neogov, it's going to flag the
 6 City Architect and his Staff to look at it.
 7 And what they, basically, especially on
 8 Mediterranean bonus buildings, they look at
 9 what was approved by the Board of Architects,
 10 and if it's not consistent, then they have an
 11 issue and they let the applicant know that,
 12 "Hey, you're asking for something that's not
 13 consistent with what the BOA approved. You can
 14 go back to BOA and have them look at it."
 15 Usually they correct the issue. They don't
 16 want to go back to the Board.

17 MR. BEHAR: I could attest that, today, our
 18 City Architect is reviewing it, because my last
 19 project that went through the permitting
 20 process, there was a little deviation and we
 21 made sure that we had to go back to -- and it
 22 had nothing to do with doors. It was something
 23 else.

24 MS. KAWALERSKI: Thank you, Robert.

25 Thank you, Jennifer.

14

1 CHAIRMAN AIZENSTAT: Thank you, Jennifer.

2 Let's go ahead and continue with E-1.

3 MS. SUAREZ: Thank you, Mr. Chair.

4 E-1 is an Ordinance of the City Commission
 5 of Coral Gables, Florida, amending Ordinance
 6 No. 2997 to add a new multipurpose building,
 7 and increase the Maximum Student Enrollment
 8 from 881 to 945 students for St. Theresa
 9 Catholic School located at 2701 Indian Mound
 10 Trail, Coral Gables, Florida; all other
 11 provisions and conditions of approval contained
 12 in Ordinance No. 2997 shall remain in effect;
 13 providing for a repealer provision,
 14 severability clause, and providing of an
 15 effective date.

16 CHAIRMAN AIZENSTAT: Thank you.

17 MS. DOCKERTY: Good evening. I'm Suzanne
 18 Dockerty, from the firm J. Patrick Fitzgerald &
 19 Associates, address 110 Merrick Way, Coral
 20 Gables. We represent Archbishop Wenski, who's
 21 the property owner, Father Manny Alvarez, who's
 22 the pastor of Little Flower Catholic Church,
 23 and Sister Rosalee, who's the principal of St.
 24 Theresa Catholic School. Father Manny and
 25 Sister Rosalee are in attendance today.

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1 We are pleased to present our application
 2 and we thank you for your thoughtful
 3 consideration. The application requests two
 4 amendments to Ordinance Number 2991, approval
 5 of a one story 19,123 square foot multipurpose
 6 building for indoor athletics and a gym and
 7 performing arts facility, to include
 8 basketball, volleyball, performing arts, music
 9 room, theater, special purpose classrooms for
 10 arts and offices and storage areas.

11 There's also a request to approve an
 12 increase in the maximum school enrollment that
 13 was established in 1992 from 881 to 945
 14 students. Please note, improving the school
 15 campus with a multipurpose gym building is a
 16 requirement for the school's accreditation
 17 issued by the Florida Catholic Conference. It
 18 will allow for all classes and performances to
 19 be located safely within the school campus. So
 20 students will no longer need to cross Sevilla
 21 Avenue to participate in those activities in
 22 the church sanctuary and Comber Hall.

23 It's important to also note that the school
 24 enrollment has averaged 953 students for the
 25 past 33 years. It was not until this current

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1 application was submitted to the City's
2 Administration that they uncovered the 1992
3 Ordinance that had capped the enrollment. The
4 Staff acknowledges that neither the City, nor
5 the school administration, were aware of the
6 enrollment cap. The request to amend the
7 ordinance is, rather, a housekeeping item, to
8 better align the enrollment with what the
9 actual numbers have been over the past 33
10 years. The school will submit yearly
11 enrollment figures going forward with its
12 Certificate of Use, and it will not exceed the
13 945 maximum we are requesting this evening.

14 The current drop-off and pick-up
15 operational plans and patterns will remain,
16 because there is no increase in students. The
17 school's traffic engineer trip count analysis
18 confirmed the adequacy of the current patterns.
19 The drop-off/pick-up will remain under the
20 supervision and facilitation of the City's
21 Police Department.

22 The new building will actually improve the
23 number of afternoon pick-up trips, because more
24 students will be able to attend afternoon
25 sports and arts programs and be picked up later

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1 field activities such as soccer. Soccer has
2 less players and they spread out over the
3 larger field. The soccer field will actually
4 be set back a greater distance from Palos
5 Street than where the current courts are
6 located.

7 Baseball will be located directly east of
8 the new building, to avoid balls being thrown
9 or hit outside the field's perimeter. Track
10 and field will remain on the perimeter of the
11 athletic field. There is no request for field
12 night lighting. There has never been, nor will
13 there be, field lights for night games or
14 tournaments.

15 The height of the new building is 25 feet
16 around the perimeter and steps up to 37 feet
17 within the interior to accommodate the gym and
18 it's substantially lower than the allowable
19 maximum height of 45 feet. All HVAC,
20 transformers and other mechanicals will be
21 located on the roof and/or the ground level of
22 the new building, with screening and landscape,
23 in accordance with the City's Code
24 requirements. All building lighting will be
25 contained within the campus and will comply

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1 in the afternoon.

2 The school retains a police officer to be
3 located all day on the school campus during
4 school hours for the safety and security of the
5 students, staff, and other occupants of the
6 campus.

7 The multipurpose building will not be used
8 to increase evening events, but will be used
9 for those that are already being held at
10 school. Those functions will be relocated to
11 the new building and include home and school
12 meetings, the occasional theatrical
13 performances, meetings and workshops. These
14 uses are passive, and they run no later than
15 9:00 p.m. at night. There will be no evening
16 sporting events or tournaments in the gym.

17 The new building would be located within
18 the northwest quadrant of the current school
19 field. The ball fields will shift to the east.
20 The current basketball and volleyball courts
21 will be relocated from the eastern most side of
22 the field into the indoor gym. These sports
23 are more intense, in terms of players and noise
24 volume. Relocating these sports, from this
25 area, to the indoor gym, will result in quieter

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1 with the City's Lighting Code requirements.
2 The school meets Green Building Certification
3 upon completion.

4 The construction entrance will be off
5 Valencia and into a secured and camouflaged
6 fence construction staging area located within
7 the field. There will be no access to the
8 construction staging area by anyone other than
9 those working in construction. Upon completion
10 of construction, the sidewalks and swale areas
11 will be restored to the City's Code standards
12 and requirements. In addition, landscape will
13 be installed and enhanced for beautification
14 and security along the entire perimeter of the
15 school campus and around the new building, all
16 in compliance with the City's robust landscape
17 requirements.

18 The school's perimeter fencing will remain
19 screen and landscaped. Construction of a
20 perimeter wall is incompatible with the
21 surrounding properties. It has a negligible
22 impact on noise mitigation. Commencement of
23 construction will be upon approval by the City
24 of the construction plans and specification and
25 issuance of a building permit. It is also

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1 contingent on funding being raised by the
2 church and school during their ongoing capital
3 campaign. Construction is expected to last no
4 more than 18 months after commencement.

5 We thank you for your time and we
6 respectfully request your approval of our
7 application.

8 I do request rebuttal time, to address any
9 public or Board comments, if appropriate.

10 Now I turn the presentation over to our
11 team of architects, led by Michael Ehrling of
12 Zyschovich.

13 MR. EHRLING: Thank you.

14 Thank you distinguished Board for hearing
15 us today and, also, thank you, the community,
16 for coming out today to see this important
17 project for the school.

18 We're very proud to be part of this
19 project --

20 CHAIRMAN AIZENSTAT: Could I ask you to
21 just state your name and address, for the
22 record? Thank you.

23 MR. EHRLING: Oh, I'm sorry. Michael
24 Ehrling with Zyschovich, 100 North Biscayne
25 Boulevard, Downtown Miami, but, again, to

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1 As you can see, it's almost double, as well as
2 much less intensity, as we're moving all of the
3 basketball into the gymnasium space, for a
4 fully contained and protected from the sun
5 space.

6 Here you could see the overall plan to the
7 school, and as was distinctly pointed out, this
8 is a gymnasium facility. It will have the
9 ability to also perform plays, which are
10 currently done at the school, but this will
11 give them a much better venue for doing that.
12 It will provide some additional classroom
13 spaces, simply to support what was already
14 there, not add additional students that are
15 part of the school, but, basically, an art
16 classroom, a music room to support the stage
17 and a language lab, and some dressing rooms at
18 the back.

19 And here you can see, also, as mentioned
20 with the section, we are complying with the
21 minimum height for gymnasiums for safety for
22 students, because of basketball and volleyball
23 and the heights that is required for these
24 things. And, then, we're also, from there,
25 stepping it down to the community, using

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1 reiterate, we're very proud to be here, very
2 proud to work with the Archdiocese on this
3 wonderful project for the school, to bring this
4 amazing amenity to the students.

5 As you can see here, the initial rendering
6 that you could see from Indian Mound Trail was
7 worked extensively with Building -- with
8 Planning, with the City Architect, and
9 Historic, in order to sculpt a building that we
10 believe will fit wonderfully with this historic
11 campus.

12 Next slide.

13 Here you can kind of see a before and
14 after, where, to the right, you have the
15 existing fields, with the ball field out there,
16 and then basketball courts that are off to the
17 right. The new facility will bring the
18 building over to Indian Mound Trail and
19 Valencia, that corner, near the entry to the
20 school, and then it will have a multipurpose
21 field, with a walking track that goes around
22 it. This will also, in part, as you see on the
23 next slide here, move many of the field
24 amenities, especially anything that's noise
25 generating, further away from the community.

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1 colonnades along the side and sloped barrel
2 tile roofs to (A) give the look proper for this
3 location and also a building that feels like it
4 steps down and scales down to the neighborhood
5 along the community.

6 Here, again, you could see the setbacks.
7 We are fully complied, and overly complied with
8 many areas of all of the setbacks, the FAR and
9 the height requirements at this location.

10 And here, again, you can see some
11 renderings. The front -- at the top right, the
12 front facade, opening out to the existing drive
13 court, which during the day acts as an area of
14 play for the students. The fields would be off
15 to the side.

16 Again, the lower left corner, you could see
17 how the school will front -- this new building
18 will front out to the playground, again, with a
19 porch at that location, and in the top right,
20 you would see the facade that will be facing
21 Indian Mound Trail. And in the lower right,
22 you would see, then, the facade that would be
23 facing Valencia. All, again, stepping down to
24 the community in a very sympathetic and
25 cohesive facade with the overall current

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1 school.
2 And of course, here's a rendering across
3 the entire frontage of Indian Mound Trail. You
4 can, of course, see the church off to the
5 right, then the school, and then the playground
6 spaces, and then the building and facility
7 itself.

8 The front facade facing the players -- the
9 drive court, and also addressing to the
10 existing school across from that.

11 And with that, we will open it up to any
12 questions in the next step in this process.

13 CHAIRMAN AIZENSTAT: Thank you.

14 MR. EHRLING: Thank you.

15 CHAIRMAN AIZENSTAT: Next we have Staff.

16 MS. GARCIA: Jennifer Garcia, Planning and
17 Zoning Director.

18 So there are two parts to this amendment to
19 Ordinance 2997 --

20 CHAIRMAN AIZENSTAT: Jennifer, it's hard to
21 hear. Bring it closer. Thank you.

22 MS. GARCIA: Oh, I'm sorry. This
23 microphone is a little weak. Can you hear me
24 now? Sort of? I have to stick it down my
25 throat. My gosh. Okay.

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1 looks like facing the interior of kind of the
2 pick-up/drop-off area that they have.

3 The second part of the request is basically
4 correcting the maximum enrollment according to
5 the Ordinance. So Ordinance Number 2997 had a
6 capacity of 881 students. I'm told by the
7 applicant, they were not aware that this was
8 actually the cap. They were thinking that they
9 gave the existing enrollment, which is why it
10 says, "Existing capacity." So part of the
11 proposal is to correct that.

12 Now, looking over the past, what is this,
13 30 years, enrollment's kind of being varying,
14 which means from 775 students up to a thousand
15 students. So they are requesting to correct
16 that number, from the 881 that right now is in
17 the Ordinance to be 945.

18 And this was reviewed by DRC back in
19 December of 2023, the Board of Architects a few
20 times in 2023, with final approval last year in
21 November. It went to the Historic Preservation
22 Board, because it is in a Historic District, in
23 December. They had their neighborhood meeting
24 also in December. And here we are tonight for
25 the Planning and Zoning Board.

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1 So, as we know, this site is south of --
2 oh, my gosh, I forgot the name of the street.
3 Valencia -- Valencia, thank you, Indian Mound
4 on the west side and north of Sevilla. It
5 encompasses basically a large square block in
6 the neighborhood.

7 And as you can see here, the school is
8 located mostly on the south side, and the
9 project site that they're really looking at is
10 the north part of this block. The Future Land
11 Use is educational use, and the Zoning is
12 Special Use District.

13 And the first part of the request is a new
14 multipurpose building. As you can see here,
15 that's that north part of their property, and
16 the building would be sitting on the very east
17 -- sorry, the very west part of it, but the
18 field is being reconfigured on the east part.

19 So zooming in to that floor plan, they
20 have, you know, a lot of extracurricular
21 classrooms and rooms, a music room, hall of
22 fame classrooms on the south side, offices, the
23 gymnasium, and, of course, this is the main
24 center of the building, (unintelligible) on the
25 north side. This is a rendering of what it

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1 Letters to the property owners were sent
2 out to neighbors within a thousand feet of the
3 property, and that was sent three times. The
4 property was posted eight times, for the BOA
5 meetings. Website posting was three times, and
6 newspaper advertisement for Historic
7 Preservation and for tonight's meeting.

8 So Staff has reviewed this. They find it
9 to be consistent with the Comp Plan, and they
10 find that it complies with the Zoning Code. So
11 we do recommend approval, subject to many
12 conditions of approval. All of the conditions
13 that are contained within Ordinance Number 2997
14 will remain, but there are some additional
15 recommended conditions of approval.

16 The first one being an annual letter of
17 student enrollment, to make sure that they do
18 not go beyond that 945 enrollment cap, as well
19 as sidewalk improvements and widening on the
20 Valencia, on the north side. Right now it's a
21 four-foot sidewalk. Staff is recommending that
22 it be a five-foot sidewalk, so it's, you know,
23 ADA compliant and fits in the character of the
24 neighborhood. A Green Building Certification
25 of the new building itself, an off-duty police

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1 officer for special events, and then
2 underground utility lines along Valencia, as
3 approved by FPL, of course.

4 Thank you.

5 CHAIRMAN AIZENSTAT: Thank you.

6 Jill, how many speakers do we have in
7 Chambers?

8 THE SECRETARY: Yes. We have three in the
9 Chambers, and no one has requested to sign on
10 Zoom -- to speak, sorry.

11 CHAIRMAN AIZENSTAT: Could we please call
12 the individuals in order?

13 THE SECRETARY: Sure. I just got a request
14 via Zoom.

15 Let's see here, Barbara McPhillips.

16 MS. MCPHILLIPS: Good evening. My name is
17 Barbara McPhillips. I'm here with my husband,
18 Jim McPhillips. We are lucky to live at 1225
19 Almeria Avenue. And I'm also here on behalf of
20 Virginia Lovaton, who I believe is on Zoom.
21 She resides at 1228 Valencia, and Margarete and
22 Bettina Bunge, who resides at 1225 -- excuse
23 me, 1220 Valencia, and Chris Elias and his
24 wife, Maria, who are at 1223 Almeria.

25 We are the residents on -- our house is at

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1 that someone, the attorney, said that soccer
2 games are not noisy. There are more players,
3 and they scream. I've heard it, and I
4 understand it, but I think we have a right for
5 peaceful use of your property, and we would
6 recommend keeping the soccer field in the
7 center, where it is now. We can hear it, but
8 it's not quite as deafening as it might be next
9 to our property with very -- there's no sound
10 abatement right now. Soccer matches are very
11 loud activities, and the soccer field, we feel,
12 should remain in the center.

13 We also have concerns about weekends. We
14 understand -- we had a concern about night
15 lighting and sound, but weekends. That's the
16 time, as we all are, we're in our homes. We're
17 having a cup of coffee. And I can't imagine
18 having loud soccer games, baseball games, all
19 day Saturday, all day Sunday. We wonder what
20 will the restrictions be for the competitions.

21 In addition to that, will they be able to
22 rent out those fields. Brand new fields are
23 very popular and in need, and will there be
24 restrictions on the hours of use on Saturday
25 and Sundays. How will you protect our

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1 the corner, at the end of Almeria Avenue, at
2 Palos Street. If you haven't been there, Palos
3 Street is more like an alley. It's not as big
4 as Sevilla and Valencia.

5 We love our neighborhood. Almeria, as you
6 know, is historic, but as I drove down this
7 evening, and I drove all of the way down to my
8 home, I'm greeted with a high chain link fence
9 and I think it's time to make some changes.
10 I'm happy to see that St. Theresa is making
11 these changes. I'm a first grade teacher in
12 Coral Gables for over 25 years. I know what
13 soccer games sound like. I know what recess
14 sounds like. I have a lot of experience in
15 that area.

16 I'd like to share some of our concerns. We
17 are actually in favor of St. Theresa making the
18 property up-to-date to what is current within
19 Coral Gables. That helps our property value,
20 as you know. But our first concern is noise
21 and privacy.

22 With the request to move the soccer field
23 from the center to over to the east side,
24 there's nothing on the plans that we saw for
25 noise abatement. I take issue with the fact

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1 homeowner's expectations to be able to enjoy
2 our backyards peacefully when large noisy
3 crowds attend the athletic games and matches
4 near their properties on a year around basis?
5 Soccer is a year around sport. I'm not sure
6 about baseball.

7 I wanted to move down to another concern,
8 which is traffic congestion and pedestrian
9 safety, a big concern. If -- my husband might
10 be able to speak better, because, frankly, I'm
11 teaching all day in Coral Gables at another
12 school. We object to adding the sixty plus
13 additional students of the school. We didn't
14 even know -- we suspected there were almost a
15 thousand, because of the number of cars. I've
16 had cars drive over my drain field trying to
17 get away from that traffic. We had to get a
18 new drain field.

19 Jim, could you speak to what you see during
20 the day?

21 MR. MCPHILLIPS: When I basically -- hello.
22 What I basically see --

23 CHAIRMAN AIZENSTAT: Could you just state
24 your name, for the record?

25 MR. MCPHILLIPS: James McPhillips.

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1 CHAIRMAN AIZENSTAT: Thank you, sir.
 2 MR. MCPHILLIPS: Basically, we have
 3 congestion at, you know, pick-up and delivery
 4 times. I can barely get out of my garage,
 5 because people are coming in, on the eastern
 6 side of Palos, and I can't back out, and I've
 7 had to encounter traffic -- I've almost run
 8 into a couple of accidents. So the traffic
 9 situation, for me, is very concerning and I
 10 would like this to be addressed.
 11 Now, one thing that I have not seen is what
 12 is being done for noise abatement on the east
 13 side. We're always talking on the Indian Mound
 14 side, but we are not talking about the noise
 15 abatement on the eastern side of Palos Street,
 16 and I would like that to be addressed.
 17 So I'll let you --
 18 MS. MCPHILLIPS: Okay. Our next concern is
 19 landscaping and aesthetics. As you know,
 20 Almeria Avenue, the McPhillips family has owned
 21 their property since the 1950s. We love the
 22 neighborhood. We love the school. However,
 23 the current proposal does not mention the
 24 landscaping on the east side of the project.
 25 The school must revise the plans to include

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1 trees, shrubbery and an appropriate perimeter
 2 wall for sound abatement and to enhance the
 3 beauty of your historic neighborhood.
 4 If I'm not mistaken, Virginia Lovaton's
 5 house, at 1228 Valencia, was one of the first
 6 five buildings in Coral Gables, and across the
 7 street, at I believe it's 1220 Almeria, which
 8 just sold, was also one of the first buildings
 9 in Coral Gables. It's a beautiful
 10 neighborhood.
 11 Other private schools in Coral Gables, for
 12 example, St. Thomas Episcopal, that's one
 13 example, have beautiful walls around their
 14 sports fields. Why not St. Theresa? I drive
 15 by Coral Gables High. They don't have a chain
 16 link fence on Riviera. They have a metal
 17 fence, which does nothing for sound, but I
 18 think it is an upgrade. I think it's time for
 19 the east side of St. Theresa to be upgraded to
 20 what our neighborhood expects and demands,
 21 because of its historic value.
 22 What are the commitments to maintain green
 23 spaces and create the visual barriers -- sound
 24 is something but also visual barriers -- around
 25 the new expansions and especially the fields?

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1 The next concern we have is lighting and
 2 nighttime use. I believe that is covered. I
 3 hear just weeknights. What about weekdays?
 4 Will the school -- what kind of schedule will
 5 they have for those weekend games, Saturdays
 6 and Sundays?
 7 The fifth one is property value and
 8 community impact. Has the school and local
 9 government assessed the potential impact on our
 10 neighboring properties if we don't take care of
 11 some of our concerns?
 12 I think we've addressed the construction
 13 time line compliance and we understand the
 14 workers are going to be parking inside.
 15 They're not going to be using Palos Street as a
 16 staging ground, for example.
 17 Will there be a Conditional Use permit or
 18 legally binding document or agreement that
 19 outlines the specific conditions, no night
 20 games, traffic mitigation, moving fields,
 21 penalties for non-compliance, because I don't
 22 think it's fair to the residents to say, "Oh,
 23 we didn't know." I don't think I can say, you
 24 know, about, "I didn't know I can't have such
 25 and such on my property or a chain link." I

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1 just think I have a duty to know what the laws
 2 are to live and have the privilege of living in
 3 this beautiful City.
 4 So the McPhillips, Lovaton, Bunge and Elias
 5 families, we're all long-time residents. By
 6 raising these questions and concerns, we insist
 7 that St. Theresa and the Coral Gables Planning
 8 and Zoning Board recognize our objections and
 9 concerns as valid, in order to maintain our
 10 property values and the peaceful use of our
 11 properties and take the appropriate action.
 12 We really appreciate it. We love Coral
 13 Gables. And thank you for the opportunity to
 14 speak tonight.
 15 MR. MCPHILLIPS: Thank you.
 16 CHAIRMAN AIZENSTAT: Thank you.
 17 Next speaker.
 18 THE SECRETARY: Mr. Elias. He's on Zoom.
 19 CHAIRMAN AIZENSTAT: We have nobody else in
 20 Chambers?
 21 THE SECRETARY: No.
 22 Oh, I'm sorry, Mr. Banos. Javier Banos,
 23 please.
 24 MR. BANOS: Good evening, everyone. Javier
 25 Banos Machado. I live at 1253 Anastasia

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1 Avenue, Coral Gables, Florida. I'm here
2 speaking exclusively as a resident. I'm a
3 member of the Historic Preservation Board, but
4 I am not here in that capacity.

5 My home is at the corner of Anastasia and
6 Palermo, which is right across from the Church
7 of the Little Flower. It was a convent for the
8 church for 35 years before I bought it about
9 two years ago, but I've been a parent at St.
10 Theresa since my kids were in Pre-K3. My
11 daughter is about to finish 8th grade. So I
12 have a breath of experience in everything that
13 happens at St. Theresa and I'm now directly
14 affected by what happens at the school.

15 I'm here to talk in support of the petition
16 of the church and of the Archdiocese, and then
17 perhaps give you somewhat of a different
18 perspective of the prior speaker, from not only
19 a neighbor, but also as a parent, who has been
20 at the school.

21 There's typically -- the only time that
22 there's traffic, if you will, it's clearly at
23 drop-off and pick-up at the school. And if I
24 could have -- the Staff provide a picture that
25 was an aerial view of the school. If I could

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1 the Sevilla and Palos side. There, it's only
2 the kids that are typically in the smaller
3 grades. So typically the Pre-K3, Pre-K4, the
4 smaller kids. They're the ones that actually
5 would come through the Palos side, into --
6 through the cafeteria area, outside. And,
7 again, that is a very short window.

8 The only folks -- I'll be honest with you
9 -- that take a little longer is that you have
10 some very committed grandparents, who want to
11 be the first ones in the -- you know, be the
12 first one's to pick up, so they do line up,
13 maybe about ten of them, in front of the
14 school, on the Indian Mound Trial, and they are
15 there maybe about an hour before, but it's --
16 really, you're talking about a half an hour
17 window, between 2:30, 2:45 and three o'clock,
18 when the actual pick-up happens.

19 Weekend games today, okay -- there are no
20 night games, because there's no light there,
21 okay, and there will -- as far as I understand
22 it, there will be no light there. So, as a
23 parent, when I'm there, the soccer field is in
24 the middle, okay, of the area, and what's
25 happening is, there's a very, very small, you

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1 have that put back on, I would appreciate it.

2 So what happens is, in the morning, from
3 about 7:20 okay, to about 7:45, all of the kids
4 have to be there. There's two bells, one at
5 7:42 and one at 7:45, that the kids have to be
6 inside the school. So you do get a line of
7 cars, that come from Palermo, in front of
8 Indian Mound Trial, in front of the church, and
9 into the school. That happens for that window
10 of time only.

11 And, then, the school has made an effort to
12 actually have all of the teachers in front to
13 gather -- the kids actually come out of the
14 cars, and guide them into the property, and
15 then, when the pick-up happens, there's an
16 application that actually -- for the kids to
17 actually -- for the parents to notify the
18 school that the child is there and they're
19 ready to pick-up. So the child is ready, okay,
20 the moment the parent comes in. The parent
21 comes around the blacktop right in front of
22 where this building is being proposed, and the
23 parent essentially has the kid brought into the
24 vehicle and go around.

25 The McPhillips are on the other side, on

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1 know, whatever the particular line is for a
2 basketball field on the side, which is very
3 rarely used, because basketball only happens on
4 Sundays -- I'm sorry, on Saturday mornings,
5 that there's a particular person who has a plan
6 to actually -- for the parents to pay for them
7 to do the program for the basketball, but that
8 only happens a small period of time. That's
9 not going to really affect much of everybody
10 who's going to be on this side, and, again,
11 traffic happens to that area very, very
12 quickly.

13 Now, there is around that entire area of
14 the school -- so we're talking about everything
15 that is on the end. There's one home on Indian
16 Mound Trial. There's my house on the other
17 side of the church. There is the deacon's
18 house which is behind the church and he's not
19 going to complain because he's the deacon. And
20 then the folks on -- the McPhillips, which are
21 on this side of the property.

22 All of that entire area has a hedge which
23 is six feet, Father?

24 MS. MCPHILLIPS: They have one, but --

25 CHAIRMAN AIZENSTAT: What I've got to ask

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1 if, anybody who speaks, must speak into the
2 microphone.

3 MR. BANOS: I apologize, Mr. Chair. I
4 mean, I'm not trying -- but there's a hedge,
5 right, and then there's a covering around it.
6 So there is noise, because it's a school, and
7 when I bought my house in front of the church,
8 I knew people were going to park in my lawn,
9 okay. I knew there were going to be weddings.
10 There were going to be folks who were going to
11 be rowdy and noisy in Comber Hall in front of
12 my house. That's what happens when you decide
13 to buy a home in a place that is used by the
14 public, okay.

15 I don't necessarily believe that the half
16 an hour or 45 minutes that the school is
17 outwardly used in the middle of the workday, at
18 2:30 in the pick-up, is really going to affect
19 much of the quality of the neighborhood that is
20 around, and certainly, my experience, at least,
21 in the very early morning, when the kids are
22 dropped off, it is also not a difference.

23 Part of what's happening here is, we are
24 actually getting this school back to what it
25 should be, okay. This was a historic property,

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1 that was originally organized for a small
2 school for girls, okay, and the school has had
3 to make additions and modifications to the
4 original historical building to accommodate a
5 lot of the necessity that it has to have, a
6 certain program to have, a music room to
7 everything else.

8 So, one of the things that's happening is
9 that we're actually getting in the school to
10 have the chapel back, okay, and we're going to
11 restore the interior chapel, because the chapel
12 today -- what we have today as the music room
13 used to be the chapel, okay. The idea behind
14 this is to actually preserve this building as
15 it was originally intended, and move a lot of
16 the modernity that has been added to schools
17 into this multipurpose building.

18 I've kept abreast of the process that this
19 building has undertaken, that went through many
20 iterations in front of the BOA. Father kept
21 the entire congregation abreast of the -- of
22 what was happening there, and they have made
23 diligent efforts to bring back -- down the
24 scale of the building to actually make -- to
25 protect the concerns of the neighbors and bring

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1 all of those things into play, okay.

2 So I would encourage you to support the St.
3 Theresa family and to support the students of
4 St. Theresa and the parents who go there. As a
5 neighbor, I can say that I don't think that
6 what's being asked of you is overly burdensome.
7 Certainly, the McPhillips have -- and all of
8 the neighbors have a real concern, and if the
9 school can do something to ameliorate their
10 issues, that's something that should be looked
11 into, but my perspective, at least I'm not
12 there -- I don't live their lives obviously,
13 but from my perspective, as a neighbor, in the
14 position that I am, in front of the church, I
15 don't experience what they have experienced.

16 CHAIRMAN AIZENSTAT: Thank you.

17 Any other speakers?

18 THE SECRETARY: Not in the room.

19 CHAIRMAN AIZENSTAT: In the Zoom?

20 THE SECRETARY: Yes. Chris Elias.

21 MR. BEHAR: I thought, Mr. Chairman, the
22 first speaker spoke on his behalf, right?

23 CHAIRMAN AIZENSTAT: What do you mean on
24 his behalf?

25 MR. BEHAR: Yeah, because I think the first

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1 speaker came and said she was speaking on
2 Mr. Elias' behalf, as well.

3 MR. ELIAS: Yeah. Sorry.

4 CHAIRMAN AIZENSTAT: One person -- there he
5 is. He's over there now. He was at the house,
6 that's what it was.

7 MR. ELIAS: Yes. Chair, I was unable to
8 mute.

9 Thank you for the time. Chris Elias. I
10 live at 1223 Almeria Avenue. I think, you
11 know, Barbara and Jim did a really good job --

12 CHAIRMAN AIZENSTAT: Sir, if you want to be
13 sworn in for evidentiary value, then we need to
14 see you.

15 MR. ELIAS: You're not seeing me?

16 CHAIRMAN AIZENSTAT: No, we cannot.

17 MR. ELIAS: My camera is on.

18 THE SECRETARY: He's on.

19 CHAIRMAN AIZENSTAT: Is it something with
20 IT?

21 THE SECRETARY: I guess.

22 MR. BEHAR: Yes.

23 THE REPORTER: I can go to her computer and
24 swear him in from there.

25 CHAIRMAN AIZENSTAT: Is that going to be

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1 okay without -- okay.
 2 (Thereupon, the participant is sworn.)
 3 CHAIRMAN AIZENSTAT: Let the record state
 4 that the court reporter went over to the
 5 computer and visually saw the witness.
 6 MR. ELIAS: Thanks so much for your time
 7 this evening. Chris Elias, 1223 Almeria.
 8 I largely agree with everything that
 9 Barbara and Jim summoned up. I don't want to
 10 reiterate every point that she made. I think
 11 she did a really good job. The prior speaker,
 12 I respectfully disagree, in terms of the time
 13 and where cars line up. You know, cars are
 14 stacked on Palos, cars are stacked on Sevilla,
 15 cars are stacked on Valencia and cars are
 16 stacked on Columbus, and I have two little
 17 girls, that, you know, one goes to ECC, which
 18 is a pre-school just north of the Biltmore. We
 19 have the privilege of being able to live in
 20 this beautiful community and walk her to school
 21 and pick her up and walk about to our house
 22 every single day.
 23 On a constant basis, crosswalks are blocked
 24 by parents that are aggravated by long lines.
 25 A lot of times, I've seen people shouting at

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1 other cars, cutting other cars in different
 2 directions.
 3 I work up in Blue Lagoon, so when I go to
 4 work in the morning, I'll make a right onto
 5 Palos from Almeria. There are cars that
 6 sometimes go on the wrong side of the road.
 7 I've almost gotten into a head-on collision.
 8 So I think safety is completely underestimated
 9 here. And just because you guys did not follow
 10 an Ordinance in 1992 doesn't make it right, and
 11 I'd like to know what the recourse of penalty
 12 would be for not following that. I'd also like
 13 to see the enrollment data pre-1993 to see what
 14 that looked like, if there was truly a mistake
 15 or on purpose.
 16 And I think -- you know, enrollment looked
 17 like it was 911 as of 2024, and if these
 18 problems are prevalent with 911, I can't even
 19 imagine at 945. Thank you.
 20 CHAIRMAN AIZENSTAT: Thank you.
 21 Do we have any other speakers?
 22 Jill?
 23 THE SECRETARY: Does anyone wish to speak
 24 on Zoom on this item, please?
 25 CHAIRMAN AIZENSTAT: No? What about the

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1 phone platform?
 2 THE SECRETARY: No.
 3 CHAIRMAN AIZENSTAT: At this time, I'll go
 4 ahead and close it for public comment. I would
 5 like to -- do you have any rebuttal, for the
 6 Plaintiff?
 7 MS. DOCKERTY: Not specific rebuttal. You
 8 know, drop-off and pick-up times, anybody who
 9 lives by a school is familiar with that. You
 10 know, it's just part of the business of running
 11 a school. It does move quickly. We have
 12 police officers with the City of Coral Gables
 13 that facilitate our drop-off/pick-up and I
 14 think we do, you know, a fairly -- a pretty
 15 good job of it.
 16 But I will be here for any specific
 17 questions the Board may have or Staff.
 18 CHAIRMAN AIZENSTAT: Thank you.
 19 Cristina, I'd like to ask you one question.
 20 Before we open it up, we have an item that's
 21 time certain for seven o'clock.
 22 MS. SUAREZ: Yes.
 23 CHAIRMAN AIZENSTAT: So I don't know if --
 24 MS. SUAREZ: So that just means you cannot
 25 hear it before seven o'clock.

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1 CHAIRMAN AIZENSTAT: Okay. I just wanted
 2 to be clear on that. Thank you.
 3 MS. SUAREZ: Sure.
 4 CHAIRMAN AIZENSTAT: Chip, will you start?
 5 MR. WITHERS: Yeah, I'll be --
 6 THE SECRETARY: Can you turn on your mike,
 7 please?
 8 MR. WITHERS: Thank you.
 9 This is, I think, a good problem to have.
 10 We all want good schools, and I think it
 11 improves the value of Coral Gables, and St.
 12 Theresa is an institution in Coral Gables, but
 13 with saying that, I do think we have to be very
 14 clear with the balance of the neighbors.
 15 I've been driving by that school for as
 16 long as I can remember, and I think some of the
 17 aesthetics, the chain link fence and whatever,
 18 I think now is an opportunity to take a look at
 19 that.
 20 I do think that there is either been some
 21 miscommunication or misunderstanding, because
 22 the previous speaker spoke to specific issues
 23 that seem to have already been resolved. So I
 24 don't know if there were neighborhood meetings,
 25 how many there were, were these questions

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1 asked. I mean, as far as the -- obviously, the
2 nighttime lights, the noise of the soccer
3 field, was all of that brought out --

4 MS. DOCKERTY: We had a neighbor meeting.
5 Questions were asked. We submitted a summary.
6 It did include the questions that are being
7 raised here, and we responded accordingly.

8 MR. WITHERS: The only suggestion that
9 might help, and, again, I draw on experience
10 from the Coral Gables Youth Center, the field
11 is basically closed to any organized events on
12 Sundays. You can't have an organized team
13 sport. Obviously families can come and use the
14 field, which is probably a suggestion. I don't
15 know if the school would allow that, for
16 insurance reasons, but the City seemed to get
17 around that issue.

18 Secondly, the field is not to be rented out
19 or leased out to anyone other than St. Theresa.
20 So you can't bring in a local soccer league to
21 use the field. You can't bring in a local, you
22 know, flag football group to use the field. It
23 has to be strictly St. Theresa athletics and
24 activities. That somewhat restricts the use of
25 the field.

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1 And I also think that there's no reason in
2 the world why there can't be some nice
3 landscaping to buffer that east side. Looking
4 at the pictures, the swale looks large enough
5 and I think we have some precedent on -- was it
6 St. Phillips, where we required the school to
7 actually go in and landscape the swale, to keep
8 them, both, from parking on the swale and also
9 for beautification.

10 So those are the only comments I have, Mr.
11 Chair.

12 MS. DOCKERTY: If I may make one comment.
13 We have a very detailed and robust landscape
14 plan that's part of our package. It does
15 include extensive landscape on the east side --

16 MR. WITHERS: Okay.

17 MS. DOCKERTY: -- but the installation will
18 be done at completion of construction. The
19 entire perimeter of the property will be
20 re-landscaped, enhanced landscaped, beautified.
21 So if there are bald spots, it will not remain.

22 The City through the process we've been
23 through have been very, very particular and
24 concerned and very high standards imposed on us
25 for what their landscape requirements will be,

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1 but acknowledging, because of construction, you
2 don't want to require plantings now, only to
3 have everything destroyed or die. So we will
4 be doing that as soon as construction is over.

5 MR. WITHERS: So is the fencing still chain
6 link fencing?

7 MS. DOCKERTY: Yes.

8 MR. WITHERS: Why wouldn't you want to
9 remove that?

10 MS. DOCKERTY: It serves the purpose of
11 which it always has and the landscape
12 camouflages it.

13 MR. WITHERS: The purpose of -- when you
14 say, "It serves a purpose," of what, keeping
15 the kids on the field?

16 MS. DOCKERTY: Correct.

17 MR. WITHERS: Well, an ornamental fence
18 could serve the same purpose, couldn't it?

19 MS. DOCKERTY: We have never been asked or
20 inquired, either through the Board of
21 Architects or any -- the City Architect to put
22 any other type of fencing there. It's been
23 there. It served the purpose. We keep it
24 landscaped. If, like I said, right now there
25 may be bald spots, that will not remain that

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1 way, but it's -- we even have a screening on
2 the fences. So it's camouflage and it's
3 just --

4 CHAIRMAN AIZENSTAT: Is it camouflaged from
5 the side of the school or camouflaged from the
6 side of the residents?

7 MS. DOCKERTY: Do you know where the
8 camouflage --

9 MR. EHRLING: The landscaping is on the
10 outside from the school side. So it's on the
11 perimeter where the residents are, not on the
12 inside where the school is. So the fence is
13 visible from the school --

14 CHAIRMAN AIZENSTAT: Not from the
15 residents?

16 MR. EHRLING: -- not from the resident side.

17 CHAIRMAN AIZENSTAT: Okay. And the
18 landscaping that you would put in afterwards
19 would be a sound barrier type of landscaping,
20 not a low, shallow type of beautification
21 landscaping?

22 MR. EHRLING: That would be correct.
23 Currently, all of the landscaping is above the
24 height of the fence. So, in theory, with the
25 exception of a bald spot or two, the fence

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1 would not be visible from the community. And,
2 of course, the school is very amenable to
3 working with the community on landscaping,
4 intensifying areas, in order to beautify the
5 overall neighborhood, which is really the
6 intent of what they are also trying to do here,
7 besides a safe facility for the students.

8 CHAIRMAN AIZENSTAT: Thank you.

9 MR. WITHERS: Can I just --

10 CHAIRMAN AIZENSTAT: Yes.

11 MR. WITHERS: Do you have a problem with
12 restricting the use of the field to St. Theresa
13 activities only and not leasing it out to
14 private clubs?

15 MS. DOCKERTY: If I could, I'll defer to
16 Father Manny Alvarez. If he could come up and
17 speak to that. He's the applicant, and the
18 Pastor of the church.

19 FATHER MANNY ALVAREZ: Good evening,
20 everyone. Father Manny Alvarez, resident of
21 1270 Anastasia Avenue and Pastor of the Church
22 of the Little Flower and St. Theresa Catholic
23 School.

24 No, we will not -- first of all, Sunday is
25 not the Lord's day. We don't even execute

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1 buildings, but I think that this really serves
2 a very good purpose.

3 I agree with the neighbors on both things.
4 Number One, in order to be able to get the
5 building in there, the architects pushed the
6 building -- or the playing field toward the
7 east, to be able to compensate for the
8 footprint of the building on the west side. In
9 doing so, they did it toward the east, and I
10 think that additional buffering, I think, would
11 be important.

12 I'm saying this, because, you know, it's
13 like the analogy of you move next to the
14 airport and then you complain about the
15 airplanes. In this particular case, there's an
16 improvement being made, and St. Theresa has
17 served a crucial purpose in the City since the
18 late 1920s, and I think that they provide a
19 service to the community, and I think that -- I
20 think that they can accommodate some of these
21 issues with the neighbors.

22 I looked at the previous two conditions,
23 the Historical conditions there, and there are
24 limitations. Not only are there limitations to
25 the amount of students, but also the

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1 people on Sunday in this country. So we will
2 not be doing any sports on Sunday. And on
3 Saturdays, it will be limited to what we have
4 now, which is the intramurals, which I believe
5 are only on Saturday mornings.

6 MR. WITHERS: So it would only be St.
7 Theresa School activities?

8 FATHER MANNY ALVAREZ: It will only be St.
9 Theresa. We are not looking forward to renting
10 it out to anybody else, just for the use of our
11 students and our purpose.

12 CHAIRMAN AIZENSTAT: Thank you.

13 Chip, anything further?

14 MR. WITHERS: That's it. Thank you very
15 much.

16 CHAIRMAN AIZENSTAT: Felix.

17 MR. PARDO: I think that the architects did
18 a very good job with the -- working with the
19 Board of Architects, because you can see that
20 there were half a dozen meetings, and they did
21 a very, very good job.

22 One of the great things about having this
23 gymnasium now is that a lot of what would have
24 been exterior noise is now interior noise,
25 inside of the building, and those are very loud

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1 limitations of traffic and landscaping, et
2 cetera. Unfortunately what happens is, well,
3 Public Works will do the landscaping or Public
4 Service or the Building Department will do
5 this. I think that this has to be a more
6 holistic -- in my opinion, Father, I think that
7 extending a tremendous olive branch to these
8 neighbors that have these concerns in a direct
9 way, in a positive way, where everybody can
10 walk away there, you know, in a good thing, I
11 think that would be great.

12 I also believe that the chain link fence
13 does not do anything, and the landscaping won't
14 do very much, from a noise standpoint. And
15 kids are kids. I've got three. When they all
16 grew up, they had all had intramurals on
17 Saturdays. Unfortunately, they didn't have a
18 nice interior gymnasium and we had to take
19 them, you know, all over the County to be able
20 to play their games. So I think that the need
21 is there, plus the fact that now it's going to
22 do other things, such as music and
23 performances, and it just gives an anchor and a
24 sense of community.

25 So I would hope that you could work

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1 something out, where maybe -- maybe not a solid
2 wall, but it could be some type of metal
3 solid -- solid metal, where it has -- you know,
4 it's attractive, and at the same time, it can
5 be -- the sound attenuation would be at
6 maximum. So, a picket fence, as the example
7 that was given earlier today, will be a
8 failure. The landscaping, in my opinion, will
9 be a failure. But something solid, whether
10 it's a metal prefabricated, approved by the
11 Board of Architects, aesthetically beautiful,
12 and then buffering it with landscaping on the
13 neighbor side, I think would go a long way to
14 solving the sound problem. We've done it in my
15 practice successfully, without any issue.

16 The other thing is that, I think that the
17 original conditions -- both of these conditions
18 were signed by Mayor Corrigan in 1990 and 1992,
19 and those conditions, I think, should be
20 incorporated, besides the amount of students.
21 The amount of students in the increase, we're
22 talking about approximately nine to ten
23 percent. That's not a lot, as far as the
24 actual impact on the surrounding neighborhood.
25 The other thing is that, having the functions

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1 lines become very long. People get there very
2 early. It becomes, like it was said before, a
3 place to socialize, but I think, at the end of
4 the day, you have to listen to the neighbors,
5 and you have -- my opinion is, a condition
6 should be that you meet with the neighbors, at
7 least, you know, during the school year, where
8 things are worked out at the beginning, and in
9 the middle, and that kind of thing. I truly
10 believe that would be being a good neighbor.

11 So I don't have an issue with the
12 application, as long as we condition it. I
13 think Chip came up with, you know, a very,
14 very -- happens every once in a while, but he
15 came up with a very good idea, as far as the
16 use on the field and the limitation. I think
17 that's extremely important.

18 Father, you said you don't have an issue
19 with that, so the condition shouldn't be a
20 problem. But I think that the fence, I think
21 is key, to give peace and tranquility to the
22 neighbors, were it solid, and there are ways of
23 doing it, where it can look very nice and be
24 part of what we expect in Coral Gables, which
25 is what the neighbors are looking for, and at

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1 inside, will ameliorate the issue of the noise
2 outside.

3 The other thing is that, one of the
4 noisiest places is where the kids leave their
5 bookbags, et cetera. You could see that the
6 bookbag location for pick-up is immediately
7 south of the new proposed gymnasium, which
8 actually will reduce the amount of noise, just
9 from the chaos that happens at pick-up time.

10 On the traffic standpoint, with all due
11 respect -- and I saw Mr. Plummer in the
12 audience somewhere, with all due respect to
13 traffic engineers, I think that the people that
14 are in impacted have a much better
15 understanding of what the issues are than, you
16 know, putting a piece of rubber hose across the
17 street and figuring out how many cars are going
18 by, when they don't understand where they're
19 stopping their cars, where they're doing that,
20 and that's where, I think, that the church has
21 to step in, with the school administration, and
22 lay down the law, when it comes to the parents
23 and being cooperative, as far as maintaining a
24 type of order.

25 I think that, unfortunately, the cuing

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1 the same time, the issue which happens in every
2 school, which happens everywhere, and that is
3 that we have to maintain an understanding and
4 listen to what the neighbors are saying during
5 the school year, and I know that you would do a
6 great job doing that.

7 That's all, Mr. Chairman.

8 CHAIRMAN AIZENSTAT: Thank you, Felix.

9 Sue.

10 MS. KAWALERSKI: Thank you.

11 First of all, it reckons back to Buffalo,
12 New York, where I grew up, seeing the nuns
13 here, because I grew up with the Felician nuns
14 through elementary school and high school. So
15 it's good seeing you.

16 First of all, the building, I think, looks
17 terrific. I think it fits with the character
18 of Coral Gables. It's a rather large building,
19 for the site, I think, because when I saw the
20 aerial -- is that the largest building on that
21 site?

22 MR. PARDO: No.

23 MS. KAWALERSKI: No? It's not?

24 MR. PARDO: The tallest one is the
25 classrooms, which are three stories.

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1 FATHER MANNY ALVAREZ: The original --
2 MS. KAWALERSKI: Well, not height wise, but
3 footprint.

4 FATHER MANNY ALVAREZ: It would be the
5 original building built in 1925. That's three
6 stories height.

7 MS. KAWALERSKI: Okay. All right. But the
8 architecture is beautiful.

9 A couple of things. The building itself,
10 will that be rentable for wedding receptions or
11 any outside functions?

12 FATHER MANNY ALVAREZ: No. We have Comber
13 Hall for that. And as Mr. Banos says, that's
14 really used almost 52 weeks a year.

15 MS. KAWALERSKI: Okay. Thank you.
16 You know, regarding the neighbors' concerns
17 about traffic, traffic is a nightmare
18 everywhere, particularly around schools. I
19 live across from Sunset Elementary School. I
20 can't get out of the driveway in the morning.
21 You know, I have to wait until the school
22 traffic dissipates. So I have a lot empathy
23 for you. And is there a solution? Not unless
24 we have flying cars, right, but I don't think
25 there is a solution.

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1 have more children walking if you maybe
2 encouraged it, had some kind of program? Some
3 of -- even cycling, for example. There are a
4 lot of cities that have what they call bike
5 trains, where parents will get on a bike and
6 lead kids to the school on their bikes back and
7 forth, almost like a chaperone, to and from.
8 I'm just thinking about options for relieving
9 traffic congestion and it's not going to
10 relieve all of it, but if you encourage the
11 students and the parents to start some kind of
12 program for walkability or bikeability, that
13 might relieve some of the congestion. Plus,
14 you know, we need different kinds of mobility
15 other than getting in a car.

16 SISTER ROSALEE: We're willing to look at
17 those options.

18 MS. KAWALERSKI: Okay. All right. I
19 encourage you to do that, because I think
20 that's the only possible partial solution to
21 the congestion problem.

22 I agree about some kind of wall. The sound
23 would drive me crazy. I think there has to be
24 some kind of -- and chain link fences and
25 landscaping do not muffle sound.

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1 But the parent that talked on Zoom said
2 that he walked his child not to St. Theresa,
3 but to another school. How many children
4 actually walk to St. Theresa?

5 FATHER MANNY ALVAREZ: Sister. I would
6 defer that to our principal, Sister Rosalee.

7 SISTER ROSALEE: Good evening. I'm Sister
8 Rosalee and I live at 2819 Alhambra Circle.

9 And the amount of students that actually
10 walk to and from school is minimal. I have
11 probably about ten to fifteen. And they have
12 to be at a certain -- we have a policy, they
13 have to be in fifth grade or higher. So we
14 don't let the little ones walk, not even
15 parents taking them home, because we realize a
16 lot of the traffic. You know, safety is our
17 number one priority. That's why we hire lots
18 of police officers from Coral Gables who do a
19 really good job with that.

20 So, yes, we do have some walkers, but they
21 are all old enough to walk on their own, and
22 there is a certain distance that they cannot --
23 it can't be more than a mile away from the
24 school.

25 MS. KAWALERSKI: Do you think you would

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1 I lived on a property on Le Jeune, and I
2 tried landscaping, and it did not help. And I
3 talked to sound engineers and they said, "It
4 will never help. So you either move or you
5 build something." And in this case, I think
6 you have to build some kind of barrier. And
7 heaven knows we've got a lot of examples in
8 Coral Gables that will conform to your
9 wonderful architecture. I would just build the
10 wall. Build the wall. Where have we heard
11 that?

12 Yes. Can I ask --

13 MS. MCPHILLIPS: Excuse the interruption.
14 I just wanted to clarify, because I live on
15 Palos. There is no swale. So no landscaping
16 can be built. There are oak trees. They're
17 beautiful, but they are shady and I know you're
18 not going to cut down the trees. I hope you
19 don't. The chain link fence comes right up to
20 the sidewalk. You can't put any landscaping
21 there. So please put a beautiful wall.

22 St. Thomas Episcopal had to put a wall
23 against those expensive homes behind them. It
24 can be done. It can beautify and it can help
25 us and it has to be a tall wall because of the

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1 sports.

2 CHAIRMAN AIZENSTAT: Thank you.

3 MS. KAWALERSKI: Okay. Thank you.

4 CHAIRMAN AIZENSTAT: Thank you.

5 MS. KAWALERSKI: But I think you've heard

6 from three of us now, the wall would go a long

7 way in helping the neighbors, and, again, I

8 encourage the walkability and bikeability to

9 school efforts for the traffic congestion.

10 That's all. Thank you.

11 CHAIRMAN AIZENSTAT: Thank you.

12 Robert.

13 MR. BEHAR: Thank you.

14 I'm going to start with the increase in

15 students from 1992, where you had 881 students,

16 today you're looking for 945. That's an

17 increase of 64 students. Felix, seven percent.

18 Over thirty years, that's nothing. That is

19 nothing.

20 So I think that you're right, over thirty

21 years, I think -- I don't have an issue

22 whatsoever. On the contrary, I think that

23 probably I would have asked for more, but when

24 it comes --

25 FATHER MANNY ALVAREZ: We don't want more.

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1 basketball courts, which are twice as close, to

2 some degree, to the neighbors to the east in

3 that area, into the gymnasium, and they had

4 bleachers there for having organized stuff. By

5 moving it, our challenge would be flipping with

6 the baseball. We could look at that, but,

7 again, we were trying to keep the baseball

8 closer to the building itself, and we don't

9 believe -- and we know the intensity will be

10 much less now in the future.

11 MR. BEHAR: And logistically, it makes

12 sense to keep the baseball field next to the

13 building. You know, there's no question.

14 MR. EHRLING: Yeah. Yeah.

15 MR. BEHAR: All right. Thank you.

16 When it comes to the north barrier wall, I

17 think I agree with my three previous colleagues

18 on their comments, and I'm thinking the wall

19 that is -- that the University of Miami did

20 along 57th Avenue, that is part solid, a little

21 bit of open finestrations, and then landscaped

22 heavily on that. I think that would be -- for

23 me, it will be a requirement that you put the

24 wall, when you do this venture, and in addition

25 to that, I think -- and I haven't seen the

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1 MR. BEHAR: No, I understand. You know,

2 what I'm trying to say, it's a minimal

3 increase. Seven percent is nothing in thirty

4 years -- over thirty years.

5 When it comes to addressing the noise, you

6 moved the soccer fields -- to the architect,

7 you moved the soccer fields all of the way to

8 the east, and just -- for the benefit -- I

9 think I know the answer, I'm an architect, as

10 well, but for the benefit of the neighbors that

11 spoke on the noise, is it feasible to flip the

12 soccer field back to the center, next to the

13 building, and put, I guess they're baseball

14 fields, a diamond there, on that side? I don't

15 think it's feasible, but is that something that

16 can be done or no?

17 MR. EHRLING: What we did in placing the

18 soccer field there -- and, in part, it's

19 striped and shown as a soccer field, but it is

20 a general playing field for the kids during the

21 day. They are not really playing organized

22 soccer at school. It's just a general

23 recreation space for the kids to run around.

24 What we did is, we completely lowered the

25 intensity of those fields by moving the

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1 landscape plan. I think that you have to go an

2 extra step to put much more additional

3 landscaping, including, to me, shade trees that

4 are along Valencia and Indian Mound almost to

5 buffer the building a little bit more from the

6 adjacent neighbors. The landscaping and the

7 wall, I think, are, in my opinion, necessary

8 when you do this project.

9 Other than that, I think it's a beautiful

10 building. I think you're doing a great job. I

11 think it's -- you know my kids never went

12 there, but I think -- I've been there many

13 times, and I think you're a great asset to the

14 community. So I'm in support of the project.

15 CHAIRMAN AIZENSTAT: Thank you.

16 Javier.

17 MR. SALMAN: I like the project. I think

18 that the baseball fields next to the building

19 make more sense, 'cause you don't want to have

20 the stands next to the residents. I mean, that

21 just makes sense.

22 I'm going to make it a condition of

23 approval -- I'm going to make it that, in

24 addition to whatever motion gets made here,

25 that --

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1 MR. BEHAR: The wall.
 2 MR. SALMAN: -- the wall be installed and
 3 it can be a partial wall and green wall, but
 4 you need a reflective barrier to keep the sound
 5 away from the neighbors.
 6 I'm looking up and down Palos Street and it
 7 does have a swale on both sides, and it
 8 actually is divided in the middle with a
 9 greenscape, correct?
 10 UNIDENTIFIED FEMALE VOICE: Correct.
 11 MR. SALMAN: I would suggest to you that
 12 what needs to happen is that you need to put
 13 trees on both sides of Palos to help isolate
 14 the neighbors more from the school, and that
 15 would buy you a whole lot of breathing room
 16 with the neighbors and show that you are also a
 17 good neighbor. So I'm also looking to make
 18 that a condition for a motion of approval,
 19 should it come.
 20 And as to the student count, 7.4 percent is
 21 a de minimus increase, given the amount of time
 22 since the limitation was put in. It appears
 23 that you already are dealing with that number
 24 of students, so we're not looking at any kind
 25 of real impact here, and what we're talking

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1 was going to discuss also.
 2 As far as closed organized sports, which
 3 Chip said and so forth, no outside receptions,
 4 the wall, the landscaping, and the buffering
 5 really all make sense to get this project
 6 going.
 7 As far as the student count, even though we
 8 all talk about it's only a seven percent
 9 increase, what I've heard is, that's been the
 10 student count all along unknowingly, but that's
 11 been the student count that has been there all
 12 of the time. I'm not here to add blame or say
 13 why or whose fault it is or how it should or
 14 should not be corrected. I know that the
 15 school has said that they will supply student
 16 counts to the City, whether it's biannually and
 17 annually, and I think that should be part of
 18 the recommendation that we do, to keep the head
 19 count where it should be, and to ensure that
 20 such mistakes or oversights are not done going
 21 forward. Other than that, I'm good with the
 22 project.
 23 Yes, ma'am.
 24 MS. DOCKERTY: For a point of
 25 clarification, with respect to the wall, I just

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1 about is just a bit of bookkeeping and
 2 housekeeping here. So I have no problem with
 3 that.
 4 CHAIRMAN AIZENSTAT: Thank you, Javier.
 5 Julio.
 6 MR. GRABIEL: I think most of what I was
 7 thinking has been said. Definitely, I will
 8 vote for and demand a wall around the property,
 9 so that the noise of the kids in the field will
 10 be kept there. Now, I don't think it has to go
 11 around the whole property, because around --
 12 MR. BEHAR: Exactly.
 13 MR. GRABIEL: -- the outside of building,
 14 and then the building acts as a sound barrier.
 15 So it's not a full wall, but it's a solution
 16 that works.
 17 I think landscaping can be improved. I
 18 don't have any problem with the number of
 19 students going to the school, and it's a school
 20 that's an asset to the community. My two boys
 21 went there, and they did very well, and I would
 22 continue to support it that way.
 23 CHAIRMAN AIZENSTAT: Thank you.
 24 I think my colleagues have actually made
 25 very good points, a lot of the points that I

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1 want everyone to be clear, principally, the
 2 neighbors, that there are restrictions on walls
 3 in Coral Gables. They're not high walls, four
 4 feet, six feet. You know, we looked at
 5 different screening scenarios and we did put a
 6 lot of thought into noise mitigation, but the
 7 analysis, at the end of the day, was, because
 8 of the height restriction on walls, it really
 9 wouldn't have any substantial impact on noise.
 10 We're happy to look at it. We're happy to
 11 address it.
 12 The other point I just want to clarify is,
 13 Palos Street seems to be the concern with
 14 respect to noise. Is it acceptable if we look
 15 only at a wall on Palos Street?
 16 MR. BEHAR: Mr. Chair, I think that we're
 17 back at the Board. The Board will make our
 18 recommendations, and then, you know --
 19 CHAIRMAN AIZENSTAT: You could say that
 20 your client will agree to it or not, and then
 21 we'll move from there.
 22 MS. DOCKERTY: Yeah. I just wanted to be
 23 clear, are we talking -- like if a wall is a
 24 condition, is it on Palos Street, not on
 25 Valencia, Indian Mound --

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1 CHAIRMAN AIZENSTAT: We haven't come to
2 that determination yet.
3 MS. DOCKERTY: Oh, okay.
4 CHAIRMAN AIZENSTAT: That will come through
5 discussion on a motion and so forth, and then
6 you can ask your client --
7 MS. DOCKERTY: Okay. Yeah. Okay.
8 CHAIRMAN AIZENSTAT: -- if they will agree
9 to it or not at that point.
10 MS. DOCKERTY: Okay.
11 CHAIRMAN AIZENSTAT: What I can tell you
12 is, probably a recommendation is going to be
13 the wall height to the maximum allowable by
14 Zoning and by Code, and there could be -- I
15 know I would want the landscaping in front of
16 that wall, that can grow to a certain height,
17 to further abate the noise.
18 MS. DOCKERTY: Uh-huh. Okay.
19 The other point I just want to clarify is,
20 the landscaping, additional trees on Valencia,
21 FP&L has installed the very high powered
22 utility lines that feed through the
23 neighborhoods with the big cement poles and
24 transformers along Valencia and they have
25 controlled the landscape that can be planted

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1 underneath. So I'm not sure we could put oak
2 trees or something like that on Valencia,
3 because of the power lines that have been
4 installed by FP&L.
5 CHAIRMAN AIZENSTAT: Okay.
6 MS. DOCKERTY: So we want to make the right
7 commitments, but not a commitment we can't live
8 up to and so I wanted to bring that up.
9 CHAIRMAN AIZENSTAT: It would have to be a
10 commitment that you can live up.
11 MS. DOCKERTY: Yeah.
12 MR. BEHAR: And a commitment that you will
13 be allowed to do, you know.
14 MS. DOCKERTY: Yeah. I mean, because if
15 it's out of my control, you know, and same with
16 trees on the east side of Palos, it's possible
17 a property owner says, "I don't want you
18 planting over here." We don't control that
19 land.
20 MR. BEHAR: Let us come back and --
21 MS. DOCKERTY: Yeah. So to the extent --
22 we're willing to cooperate, but to the extent
23 these things aren't within our control, to the
24 extent they're not, it's not that we are
25 unwilling, it's just we are unable.

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1 CHAIRMAN AIZENSTAT: Understood. Thank
2 you.
3 MS. DOCKERTY: Okay.
4 CHAIRMAN AIZENSTAT: Is there a motion to
5 be made?
6 MR. PARDO: I would like to make a motion,
7 Mr. Chairman, with conditions.
8 CHAIRMAN AIZENSTAT: Yes, sir.
9 MR. PARDO: I'd like to approve Staff
10 recommendation, with the additional conditions
11 of only St. Theresa uses on the field, per
12 Chip; no Sunday activity in the field, except
13 for special events that are permitted and you
14 have to have additional police, et cetera, on
15 Sundays. That, I think, would cover probably
16 your festival.
17 FATHER MANNY ALVAREZ: Yes. The annual
18 fair is permitted. And I'm very busy on
19 Sunday, so I can't be on sporting events.
20 MR. PARDO: A requirement to meet with the
21 neighbors for traffic and pick-up issues during
22 the school year, in order to mitigate that. A
23 six-foot high solid buffering fence --
24 CHAIRMAN AIZENSTAT: Can I suggest whatever
25 Zoning or the Building Department allows,

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1 maximum height, as opposed to specifying a
2 height?
3 MR. PARDO: I think it is six feet.
4 CHAIRMAN AIZENSTAT: Okay.
5 MR. PARDO: Because it's Institutional.
6 CHAIRMAN AIZENSTAT: Solid six, okay.
7 MR. PARDO: That's correct.
8 CHAIRMAN AIZENSTAT: Okay.
9 MR. PARDO: In other words, it's a special
10 land use. So, therefore, because of that, it's
11 allowed to be six feet.
12 Being solid and decorative and approved by
13 the Board of Architects, that would accommodate
14 sound, and said fence would be heavily
15 landscaped on the exterior perimeter side,
16 facing the neighbors.
17 CHAIRMAN AIZENSTAT: When you say, "The
18 exterior perimeter side," so the wall does not
19 go up to the property line?
20 MR. PARDO: No, the wall doesn't come up to
21 the property line. I'm looking at Google Earth
22 right now, and they have --
23 CHAIRMAN AIZENSTAT: How will they maintain
24 the landscaping?
25 MR. PARDO: Well, that's why you --

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1 MR. BEHAR: That's their own people
 2 maintaining it.
 3 MR. PARDO: You pull your fence in a little
 4 bit. You have the landscaping on the outside.
 5 And they walk around the outside through some
 6 type of gate.
 7 CHAIRMAN AIZENSTAT: Okay. I just --
 8 myself, I don't see that as being very
 9 feasible, but maybe I'm wrong.
 10 MR. PARDO: Well, what I'm saying is, if
 11 this is the property line, and you move it in a
 12 little bit --
 13 CHAIRMAN AIZENSTAT: I understand the
 14 concept.
 15 MR. PARDO: -- you have landscaping
 16 outside, and that's usually really on their
 17 land, and they have to maintain the
 18 landscaping. I mean, we do it all of the time.
 19 CHAIRMAN AIZENSTAT: Is there a reason you
 20 wouldn't have the landscaping on the inside?
 21 MR. PARDO: Because the inside is toward
 22 the ball fields and it doesn't do anything for
 23 the neighbors.
 24 MR. BEHAR: Yeah. I agree. Felix is
 25 correct. If you move it in, you are going to

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1 be able to landscape the outside. It's going
 2 to be a buffer, you know, for the neighbors.
 3 MR. PARDO: It's done all of the time --
 4 MR. BEHAR: Leave it to the architects.
 5 MR. WITHERS: Sometimes.
 6 MR. PARDO: Yeah. Just can't do the math.
 7 And, then, I saw what counsel was talking
 8 about with the high tension power on Valencia,
 9 but I would suggest additional landscaping with
 10 some type of shade trees. There are shade
 11 trees that are allowed by Florida Power & Light
 12 to grow underneath in easements like that.
 13 They have their own landscaping division and
 14 they have their recommended trees that are
 15 acceptable under those things, and I think that
 16 would go a long way to bring that, and at the
 17 same time, we're not asking for a solid wall on
 18 Valencia. This is to specifically provide more
 19 aesthetics, you know, and also a little more --
 20 if you will, a little more relief, you know,
 21 from the building and the magnitude of it, when
 22 you're driving down Valencia, where you have
 23 a long shot of it.
 24 Those are all of the conditions,
 25 Mr. Chairman.

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1 CHAIRMAN AIZENSTAT: What about the
 2 condition that was spoken about, no outside
 3 receptions in the facility?
 4 MR. PARDO: Outside --
 5 CHAIRMAN AIZENSTAT: Reception or use for
 6 the facility, except for the school itself.
 7 MS. KAWALERSKI: Well, in addition to the
 8 outside, the inside facility also, no --
 9 CHAIRMAN AIZENSTAT: That's what I meant,
 10 no outside vendors or no outside gatherings,
 11 that are not part of the school, to be held in
 12 the gymnasium.
 13 MR. PARDO: Okay. I thought I covered it
 14 when I said, only St. Theresa uses.
 15 MS. KAWALERSKI: For the field.
 16 MR. PARDO: No. No. No. I said, "And for
 17 the field."
 18 CHAIRMAN AIZENSTAT: Okay. As long as it's
 19 there.
 20 MR. PARDO: Yes, any uses and for the
 21 field.
 22 MR. SALMAN: Okay. I will second that
 23 motion, but I'd like to make two friendly
 24 amendments.
 25 MR. PARDO: Okay.

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1 MR. SALMAN: Number One, with this
 2 approval, the applicant agrees to make a yearly
 3 submittal of the student station count.
 4 MR. PARDO: That condition is already in
 5 Staff's report. So I accepted Staff's report.
 6 That's why I didn't add it.
 7 MR. SALMAN: And the second one is that we
 8 define the wall to be built, should be along
 9 the property line of Palos, so there's no
 10 question that it's not going to Valencia, it's
 11 just for the length of Palos, from the service
 12 entrance north.
 13 MR. PARDO: Yes. If you could add the
 14 location as parallel to Palos Street.
 15 CHAIRMAN AIZENSTAT: I'd like to ask a
 16 question. What about stating also that no
 17 lighting will be placed in the future for
 18 intramural games or any type of games within
 19 that --
 20 FATHER MANNY ALVAREZ: Yeah, we're amenable
 21 to that. We do not want it to be night.
 22 CHAIRMAN AIZENSTAT: So would that be a
 23 covenant, Cristina, that would be done --
 24 MS. SUAREZ: So all of these conditions
 25 will be in covenant ultimately, yeah.

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1 CHAIRMAN AIZENSTAT: Would you agree to
 2 also no lighting?
 3 MR. PARDO: Absolutely. Thank you.
 4 CHAIRMAN AIZENSTAT: Yes, sir.
 5 MR. GRABIEL: I have a concern with the
 6 height of the wall. That's one of the few open
 7 spaces that we have in that neighborhood. A
 8 six-foot wall I know will make it quieter for
 9 the neighborhood, but the neighborhood loses
 10 then the open space that is there. So I was
 11 wondering if we could lower the requirement of
 12 six-foot fence to a four-foot-six, so that you
 13 still keep the sense of open space.
 14 CHAIRMAN AIZENSTAT: Well, we have a
 15 motion. We have a second, friendly amendment.
 16 Sir, would you agree to lower it to four feet?
 17 MR. PARDO: I'd like to have this as part
 18 of the discussion. The only reason -- I think
 19 a four-foot high fence would not accomodate the
 20 sound issue. I understand your concern. I
 21 think that the only reason I was saying to pull
 22 it in from the property line a little bit is,
 23 there is a swale area there. I'm looking at it
 24 now on the map, and there is a swale area.
 25 What I was hoping to do is to just bring it

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1 in enough to be able to heavily landscape it,
 2 you know, so it doesn't look like there is a
 3 loss of the perception of landscaping, if
 4 that's okay with you, Julio.
 5 MR. SALMAN: Julio, if I can add, Palos is
 6 really the side street for the properties that
 7 face Valencia or Almeria or to the street on
 8 the south. There are no door entrances off of
 9 Palos. They're all driveway entrances into
 10 garages and whatnot. It's not a place that
 11 you're going to be looking for a vista or open
 12 space, if you follow what I'm saying, and there
 13 is a green space in the middle, which increases
 14 the depth of the actual right-of-way between
 15 the church property and the nearest neighbors.
 16 And what we're looking for is to reduce the
 17 sound into the neighborhood along Almeria, into
 18 those houses to the east.
 19 So I would not like to see it at four feet.
 20 I would like to see it at six feet, because
 21 it's a proven strategy for reflecting that
 22 sound back and away from the neighborhood.
 23 MR. BEHAR: And I think -- I agree with
 24 both, Javier and Felix, I think the idea was --
 25 Felix mentioned, put it in a little bit.

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1 Maybe, I don't know, five feet, so you could do
 2 some landscaping, so you could buffer that wall
 3 a little bit.
 4 MR. SALMAN: That's the way it is now. The
 5 chain link fence is like five or six feet away
 6 from the sidewalk.
 7 MR. PARDO: That's correct, and the whole
 8 point was to be able to have enough area to,
 9 you know, have the hedge, have trees, you know,
 10 give them canopies, and with the six feet, that
 11 solid will mitigate a lot of the thing.
 12 The other thing that will mitigate a lot
 13 is, because they're building the gymnasium,
 14 they're going to be eliminating those
 15 basketball courts, I would think --
 16 MS. DOCKERTY: Yeah.
 17 MR. PARDO: -- and that's the whole thing.
 18 Now the sound not only goes away from the
 19 neighbors, but the sound of the basketball, you
 20 know, it goes into a building.
 21 FATHER MANNY ALVAREZ: And excuse me, if I
 22 can -- it's not just the basketball. Our
 23 entire PE program takes place there throughout
 24 the day. That will be going indoor.
 25 MR. PARDO: Right. And that's why a lot of

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1 the sound mitigation --
 2 FATHER MANNY ALVAREZ: A lot of the sound
 3 will be going indoors, yeah.
 4 Now, the only thing that isn't changed and
 5 will affect our neighbors is the -- the top
 6 part -- no, no, that's on the corner -- where
 7 the banyan trees is, which is something you and
 8 I, we don't want be touching those trees,
 9 because they're the crown jewel of the
 10 property, you know, other than want it touching
 11 the street (Unintelligible) that's the only
 12 thing that I worry about.
 13 MR. BEHAR: So we have a motion. We have a
 14 second.
 15 CHAIRMAN AIZENSTAT: Excuse me, you have to
 16 speak into the microphone, for the court
 17 reporter.
 18 FATHER MANNY ALVAREZ: I'm sorry.
 19 CHAIRMAN AIZENSTAT: If we can, Father,
 20 just direct everything to the --
 21 FATHER MANNY ALVAREZ: No problem.
 22 CHAIRMAN AIZENSTAT: We have a motion. We
 23 have a second. Any other comments?
 24 MS. DOCKERTY: I just want to make sure
 25 that whatever the height of the building -- the

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1 wall is, we don't have to ask for a variance.
 2 I don't know if it's four feet, five feet, six
 3 feet. I don't know if they're going to
 4 consider that an accessory side, a front side.
 5 We've had these discussions with the Board of
 6 Architects, City Architect --
 7 CHAIRMAN AIZENSTAT: That's why I wanted to
 8 ask for whatever is maximum allowable by Code.
 9 MS. DOCKERTY: And, also, I want to point
 10 out that there are some buildings that are
 11 Historically designated on our campus, on the
 12 Palos side, where the Pre-K are, that we may
 13 not be able to go five feet more in for the
 14 wall, because we've got a building there, and
 15 then we won't have the proper setback and then
 16 we're back for a variance.
 17 So we need some flexibility to work with
 18 the City Staff, the landscape architects, the
 19 City landscape Staff. We understand where you
 20 want us to go with this, but I want to build in
 21 flexibility based on Code and conditions.
 22 CHAIRMAN AIZENSTAT: Understood.
 23 Thank you. Understood.
 24 MR. PARDO: Mr. Chairman, I don't think
 25 that -- you know, just to clarify, in looking

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1 at the building, we're not going up and
 2 touching the Historic building. We're stopping
 3 it short of the building, because that's where
 4 the residents on Palos are. They don't make it
 5 all of the way to the building.
 6 CHAIRMAN AIZENSTAT: Well, we have a
 7 motion. We have a second. We've discussed it.
 8 Sir, I understand. We're just trying to
 9 reach a determination, for procedure.
 10 So my only question is, do we change it to
 11 what's allowable to the maximum height that's
 12 allowable and the conditions --
 13 MR. PARDO: I'm good with that.
 14 CHAIRMAN AIZENSTAT: -- which the Code
 15 allows, so we don't make a determination, if
 16 for some reason Code and Zoning says it's got
 17 to be five-foot-two and it can't be six, they
 18 don't have to go to a variance and it's a good
 19 point? So are you okay with that, Felix?
 20 MR. PARDO: Yes, sir.
 21 CHAIRMAN AIZENSTAT: Okay. Any other
 22 discussion? No?
 23 Call the roll, please.
 24 THE SECRETARY: Felix Pardo?
 25 MR. PARDO: Yes.

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1 THE SECRETARY: Javier Salman?
 2 MR. SALMAN: Yes.
 3 THE SECRETARY: Chip Withers?
 4 MR. WITHERS: Yes.
 5 THE SECRETARY: Julio Grabiell?
 6 MR. GRABIEL: Yes.
 7 THE SECRETARY: Robert Behar?
 8 MR. BEHAR: Yes.
 9 THE SECRETARY: Sue Kawalerski?
 10 MS. KAWALERSKI: Yes.
 11 THE SECRETARY: Eibi Aizenstat?
 12 CHAIRMAN AIZENSTAT: Yes. Thank you.
 13 It would be easier if we made it all by
 14 Code. Thank you.
 15 MR. BANOS: That's fine.
 16 CHAIRMAN AIZENSTAT: Thank you very much,
 17 and good luck with your project.
 18 MS. KAWALERSKI: Thank you.
 19 CHAIRMAN AIZENSTAT: Can we go ahead and
 20 call the next item please.
 21 MS. SUAREZ: We're doing the time certain?
 22 CHAIRMAN AIZENSTAT: Yes, please.
 23 So this is Item E-3. It's time certain for
 24 seven o'clock.
 25 An Ordinance of the City Commission of

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1 Coral Gables, Florida providing for text
 2 amendments to the City of Coral Gables Official
 3 Zoning Code by amending Article 14, "Process,"
 4 Section 14-212, "Zoning Code Text and Map
 5 Amendments," and Section 14-212, "Comprehensive
 6 Plan Text and Map Amendments," to create a
 7 conceptual review by the Planning & Zoning
 8 Board for applications proposing land use or
 9 zoning changes prior to the preliminary Board
 10 of Architects approval; and providing for a
 11 repealer provision, severability clause,
 12 codification and providing for an effective
 13 date.
 14 MS. GARCIA: Jennifer Garcia, Planning and
 15 Zoning Director.
 16 So, going back, after discussion you guys,
 17 you had a motion, I think, back in October, I
 18 want to say, in the Special Meeting to look at
 19 the process -- look at the procedural process
 20 when you're changing the land use and zoning.
 21 So if you look at the slide behind you, or
 22 also in front of you, as well, we're looking at
 23 the initial review phase, right. So right now,
 24 there's an optional BOA conceptual review, and
 25 then it goes to DRC, and then public hearing --

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