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CITY OF CORAL GABLES
 LOCAL PLANNING AGENCY (LPA)/
 PLANNING AND ZONING BOARD MEETING
 VERBATIM TRANSCRIPT
 CORAL GABLES CITY HALL
 405 BILTMORE WAY, COMMISSION CHAMBERS
 CORAL GABLES, FLORIDA
 MONDAY, SEPTEMBER 10, 2018, COMMENCING AT 6:00 P.M.

Board Members Present:
 Maria A. Menendez, Acting Chairwoman
 Rhonda A. Anderson
 Julio Grabiell
 Maria Velez
 Robert Behar

City Staff and Consultants:
 Ramon Trias, Planning Director
 Craig Coller, Special Counsel
 Jennifer Garcia, City Planner
 Arceli Redila, Principal Planner
 Jill Menendez, Administrative Assistant, Board Secretary
 Kevin Kinney, Parking Director

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1 Also Participating:
 2 Laura Russo, Esq., on behalf of Item E-1
 Dr. Linda Eads
 3 Agustin Barrera, Architect
 Tim Plummer, traffic engineer
 4 Ray Airan
 Dr. Deborah Luis
 5 Hunter Quinones
 John Fox
 6 Dan Marin, M.D.
 Jason K. Timmons
 7 Bob Warren
 Albert Martinez
 8 Dorothy Stein
 Fatima Perez
 9 Maria Fleites
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1 THEREUPON:
 2 (The following proceedings were held.)
 3 MS. MENENDEZ: I'd like to call our meeting
 4 to order, our September 10th, 2018 Planning and
 5 Zoning Board meeting, and I will have our City
 6 Attorney, please --
 7 MR. COLLER: Good evening. The Board is
 8 comprised of seven members. Four Members of
 9 the Board shall constitute a quorum and the
 10 affirmative vote of four Members of the Board
 11 present shall be necessary for the adoption of
 12 any motion. A tie vote shall result in the
 13 request moving forward for Commissioners'
 14 consideration without a recommendation, if the
 15 applicant does not request a continuance. And
 16 I will note that also applies on a three-two
 17 vote. So there needs to be four members'
 18 affirmative to move a recommendation forward.
 19 Any person who acts as a lobbyist pursuant
 20 to the City of Coral Gables Ordinance Number
 21 2006-11 must register with the City Clerk prior
 22 to engaging in any lobbying activities or
 23 presentations before City Staff, Boards,
 24 Committees or the City Commission. Failure to
 25 register and provide proof of registration

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1 shall prohibit your ability to present to the
 2 Board.
 3 You've already officially called the
 4 meeting to order, so I don't need to do that.
 5 And at this point, on behalf of the Chair, I'm
 6 requesting that there be a roll call.
 7 MS. MENENDEZ: Thank you.
 8 THE SECRETARY: Rhonda Anderson?
 9 MS. ANDERSON: Present.
 10 THE SECRETARY: Robert Behar?
 11 MR. BEHAR: Here.
 12 THE SECRETARY: Julio Grabiell?
 13 MR. GRABIEL: Here.
 14 THE SECRETARY: Maria Velez?
 15 MS. VELEZ: Here.
 16 THE SECRETARY: Eibi Aizenstat?
 17 Maria Menendez?
 18 MS. MENENDEZ: Here.
 19 MR. COLLER: Please be advised that this
 20 Board is a quasi-judicial board and the items
 21 on the agenda are quasi-judicial in nature,
 22 which requires Board Members to disclose all ex
 23 parte communications and site visits.
 24 Has there been any Member of the Board who
 25 has had an ex parte communication or site visit

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1 that they need to disclose at this time?
 2 MR. BEHAR: No.
 3 MS. ANDERSON: No.
 4 MS. VELEZ: No.
 5 MR. COLLER: At this point, anybody who
 6 intends to speak before the Board, please have
 7 -- the court reporter is going to swear you in
 8 at this point. If you intend to speak --
 9 lawyers do not have to be sworn in, but they
 10 can choose to, if they wish.
 11 (Thereupon, participants were sworn.)
 12 MR. COLLER: And in deference to those
 13 present, we ask that you put your cell
 14 phones -- I don't know if anybody has pagers
 15 anymore, but to put your cell phones on silent,
 16 if you would. And we're ready to proceed.
 17 MS. MENENDEZ: Thank you, Mr. City
 18 Attorney.
 19 MR. BEHAR: Through the agenda, we should
 20 make a motion to approve the minutes?
 21 MS. MENENDEZ: I think that's a great idea.
 22 MR. GRABIEL: I'll second it.
 23 MS. MENENDEZ: Was there a motion?
 24 MR. BEHAR: I'll make a motion to approve.
 25 MR. GRABIEL: I second it.

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1 providing for a severability clause, and
 2 providing for an effective date.
 3 Item E-1, public hearing.
 4 One note, Madam Chairperson. You'll
 5 recall, at the last meeting, we adopted the
 6 Ordinance which allowed for consideration of
 7 schools as Conditional Uses.
 8 MS. MENENDEZ: Correct.
 9 MR. COLLER: And this is the first one that
 10 we're now seeing. That item, as I understand
 11 it, still has not received approval from the
 12 City Commission as of this date, because they
 13 haven't had a meeting yet to consider it.
 14 MS. MENENDEZ: Very well. Thank you.
 15 Go ahead.
 16 MR. TRIAS: Madam Chair, the City Attorney
 17 is correct. This is done in anticipation of
 18 the Commission approving that Conditional Use
 19 process. So keeping that in mind, I think it's
 20 a very good opportunity to discuss the ideas
 21 behind the request.
 22 May I have the PowerPoint, please?
 23 The project, as was mentioned, is a
 24 Conditional Use in an existing building, which
 25 is located on Navarre and Ponce de Leon

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1 MS. MENENDEZ: And Julio seconds it.
 2 Please call the roll.
 3 THE SECRETARY: Robert Behar?
 4 MS. ANDERSON: One comment. Page 70, Line
 5 6, I noted for the court reporter that there
 6 was a typo, "high top" versus "high stop" van.
 7 MS. MENENDEZ: Oh, wow. Absolutely.
 8 Great. Thank you. That is excellent.
 9 Okay. Did we note that?
 10 Okay. Mr. City Attorney, can you please
 11 read the first item and the only item on
 12 today's meeting?
 13 MR. COLLER: Item E-1, a Resolution of the
 14 City Commission of Coral Gables, Florida
 15 granting conditional use approval pursuant to
 16 Zoning Code Article 3, "Development Review,"
 17 Division 4, "Conditional Uses" and Article 4,
 18 "Zoning Districts," Division 3, "Nonresidential
 19 Districts," Section 4-302, "Commercial
 20 District" for a school on property zoned
 21 Commercial District for the property legally
 22 described as Lots 17 thru 24, Block 17, Coral
 23 Gables Section "K" (2000 Ponce de Leon Blvd),
 24 Coral Gables, Florida; including required
 25 conditions; providing for a repealer provision,

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1 Boulevard. The picture of the building is
 2 right here. The Site Plan, you can also see
 3 it, but basically what we have is a six-story
 4 building, an existing building, a building that
 5 has a variety of office uses mostly, and the
 6 idea is to allow a school -- a school use.
 7 Now, the Land Use and the Zoning are
 8 Commercial, and under Commercial, one could
 9 approve or the Commission could approve a
 10 Conditional Use for a school, should the
 11 process go all of the way.
 12 The school is highlighted in yellow. So
 13 initially it will be a portion of this
 14 building, and the Applicant has plans to grow
 15 beyond the initial request -- and I'm sure that
 16 they'll have a chance to explain that to you --
 17 into some of the other floors in the building.
 18 The main issue of concern, I think, is the
 19 drop-off area and the traffic circulation.
 20 Again, the building is already there. It's an
 21 existing building. It's a use that was going
 22 to move into the building. However, schools
 23 traditionally have a significant impact in
 24 traffic. So the Applicant worked, through
 25 their traffic expert and also with our Parking

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1 Director, who is here to answer any questions,
 2 to prepare a plan by which drop-off would
 3 happen at the right-of-way.
 4 So that is one of the conditions of
 5 approval that you will see, and they can
 6 explain it in more detail, but basically what
 7 you see in green, highlighted in green, will be
 8 the drop-off area and the circulation will be
 9 shown in blue. There's also a City parking lot
 10 behind, towards the west of the building, that
 11 could be used as part of the queue lane for the
 12 cars.
 13 Now, the Conditional Use was properly
 14 noticed. There were three letters to property
 15 owners, two postings of the property, two
 16 website postings and two times the newspaper
 17 advertisement, and Staff recommends approval,
 18 with conditions, as the standards of review
 19 have been satisfied.
 20 Now, the conditions are fairly extensive;
 21 however, there's only one that the Applicant, I
 22 believe, may want to rephrase, which is the
 23 first one. I understand that they want to do
 24 it a little bit differently. And that one had
 25 to do with capping the number of students and

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1 Number 5, landscape and pavers within the
 2 existing grass strip next to the sidewalk to
 3 make sure that the circulation is better.
 4 And Number 6 says, supply three bike spaces
 5 per classroom for bicycle parking within the
 6 property. That will take place most likely
 7 within the parking garage.
 8 And then, that the pick-up and drop-off
 9 shall not interfere with the pedestrian
 10 circulation, which is part of the discussions
 11 that were taking place.
 12 Those are the conditions of approval, and,
 13 again, should the Commission approve the
 14 process, Staff recommends approval.
 15 MS. MENENDEZ: Thank you. Thank you,
 16 Mr. Trias.
 17 The Applicant.
 18 MS. RUSSO: Good evening, Madam Chair and
 19 Members of the Board. For the record, my name
 20 is Laura Russo, with offices at 2655 Le Jeune
 21 Road.
 22 And before I go further, I just want to
 23 thank you all for allowing us to have this
 24 Special Planning and Zoning Board meeting. We
 25 do appreciate it.

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1 then requiring additional review by the
 2 Commission, should there be more students. So
 3 I think that they have some other ideas on
 4 that.
 5 Then Condition Number 2 requires that all
 6 County approvals are -- yes?
 7 MS. MENENDEZ: Mr. Trias, I'd just like to
 8 recognize our Commissioner, Pat Keon, who
 9 stepped into our Chambers.
 10 MR. TRIAS: Thank you. Thank you very
 11 much.
 12 Condition Number 2 is that the County
 13 approvals are obtained and that a three-year
 14 contract be executed with the Parking
 15 Department with the on-street parking. That's
 16 the plan. And, again, the Parking Director is
 17 here and can explain the details. So that
 18 would be Condition Number 2.
 19 Condition Number 3 deals with the
 20 improvement on the passageway, the existing
 21 passageway, with some pavers and lighting, et
 22 cetera.
 23 Number 4, to modify the arcade to remove
 24 some of the curbing that interferes with
 25 circulation.

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1 And as you'll see in the presentation, part
 2 of this is just timing. While it seems far
 3 away, if this were to be approved, which we are
 4 very hopeful it will be, we are looking at
 5 starting the school year 2019, and while that
 6 seems terribly far away, unfortunately, the way
 7 schools work, that's around the corner.
 8 So I'm going to take a moment. I'm here
 9 this evening representing Dr. Linda Eads, who
 10 is going to be founding the school. Also with
 11 me, as part of the team, is Agustin Barrera, an
 12 architect with Bermello Ajamil, and Mr. Tim
 13 Plummer, with David Plummer & Associates, our
 14 traffic engineer.
 15 As you heard from Mr. Trias, our request
 16 here is for Conditional Use approval of a
 17 secondary school in the Commercial District.
 18 Specifically, I just want to point out that the
 19 building is within the Central Business
 20 District.
 21 Last week, as you know, you recommended
 22 approval to the City Commission for the
 23 enabling legislation that will allow this to
 24 move forward. So we're sort of trailing
 25 hopefully just a meeting or so behind.

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1 Dr. Eads and I have been working for
 2 several years, along with Tim Plummer, and, I
 3 believe, with Mr. Barrera, Linda has been
 4 working even more years, looking for a location
 5 to open up a private school in Coral Gables,
 6 primarily a middle school, but most
 7 importantly, a private high school within the
 8 City limits.

9 I can tell you that we've looked at
 10 properties in the Commercial District, we
 11 looked at churches, we looked at properties on
 12 Eighth Street, and whether it was queuing,
 13 traffic location or the layout of the building,
 14 it just didn't work. This building is almost
 15 tailor made for us.

16 The building, as you heard, is located on
 17 Ponce de Leon Boulevard. It's an existing
 18 building, 2000 Ponce de Leon, and it is a
 19 six-story building. That's a little deceiving.
 20 It's a first floor, three levels of parking,
 21 two full levels, and then, Maria, you'll
 22 remember the old days when we used to have a
 23 penthouse which was 25 percent of the floor
 24 area below. So this has a seventh floor,
 25 technically a penthouse, because it's only a

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1 quarter of the sixth floor below.
 2 Dr. Eads will be leasing the entire fifth
 3 and sixth floors and has made arrangements with
 4 the landlord, in 18 months, to take over the
 5 seventh floor, and then is hoping to take over
 6 the entire first floor. So within four years,
 7 she would take over the entire building.

8 But you're going to hear from Gus, who is
 9 going to explain to you the layout of the
 10 building, and you'll hear from Tim about our
 11 queuing and our parking and the meetings we've
 12 had with the Parking Director and with Dade
 13 County Public Works, because we've already
 14 submitted a traffic operation plan, based on
 15 the meeting we had with them, that divides it
 16 up into two approvals, one for years one
 17 through three, where the queuing and the
 18 drop-off is outside, and then for years four
 19 through eight, where the queuing is in the
 20 interior of the building.

21 The building has sufficient parking to
 22 allow for all of the parking that is needed for
 23 the building, when it is occupied as a school
 24 full-time, so one parking space for each
 25 full-time professor and one space for every

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1 four students, 16 years old or older, who can
 2 drive, as well as an additional 17 spaces,
 3 which is not something you can always say in
 4 the City of Coral Gables.

5 I'm going to ask Linda Eads to come to the
 6 podium, but before I do, I just want to give
 7 you a little background. Some of you may know
 8 of her, but some of you don't have a background
 9 on her. She began teaching business education
 10 at a private girls school in Little Rock,
 11 Arkansas. When she returned back to Miami, she
 12 was the vocational coordinator and then moved
 13 up to assistant principal and then principal.
 14 At the UM, she was the project manager for the
 15 Sex Desegregation Center, which promoted gender
 16 equity. And as executive director of Nova
 17 Southeast, she spearheaded the United States
 18 Department of Education Blue Ribbon School
 19 Performance Training for 2,200 school districts
 20 in the Southeast United States.

21 The former Governor, Jeb Bush, appointed
 22 Linda to the very first State Board on
 23 Education. She created the original nationally
 24 acclaimed MAST Academy, a school that earned
 25 the U.S. Department of Education's Blue Ribbon

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1 School of Excellence for four years.
 2 Interestingly enough, 20 percent of the
 3 school's enrollment were Gables residents.
 4 MAST ranked in the top ten percent of schools
 5 nationwide under Linda's leadership and was
 6 also a top ten high school in Florida. MAST
 7 also earned national recognition for five
 8 consecutive years as a top performing magnet
 9 school.

10 Upon retirement, Linda designed charter
 11 schools, relocated a university from Puerto
 12 Rico to the United States, and in her spare
 13 time, is a recognized textile artist, with
 14 traveling pieces around the world, and also was
 15 recently featured by her Alma Mater, the
 16 University of Miami.

17 She has some very exciting plans for this
 18 school that she's been working very hard to
 19 locate and find a home for it. So I'm going to
 20 ask Dr. Eads to come up and tell you a little
 21 bit about the school before we ask Gus and Tim
 22 to go through the rest of the plans.

23 DR. EADS: Thank you, Laura.
 24 Good evening, Madam Chairperson, it's a
 25 pleasure to be here, and distinguished Board.

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1 After 18 years on and off looking for
 2 property, talking to banks and researching the
 3 latest trends and issues in education and what
 4 students are going to do with their lives, it
 5 appears my dream is knocking. The door is not
 6 open yet, but I can hear it.

7 I'm proud to be here tonight, as I feel it
 8 is home, a City that enjoys a quality of life
 9 that I relate to and where I want to make a
 10 significant contribution to children.

11 Here with me tonight is my dear colleague
 12 and long-term professional, Lilia Garcia, who,
 13 in her retired -- she's retired, a former
 14 Executive Director of Electives and Life Skills
 15 in the School System. Yes, we are the new
 16 retired. We just keep going.

17 I'd like to share a few points tonight
 18 about Gables Crest Prep, and it's fondly
 19 referred to as The Chest. The Crest is a
 20 boutique, serving secondary students in grades
 21 six through twelve, starting with students,
 22 approximately 80, if we're blessed, in six
 23 through nine. I know the screen said ten, but
 24 we'll be six through nine, and we will
 25 progressively enroll up to 448 students, over

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1 music production technology and
 2 entrepreneurship, game innovation design and
 3 entrepreneurship, business of communication,
 4 business of science.

5 What's exciting about all of this is that
 6 all of the elective courses have career
 7 education internships and mentoring programs.
 8 Middle school students will earn 21 credits,
 9 compared to the usual 18 in other schools, and
 10 high school students will earn 30, compared to
 11 the 24 that's required by the State. This
 12 immediately places The Crest in the top
 13 category of high expectation schools.

14 There will be athletics, but not on site.
 15 We're talking about tennis, golf, life-long
 16 learning sports, swimming, and, of course,
 17 there's a cadre of student activities,
 18 including a student run jazz club, which we
 19 hope that you'll come to listen.

20 Students will wear our uniform and they eat
 21 on campus. Merit and need scholarships will be
 22 available. A corporate plan to encourage
 23 corporations to move to the City of Coral
 24 Gables provides the opportunity to reserve a
 25 seat for a student from the corporation's

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1 an eight-year period. It's a slow progression.
 2 Students apply to attend, are screened and
 3 interviewed.

4 The Crest is a themed private school --
 5 that's unusual -- appealing to students who
 6 seek careers and colleges focused on music
 7 production, entertainment or STEM. STEM being
 8 science, technology, engineering and
 9 mathematics. Classes are kept to at least 15
 10 or less. Media entertainment is a 771 billion
 11 dollar industry and the United States ranks
 12 number one. Japan is number two.

13 Students choose when and in what time frame
 14 they would like to graduate. That's unheard
 15 of. So they may graduate in three years. They
 16 may graduate in four years with a high school
 17 diploma and an AA degree. Or they may graduate
 18 in four years with their high school diploma.

19 The academics are rigorous, and the
 20 electives are exciting, with real world
 21 applications and real world certified
 22 instructors, scientists, jazz musicians and
 23 business representatives. Students select
 24 their major, as if they were in college, when
 25 entering their tenth year. Majors include

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1 employees pending their qualifications.

2 The Mustard Seed Scholarship is something a
 3 little different, as well, and the parable
 4 goes, those who have faith and the seed brings
 5 good fortune. So the first ten students who
 6 are selected will receive a ten percent
 7 discount throughout the time while they're at
 8 The Crest. We subscribe to three goals,
 9 academic career excellence, personal and
 10 professional preparedness and social and
 11 environmental consciousness.

12 When you enter the school, you will hear
 13 students engaged in meaningful exchanges. You
 14 will hear their music over the PA system, not a
 15 booming bell. Our students will greet you and
 16 escort you to your appointment. They will be
 17 trained with Crest courtesies.

18 In the future, we anticipate seeing
 19 students in the community in our after school
 20 program, not just our children, but the
 21 community's children, as well as designed
 22 programs for adults.

23 Come visit us, join our celebration for
 24 learning in a non-traditional environment.
 25 Thank you.

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1 MS. MENENDEZ: Thank you, Dr. Eads.
 2 Can we please have your address, for the
 3 record?
 4 DR. EADS: Yes. 900 Biscayne Boulevard,
 5 5106, Miami, 33132.
 6 MS. MENENDEZ: Thank you so much.
 7 MS. RUSSO: At this time, I'd like to ask
 8 Gus Barrera to come up and make his
 9 presentation regarding the plans for the
 10 school.
 11 MR. BARRERA: Madam Chairman, Board
 12 Members, my name is Agustin Barrera. I'm an
 13 architect with Bermello Ajamil & Partners, with
 14 an address at 2601 South Bayshore Drive, Suite
 15 1000. It's a pleasure to be here with you.
 16 I have been on this long journey with Dr.
 17 Eads and Jack -- let's not forget Jack -- for
 18 about 16 of those 18 years. I've looked at
 19 many a property with Dr. Eads, and it's kind of
 20 exciting to finally come to a point where I
 21 think we have found something that actually
 22 works.
 23 I had the pleasure for eight years of
 24 serving on the Miami-Dade County School Board
 25 and serving the residents of Coral Gables, and

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1 architect, I can tell you, this was not
 2 designed very well as an office building. It
 3 doesn't work very well. The floor to floor
 4 heights are very limiting. So the occupancy
 5 rate of the building is not very high.
 6 So it actually put itself in a very good
 7 position for something like this, that
 8 eventually will take over the whole building,
 9 to be able to work.
 10 We designed it so that the fifth and sixth
 11 floors are all classrooms or administration
 12 buildings. I mean -- so, on the ground floor,
 13 we're only using part of the building right
 14 now. Ultimately we'll be using all of the
 15 bank.
 16 The drop-off is in that area there, where
 17 we would be providing handicap access for when
 18 the students are dropped off there. We
 19 understand today that there's some green space
 20 there, so we could work with Public Works to
 21 accommodate -- because we know there's going to
 22 be a lot of foot traffic, so we understand that
 23 we're going to have to accomodate some
 24 additional pavers there, so we can accomodate
 25 the drop-off areas for those first three years.

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1 one thing I do know is that there was always a
 2 wish for additional high school choices in the
 3 City of Coral Gables, which, unfortunately, the
 4 public school system was not able to provide,
 5 and this may be a means by which some of that
 6 could be resolved.
 7 So in looking at this building, it
 8 actually -- the biggest challenge with any
 9 school is basically traffic in the mornings
 10 and -- at arrival and dismissal, and this
 11 building offers the ability to solve those
 12 issues and stack on-site, once we're at full
 13 capacity, and in three years, actually use the
 14 parking lot behind the building to queue and
 15 allow the student drop-off on the side of the
 16 building.
 17 So that is really the biggest challenge we
 18 have in the school systems. Public school
 19 systems don't have to comply with that, because
 20 they are public school systems, but whether
 21 it's a charter school or a private school, you
 22 do have to deal with those issues.
 23 So in looking at the building, I mean, what
 24 I shared with Dr. Eads is, the reason that
 25 we're here today is because, you know, as an

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1 We've shown bike racks at different
 2 locations to accommodate the initial growth.
 3 We know once we get to the final 448 students,
 4 we're going to need to bring some of those bike
 5 racks into the building.
 6 As stated by Ms. Russo, the beauty of it
 7 is, the building has 99 parking spaces. By
 8 Code, we only need to have 82. So we can lose
 9 some parking to accommodate for the additional
 10 parking for the bikes. It won't impact the
 11 requirement of parking in the building.
 12 One of the challenges that you have in a
 13 school is, "Oh, you're going to have a school.
 14 You're going to have food service. You're
 15 going to have cooking." The way we're
 16 designing the school, to be very efficient is,
 17 on the fifth floor, we're providing what we
 18 call a cyber cafe. It's going to be a very
 19 open space, that students will be able to use
 20 throughout the day, in the morning when they
 21 get there early at arrival, to be able to get a
 22 cup of coffee through vending machines, and it
 23 will be done through a food warming kitchen, so
 24 it's a very clean process and very efficient
 25 process.

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1 And then ultimately we'll come up to the
 2 ground floor and the seventh floor and put
 3 additional classrooms, when we get to the full
 4 gamut. I mean, so we're not touching the
 5 facade of the building at all.

6 We understand there was a request with
 7 regards to the alleyway, improvements there.
 8 So we look forward to working with Staff in
 9 identifying how we can improve that alleyway.
 10 Today it's just gravel. We feel that, you
 11 know, putting some pavers in there, some
 12 security cameras, if needed, to make sure it's
 13 a safe environment, because we know how
 14 alleyways can be, and make it kind of a usable
 15 space throughout the day.

16 So we understand those issues, and I'm more
 17 than willing to address them.

18 Any other questions, comments with regards
 19 to it?

20 MS. RUSSO: At this point, I'll ask Tim
 21 Plummer to come up and go through the issue
 22 that's on everybody's mind as to -- there is no
 23 more portable mike now, so --

24 MR. PLUMMER: Yeah, let's move it a little
 25 closer. That would be great.

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1 middle school at The Crest will be 3:30 for
 2 dismissal and 4:15 for the high school.

3 We have met with Coral Gables Public Works,
 4 as well as the Parking Department. I know
 5 Mr. Kinney is here today. We went over a few
 6 things to kind of come up with a plan, and as
 7 has been mentioned already, we're going to have
 8 an interim plan, which I'll walk you through
 9 here, which the plan is to have approximately
 10 six loading spaces, if you will, where cars
 11 will come in and they will drop-off their
 12 students.

13 MS. MENENDEZ: It should be on. I saw him.

14 MR. PLUMMER: There we go.

15 So we're going to have, on Navarre, six
 16 parking spaces, one ADA accessible at the very
 17 front, for the drop-off. We're going to have
 18 queuing, for the first three years, as it
 19 occurs -- again, this will be a very gradual
 20 process. The first year we really don't expect
 21 to have to use this parking area at all, but as
 22 the students start to build up over the first
 23 three-year period, we're going to have parents
 24 come in, in this area, through the parking lot,
 25 and queue off of Navarre. When this clears,

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1 Thank you.

2 Good evening, Tim Plummer, with David
 3 Plummer & Associates, 1750 Ponce de Leon
 4 Boulevard. I'm about two-and-a-half blocks
 5 from this site, so I know it quite well.

6 As Dr. Eads mentioned, it's probably been
 7 two years that she's dragged me out to a bunch
 8 of different sites to look, to make sure that
 9 we could get the drop-off and pick-up to work.
 10 We found some lemons, and we finally found one
 11 that I think really is going to work well for
 12 what she's looking for.

13 All four of my children are Coral Gables
 14 Elementary graduates, which is right across the
 15 street from this building. So the first thing
 16 I mentioned to her was, we don't want to impact
 17 those parents and that drop-off and pick-up
 18 time, so let's have your arrivals and
 19 dismissals outside of those periods, and she
 20 agreed to that.

21 So Coral Gables Elementary starts at 7:45
 22 in the morning. The middle school for The
 23 Crest is going to start at 8:30 and the high
 24 school at nine o'clock. Coral Gables
 25 Elementary has dismissal at 3:05 p.m. and the

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1 they'll be able to move six more cars in here.

2 We're going to have a police officer there
 3 at that location for the drop-off period and
 4 the pick-up period. We'll also have four staff
 5 members, that will be out on Navarre, to help
 6 assist the students get in and out of the cars.
 7 So that's the initial plan.

8 When we met with the County, they had a
 9 couple of thoughts for us. We've submitted our
 10 methodology to do all of the detailed study
 11 work for them, because we have to get approval
 12 from the County, but one of their initial
 13 thoughts was, they wanted to make eastbound
 14 Navarre, at Ponce, right turn only. Because
 15 there was going to be more pick up and drop off
 16 and we were having all of the parents come to
 17 Ponce, they didn't want to have a problem with
 18 cars waiting to make the left-hand turn, which
 19 is a little more difficult. So that's one of
 20 the things that the County's come up with.

21 Then, after year three, we've come up with
 22 another plan for the pick-up/drop-off, and
 23 that's to do it -- when Dr. Eads controls the
 24 entire building, then we will be moving the
 25 operation into the garage, lessening the

1 impacts to Navarre and even the sidewalk
 2 impacts for students coming in and out of the
 3 cars, and that's to enter the garage, they're
 4 going to come all of the way up to the top
 5 level of the garage, we're going to not allow
 6 during the pick-up/drop-off period -- this is
 7 approximately eight parking spaces -- visitors
 8 won't be allowed to park in that area. So when
 9 you come up the garage, and you come up this
 10 area, you're going to be able to come up, up to
 11 the second level, you're going to turn around
 12 where these eight parking spaces are, and come
 13 back, and the queue is going to continue to
 14 this spot. That's where we'll have student
 15 pick-up/drop-off. That doubles our queue.
 16 So in our plan that we have, the initial,
 17 it's approximately fifteen cars we can have in
 18 queue. In the garage, it's going to be thirty.
 19 And that, without doing the studies yet for the
 20 County, will be more than adequate to handle
 21 what we need. So that's the second plan. I'm
 22 sorry, that's actually upside down. That's why
 23 I was confused.
 24 But this is Ponce here. So you enter the
 25 garage, you come up the ramp, circulate all of

1 MR. KINNEY: We actually have a similar
 2 situation --
 3 MS. MENENDEZ: Can you please identify
 4 yourself to the crowd?
 5 MR. KINNEY: Kevin Kinney, Parking
 6 Director. We have a similar situation at the
 7 International School down in the Riviera
 8 neighborhood, where two hours in the morning
 9 and two hours in the afternoon it is set aside
 10 for loading and unloading. We will have tow
 11 signs there, but our experience is, we really
 12 haven't had to tow vehicles. But we will have
 13 that option, if it's necessary. And likely
 14 what we would do is, we would remove them to
 15 another location, rather than take them out of
 16 the City.
 17 MR. BEHAR: Okay.
 18 MS. MENENDEZ: Thank you, Mr. Kinney.
 19 MS. ANDERSON: Mr. Plummer, while you're
 20 working on the queuing and this area here, is
 21 your proposal to only have the children
 22 unloading in the one drop-off zone there
 23 alongside of the building?
 24 MR. PLUMMER: That is correct, in this area
 25 right here on Navarre.

1 the way around. We don't use these eight
 2 spaces. You come back around towards the east
 3 and drop-off there, and then leave. And we
 4 will have a police officer, pick-up and
 5 drop-off, at the garage entrance for all of
 6 these periods.
 7 MS. MENENDEZ: Mr. Plummer, what year is
 8 that going to be implemented, the garage
 9 concept?
 10 MR. PLUMMER: After year three.
 11 MS. MENENDEZ: After year three.
 12 MR. BEHAR: Can you go back to the first
 13 three years? Those six spaces that you're
 14 taking on Navarre, are you taking full control
 15 of those spaces? Because what happens is that,
 16 during -- if you don't take ownership of that,
 17 you don't do an agreement with the Parking
 18 Authority, what happens if there is a car there
 19 that is not moved, it may be ticketed, but --
 20 MS. RUSSO: Well, there will be a loading
 21 sign. So there will be a loading zone, no
 22 parking 7:00 to 9:00 -- I think it's 7:00 to
 23 9:00, and then, in the afternoon, and we would
 24 enter into a contract and we pay the City for
 25 the revenue. So the City is paid.

1 MS. ANDERSON: And what prevents them from
 2 getting out in the parking lot, as they're
 3 anxious to get into school?
 4 MR. PLUMMER: Well, I work with a lot of
 5 schools. Controlling the parents, and we've
 6 all been parents, is the biggest challenge,
 7 right?
 8 MS. ANDERSON: Right.
 9 MR. PLUMMER: So I've talked to Dr. Eads.
 10 Dr. Eads will have that in their handbook, what
 11 the requirements are. There is going to be at
 12 least four to five staff members out here, and
 13 when they see, identify parents, they'll know
 14 who the child is, who is not going through the
 15 process as they're supposed to go through, they
 16 will notify Dr. Eads, and Dr. Eads will take
 17 care of it.
 18 MS. ANDERSON: Now the only curb cut that
 19 you have available there is at the very, very
 20 end. So if somebody needs to use a curb cut,
 21 they're going to have to wait until they go
 22 through the entire line or is it possible to
 23 put another curb cut in there to keep things
 24 moving a little bit?
 25 MR. PLUMMER: It's always possible to put

1 another curb cut in there, but I think if we
2 have someone that has needs, that they will be
3 identified, and we will know and we will always
4 be able to get them into that front spot.

5 MS. ANDERSON: Is there any hatch mark
6 pathway that could be added to the parking lot
7 itself, if people act as they may and jump out
8 of the cars earlier along, to show which way
9 they should be going?

10 MR. PLUMMER: We can look at that, and I
11 think what will happen, let's say, if someone
12 does jump out here, there's a sidewalk on
13 Navarre right here. They're going to have to
14 come in through the sidewalk to get into the
15 building. So they're going to have to go that
16 way to get into the building anyway.

17 MS. ANDERSON: Is that parking lot used by
18 any other public buildings?

19 MR. PLUMMER: Well, it's permit parking.
20 So it's Lot 13. So you have to have a permit
21 to park in there.

22 MS. ANDERSON: All right. Well, finish
23 your presentation.

24 MR. PLUMMER: I'm finished. I'll be here
25 for any questions you might have.

1 used now? Is it all rented out?

2 MR. KINNEY: It is actually one of our
3 lesser used parking lots. There are no public
4 buildings. They are permit holders and they're
5 generally private businesses that lease spaces
6 for their employees.

7 We do, about a block away from this
8 location, have a new Public Safety Building
9 that will be under construction shortly, but
10 one of the reasons we actually moved the
11 queuing line to the front was so that the
12 spaces in the back of the parking lot would be
13 available early in the morning.

14 So with the police officer there, I do
15 think permit holders will be able to get in and
16 out, because our peak occupancy isn't until
17 around noon.

18 MS. VELEZ: So the way it is now, with the
19 present number of permits that are out there,
20 we would not be displacing anyone who is using
21 a permit to park?

22 MR. KINNEY: No. No. In fact, there's
23 about fifty percent occupancy available in the
24 lot as it stands now.

25 MS. VELEZ: Thank you.

1 MS. MENENDEZ: I think Ms. Velez has a
2 question.

3 MS. VELEZ: Yes, I have a question on the
4 queuing on Lot 13. I see this enter only and
5 exit only, which is good, because that way you
6 control the flow. When the cars are queued in
7 there, does that mean that there will not be
8 any parking available for people who normally
9 use that on a permit basis?

10 MR. PLUMMER: Well, if they want to get in
11 the queue, they can get to their parking space.
12 And my observations in the morning, at the time
13 for drop-off that we're talking about, the
14 lot's relatively empty.

15 MS. VELEZ: Okay.

16 MR. PLUMMER: It's going to be more for the
17 pick-up in the afternoon. Generally, you know,
18 someone's in their office 8:00 to 5:00, 9:00 to
19 5:00. The car will stay there. Will they have
20 an issue -- will we have the occasional issue
21 of letting someone back out so they can get in
22 the queue to go out, yeah, we'll have to handle
23 that, but we'll have a police officer right
24 here, as well.

25 MS. VELEZ: How much is that parking lot

1 MS. MENENDEZ: Thank you.

2 MS. ANDERSON: Mr. Plummer, I had a couple
3 of more questions when you're done.

4 MS. MENENDEZ: You know, if you don't mind,
5 I know I got this going, but if we can just
6 wait until we finish the presentations, had our
7 public, and then we'll continue our questions.

8 MS. ANDERSON: Not a problem.

9 MS. RUSSO: I'm going to wrap it up, so
10 that we can get to that stage.

11 In conclusion, I'd like to point out that
12 we have reviewed Staff's report and
13 recommendations, and without hesitation, we
14 accept Conditions 2 through 7.

15 With respect to the first condition, that
16 limits enrollment, we respectfully request that
17 you accept our application and the staged
18 enrollment as presented, with annual increases
19 through year eight. And year four, when Dr.
20 Eads has control of the building, as you heard
21 from Mr. Plummer, the drop-off and queuing will
22 occur internally. So it's a slow progression,
23 but the important thing is that, limited
24 enrollment could kill the project.

25 You have the reservation of a building,

1 where you're paying rent before you're even
 2 occupying it, the renovations. Just the
 3 renovations on Conditions 2 through 7 are about
 4 \$150,000. Teaching staff has to be procured,
 5 administration staff. There will be full-time
 6 security, a retired police officer. So all of
 7 these expenses -- and securing the building
 8 until the school year actually starts. If you
 9 limit enrollment to a number that won't allow
 10 the bills to be paid, it just doesn't make
 11 sense.

12 The expenses of redoing the interiors,
 13 which Gus didn't show you, but all of the
 14 classrooms are state-of-the-art. They will all
 15 be WiFi accessible and there will be music
 16 instruments available. There will be
 17 production equipment available. So it's very
 18 important, and Dr. Eads thought this out,
 19 initially it was five years. She went back and
 20 studied it. We did it over eight years. In
 21 our meeting with the County, they seemed very
 22 confident that the eight-year progression would
 23 work, especially when the building is entirely
 24 occupied by the school, and that won't make a
 25 difference. If it's not entirely occupied,

1 MR. AIRAN: Madam Chair and the Board
 2 Members, my name is Ray Airan. My full name is
 3 Ramesh Airan, from 1252 Obispo Avenue, and I am
 4 a former parent from MAST Academy. That's how
 5 I know Dr. Eads so well.

6 And I believe that we need quality
 7 education. There's never enough of that. So
 8 if Coral Gables is trying to be -- to have a
 9 very good school, which I know Dr. Eads has
 10 done very well.

11 MS. MENENDEZ: Okay. Thank you.

12 MS. VELEZ: Thank you.

13 MS. MENENDEZ: Next?

14 THE SECRETARY: Dr. Deborah Luis.

15 DR. LUIS: Good evening, Madam Commissioner
 16 and the Board. I'm speaking here tonight -- do
 17 you need my address?

18 MS. MENENDEZ: Yes, please.

19 DR. LUIS: Okay. I'm a resident of Coral
 20 Gables, 4401 University Drive, and I'm speaking
 21 as a resident of Coral Gables and also as a
 22 mother of three. I have three children. And
 23 one thing I've learned firsthand is, all
 24 children are different and the needs of
 25 children are different.

1 then the numbers can't go up.

2 So I would proffer to allow us to progress
 3 the enrollment as we presented, with an
 4 additional condition, and that is, at the end
 5 of each school year, or maybe just before the
 6 end of each school year, that we meet with the
 7 Police, Parking and Public Works and review
 8 what has transpired in these, you know, three
 9 years where the queuing and drop-off will be
 10 outside and address any issues and make any
 11 modifications to the program that may be
 12 necessary based on that.

13 And so with that, I respectfully request
 14 approval of our application, and we are here to
 15 answer any questions, but I believe there are
 16 some members of the public that want to speak.

17 MS. MENENDEZ: Thank you. Thank you,
 18 Ms. Russo.

19 Ms. Menendez, are there members of the
 20 public that would like to speak?

21 THE SECRETARY: Yes. We have nine
 22 speakers.

23 MS. MENENDEZ: Okay. Can you call the
 24 first one, please?

25 THE SECRETARY: Ray Airan.

1 I'm personally very excited about the
 2 opportunities that The Crest could offer.
 3 There are very limited options of public and
 4 even private schools in the Gables and
 5 surrounding areas. So to offer a school like
 6 Dr. Eads has come up with is exciting to me.

7 As a resident of Coral Gables, it was -- I
 8 would be very proud to affiliate myself with
 9 The Crest. Thank you.

10 MS. MENENDEZ: Thank you.

11 THE SECRETARY: Hunter Quinones.

12 MR. QUINONES: Hi.

13 MS. MENENDEZ: Good evening.

14 MR. QUINONES: Good afternoon, Madam
 15 Chairman and Board. My name is Hunter
 16 Quinones. It appears I'm the only minor here,
 17 out of all.

18 But a quick introduction and then I'll
 19 begin. My name is Hunter Quinones. I'm
 20 seventeen years old and a senior in high school
 21 down south.

22 MS. MENENDEZ: What is your address,
 23 please?

24 MR. QUINONES: 25300 Southwest 144th
 25 Avenue.

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1 MS. MENENDEZ: Okay.

2 MR. QUINONES: My hobbies would include

3 culinary arts, business and aviation. The

4 reason I'm here is definitely not because I'm

5 being paid, but I did make an extreme effort to

6 be here on time and help out with Ms. Eads.

7 However, I'm here on behalf of Ms. Linda Eads,

8 for a new and promising school which I truly

9 believe in. While, yes, I may not live in this

10 beautiful city, I do trust, however, that you

11 understand, as well as I do, the immense needs

12 for a better education.

13 Within the large and extremely ever growing

14 and competitive world that we live in today for

15 your children and some day my own, all that can

16 set them apart from mediocracy is where they

17 come from, who they know and what they can do,

18 creating an environment that will absolutely

19 provide these children with a higher education,

20 incredible connections in the field of arts and

21 STEM, and, lastly, skills necessary to not only

22 survive in this incredible competitive nation

23 but to thrive in their own passions.

24 While, yes, that sounds amazing, as every

25 other public school would claim to be, I truly

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1 Marine Project, where we brought children in

2 from places that had never seen water or a

3 swimming pool or anything. I was the first

4 chairman of her advisory board for the MAST

5 Academy. And when the MAST Academy opened, I

6 wanted to go back to school. It was just a

7 marvelous place for people to get educated.

8 And the reason it was, was because of Linda's

9 enthusiasm, her intellect, hands on. She was

10 there fourteen or fifteen hours a day. The

11 students loved her. The parents loved her.

12 It was really quite interesting and amazing

13 to me to watch somebody like that, who had a

14 dream, and when the dream came through, she

15 didn't just finish there, she saw it through to

16 the end. A Blue Ribbon School of Excellence in

17 four years, which is an astonishing

18 achievement, and I just wanted to come here and

19 put in a good word for my dear friend, Linda,

20 not because she's my dear friend, but because

21 she's a great educator, she believe in what

22 she's doing and I think you'll be proud to have

23 this school in this community. Thank you.

24 MS. MENENDEZ: Thank you.

25 MR. COLLER: Can we get your name and

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1 believe it's completely doable; however, only

2 doable in -- I firmly believe it's only doable

3 and would work in a smaller more concentrated

4 focused environment, which is what The Gables

5 Crest will strive to provide for the future

6 leaders of tomorrow and generations to come.

7 Thank you, Ma'am Chairman and Members of

8 the Commission for being here to listen to our

9 advocacy for this promising opportunity for

10 the children and the parents of this beautiful

11 city. Thank you very much.

12 MS. MENENDEZ: Thank you.

13 THE SECRETARY: John Fox.

14 MR. FOX: Good evening, Madam Chair,

15 Members of the Commission, Staff. I was going

16 to start off, as being a little bit funny, by

17 telling you all that I've known Linda since my

18 hair was the color of my shirt, and now it's

19 the color of my pants. I have a little

20 different perspective on Linda. I've known her

21 since before MAST Academy was even in

22 existence.

23 I was an executive for a major cruise line,

24 and I watched Linda bring her intellect and her

25 enthusiasm into something called the Inner City

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1 address, sir, for the record?

2 MS. RUSSO: Mr. Fox, your name and address,

3 for the record.

4 MR. FOX: What?

5 MS. MENENDEZ: Your name and address, I'm

6 sorry.

7 MR. FOX: Oh, John Fox, 5005 Northeast

8 Quayside Terrace, Miami.

9 MS. MENENDEZ: Thank you.

10 MR. COLLER: Thank you.

11 MR. FOX: Sorry. I wear hearing aids, so

12 it's not your fault, it's my fault. Thank you.

13 THE SECRETARY: Dan Marin.

14 MR. MARIN: Madam Chair, Committee Members,

15 thanks for having this meeting tonight. My

16 name is Dr. Dan Marin. I live at 745 Blue

17 Road, here in the Gables, with my three boys,

18 soon to be four next month. So education is on

19 my mind.

20 So I'm an alumnus of the class of 1995 of

21 MAST Academy, which was the founding year --

22 set of years, because MAST was founded with

23 ninth and tenth graders at the time. And many

24 of you might know this, but it's a little known

25 fact that actually MAST was founded here in

1 Coral Gables. And so the reason why is because
2 the old Planet Ocean hadn't been converted yet,
3 and so they started us off here at Ponce de
4 Leon.

5 So it was a pretty amazing experience,
6 albeit, I think, the accolades of MAST are
7 well-documented, but what I would like to lay
8 testament to is Dr. Eads' tenacity and her
9 vision and her heart for projects like this,
10 and bringing education to the young minds of
11 our community.

12 I think it's truly a blessing that we have
13 this in front of us. I certainly, as a father
14 of soon to be four, am very excited about the
15 opportunity. I'll tell you, in having been
16 through the development at MAST, there was a
17 great deal of planning that was involved,
18 adjustment to the scenario as things didn't
19 work as they were supposed to, and overall,
20 ultimately, success that came to the table, and
21 you have in front of you someone whose done all
22 of this once before, and I don't think that you
23 really always get that opportunity in front of
24 you, but here you have a wonderful individual,
25 who has really been able to do that, and I

1 but after four years, I came away knowing one
2 thing, this is one of the greatest educators in
3 this city.

4 She developed programs back when we had to
5 pick electives and tracks that wasn't done in
6 high school, and it set so many of us on paths
7 to being doctors and bankers and entrepreneurs
8 and business persons, and, really, a huge group
9 of students that have just gone out and changed
10 this country and changed this world, and we
11 really owe it all to the vision of Dr. Eads and
12 what she built with MAST Academy.

13 And I can't tell you how my heart sang when
14 the phone rang and it was her calling and
15 asking would I come and speak. It's been 21
16 years since I went to high school, and there
17 are very few people, I think, in this world,
18 that would jump at the opportunity to advocate
19 for their high school principal, and that is
20 just a testament to how amazing Dr. Eads
21 actually is, as both, an educator and as a
22 person.

23 Thank you very much.
24 MS. MENENDEZ: Thank you.
25 THE SECRETARY: Bob Warren.

1 think it's a great opportunity for our
2 community to have that in front of us and see
3 that ahead of us, and that's pretty much all I
4 have to say.

5 So thank you.
6 MS. MENENDEZ: Thank you.
7 THE SECRETARY: Jason Timmons.

8 MR. TIMMONS: Good evening, Madam Chair and
9 distinguished Members of the Board, my name is
10 Jason Timmons, address is 7291 Southwest 102
11 Street, Miami, Florida.

12 And while I'm not a resident of Coral
13 Gables, my office is here at 2222 Ponce de Leon
14 Boulevard, and while I'd love to just advocate
15 for the school tonight, really this is an
16 advocacy for Dr. Eads.

17 I could tell you about the time when I
18 stood in -- or sat in Richmond Heights Middle,
19 and she brought the Maco (phonetic) bus, and I
20 knew right then I had to go to MAST Academy,
21 and I was an alumni from 1997, so just a couple
22 of years after Dan, and, no, things didn't
23 always go right. There was an adjustment
24 period. There was trying to figure out how to
25 get to school, which involved the Metrorail,

1 MR. WARREN: Good evening. My name is Bob
2 Warren, 1805 Ponce de Leon, property owner
3 across the street from the proposed school.
4 I'm the president of the association for our
5 building, but I'm not speaking on behalf of the
6 association. I'm speaking as a property owner.

7 We had a very similar situation about two
8 years ago. We had a pre-school which was
9 destined to come into our building, because our
10 building is split 110 units residential versus
11 about 25 commercial, and it was meant to come
12 in at the commercial.

13 When this was going about, the residential
14 residents in our building were almost
15 unanimously opposed to this, and there were two
16 primary reasons, one which apparently is not a
17 concern with this project. It was what it
18 would do to our lobby, because it was going
19 right adjacent to the lobby of our building.
20 But the other aspect that everyone was opposed
21 to is the effect it was going to have on the
22 traffic in the immediate neighborhood.

23 As most of you are probably aware, that
24 section of Ponce de Leon has incurred a high
25 number of accidents, where some people have

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1 been injured quite seriously, especially the
 2 owner of the business right across the street
 3 from us. So I think, everything I've heard
 4 about the school is very admirable. I think --
 5 I find nothing wrong with that. The fact that
 6 they have a drop-off area in the back of the
 7 school adds to the validity of the drop-off,
 8 but you have to consider that they said
 9 eventually there will be 400 students in this
 10 school, and that's what you have to base your
 11 evaluation of the impact it's going to have on
 12 traffic in our neighborhood, not on the 170
 13 that they're going to start off with.

14 So that's my point of objection, is the
 15 traffic that it will bring into the
 16 neighborhood.

17 MR. BEHAR: I have a question for you.
 18 What is your address again?

19 MR. WARREN: 1805 Ponce.

20 MS. MENENDEZ: Across.

21 MR. WARREN: We're catty-corner across the
 22 street from them.

23 Okay. Thank you for your time.

24 MS. MENENDEZ: Thank you.

25 THE SECRETARY: Albert Martinez.

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1 a director, she's not a principal, she's a
 2 life-long friend and the best educator that
 3 I've ever met.

4 So I would vote for her, as a City of Coral
 5 Gables resident, as a father of three, and as a
 6 person that would consider sending my kids to
 7 another school, because we really have limited
 8 choices here in the Gables.

9 Thank you.

10 MS. MENENDEZ: Thank you.

11 THE SECRETARY: Dorothy Stein.

12 MS. STEIN: Madam Chairman, Members of the
 13 Board, my name is Dorothy Stein. I'm an almost
 14 fifty-year resident of Coral Gables, and I live
 15 at 1149 North Greenway Drive, and my business
 16 is located at 814 Ponce de Leon.

17 I am a strong supporter of the school in
 18 this location and I strongly support your
 19 approval of that location at 2000 Ponce de Leon
 20 for The Gables Crest Preparatory School.

21 As a human resource professional, I believe
 22 in our industry's universal truth that the past
 23 predicts the future, and that's why I'm
 24 confident that this school, Gables Crest, will
 25 be a successful addition to our City, because

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1 MR. MARTINEZ: Good evening, everyone.
 2 Thank you for your time.

3 My name is Albert Martinez. I'm a Coral
 4 Gables resident. I reside at 545 Vilabella
 5 Avenue.

6 Like Dan, like Jason, I'm a MAST Academy
 7 alumni. I graduated in the Class of '96. I
 8 can tell you, unequivocally, that Dr. Eads
 9 changed my life, and that's why I'm here. I
 10 wasn't part of the twenty percent that grew up
 11 in Coral Gables, and because of Dr. Eads'
 12 vision and her tenacity and everything that we
 13 know about Dr. Eads, people like me live in
 14 Coral Gables now.

15 And so, thank you, from the bottom of my
 16 heart. And anything she touches is gold. I'm
 17 telling you. Sir, she'll fix the traffic.

18 But I would even consider changing my
 19 profession to work for Dr. Eads later, because
 20 I've done very well in business, and I think
 21 many of us would. Our alumni classes are
 22 second to none. The guys and gals that I
 23 graduated with, the people that we interact
 24 with on a daily basis, Dr. Eads has gone to our
 25 twenty-year high school reunion, and she's not

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1 of Linda Eads, who is the founder.

2 Her notable past, as you've been hearing
 3 from her students from the past, included
 4 pursuing her vision to found and develop MAST
 5 Academy in Key Biscayne, and I'm sure you all
 6 know it, it became one of the top high schools
 7 in the entire United States, thanks to Linda
 8 Eads.

9 Her vision included converting, some of you
 10 may remember, the Planet Ocean attraction
 11 building to what became the MAST Academy
 12 School. She had to convince the School Board,
 13 and that was a tall job, to purchase and
 14 convert that building and build a school, which
 15 they did, all under the leadership of Linda as
 16 their principal.

17 The vision, the energy and the know-how is
 18 the successful past of Linda Eads, which
 19 predicts the winning future for Gables Crest
 20 Preparatory School.

21 I believe that our community needs this
 22 school. We need an option for educational
 23 academic excellence for motivated, ambitious
 24 students. Coral Gables parents will appreciate
 25 the central location and easy access of Central

1 Gables and it will be a positive addition to
 2 Coral Gables and enhance the value of the
 3 quality services that have and continue to be
 4 offered in our first class City Beautiful.
 5 Thank you.
 6 MS. MENENDEZ: Thank you.
 7 THE SECRETARY: Fatima Perez.
 8 MR. BEHAR: How many speakers do we have?
 9 MS. MENENDEZ: We had additional ones sign
 10 up.
 11 MS. PEREZ: Good evening. My name is
 12 Fatima Perez. I'm at 1805 Ponce de Leon
 13 Boulevard. I'm a condo owner across the
 14 street, as well.
 15 First of all, let me apologize by my getup,
 16 but I ran out of time, so I'd rather come than
 17 miss the meeting.
 18 I don't have any prepared statements, but I
 19 do -- and not to take away from Dr. Eads, which
 20 I didn't know who she was until just recently,
 21 and I realize -- not to take any validity away
 22 from MAST, but this isn't MAST, and this is not
 23 a public school. This is a private
 24 corporation.
 25 And we are -- well, I am concerned

1 MS. MENENDEZ: Thank you.
 2 THE SECRETARY: The last speaker is Maria
 3 Fleites.
 4 MS. FLEITES: Good evening. Thank you for
 5 your time. My name is Maria Fleites, and I
 6 also live at the 1805 Ponce Towers, which is
 7 pretty much across the street, and although I
 8 add a lot of value to what they're trying to
 9 do, as far as the private education, we have a
 10 real concern, because as it is right now, we
 11 are -- getting out and going out Ponce in the
 12 morning is very, very congested.
 13 We have -- I also have concern for the
 14 elementary school kids that are in at about the
 15 same time, and so we have -- not only are we
 16 going to have an increasing of the traffic, but
 17 we also have a lot of elementary school kids
 18 that are in the area.
 19 So, again, not to reiterate what we've
 20 already said, we do have some very serious
 21 concerns about the traffic, and I don't think
 22 that we can tolerate much more, as far as all
 23 of the parents coming in, and then the kids
 24 that are going to be coming in with their
 25 schools about the same time.

1 specifically about the traffic. As Mr. Warren
 2 stated, we are across the street, and right now
 3 the services that -- like the trolleys and the
 4 freebies at that time during hours of -- you
 5 know, when kids are coming out of school,
 6 they're already busy as they are, the trolley
 7 services, so not only are we concerned about
 8 the traffic, it's the impact that may occur to
 9 our existing infrastructure and transportation
 10 options.
 11 Again, not to take from the project. It
 12 sounds like it could be something very
 13 wonderful, but I will tell you, this is a
 14 private corporation. I'm not sure -- it's not
 15 even a charter school that is -- perhaps the
 16 guidelines, through Florida Statutes, they are
 17 by -- public school, you know, there are
 18 certain levels of different concerns, but
 19 mainly the fact that we are the building across
 20 the street, and as it is, we have Coral Gables
 21 Prep students coming in and out mostly at the
 22 same time, as well as Coral Gables Elementary,
 23 as well as everything else that's going on in
 24 the urban core of Downtown Coral Gables.
 25 Thank you for your time.

1 So I really appreciate your time and hope
 2 you consider the concerns that we have, not
 3 anything to do against the school, it's just
 4 really what's happening and we see that every
 5 day when we get up and have to go to work.
 6 Thank you.
 7 MS. MENENDEZ: Thank you.
 8 Okay. Did you want to add something to --
 9 or come back? No.
 10 So, at this time, I'll close the public
 11 hearing and I'll ask the Board Members to -- if
 12 they have any questions, comments.
 13 Would you like to start?
 14 MS. ANDERSON: Certainly. And it's being
 15 probably more directed to Mr. Plummer, and
 16 looking for options to try to alleviate traffic
 17 problems.
 18 And I'm going to start off with Attachment
 19 A to your report, with the number of vehicles
 20 that are expected. You know, if I'm reading
 21 this correctly, and correct me if I am wrong,
 22 there's an additional 831 trips that are
 23 expected?
 24 MR. PLUMMER: Yes. That's on a daily
 25 basis. That's correct.

1 MS. ANDERSON: Does that take into account
2 the athletic activities?
3 MR. PLUMMER: For?
4 MS. ANDERSON: For the students.
5 MR. PLUMMER: Sure. So when they leave
6 campus at the end of the day and go to the
7 Granada Golf Course to play golf, that's the
8 same outbound trip as if they'd left to go
9 home.
10 MS. ANDERSON: Okay. So this would not be
11 a separate trip during the middle of the day to
12 go participate in athletics?
13 MR. PLUMMER: No, not necessarily. And
14 these studies are based on schools across the
15 country. So they take into effect after school
16 activities, sports off campus, depending on the
17 school. So when we do our planning level
18 numbers, it's taking into account all kinds of
19 schools.
20 MS. ANDERSON: Now, at the University of
21 Miami, they use van pools. What is the plan
22 for using van pools here to try to reduce the
23 amount of traffic?
24 MR. PLUMMER: I'm sure that's something Dr.
25 Eads can consider.

1 not going to bring that much traffic, but I
2 definitely would like to have a bus that would
3 transport the students to the athletic
4 locations, and that's not even every day.
5 That's not an every day activity. But we would
6 certainly support that.
7 MS. ANDERSON: Well, you heard that traffic
8 is one of the major impediments here or the
9 concerns of the residents. At what level would
10 the van pool or the bus be implemented?
11 DR. EADS: Well, we have parents that are
12 going to be car pooling. We understand that
13 there is the trolley. There are bicycle paths
14 to the school.
15 MS. ANDERSON: Right.
16 DR. EADS: And at the beginning, with only
17 80 students --
18 MS. ANDERSON: Well, I'm looking at the
19 full picture.
20 DR. EADS: Okay. But I'm already answering
21 that, ma'am. We will have a bus.
22 MS. ANDERSON: Okay.
23 DR. EADS: It was in my budget, until I was
24 restricted to 80 students. So with the
25 opportunity to grow, I can enhance our services

1 MS. ANDERSON: And are there some plans,
2 Ms. Russo?
3 MS. RUSSO: I will ask Dr. Eads to answer
4 that, but the goal is, yes, to have school
5 vans. Obviously, you need to have some
6 enrollment in order to do that, but, Linda,
7 I'll allow you to answer.
8 DR. EADS: How were you thinking the van
9 was to be used?
10 MS. ANDERSON: Well, I'm thinking of the
11 model that the University of Miami has, where
12 you have an off-site location where the parents
13 can have their children go to the location,
14 whether it would be down near US-1, to bring in
15 that group of children, or remote sites where
16 they can congregate and be picked up, so we
17 don't have sixteen cars coming in and you have
18 sixteen children in a van coming in?
19 DR. EADS: As we grow, we certainly would
20 be open to having, not a van, but a bus.
21 MS. ANDERSON: Okay.
22 DR. EADS: Similar to what a couple of the
23 other private schools have. But at our 80
24 students, at our beginning, first off, it
25 wouldn't be affordable, and, secondly, we're

1 to the students and their parents, and I'm more
2 than happy to do that.
3 MS. ANDERSON: What number is that, number
4 of students?
5 DR. EADS: I'm looking at the third year
6 that we'd be able to afford a bus.
7 MS. ANDERSON: And that's how many
8 students?
9 DR. EADS: It's in the report. Let me see
10 if it's in my report.
11 It's 207 students in the third year. And
12 should finances be suitable, I'm happy to get a
13 bus in the second year, and we can look at that
14 when we have our annual discussion.
15 MR. PLUMMER: Right.
16 MS. ANDERSON: And Mr. Plummer, the
17 intersection of, I think it's Navarre and
18 Salzedo --
19 MR. PLUMMER: Yes.
20 MS. ANDERSON: -- it's a four-way stop, I
21 believe.
22 MR. PLUMMER: Yes.
23 MS. ANDERSON: Have you looked at the
24 impact there with the number of trips as to
25 whether that four-way stop should be addressed

1 differently?

2 MR. PLUMMER: Our study for the County has

3 us looking at, I believe it's five different

4 intersections. I don't think it's that one

5 specifically, but it's looking at four or five

6 other intersections to look at addressing the

7 impacts, as necessary, but that's what we're

8 going to want.

9 If there's a little more traffic on

10 Navarre, we're going to want the four-way stop

11 there, so that we can keep our speeds lower.

12 MS. ANDERSON: Have you considered a

13 traffic circle to move more traffic --

14 MR. PLUMMER: We haven't done the study

15 yet.

16 MS. ANDERSON: Okay. And at what point

17 will that be done?

18 MR. PLUMMER: We're hoping that the County

19 approves the methodology within the next week

20 or two, and then it will be about a month long

21 process for us to do the work and submit to the

22 County. We'll also be submitting it to the

23 City. So both staffs will be reviewing it.

24 MS. ANDERSON: Okay. Would there be

25 sufficient space to put a circle, a traffic

1 could use pavers that have the detectable

2 warnings with the contrasting color and comply

3 and not have that maintenance and tripping

4 issue that typically occurs?

5 MR. PLUMMER: Sure. We can certainly look

6 into that.

7 MS. ANDERSON: So that would be my

8 recommendation there.

9 MR. PLUMMER: Okay.

10 MS. ANDERSON: You have some questions?

11 MS. MENENDEZ: No. I was going to ask

12 others, but if you want to continue. Do you

13 have anything else?

14 MS. ANDERSON: I may --

15 MS. MENENDEZ: Okay.

16 MS. ANDERSON: -- when I go through all of

17 these notes --

18 MR. BEHAR: Why don't you go. I'm looking.

19 MS. MENENDEZ: Julio.

20 MR. GRABIEL: I wanted to ask Staff what

21 triggered the 170 students.

22 MR. TRIAS: That was the first stage that

23 the Applicant proposed, and the condition was

24 phrased that any further additional students

25 would have to be approved by the Commission.

1 circle there?

2 MR. PLUMMER: I --

3 MS. ANDERSON: You don't know yet?

4 MR. PLUMMER: I have not looked at it

5 specifically, but, as you know, there are --

6 there were -- there are traffic circles on

7 Salzedo in that area.

8 MS. MENENDEZ: Yeah.

9 MS. ANDERSON: Just north, yeah, but not on

10 Navarre.

11 MR. PLUMMER: Right. The long and short of

12 it is, the County allowed that a few years ago

13 when it went in. Now they're saying that

14 they're not large enough. So we'll see where

15 that goes, if a traffic circle gets to that

16 point.

17 MS. ANDERSON: Okay. And the detectable

18 warnings that are going out into the traffic

19 areas inside of a building, you know, typically

20 those yellow ones, correct --

21 MR. PLUMMER: Yes. Correct.

22 MS. ANDERSON: -- that tend to lift up.

23 MR. PLUMMER: That need to be replaced

24 occasionally, yes.

25 MS. ANDERSON: Okay. Instead of that, we

1 They're suggesting a slightly different process

2 that requires Staff review and so on, which

3 based on what I know now, based on the

4 additional information that was provided by the

5 traffic expert and so on, I think that's a

6 perfectly fine --

7 MR. GRABIEL: You'd be willing to do the

8 yearly review?

9 MR. TRIAS: I think it's a very good

10 proposal.

11 MS. VELEZ: So 170 students --

12 MR. TRIAS: My recommendation is to revise

13 that condition, based on the attorney's

14 language.

15 MS. RUSSO: Which is to revise it to allow

16 the school to proceed incrementally as

17 proposed, with an annual review starting at the

18 end of year one. So starting the very first

19 year, just prior to the end of the school year,

20 with an annual meeting with Public Works,

21 Parking and Police, in order to review the

22 traffic methodology and see if there are any

23 recommendations, improvements that can be made,

24 and to continue that until the queuing actually

25 moves indoors.

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1 And, then, once it moves indoor, maybe that
 2 moves to a longer period, instead of once a
 3 year, every two years. I mean, obviously the
 4 difference between queuing outdoors to indoors
 5 will be a huge difference in traffic, but,
 6 again, I think it can be annual until after the
 7 indoor queuing takes place, and then still do
 8 it indoor for the first year, so that everybody
 9 sees that it works.

10 MS. ANDERSON: Have you looked at the
 11 ventilation issues, because if you're queuing
 12 indoors, it reminds me of Miami International
 13 Airport and that lower deck that you suffocate
 14 in. Has that ventilation issue been addressed?

15 MS. RUSSO: I'm going to allow the
 16 architect, who is very familiar with the
 17 building.

18 MR. BARRERA: The building, as it is now,
 19 is naturally ventilated, but that's a very good
 20 point I hadn't considered. So we'll have our
 21 mechanical engineer look at that, because there
 22 are going to be more cars running and stacking
 23 and that may be an issue. So that's a very
 24 good observation, because I know that happened
 25 in a parking garage in Downtown Miami many,

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1 in that school, people use Metrorail and walk
 2 to school.

3 So we anticipate that, yes, we'll
 4 absolutely agree to the annual review, but we
 5 also think that when the kids are older and in
 6 high school, that you will see more of them
 7 availing themselves of the trolley. The
 8 trolley stop is literally -- coming from the
 9 north, it's at the corner of the school, right
 10 there on the corner of Navarre and Ponce;
 11 coming from the south, the trolley stop is one
 12 block north of the building.

13 So I think that and bicycling, especially
 14 if Jessica Keller has anything to do with it, a
 15 lot of students will be biking to school, but
 16 we will agree to that condition.

17 MS. VELEZ: I do like the right turn only
 18 from Navarre onto Ponce. I think that's vital.
 19 Trying to make a left turn there is horrendous.

20 MS. RUSSO: Anywhere on Ponce, really.

21 MS. MENENDEZ: Anywhere on Ponce is a
 22 challenge.

23 MS. VELEZ: Let me ask you, west of where
 24 the building is -- I'm trying to remember
 25 what's on that street, all of the way to Le

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1 many years ago. So we'll take that under
 2 advisement.

3 MS. ANDERSON: Yeah. Miami International
 4 Airport is one really good example.

5 MR. BARRERA: The airport, yeah.

6 MS. VELEZ: I think, on the annual review,
 7 once you queue inside, that will alleviate the
 8 number of cars that are visible and that are in
 9 the parking lot and in front of the building,
 10 but that still does not alleviate the number of
 11 cars coming into the neighborhood. So I would
 12 like to see a review continue.

13 MS. RUSSO: The annual. That's fine.

14 MS. VELEZ: Yes.

15 MS. RUSSO: We can agree to that. And I
 16 think Tim can tell you, at least from my
 17 experience, because I used to have to go by the
 18 International School twice a week during
 19 drop-off and pick-up, and I noticed, unlike
 20 other schools, that high schools, you know,
 21 depending on the size, but that high school is,
 22 I believe, comparable in size or might even be
 23 larger, but their pick-up and drop-off is --
 24 and they're dealing with Red Road and US-1, is
 25 really something that occurs very quickly, and

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1 Jeune, is it residential?

2 MS. RUSSO: This is Office Depot.

3 MS. VELEZ: That's Office Max, right.

4 MS. RUSSO: Office Max.

5 MS. VELEZ: It's the same thing.

6 MS. RUSSO: Office Max, a City parking
 7 lot --

8 MS. MENENDEZ: Townhouses.

9 MR. GRABIEL: Townhomes.

10 MR. PLUMMER: Multi-family.

11 MS. RUSSO: Multi-family, and that's
 12 multi-family. So it's multi-family and there's
 13 some commercial in the next block west.

14 MS. VELEZ: On the next block --

15 MS. RUSSO: On the next block west, you
 16 have the mixed-use building and you have the
 17 commercial on the bottom of the 2020 Salzedo
 18 Building, Codina's Apartment Building. There's
 19 retail on the ground floor, and then you have
 20 the hotel.

21 MR. TRIAS: The hotel.

22 MS. RUSSO: The Courtyard Marriott.

23 MS. VELEZ: Okay. Because I was just
 24 trying to figure out what kind of traffic is
 25 being generated already and how are we adding

1 to that with this.

2 MS. RUSSO: Right. And that was one of the

3 reasons for regulating the time. Interestingly

4 enough, we regulated the time not to conflict

5 with Coral Gables Elementary, because while

6 class starts at 7:45, students actually arrive

7 earlier, because they provide breakfast. So

8 that school is open earlier. So we timed it so

9 that there would be no overlap, but, also, I

10 don't know if any of you have seen, but there

11 has been a national study done on what time

12 high schools should start, and it turns out

13 that kids in middle school and in high school

14 should get started later, because

15 physiologically their bodies aren't equipped to

16 go to bed early enough to give them the amount

17 of sleep they need.

18 No, this is -- they're actually going to be

19 changing it in different states.

20 MS. MENENDEZ: True. They have a study for

21 everything.

22 MR. RUSSO: And different states are

23 thinking of making it mandatory, in a year or

24 two, for schools to start no earlier than 8:30

25 and preferably nine o'clock. So, once again,

1 what we stated is that we would work with

2 Public Works to look at putting some pavers in

3 there, putting some bike storage in there, and

4 putting some lighting, you know, and making

5 that more of a usable space. Promulgating it

6 per the standards in the City of Coral Gables,

7 so that after hours, at night, it wouldn't

8 become an area where something that we don't

9 want would happen in that area. So there's a

10 lot of ways that we can activate that space.

11 MS. VELEZ: You can certainly use it for

12 bike storage. I think that would be excellent.

13 That way you don't eliminate parking inside the

14 building.

15 MR. BARRERA: Yeah. Right now the request

16 is for 84 spaces for bike racks. I mean,

17 that's 20 percent of the kids would be able to

18 ride bikes to school, which then addresses the

19 whole issue of traffic. So we're kind of

20 promoting that here.

21 MS. MENENDEZ: Okay. Thank you.

22 MR. BEHAR: I like the application. I'm

23 concerned for -- a little bit with the traffic,

24 but I'm more concerned with the drop-off

25 location, and I'm saying that, because there's

1 Linda is at the forefront of a trend.

2 MS. MENENDEZ: Julio, you had more

3 questions?

4 MR. GRABIEL: Yeah, to Staff. I just

5 wanted to qualify the passageway. What are you

6 referring to in the passageway?

7 MR. TRIAS: Maybe the architect can point

8 in the --

9 MR. BARRERA: There is an alleyway between

10 the building here, ten feet wide, and today

11 it's just gravel.

12 MS. RUSSO: But it's owned by the building.

13 MR. BARRERA: It's owned by this building.

14 MS. VELEZ: It's not an alley.

15 MR. TRIAS: It's not an alley. It's just

16 an area --

17 MS. MENENDEZ: How wide is it, I'm sorry?

18 MR. BARRERA: It looks like an alleyway.

19 It's ten feet wide.

20 MS. MENENDEZ: Okay.

21 MS. RUSSO: I think it was the old

22 setbacks.

23 MS. MENENDEZ: Okay.

24 MR. BARRERA: And one of the requests was

25 to clean that up and make it more usable. So

1 a school just down the street from my office

2 which is a problem. And that's --

3 MS. RUSSO: KLA. That's super little kids.

4 MR. BEHAR: Okay. But, nevertheless,

5 there's a problem with the drop-off and how

6 they take over that whole area.

7 I've got a question, and, Tim, you may be

8 able to answer. Is there an alley -- that

9 ten-foot alley or area, do you have an alley

10 going westbound on the property -- on the City

11 parking lot, is there an alley, public

12 right-of-way alley, abutting that site, that

13 surface parking? There. Is there an alley

14 there?

15 MR. PLUMMER: I believe there is an alley

16 there, and there is actually a connection,

17 Kevin, if I'm correct, from Parking Lot 13 to

18 that alley.

19 MS. RUSSO: An alley westbound.

20 MS. MENENDEZ: But it seems to die there,

21 right?

22 MR. KINNEY: It does. The alley is vacated

23 for most of the parking lot, but there is

24 access to the alley from the parking lot.

25 MR. BEHAR: But it doesn't continue? It

1 goes westbound?
 2 MR. KINNEY: Westbound, yes, to Salzedo.
 3 MR. BEHAR: Because I'm looking at it, and
 4 my biggest concern is the drop-off area, okay,
 5 and how do we mitigate that to eliminate the
 6 traffic going back on Navarre. Somehow, use
 7 that City lot to be able to -- what you're
 8 planning to do there, I see the arrow, but
 9 where it could be more useful for the school to
 10 be able use it as a drop-off.
 11 MR. KINNEY: It would require significant
 12 improvements to the parking lot, because right
 13 now there's no sidewalk. So as soon as you --
 14 MR. BEHAR: But I think there is a way
 15 to -- on the building, there is an access, I
 16 think, from Drawing 1D1, there may be a
 17 connection that you could go through the lot
 18 into the building and maybe Agustin could
 19 elaborate on that.
 20 MR. BARRERA: He's talking about this alley
 21 right here. This is the space that we were
 22 talking about before.
 23 MR. BEHAR: Okay. To the west of that. I
 24 mean, if you're looking at it, that's Ponce on
 25 the left.

1 deal with it on a daily basis. To come into my
 2 garage, it's a problem, okay. It is. And
 3 people park, you know. And I would hate to see
 4 that happen. If there's a way to improve a
 5 condition, I think it would be something to
 6 look at.
 7 MS. MENENDEZ: But the challenge in the
 8 school that you're referring to, because I know
 9 it very well, it's very small children, and the
 10 parents get off of the car and have to walk the
 11 little kids to the school.
 12 MS. ANDERSON: You know, that's probably --
 13 MS. MENENDEZ: And this is a totally
 14 different age group.
 15 MS. RUSSO: These are bigger kids.
 16 MS. MENENDEZ: These are middle schoolers
 17 to high schoolers.
 18 MS. RUSSO: Which the parents let them
 19 exit.
 20 MS. MENENDEZ: Chances are that there will
 21 be sibblings -- you know, I'm just saying.
 22 MR. BEHAR: But at the end of the day,
 23 there's not 170, there's 448 students.
 24 MS. RUSSO: At the end of year eight.
 25 MS. MENENDEZ: Remember, they're going to

1 MR. BARRERA: This is Ponce de Leon.
 2 MR. BEHAR: Right. And then to the west,
 3 there's an alley, the public right-of-way, that
 4 continues west.
 5 MR. BARRERA: Correct. So what you're
 6 saying is, the drop-off occurs somewhere here
 7 and then the kids walk along here.
 8 MR. BEHAR: Or something, yeah -- I'm
 9 concerned -- my concern is having those spaces
 10 in front of the school, in front -- on Navarre
 11 be a drop-off. If we could somehow mitigate
 12 that, so that's not the drop-off area, it
 13 happens in the City parking lot.
 14 MS. RUSSO: We had originally considered
 15 that and that was viewed to be a bigger
 16 problem. So this was round two. I will point
 17 to you, if you have an opportunity, the
 18 International School that has the same
 19 scenario, which has about six parking spaces,
 20 you know, and then has no parking, loading zone
 21 7:00 to 9:00, and it is off of two much busier
 22 streets --
 23 MR. BEHAR: Look, I like the application.
 24 I think it's needed, okay, and I think this is
 25 going to be good. I'm just concerned because I

1 go in at a certain point.
 2 MS. RUSSO: Starting year four, it goes
 3 internally.
 4 MS. MENENDEZ: Yeah.
 5 MS. RUSSO: Maybe after the first year,
 6 it's something to look at, that if it's not
 7 working --
 8 MR. BEHAR: Again, I like the application.
 9 I like -- I think we have a need for it.
 10 MS. MENENDEZ: What gives me the comfort
 11 level is the annual review, the opportunity to
 12 really look at it and see, you know, how it's
 13 doing and work from there.
 14 MR. RUSSO: Right.
 15 MS. MENENDEZ: If there's any tweaking, if
 16 it has to be re-aligned, if it has to be
 17 changed, then there's an opportunity to do so.
 18 Any other comments? Julio?
 19 MR. GRABIEL: I'm fine.
 20 MS. MENENDEZ: Mari?
 21 Any other comments?
 22 MS. ANDERSON: No.
 23 MS. MENENDEZ: Okay.
 24 MR. COLLER: I have a couple of questions
 25 to the Board. The way the condition reads now,

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1 I think it's capped at 170, and the desire is
 2 that the student enrollment shall not exceed
 3 the number of students in the schedule provided
 4 in the application.
 5 Is it the desire of the Board that when it
 6 reaches a certain number, that the drop-off has
 7 to be internal to the building? Is that --
 8 because I don't think that's clear in the
 9 conditions, and I believe that should be one of
 10 the conditions that the Board may want to
 11 consider. Because the application, as I see
 12 it, doesn't indicate when it gets moved
 13 internally.
 14 MS. RUSSO: Year four. Year four. But,
 15 yes, you may add it as a condition. It moves
 16 internal year four.
 17 MS. VELEZ: It moves internally when it
 18 goes all of the way to seniors, from six to
 19 twelve at that point.
 20 MS. RUSSO: Correct. Correct.
 21 MR. TRIAS: So that could be an amendment
 22 to the second condition, that speaks of the
 23 after three years, the vehicle --
 24 MS. MENENDEZ: Right.
 25 MR. TRIAS: We could specifically say, on

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1 may be less than anticipated, but we still are
 2 agreeing --
 3 MR. BEHAR: But you would consider doing a
 4 review every year?
 5 MS. RUSSO: Every year, absolutely, and
 6 through year eight.
 7 MS. VELEZ: And the annual review is not
 8 limited to just the number of students, but
 9 everything, including traffic.
 10 MS. RUSSO: Yes. No. No. No.
 11 Absolutely. The review is to look at -- more
 12 than anything, the review is to look at the
 13 traffic operation. That's really what the
 14 review is for. The review is not for the
 15 number of students, because you have given us
 16 the projection and we know, based on the
 17 homework we've done and our work with Tim and
 18 our preliminary meeting at traffic with the
 19 County, but it's to review any problems that
 20 may exist on-site, to review them annually with
 21 all of the parties that are there.
 22 MR. TRIAS: The concern about the number of
 23 students is traffic. That is the concern. So
 24 we need to set up a yearly process to review
 25 any impacts and then provide remedies, should

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1 year four, it will be internalized in the
 2 parking garage.
 3 MS. VELEZ: I would say, school year
 4 2022-2023.
 5 MR. TRIAS: If that's acceptable.
 6 MS. RUSSO: Yes.
 7 MR. COLLER: And then it's my understanding
 8 that the annual increase of enrollment shall be
 9 subject to review by -- is it the Planning and
 10 Zoning Director, the traffic engineer --
 11 MS. RUSSO: Public Works, because it's the
 12 public right-of-way, the police officers, since
 13 there will be police officers who will be
 14 observing this on a daily basis, and the
 15 Parking Director, since we will be queuing in
 16 the parking lot. So I figured all of the
 17 departments that are involved.
 18 MS. MENENDEZ: What department is going to
 19 spearhead it, though?
 20 MS. RUSSO: It's an annual review. So the
 21 review takes place whether she meets -- you
 22 know, in other words, we've agreed and have
 23 proffered an annual review at the end of every
 24 school year. So it's tied, because we have --
 25 you know, we have increases, but the increases

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1 it be needed. But it's about traffic. It's
 2 really not about the number of students, per
 3 se.
 4 MS. RUSSO: Right.
 5 MS. VELEZ: I would like to add then that
 6 additional student enrollment and traffic
 7 impact will be reviewed by Staff and all
 8 applicable departments of the City.
 9 MR. TRIAS: That would be fine.
 10 MS. MENENDEZ: Is that something that --
 11 MS. RUSSO: Yeah, I think that's something
 12 we can live with, because we know, when we went
 13 to see Miami-Dade County, in order for them to
 14 approve the TOP, which then will be reviewed
 15 and approved by the City, they're looking at it
 16 the first three years and the impact based on
 17 the number of students projected here that we
 18 gave. And then they also were very happy to
 19 see the internal queue and the projection for
 20 the next four years.
 21 So the County is actually reviewing it, the
 22 first three years outside queuing and drop-off,
 23 and internal for the following. So our TOP is
 24 being approved in like two parts, Part A and
 25 Part B.

1 MS. MENENDEZ: Okay.

2 MS. RUSSO: So what we've offered the City

3 is additional review to make sure that

4 everything is working as anticipated.

5 MS. MENENDEZ: Okay. Is everyone done with

6 their questions? Is there a motion?

7 MS. VELEZ: I'll move the application, with

8 the conditions as amended in this last

9 discussion.

10 MS. ANDERSON: I'll second it.

11 MS. MENENDEZ: Second.

12 Okay. Can you call the roll, please?

13 THE SECRETARY: Julio Grabiell?

14 MR. GRABIEL: Yes.

15 THE SECRETARY: Maria Velez?

16 MS. VELEZ: Yes.

17 THE SECRETARY: Rhonda Anderson?

18 MS. ANDERSON: Yes.

19 THE SECRETARY: Robert Behar?

20 MR. BEHAR: Yes.

21 THE SECRETARY: Maria Menendez?

22 MS. MENENDEZ: Yes.

23 Thank you all.

24 MS. RUSSO: Thank you very much.

25 MR. COLLER: I think a motion to adjourn is

1 cookie?

2 MR. TRIAS: Madam Chair, have you adjourned

3 the meeting?

4 MR. COLLER: It's a little unusual, I

5 think. I think you've already voted.

6 MS. MENENDEZ: We haven't adjourned.

7 MR. BEHAR: Motion to adjourn.

8 MR. GRABIEL: Second.

9 MS. MENENDEZ: Wait. Do we need to do

10 anything with this letter?

11 MR. TRIAS: No. No. In fact --

12 MS. MENENDEZ: It's just for our

13 information because it was written to us?

14 MR. TRIAS: Yeah. The update that I would

15 give you is --

16 MS. MENENDEZ: I'm sorry. The meeting

17 hasn't adjourned yet. Just give us two

18 minutes.

19 MR. TRIAS: The TDR issue is on hold.

20 Right now the Commission did not want to take

21 action on it. So, in fact, it's not moving

22 forward, even though it came before you.

23 MS. MENENDEZ: Okay. So you want us to

24 have this for our information, because it was

25 written to us?

1 in order.

2 MR. BEHAR: Motion to adjourn.

3 MS. MENENDEZ: Wait. Wait.

4 There's a letter that our City Attorney has

5 asked me to pass out and it has nothing to do

6 with this case. It has to do with another

7 case. But we were all sent this letter.

8 What do I do? Oh, it's got names on it.

9 Oh, I'm sorry. Oh, my gosh. Look at me.

10 MR. BEHAR: They put Robert Behar and it's

11 Julio. You gave me the wrong one.

12 MR. GRABIEL: You're lucky.

13 MS. VELEZ: Is this something --

14 MS. MENENDEZ: Okay. I'm out of practice.

15 MS. VELEZ: Do we need to address this?

16 MS. MENENDEZ: No. Well, do we need to

17 address this, Mr. Planning Director?

18 MR. TRIAS: No. No, you don't. It's just

19 a citizen's comment.

20 MR. BEHAR: Are we allowed to take a

21 cookie?

22 MS. MENENDEZ: A cookie -- we have to

23 report, if it's over a \$100.

24 MS. ANDERSON: Are we allowed --

25 MR. BEHAR: Mr. Attorney, can we take a

1 MR. TRIAS: Yes.

2 MS. MENENDEZ: All right. Thank you so

3 much.

4 Motion to adjourn?

5 MR. BEHAR: I make a motion to adjourn.

6 MS. MENENDEZ: Second?

7 MR. BEHAR: All in favor.

8 MS. MENENDEZ: All in favor.

9 MS. ANDERSON: Aye.

10 MS. MENENDEZ: Thank you.

11 (Thereupon, the meeting was adjourned at

12 7:35 p.m.)

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CERTIFICATE

STATE OF FLORIDA:

SS.

COUNTY OF MIAMI-DADE:

I, NIEVES SANCHEZ, Court Reporter, and a Notary Public for the State of Florida at Large, do hereby certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true and complete record of my stenographic notes.

DATED this 18th day of September, 2018.

SIGNATURE ON FILE

NIEVES SANCHEZ