

1 MR. WITHERS: All right.  
2 CHAIRMAN AIZENSTAT: Julio.  
3 MR. GRABIEL: I've been hearing and reading  
4 about this for a while now, so I'm very happy  
5 that the City is taking the first step, and it  
6 makes me extremely happy that we are the first  
7 municipality that's approaching it. So if I  
8 could make a motion to -- or are we --  
9 CHAIRMAN AIZENSTAT: Well, I'd like to make  
10 a comment, if I can.  
11 MR. GRABIEL: Oh, okay. Sorry.  
12 CHAIRMAN AIZENSTAT: Robert, are you --  
13 MR. BEHAR: I'm good.  
14 CHAIRMAN AIZENSTAT: Just one question that  
15 I have, does it start at a certain PSI where  
16 this is implemented?  
17 CITY MANAGER IGLESIAS: We would use it --  
18 no, it can be used throughout the range of  
19 concrete that's being used at the job site.  
20 Normally our buildings would range anywhere  
21 from four to seven, which is right in the range  
22 of -- or maybe three to seven.  
23 CHAIRMAN AIZENSTAT: Great. So somebody  
24 that's using, let's say, a 2500 PSI or a 2000  
25 PSI --

1 CITY MANAGER IGLESIAS: You would not use  
2 that in buildings. In those kinds of  
3 buildings, you would not use that.  
4 CHAIRMAN AIZENSTAT: Okay. So it doesn't  
5 do --  
6 CITY MANAGER IGLESIAS: Most of the  
7 concrete that's used is 4000 to 7000, 8000  
8 tons.  
9 CHAIRMAN AIZENSTAT: Okay. The reason I  
10 was asking is because I was just wondering  
11 how -- concrete is also used sometimes for  
12 driveways and so forth. So I didn't know what  
13 the PSI was or if that was going to affect --  
14 CITY MANAGER IGLESIAS: Normally, you would  
15 use at least 3000 PSI.  
16 MR. BEHAR: For a driveway, you would use  
17 no more than 3000.  
18 CITY MANAGER IGLESIAS: And you could use  
19 it on that also.  
20 CHAIRMAN AIZENSTAT: Okay. Any other  
21 comments?  
22 Julio, you wanted to make a motion?  
23 MR. GRABIEL: Yeah. I'd like to make a  
24 motion to accept it as is.  
25 CHAIRMAN AIZENSTAT: Do we have a second?

1 MR. WITHERS: I second.  
2 MR. SALMAN: Second.  
3 CHAIRMAN AIZENSTAT: We have a motion. We  
4 have a second. Any discussion? No?  
5 Call the roll, please.  
6 THE SECRETARY: I'm sorry, who seconded  
7 it?  
8 MR. SALMAN: Javier.  
9 MR. COLLER: Motion is to approve in  
10 accordance with department recommendation.  
11 CHAIRMAN AIZENSTAT: Say that again,  
12 please.  
13 MR. COLLER: The motion is to approve in  
14 accordance with the department recommendation.  
15 CHAIRMAN AIZENSTAT: That is correct.  
16 MR. GRABIEL: Correct. Yes.  
17 THE SECRETARY: Felix Pardo?  
18 MR. PARDO: Yes.  
19 THE SECRETARY: Javier Salman?  
20 MR. SALMAN: Yes.  
21 THE SECRETARY: Chip Withers?  
22 MR. WITHERS: Yes.  
23 THE SECRETARY: Robert Behar?  
24 MR. BEHAR: Yes.  
25 THE SECRETARY: Julio Grabiell?

1 MR. GRABIEL: Yes.  
2 THE SECRETARY: Sue Kawalerski?  
3 MS. KAWALERSKI: Yes.  
4 THE SECRETARY: Eibi Aizenstat?  
5 CHAIRMAN AIZENSTAT: Yes.  
6 CITY MANAGER IGLESIAS: Thank you very  
7 much. Thank you.  
8 CHAIRMAN AIZENSTAT: Thank you,  
9 Mr. Manager, and thank you.  
10 Next we're going to move on to Item E-4.  
11 Mr. Coller.  
12 MR. COLLER: Item E-4, an Ordinance of the  
13 City Commission of Coral Gables, Florida,  
14 amending St. Philip's School site plan approved  
15 under Ordinance No. 3576 to replace an existing  
16 building with a new pre-K building located at  
17 1109 Andalusia Avenue, Coral Gables, Florida;  
18 all other conditions of approval contained in  
19 Ordinance No. 3576 shall remain in effect; and  
20 providing an effective date.  
21 Item E-4, public hearing.  
22 CHAIRMAN AIZENSTAT: Thank you.  
23 Ms. Russo.  
24 MS. RUSSO; Good evening, Mr. Chair,  
25 Members of the Board. For the record, Laura

1 Russo, with offices at 2334 Ponce de Leon  
2 Boulevard. I am here this evening representing  
3 St. Philip's Church and School, and this is my  
4 second round, because, as you heard, this is a  
5 major amendment to a site plan.

6 I worked on getting the site plan approved  
7 back in 2002. So, at that time, under the  
8 auspices of Eric Riel, who was the Planning  
9 Director, we did a new building on the campus  
10 and we established an operating plan. It was a  
11 very complicated site plan, quite  
12 controversial, and it took over a year and a  
13 half, almost two years, to get the site plan  
14 approved, with all of the conditions of  
15 approval, and we are here today -- so  
16 everything has worked smoothly and fine.

17 We are here today, because the eastern most  
18 building on Andalusia is a single-family house.  
19 That was purchased, and it currently houses the  
20 pre-K 3 and pre-K 4. And so that building is  
21 old, it's in need of repair, and the school  
22 decided that instead of trying to repair a  
23 building that does not work functionally,  
24 because it was designed as a single-family  
25 home, not as educational space, that they would

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1 windows there. So they have protection -- the  
2 windows are non-operable, fixed, impact glass,  
3 and the portion of the building they are on is  
4 storage. So there would be absolutely no  
5 impact. And we have a little bit of a  
6 presentation, so we can show you. So, next  
7 slide, please.

8 This is the existing building that's there,  
9 that's going to go. Next slide. This is the  
10 proposed building. It's already been approved  
11 by the Board of Architects. Next slide. So  
12 this is the existing playground condition, and  
13 if you look in the far left-hand side of the  
14 screen, you see a blank wall structure, with a  
15 little like toy house in front of it. That is  
16 the garage of the existing house, that is  
17 literally on the property line. And so that  
18 was another reason why it was better to  
19 demolish. That's on the property line. We  
20 agreed that, if we did any structure on this  
21 site, we would remove that garage, which, you  
22 know, violated the setbacks, who knows why.  
23 Next slide.

24 So this is now the new space. So you see  
25 how the neighbors will be protected, by a

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1 be better off demolishing it.

2 We approached the Historic Preservation  
3 Department to make sure the building had no  
4 historical significance. It does not. And so  
5 our architect, Octavio Santurio, came up with  
6 plans to replace the house, that is currently  
7 being used, with another structure that has a  
8 single-family appearance to it.

9 And so that was presented to the Board of  
10 Architects. It has been approved by the Board  
11 of Architects. And so the only other condition  
12 of approval that we have asked to impact is, in  
13 the original approval back in 2002, there had  
14 been a requirement that there be no windows on  
15 the eastern elevation that faced the adjacent  
16 neighbors. When we took the original plan, to  
17 the Board of Architects, with that blank  
18 facade, they had a little bit of a fit and  
19 said, "You can add windows, just make them  
20 non-operable."

21 So what we did is, we added windows only on  
22 the front portion of the building, that is  
23 adjacent to the neighbor's garage and driveway,  
24 and on the back portion of the building, which  
25 would be adjacent to their home, we have no

30

1 structure. That structure, on the far left  
2 side, will have no windows, and this is the  
3 playground area behind. And another reason why  
4 the school chose to do the demolition, as you  
5 know, school security is super important in  
6 today's day and age. In my day, when my kids  
7 went to school -- you know, my kids went to  
8 Riviera -- you walked in, you walked out. You  
9 know, those days are, you know, far gone.  
10 Everything is under security. You have to be  
11 buzzed in. You have to be -- so that structure  
12 wasn't as secure, because the new structure now  
13 will allow for security on campus, with the new  
14 building. Next slide, please.

15 This is what the interior flex space will  
16 look like. Many of you know, who may or may  
17 not be exposed to education, it's constantly  
18 changing, in terms of how the classroom, the  
19 interior looks, how kids learn. So this flex  
20 space is way better than the retrofitted  
21 single-family house. Next slide. And this is  
22 also more flex space, which is the rear of the  
23 property, and that's it.

24 And before I conclude and request your  
25 approval for the site plan, I'd like to

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1 recognize that I am here with Reverent Conroy  
2 from the church, with Ed Diaz, who's Head  
3 Officer of Operation, Norma Perez, who is the  
4 Head of the School, and Octavio Santurio, the  
5 architect, who prepared this for us, and we are  
6 prepared to answer any questions you have,  
7 after Staff does its presentation, and I'll  
8 reserve rebuttal, just in case there's any  
9 issue.

10 CHAIRMAN AIZENSTAT: Thank you.

11 MS. GARCIA: Jennifer Garcia, City Planner.  
12 If I could have the PowerPoint, please.

13 Next slide.

14 Okay. All right. So, as you know, the  
15 entire campus is just south of Coral Way, on  
16 Columbus, right north of Salvadore Park, and  
17 the site that we're looking at right now within  
18 that campus is what's identified in the  
19 southeast part of the campus.

20 Zooming in, that's the aerial, so you can  
21 see the campus and the green on the north and  
22 the, you know, west side, and the campus  
23 itself. All of the buildings are mostly  
24 located in the interior, to kind of keep that  
25 residential single-family presence on the

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1 in August, and a Neighborhood Meeting in  
2 October, last month, and here we are for  
3 Planning and Zoning. It will go for First and  
4 Second Reading before the City Commission for  
5 approval of the Ordinance. The letters were  
6 sent out to property owners within a thousand  
7 feet, as required by the Zoning Code. That  
8 happened twice, for the Neighborhood Meeting  
9 and for PZB, and the property was posted twice,  
10 as well as website posting twice, and one time  
11 newspaper advertisement.

12 Staff determined that it is consistent with  
13 the Comp Plan, it complies with the findings of  
14 fact, and you'll find that in your Staff  
15 Report, and it satisfies the Conditions of  
16 Approval. There are three conditions that  
17 we're recommending, the windows that are  
18 proposed to be non-operable and fixed windows  
19 on that eastern elevation towards the  
20 single-family house, that they improve the  
21 swale that's facing Andalusia, the street that  
22 they're on, and all of the other conditions in  
23 Ordinance 3576 to remain in effect, and that's  
24 it.

25 CHAIRMAN AIZENSTAT: Thank you. Thank you.

35

1 streets. The Land Use is institutional use,  
2 and the zoning is Special Use District.

3 So Ordinance Number 3576, which approved  
4 the Site Plan for the property, included that  
5 any changes to the Site Plan would have to be  
6 reviewed by Planning & Zoning and the City  
7 Commission and also had that no windows be  
8 facing that property on the east side.

9 So this is the campus right now, and  
10 zooming in to that Site Plan, you can see that  
11 Classrooms 1 and 2 are flanking either side.  
12 The back of house equipment is tucked in on the  
13 west side, away from the single-family that's  
14 on the east side. They're proposing to restore  
15 the swale, as requested by Staff and the  
16 residents in the area. They have a nice front  
17 yard, to keep that residential character of the  
18 area. They have storage, with the fixed  
19 windows, facing the single-family to the east.  
20 And they have that multi-purpose room and the  
21 playground in the back. That's what it looks  
22 like, as you have already seen, from the  
23 street.

24 And this was reviewed by DRC in April of  
25 this year, Board of Architects twice, approval

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1 Jill, we do have any speakers for this item?

2 THE SECRETARY: Yes. Yes, we do.

3 CHAIRMAN AIZENSTAT: How many do we have?

4 THE SECRETARY: Five.

5 CHAIRMAN AIZENSTAT: Okay. Call the first  
6 person.

7 THE SECRETARY: No? So, actually, two.

8 MR. COLLIER: Can you come up and say what  
9 you just said, so the court reporter can get  
10 that?

11 CHAIRMAN AIZENSTAT: For the record, thank  
12 you.

13 MS. RUSSO: I'm sorry. I requested the  
14 representatives of my group to sign in, just to  
15 avoid the, you know, having to sign in if they  
16 chose to speak at a later time, but they have  
17 decided they don't want to speak, but we're  
18 happy to answer any questions you may have  
19 during the discussion.

20 CHAIRMAN AIZENSTAT: Thank you.

21 THE SECRETARY: Jemima Cubas.

22 MS. CUBAS: Good evening. My name is  
23 Jemima Cubas, and I live at 1044 Coral Way,  
24 right next to the school.

25 CHAIRMAN AIZENSTAT: Thank you. You have

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1 been sworn in?  
 2 MS. CUBAS: Yes, I have.  
 3 CHAIRMAN AIZENSTAT: Thank you.  
 4 MS. CUBAS: This is my husband, Waldo  
 5 Toyos.  
 6 CHAIRMAN AIZENSTAT: Welcome. If you could  
 7 state your full name and address, also.  
 8 MS. TOYOS: It's Waldo Toyos, 1044 Coral  
 9 Way.  
 10 I guess, one of the issues that we have is  
 11 that these structures were built as  
 12 single-family homes, and there is some impact  
 13 going on to us, and we brought it up to  
 14 Reverend Conroy this past year, and it is the  
 15 parking situation. There is no parking for St.  
 16 Philip's. The only parking they use is across  
 17 the street, at Salvadore Park, and some of that  
 18 like street parking there that they have in  
 19 front, but it could also apply to that park.  
 20 We've had a successful park, that was renovated  
 21 this year. We have now a dog park. And we  
 22 continue to have issues with the parking.  
 23 Our street, as much as we want to turn it  
 24 and keep our grass green, this is how it looks  
 25 on a daily basis.

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1 CHAIRMAN AIZENSTAT: Thank you. And if you  
 2 would also give those to Jill.  
 3 MR. TOYOS: Our parking entrances are  
 4 blocked. We've had to call the police before.  
 5 The sidewalks are blocked. This is an ongoing  
 6 problem, that we expected it to be addressed.  
 7 It hasn't been addressed. It's on Cordova.  
 8 And when you turn single-family homes into  
 9 classroom space -- and I know this has already  
 10 been converted, so we're not even arguing that,  
 11 but that it does affect the neighborhood, it  
 12 does affect the neighborhood.  
 13 And they've already -- I know that St.  
 14 Philip's purchased the northeastern corner of  
 15 this, right across the street from us, on  
 16 Cordova. So how many houses are going to be  
 17 converted in the future, how do you call it, to  
 18 classroom space or -- you know what I mean?  
 19 That will continue to affect the neighborhood,  
 20 you know what I mean, or is this going to stay  
 21 where it's at? Because the actual campus is  
 22 not -- that's the actual campus right now, but  
 23 there's another property on the corner, the  
 24 northeast corner, that's been purchased and is  
 25 this going to continue to move on towards us

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1 without parking? That's the question.  
 2 CHAIRMAN AIZENSTAT: Thank you. Thank you.  
 3 Next speaker, please.  
 4 THE SECRETARY: Those are all of the speakers.  
 5 CHAIRMAN AIZENSTAT: In Chamber. Do we  
 6 have anybody on Zoom?  
 7 THE SECRETARY: No one has indicated they  
 8 wanted to speak.  
 9 CHAIRMAN AIZENSTAT: And on the phone,  
 10 either?  
 11 THE SECRETARY: No.  
 12 CHAIRMAN AIZENSTAT: At this time, I'd like  
 13 to go ahead and close it for public comment.  
 14 The gentleman that was up, I would like to  
 15 ask you -- I noticed -- if you can come up just  
 16 one second.  
 17 Apart from the school, there are three  
 18 homes that are not part of the school  
 19 presently, that I know of. Is yours one of  
 20 those three?  
 21 MR. TOYOS: No. We're on the corner of  
 22 Coral Way and Cordova. St. Philip's owns the  
 23 house right across from us. So it's -- if you  
 24 could bring up that map --  
 25 CHAIRMAN AIZENSTAT: I was just going to

39

1 ask, is it possible to bring up the map,  
 2 please?  
 3 MR. SALMAN: Sounds like it's the house due  
 4 west of the school.  
 5 MR. WITHERS: But you have those four  
 6 lots --  
 7 MR. TOYOS: No, I'm on the corner of --  
 8 MR. COLLER: Can --  
 9 CHAIRMAN AIZENSTAT: There's a portable  
 10 mike. We just need you to have a mike.  
 11 MR. COLLER: Yeah.  
 12 MR. TOYOS: That's our home.  
 13 CHAIRMAN AIZENSTAT: If you could speak  
 14 into the microphone.  
 15 MR. TOYOS: I'm sorry. That's our home.  
 16 MR. BEHAR: Which one is your home? We  
 17 cannot see --  
 18 CHAIRMAN AIZENSTAT: With the red dot?  
 19 MR. COLLER: Red dot.  
 20 MR. BEHAR: Okay.  
 21 MR. TOYOS: Now, this is owned by St.  
 22 Philip's, okay.  
 23 CHAIRMAN AIZENSTAT: Okay.  
 24 MR. TOYOS: Now, this whole street is the  
 25 issue we're having. And Mary, behind me, our

40

1 neighbor, she can't have any grass, and that's  
2 a parking situation there all of the time.  
3 Across the street, the same issue. But those  
4 photos, that's how Cordova Street is. And I  
5 reached out -- we went, made an appointment  
6 with Reverend Conroy, and I get it, they don't  
7 have parking.

8 CHAIRMAN AIZENSTAT: Okay.

9 MR. TOYOS: But it does affect us. To  
10 submit an application saying that it doesn't,  
11 it does affect us.

12 CHAIRMAN AIZENSTAT: Thank you. I just  
13 wanted to see, which was the house in question,  
14 in relation. I appreciate your time.

15 MR. TOYOS: But that's our other issue, you  
16 know what I mean, are these houses, also, that  
17 are being purchased -- there are three houses  
18 there that are -- how do you call it --  
19 dividing it from their other property, but are  
20 we going to still have this issue going  
21 forward?

22 CHAIRMAN AIZENSTAT: Thank you.

23 Chip, would you like to start?

24 MR. COLLER: Wait. I think we need to give  
25 the applicant an opportunity for rebuttal.

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1 about an area of the community where you have a  
2 very active park. Salvadore Park, ever since  
3 before, but with the renovation, it's an  
4 extremely active park. So a lot of people go  
5 there. It has tennis courts, so a lot of  
6 people use the tennis courts early in the  
7 morning. And one of the courts has been  
8 converted to a pickleball court, which has  
9 raised the popularity of attendance at the  
10 park. In addition, the City has also added a  
11 dog park to the southeast corner of that area.

12 So while I understand there is frustration,  
13 I think increased enforcement, we have no  
14 issue. Whenever anyone in the school sees a  
15 parent parking on property that is not the  
16 official parking spots in front of the school  
17 or in front of the park, we go out there. When  
18 someone in the school is called, they try to  
19 address the situation with the parent, and  
20 every year, like in all schools, they tell  
21 parents, "Please don't park on other people's  
22 swale."

23 You know, again, part of the problem is,  
24 when the school was started, the church itself  
25 doesn't have parking. So this isn't -- you

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1 CHAIRMAN AIZENSTAT: Laura, is there  
2 anything you'd like to say?

3 Thank you.

4 MS. RUSSO: Thank you.

5 A couple of things to address the  
6 situation. The school has been capped at 180  
7 students. We are not requesting an increase.  
8 So it's been the same number of students at  
9 least since 2002.

10 Parking is a little bit of a problem. The  
11 teachers, since the 2002 Master Plan, part of  
12 the conditions for approval is that the  
13 teachers park in the lot that is on the east  
14 side of Salvadore Park, and their parents park  
15 and drop off the young children. There is a  
16 drop-off for the third through fifth graders.  
17 Four parking spaces are coned off, so that  
18 parents can pull in, drop off the kids and  
19 pull out. It's a fifteen-minute window,  
20 from -- I think it's -- is it 8:30 -- 7:45 to  
21 eight o'clock. Come eight o'clock, the cones  
22 are removed, so the parking spaces are  
23 available.

24 As I said to you, the church has been there  
25 over 70 years, and I think that you're talking

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1 know, it's an existing situation, that has  
2 existed this way, from the school's standpoint,  
3 since the mid '50s.

4 So we do our part in trying to help, and  
5 Reverend Conroy, if you'd like, can speak to  
6 the fact that when people call her, she walks  
7 over there, she talks to parents. It's  
8 something that they try to address and be good  
9 neighbors, on an ongoing basis.

10 CHAIRMAN AIZENSTAT: Thank you.

11 MS. RUSSO: You're welcome.

12 MR. BEHAR: I have a question, if I may.  
13 There was a mention that the church had  
14 acquired one of the houses.

15 MS. RUSSO: At this point, there has  
16 been -- we are not making it part of the  
17 overall Master Plan. I don't know what's going  
18 to happen in the future, but right now we're  
19 only dealing with the existing Master Plan,  
20 which is the property that was shown outlined  
21 in purple.

22 So, if anything were to be done in the  
23 future, and that could be five years, ten  
24 years, you know, who knows, but it would  
25 involve, as you know, a change of Land Use,

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1 which would come here, a change in Zoning and a  
2 Site Plan approval. So none of that is being  
3 planned at this time.

4 MR. BEHAR: Okay.

5 CHAIRMAN AIZENSTAT: Thank you.  
6 Chip.

7 MR. WITHERS: I remember voting on this, so  
8 I'm really old, and, you know, the City was  
9 really intent on maintaining the integrity of  
10 the neighborhood, so they required the school  
11 to keep the existing homes. They didn't want  
12 to put parking in. They didn't want to raze  
13 any homes to put parking in. So the City kind  
14 of painted themselves into the corner as far as  
15 parking.

16 I just don't know -- I'm in favor of it. I  
17 think it looks fine. I think it doesn't quite  
18 look like a single-family home, but it's close  
19 enough. And I really don't know what this  
20 structure does, as far as adding to a parking  
21 problem that already exists. I don't know. I  
22 don't know if not doing this is going to help  
23 your parking at all. I kind of doubt it will,  
24 you know. I think it's two different issues,  
25 and knowing the church, in the past fifteen,

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1 MS. RUSSO: We had a Neighborhood Meeting,  
2 and letters were sent to everyone within a  
3 thousand linear feet, as you heard. At the  
4 Neighborhood Meeting, although we had at least  
5 ten people say they were going to show up, we  
6 ended up with only four, and they were two  
7 families represented in the four, the immediate  
8 next door neighbor -- so the neighbors in the  
9 house immediately to the east -- and then a  
10 woman who lived diagonal, who also expressed  
11 some issues with parking.

12 And she understood that some of it came  
13 from -- while, you know, there may be errant  
14 parents, it also came from the dog park,  
15 because people don't walk to the dog park, they  
16 drive, and it came from the pickleball. She  
17 said there was a big increase in parking demand  
18 when the pickleball court, you know, was  
19 converted from the tennis court.

20 And we do have two neighbors here, who are  
21 neighbors, and also members of the church. So  
22 they're within the notice area, that are here  
23 in support, and I'd like to just point them  
24 out, Mary Bedford and Jim Phillips, who are  
25 here in support of the school's project. So we

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1 twenty years, gosh, I would think you really  
2 want to try to make this guy happy and solve  
3 his problem, you know, I really do, because  
4 obviously there's a problem. So, you know,  
5 that's a different discussion, but I would  
6 really encourage someone to take a hard look at  
7 it.

8 If it means restricting any parking at all  
9 on that north-south, you know, maybe -- what's  
10 that street that runs north-south off of Coral  
11 Way?

12 MS. RUSSO: Cordova.

13 MR. WITHERS: Cordova.

14 MS. RUSSO: And Columbus is on the other end.

15 MR. WITHERS: That's all I have to say. I  
16 remember it, though.

17 CHAIRMAN AIZENSTAT: Thank you.

18 Javier.

19 MR. SALMAN: Yeah. I have two questions,  
20 one for the applicant and one for Staff. With  
21 regards to my question to you, Laura, you  
22 represent a client that has always been a very  
23 good neighbor, and I was wondering what kind of  
24 outreach -- if you could discuss that kind  
25 of --

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1 always try to be good neighbors.

2 MR. SALMAN: I know you do, but I wanted to  
3 ask.

4 MS. RUSSO: Yeah. Thank you.

5 MR. SALMAN: So you could shine and tell  
6 us.

7 The other question I have is for Staff. Do  
8 we have any letters, through the records, from  
9 any of the people who have been noticed either  
10 for or against?

11 MS. GARCIA: Not for Planning and Zoning.  
12 Uh-huh, no.

13 MR. SALMAN: No?

14 MS. GARCIA: I think we got a couple during  
15 DRC.

16 MS. RUSSO: Addressing the parking, again.

17 MS. GARCIA: Right.

18 MS. RUSSO: And one of the issues was,  
19 during COVID -- the particular house in  
20 question, during COVID, in order to accommodate  
21 the dropping off of children and safety when  
22 school came back, that area was graveled, so  
23 that the younger kids could be dropped off  
24 there and the parents didn't have to park and  
25 walk and expose everybody.

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1 So that part was graveled, and it's  
2 remained graveled, which has caused a little  
3 bit of a heartache, but we promised the  
4 neighbors that it made no sense to landscape  
5 it, and, then, during construction, have it all  
6 ripped up. And so, in our plans -- and it's a  
7 condition of the approval, in our plans, we  
8 have extensive landscaping on that swale area  
9 in front of the particular -- the subject  
10 building.

11 CHAIRMAN AIZENSTAT: Thank you.

12 Sue.

13 MS. KAWALERSKI: Are there currently no  
14 parking signs on Cordova? There's no, no  
15 parking signs, on the swales?

16 MS. RUSSO: Yes, I think there is. So if  
17 you take where the school is located, and you  
18 go southeast of the corner --

19 MR. COLLER: Can I have the Parking  
20 Director come up to the podium?

21 MS. RUSSO: I was going to say, Kevin  
22 Kinney, the Director of Parking, can address  
23 it, because he knows -- I know there are two  
24 parking signs there, because the owner that  
25 addressed the concern during DRC --

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1 officer that directs traffic at that  
2 intersection on school days, and if there are  
3 signs, he does tell people they can't park  
4 there.

5 MS. KAWALERSKI: Well, I'm just suggesting,  
6 if you don't have a sign in front of your  
7 house, on your swale, is that a possible  
8 solution?

9 MR. COLLER: Well, wait. Wait.

10 CHAIRMAN AIZENSTAT: Hold on. If you're  
11 going to go ahead and ask the gentleman, then  
12 we've got to call him up to the microphone, if  
13 you would like to ask him a question.

14 MS. KAWALERSKI: All right. Yes, please.  
15 Yes, please.

16 MR. TOYOS: For me, it's a solution. I  
17 don't have a problem --

18 CHAIRMAN AIZENSTAT: Just state your name  
19 again, please.

20 MR. TOYOS: Waldo Toyos, 1044 Coral Way.  
21 That's a solution. The policeman is where he's  
22 supposed to be, which I think is where the kids  
23 are at, the entrance to the school, not on  
24 Cordova looking out for our parking spaces,  
25 which I think that's the right place for the

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1 MR. KINNEY: Kevin Kinney, Parking  
2 Director. There are no parking signs -- I'm  
3 trying to think -- the block south of the  
4 gentleman that spoke before.

5 MS. RUSSO: Uh-huh, right.

6 MR. WITHERS: So there are no parking signs  
7 or there are no parking signs?

8 MR. KINNEY: There are two no parking  
9 signs, on the next block, where -- across from  
10 the tennis courts.

11 MR. WITHERS: I got it. I got it.

12 MR. BEHAR: But nothing on Cordova in front  
13 of their home?

14 MR. KINNEY: Not on his block. No.

15 MS. RUSSO: Not on that side -- not up  
16 that --

17 MR. KINNEY: I don't believe that Public  
18 Works has received any request for no parking  
19 signs.

20 MS. KAWALERSKI: I mean, would that help?  
21 I mean, obviously it's a matter of enforcement.  
22 I mean, you can have a sign, without  
23 enforcement, and you would still have a  
24 problem, but would that help?

25 MR. KINNEY: Well, there is a police

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1 policeman to be. So I never see the policeman.  
2 Okay. So that never happens.

3 The parking signs, that would be great, you  
4 know what I mean. I guess that would resolve  
5 it, as long as it doesn't look too commercial,  
6 you know what I mean, the whole area there, but  
7 I'll tell you right now, the people don't care.  
8 They block our entrances sometimes. They stop  
9 on the -- how do you call it -- the sidewalk,  
10 you know what I mean, and we have a lot of  
11 people that walk through there, okay.

12 And even with those no parking signs, you  
13 guys have had to put barricades, because those  
14 parking signs -- I don't think they really care  
15 about the parking signs. So we could put all  
16 of the parking signs down that block, you know  
17 what I mean. At the end of the day, the  
18 mistake here was probably that they converted  
19 residential homes into a school space, without  
20 parking, back then, you know what I mean, you  
21 know, many years ago -- I don't know when it  
22 started -- and now we have the situation, but  
23 we just don't want it to progress into the  
24 other homes that have been purchased, you know  
25 what I mean, and to resolve the parking.

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1 We've asked -- we met with -- and I  
2 understand, they can't have someone out there,  
3 you know what I mean, being a school guard to  
4 that parking space, but the parents don't care.  
5 I've asked parents -- you should see how the  
6 parents react. "Please don't park." They  
7 don't care. They'll just walk right by you,  
8 "Call the police."

9 MS. KAWALERSKI: Just getting back to this  
10 issue of signs, at least, with a no parking  
11 sign, it would be enforceable by law  
12 enforcement. Without any sign, anybody can  
13 park there and police cannot tell them to get  
14 out of the swale.

15 MR. TOYOS: Well, we could, but we have to  
16 start calling -- we don't want to -- you know  
17 what I mean, we're not going to be there  
18 policing the whole block, all of the time, for  
19 the school, you know what I mean. It's  
20 unreasonable to --

21 MS. KAWALERSKI: I'm just saying, this  
22 might be a small step towards something.

23 MR. TOYOS: I agree with you. I agree. I  
24 agree.

25 MR. BEHAR: You know what, that may be

1 a desert, knock themselves out, you know what I  
2 mean. It looks ugly, but --

3 MS. KAWALERSKI: So a question for Staff.  
4 What is permissible in a swale? Robert is  
5 talking about landscaping, but --

6 MS. RUSSO: I can answer that question,  
7 because Deena Bell -- I called Deena Bell in  
8 Landscaping. The City, in answer to not just  
9 here, but in other areas of the City, where  
10 people experience parking on swale -- I happen  
11 to live on Country Club Prado, and since COVID,  
12 you know, every day you can have someone parked  
13 on your swale or all over.

14 They prepared packages. So if you contact  
15 Deena Bell, they already pre-approved certain  
16 types of landscaping, where you just pull a  
17 Public Works permit and you can put landscaping  
18 in your swale, because the City used not to  
19 allow any landscaping in the swale. It was  
20 considered an encroachment on the right-of-way.

21 CHAIRMAN AIZENSTAT: But the way you're  
22 presenting that is that it would be this  
23 gentleman's expense and I don't think that's  
24 correct. So I think that would be a  
25 recommendation that we can make.

1 something. In addition, are there any  
2 landscape on that swale area, like additional  
3 trees or something, that will, you know --

4 MR. TOYOS: Let me put it to you this way,  
5 we'd welcome it, you know what I mean. We  
6 grassed the whole area when we built our house  
7 there, and --

8 MR. BEHAR: Because we may be able to put a  
9 condition that will mitigate that a little bit.  
10 Unfortunately, there's not much, you know, that  
11 we could do with parents not parking there, but  
12 maybe there's a recommendation that we could  
13 do --

14 MR. TOYOS: I love that even better,  
15 because the signs, very commercial, you know  
16 what I mean, and it hasn't worked. I'll tell  
17 you right now, it's on the other block, but it  
18 hasn't worked. That's why they needed to put  
19 barricades out there, to block that corner off  
20 or whatever they do there. But, yeah, if we  
21 could do something, where we could put  
22 something in the swale and just block it off,  
23 we're fine with it.

24 If they want to park on their swale and  
25 have it the way they have it, which looks like

1 Thank you, sir.

2 MR. TOYOS: Thank you.

3 MS. KAWALERSKI: Thank you.

4 CHAIRMAN AIZENSTAT: Sue, are you done?  
5 Thank you.

6 Felix.

7 MR. PARDO: I think the wonderful church --

8 MR. COLLER: It's a little hard to hear  
9 you. Maybe you can put the -- and I wasn't  
10 asking that you take off your mask, you can  
11 just slide your microphone --

12 MR. BEHAR: Get closer.

13 MR. WITHERS: I haven't seen this guy in 20  
14 years.

15 MR. PARDO: That's what happens when you  
16 see a (inaudible) -- the thing is, you know,  
17 it's a wonderful school, a great church. It  
18 has a history since 1956.

19 MS. RUSSO: As a school.

20 MR. PARDO: And the problem is that, you  
21 know, over time, they felt the need for their  
22 parishioners, as far as the school. They added  
23 and added and added and are still purchasing  
24 single-family homes, which get converted into,  
25 you know, a much larger use, a very



1 incompatible use.  
 2 The church is one thing. The park across  
 3 the street has become much more active.  
 4 Passive things, like a dog park, are not  
 5 passive. They really are active. And we've  
 6 had that type of problem on every park that  
 7 we've developed as a, quote/unquote, dog  
 8 friendly park.

9 One of the things that I was surprised with  
 10 is that, in reality, the net increase of what  
 11 they're proposing to do, to change that  
 12 existing building to a new building, is really  
 13 a no net increase, but because they're asking  
 14 for something, I think that, Staff should have  
 15 gone further in requiring certain things.

16 Number One, I was surprised that although  
 17 the limitation right now is 180 students, it  
 18 could be a State regulation or self-imposed  
 19 regulation, I think that that should be a  
 20 condition, 180 students, period, a condition.  
 21 The second thing is that, I also believe that  
 22 the neighbors, whether it's only three  
 23 neighbors or four neighbors, compared to the  
 24 parents of 180 students and the rest of the  
 25 parishioners, have the right of the home that

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1 they purchased and the full use of that home,  
 2 without taking away from the value of that  
 3 home, and it's on the applicant to provide all  
 4 of these things, in the form of conditions,  
 5 that is binding, to be fair to all concerned.

6 The third thing is, that recently, this  
 7 Board came down very hard on an applicant, with  
 8 a very, very small educational facility,  
 9 directly across the street from Carver, and  
 10 they had conditions, including a policeman for  
 11 a certain amount of time, and all of these  
 12 things. Where is the equity in this  
 13 application, compared to that tiny application?

14 I want this Board to really think about  
 15 that, and I'd like Staff to come up with better  
 16 conditions, because I don't think that this is  
 17 right. I don't think it's fair. I think that  
 18 the need is there, but I think that there  
 19 should be more assurances for homeowners, and I  
 20 think, because they are directly affected by an  
 21 activity, which is institutional -- not  
 22 commercial, but institutional, and it has a  
 23 use, and it is needed in the community, but it  
 24 has to also be compatible.

25 Those are all my comments.

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1 MR. BEHAR: May I address Mr. Pardo a  
 2 second, because -- the difference, Felix, is  
 3 that -- since you mentioned the Board and we  
 4 came down, the application that came last month  
 5 is a new application. It was not a school.  
 6 There's an existing use here. This is not  
 7 coming in with a new use. At least, me, as a  
 8 Board Member, I see it totally different. And  
 9 the way we impose the requirement on the other  
 10 application is different than this one. This  
 11 use is there.

12 Now, you are right, we have to provide a  
 13 way to maintain their lively -- the quality of  
 14 life in their property and we are -- at least,  
 15 I will maybe make some recommendations that  
 16 will ensure that, but I want to make sure that,  
 17 on the record, there's two different  
 18 situations. I don't want to mix one and the  
 19 other. We came down on the other application,  
 20 because it was a brand new school, not an  
 21 existing use. At least that's the way I looked  
 22 at it. I just wanted to clarify that.

23 CHAIRMAN AIZENSTAT: Do you want to  
 24 continue, since you're speaking? I was going  
 25 to call on you.

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1 MR. BEHAR: Yeah. I think -- listen, for  
 2 me, their quality of life, the neighbors, is  
 3 very important. I put myself in their  
 4 position, and I want to make sure that, you  
 5 know, my swale is maintained correctly and  
 6 everything is done correctly. So I don't have  
 7 a problem with the school and the church  
 8 replacing the existing building with a new  
 9 building. On the contrary, I like the fact  
 10 that you're buffering from that house. You  
 11 know, when the time comes, I will make a  
 12 recommendation of approval, with multiple  
 13 conditions.

14 One of them is that whatever landscape,  
 15 whatever needs to be done on that swale area,  
 16 it is your responsibility to make sure you pay  
 17 for it and you maintain it and you do  
 18 everything. It's not fair for us to say, you  
 19 know, Public Works has a program, and impose it  
 20 on them. This is your responsibility. You  
 21 know, I don't have a problem with the school  
 22 and the new building and all, but whatever is  
 23 going to be done, this is on you.

24 MS. RUSSO: My reason for just telling you  
 25 is that before you couldn't get permission to

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1 landscape on the swale, even if you wanted it.  
2 I was just saying that Public Works has  
3 identified this as an ongoing issue, and now  
4 allow landscaping on the swale, and what  
5 they've done to prevent people from putting  
6 things in the triangle of visibility or  
7 dangerous materials, they have put together a  
8 package. So I was just making the point that  
9 it is now allowed, not that I think he should  
10 go do it. So I just wanted to clarify, for the  
11 record.

12 MR. BEHAR: When I say, landscaping, not  
13 just little -- maybe, perhaps, on the swale,  
14 they could, you know, do trees, that will be  
15 more substantial than little ground cover,  
16 something that will, One, beautify that street  
17 and assure that, you know -- not assure,  
18 because, with the parents, you can't, but at  
19 least minimize the effect of parents parking  
20 there.

21 So when it comes to -- that's my comments,  
22 and then we could --

23 MR. COLLER: Mr. Chairman, regarding the  
24 180 students, to my knowledge, that was part of  
25 the previous Ordinance, and we're providing

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1 transmitted to the Commission properly and  
2 correctly.

3 CHAIRMAN AIZENSTAT: I would also think  
4 that the Commissioners read the minutes and/or  
5 look at the minutes, and the recommendations  
6 and so forth are all noted within the minutes.  
7 So I agree with you. I don't want to segue  
8 into that, but I would agree with you.

9 MR. PARDO: And I agree with you, but they  
10 did not have minutes at that time, because we  
11 had not been given minutes to approve until  
12 this meeting.

13 CHAIRMAN AIZENSTAT: Okay.

14 Julio, do you have any comments?

15 MR. GRABIEL: Yeah. I'm a neighbor. I  
16 live on South Greenway, so I walk to the park  
17 every week. That's my grandkids favorite park.  
18 But I understand the neighborhood and I  
19 understand the traffic in there. I agree with  
20 my associate, Mr. Behar, that we need to fix  
21 that portion of the property that's affecting  
22 the owners, and that the cost of that fix  
23 should be born by the school, and they can  
24 select a plan that they like, that's approved  
25 by the City.

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1 that all other conditions of that Ordinance are  
2 still --

3 MS. GARCIA: Yes. So all of the 600 pages  
4 that are part of the Ordinance, all of those  
5 conditions still apply, the pick up and drop  
6 off time, the lighting. The traffic-parking  
7 management, the capped students at 180, that  
8 also applies. This is only extra conditions  
9 because of this new one --

10 MR. PARDO: I read every word of your Staff  
11 recommendation, every word. If those  
12 conditions would have stated 180 students as  
13 the cap, based on a previous agreement, I would  
14 have noted that, since I read every single  
15 word.

16 The other thing, Mr. Chairman, as a general  
17 comment, I want to make sure, because this has  
18 happened already once before, where I was  
19 looking at a Commission Meeting, and I know  
20 that the conditions specifically approved by  
21 this Board, it was not transmitted to the  
22 Commission. I want to make sure that Staff is  
23 a hundred percent accurate in expressing any  
24 conditions, on any motion that is approved with  
25 conditions by this Board, that it gets

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1 I mean, I have seen now, in many houses on  
2 Coral Way, that have the beautiful oaks, that  
3 they have really landscaped it in such a way  
4 that no car will park there, and I think, if we  
5 do that, that might help alleviate the concerns  
6 that they have right now.

7 CHAIRMAN AIZENSTAT: Thank you.

8 A couple of questions I'd like to ask.  
9 When this was done in 2002, was there a  
10 covenant that was done?

11 MS. RUSSO: Yes. There is a declaration of  
12 restrictive covenant on the property that  
13 incorporates the, I don't know, five or six  
14 pages of conditions that were imposed at the  
15 time.

16 CHAIRMAN AIZENSTAT: Part of that covenant  
17 states 180 students?

18 MS. RUSSO: Absolutely, 180 students. It  
19 also has the police officer. It has the  
20 drop-off plan. It has the teacher parking on  
21 the east side of Salvadore Park. It has all of  
22 this outlined in excruciating detail. It also  
23 outlined, you know, the landscaping between the  
24 perimeter of the subject property, where the  
25 house is going to be demolished, and the

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1 neighbors to the east. It also made sure that  
2 if anything were ever done, that the garage  
3 structure that was on the property line be  
4 demolished.

5 So, yes, and those all remain, and the only  
6 thing that will change is the windows, going  
7 from no windows on the front portion of --  
8 which faces the garage and the driveway, to  
9 have fixed non-operable windows, and it's not  
10 to a classroom, anyway, it's a storage  
11 facility. The balance of the building that's  
12 adjacent to the living portion to the residence  
13 to the east is blank and it's heavily  
14 landscaped in between the properties, which was  
15 part of the conditions of 21 years ago.

16 CHAIRMAN AIZENSTAT: Does the covenant  
17 state or talk about any additional square  
18 footage or capped at a certain amount of square  
19 footage for the --

20 MS. RUSSO: My recollection, and, again, I  
21 wasn't reading it for that, but my recollection  
22 is that there is a cap under -- you know, under  
23 "S" zoning. So you were limited, under "S"  
24 zoning, to what your FAR is and your  
25 calculations on land -- you know, lot coverage

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1 forth, but --

2 MS. RUSSO: Has to do so with a public  
3 hearing, but, yes.

4 CHAIRMAN AIZENSTAT: Yes, a public hearing.

5 MS. RUSSO: A covenant, yes, on request and  
6 there's a process.

7 CHAIRMAN AIZENSTAT: But, to me, if there's  
8 a covenant to run with the land, then that  
9 project and anything in the future should stick  
10 to that covenant. That's why I asked you.

11 MS. RUSSO: Right. And it does, and it  
12 has, in fact, sticked (sic) completely for 21  
13 years. It now just became a choice of having  
14 to take a building that is no longer  
15 functional, and the cost of actually trying to  
16 fix an old building, that wasn't designed, you  
17 know, made no sense, and so, it was written in  
18 that covenant, if you are going to demolish any  
19 building and replace it, you have to come to  
20 Planning & Zoning and City Commission.

21 So it sort of reiterated, if someone ever  
22 changed the Code and said, institutional use  
23 doesn't have to go to a public hearing, it's in  
24 the covenant. So it was done as a double  
25 whammy, back then, to make sure that --

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1 and open space. There was a condition that any  
2 new building on the existing campus has to go  
3 before, you know, a public hearing, Planning &  
4 Zoning Board. So it's not as if they can just  
5 pop up a building willy-nilly.

6 And as you know, we also have residences,  
7 where the Reverend lives, that are part of the  
8 campus.

9 CHAIRMAN AIZENSTAT: Right. But there is  
10 no cap on square footage on there?

11 MS. RUSSO: I think it's capped by the  
12 Zoning Code, because, remember, the FAR for --  
13 if I'm not mistaken, I think it's 2.0. Like  
14 it's way lower than -- it might even be lower  
15 than that. So we're under whatever the square  
16 footage is that's allowed for --

17 CHAIRMAN AIZENSTAT: The reason I'm asking  
18 those questions is, if you have a covenant, and  
19 I've seen -- certain projects come by where  
20 there's a covenant, and, to me, a covenant used  
21 to mean something, and when you had a covenant  
22 that was in the property, that was to run with  
23 the land.

24 Now, I understand, legally, the Commission  
25 can go ahead and change the covenant and so

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1 CHAIRMAN AIZENSTAT: Okay. But in reality,  
2 right now, you are going to go ahead and amend  
3 that covenant, because you're putting windows,  
4 which the City is requiring, the Board of  
5 Architects?

6 MS. RUSSO: What we're going to do is do an  
7 amendment to the covenant, and in there state  
8 all of the other conditions remain the same and  
9 constant, and the only thing we are changing is  
10 the language to the window portion, and that  
11 will be reviewed by the City Attorney, the  
12 amendment to the Declaration of Restrictive  
13 Covenant. It will re-emphasize that all of the  
14 other conditions remain, and it will add  
15 whatever new conditions, and it will reference,  
16 for the eastern building, the Site Plan that  
17 was approved by the Board of Architects, for  
18 identification purposes, so you know that it  
19 can't be switched.

20 CHAIRMAN AIZENSTAT: Okay. Like I said, my  
21 concern is, you know, you adding any square  
22 footage to the project. And I know there's  
23 been talk about additional homes possibly  
24 purchased or being purchased, but, to me, I  
25 can't look at that at this stage, because it's

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1 not being brought before me. I have to look at  
2 the evidence and --

3 MS. RUSSO: Right. And I have no  
4 knowledge of it being brought at any time in  
5 the near future. So that's, you know --

6 MR. COLLER: Mr. Chairman, I just want to  
7 point out to the Board, in your attachments,  
8 and they're extensive, and I can see where they  
9 may have been overlooked, on Page 38 of your --  
10 is the Ordinance itself.

11 MR. WITHERS: Is the Ordinance itself.

12 MR. COLLER: You got it.

13 MR. PARDO: 1524, right.

14 MR. COLLER: Right. And also -- it's also  
15 in their covenant, as well. The covenant that  
16 they're required to file, as far as the 180  
17 students and the other conditions.

18 According to this approval, your  
19 recommendation will require all of those  
20 conditions in that prior Ordinance be in full  
21 force and effect. So they're not modifying any  
22 of those conditions.

23 CHAIRMAN AIZENSTAT: Robert, did you want  
24 to --

25 MR. BEHAR: Just out of curiosity, what was

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1 the square footage of the existing building?

2 MS. RUSSO: The existing house?

3 MR. BEHAR: Yeah.

4 MS. RUSSO: I think it's just shy of 3,000  
5 square feet. I think it's 29 and change. And  
6 we're adding a little bit more --

7 MR. BEHAR: How much are we adding? What  
8 is the proposed?

9 MS. RUSSO: I think it's 1,200, and part of  
10 that is because they're doing a passageway from  
11 the building adjacent, so that the students  
12 don't go outside and are not --

13 MR. BEHAR: But that passageway is a  
14 covered area. The actual useful square  
15 footage --

16 MS. RUSSO: You know what, I think I'm  
17 going to allow Octavio Santurio and he'll be  
18 better able to answer the question architect to  
19 architect.

20 MR. BEHAR: Yes, please. To architects.  
21 You have four.

22 MR. SANTURIO: Four architects.

23 Octavio Santurio, architect for St.  
24 Philip's. My office is at 6262 Southwest 40th  
25 Street, South Miami, Florida 33155.

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1 I'd like to mention that not only did we  
2 keep the area of the existing structure, we  
3 added, and I believe it's under a thousand  
4 square feet, including the passway that is  
5 there now. We just made it out of concrete.  
6 It's a canvas type of pathway. So it counts as  
7 square footage, which is included on those  
8 thousand square foot that we are over, that we  
9 didn't count it before, and we are just under  
10 the FAR.

11 MR. BEHAR: So the actual usable, not  
12 covered, is very close?

13 MR. SANTURIO: It's the same. Yeah,  
14 they're very, very close, right.

15 MR. BEHAR: Thank you.

16 CHAIRMAN AIZENSTAT: Robert, did you want  
17 to make -- you said you wanted to make --

18 MR. BEHAR: If nobody else, I'll make a  
19 motion and I will welcome friendly amendments.

20 CHAIRMAN AIZENSTAT: Yes. You had an  
21 additional comment?

22 MR. SANTURIO: Can I add something -- I  
23 think Staff -- I think Mr. Pardo mentioned that  
24 Staff didn't have, you know, recommendations.  
25 The reason being is, they're already there.

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1 They have monitoring of the parking. We have  
2 presence of a police officer. You know, it has  
3 to be done, to the best of our knowledge. I  
4 have a child that went there from pre-K3 to  
5 fifth grade, and I was very much involved in  
6 the school and I think it's a little bit unfair  
7 to blame the whole parking situation on them,  
8 you know.

9 And I agree with you, I think that we  
10 should do something to better it, but I don't  
11 think that putting the burden on St. Philip's  
12 to go ahead and maintain the landscaping that's  
13 across the street, and to do that -- I mean,  
14 you know -- I want to get this approved for the  
15 school, because the way the building is right  
16 now is deteriorated. It's spalling, floors are  
17 sagging, and we're not asking for anything that  
18 is going to create an additional problem. The  
19 parking issue, it's there.

20 CHAIRMAN AIZENSTAT: Okay. Thank you.  
21 Robert.

22 MR. BEHAR: I'm going to make a motion to  
23 approve with the conditions, making sure that  
24 all of the conditions that was agreed-upon in  
25 2002 are maintained to the fullest, and an

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1 additional condition that the church has to  
2 work with Public Works to make sure that we  
3 incorporate landscaping on the swale of the  
4 neighbors, whatever Public Works will approve,  
5 because we cannot impose something that is not  
6 going to be approvable by them, but at least  
7 I'm going to make my recommendation that the  
8 church maintains that area.

9 CHAIRMAN AIZENSTAT: Install and maintains?

10 MR. BEHAR: Install -- all of the cost  
11 associated is the responsibility of the  
12 applicant, and I welcome any other friendly  
13 amendments to this.

14 CHAIRMAN AIZENSTAT: And if I may ask, you  
15 were talking about substantial size trees, as  
16 opposed to ground coverage.

17 MR. BEHAR: Whatever Public Works will  
18 approve. I don't know --

19 MR. SALMAN: You're limited on your  
20 triangles for visibility, so that's something  
21 that's going to limit a lot of what they can  
22 do.

23 MR. BEHAR: Right. But it's not on the  
24 corner. It's on the side street. From the  
25 side street, you don't have the visibility

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1 can put two trees close together, that are a  
2 different -- a variety that allows that, within  
3 the Public Works purview for approval, that  
4 will be better than one, because that sort of  
5 limits it.

6 Likewise, it's going to limit the use of  
7 that swale area for excess parking for the  
8 owners, but this is obviously something that  
9 could probably work.

10 MR. BEHAR: Javier, I think that Public  
11 Works should be able to --

12 MR. SALMAN: I understand that, and we're  
13 defining that here, right. That's what we're  
14 trying to do, is put some parameters around  
15 this requirement, because at least my approval  
16 is going to be conditioned upon moving the  
17 Staff's recommendation, together with their  
18 three conditions, and your fourth.

19 CHAIRMAN AIZENSTAT: So, Robert, your  
20 recommendation is, the way you had spoken?

21 MR. BEHAR: With a friendly amendment to  
22 add --

23 MR. SALMAN: To add a limitation so that it  
24 be both sides of Cordova, from Coral Way to  
25 Andalusia.

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1 triangles.

2 MR. SALMAN: Yeah, but the triangles have  
3 to do with the driveways, as well.

4 MR. BEHAR: Well, but -- yes, whatever is  
5 affected. I mean, I don't --

6 MR. SALMAN: So you have a very limited  
7 area that you can actually affect and have to  
8 maintain landscaping. I think it's going to  
9 probably be maybe a tree, between the  
10 driveways, because you can't put one next to  
11 the driveways, because you block the view,  
12 right.

13 MR. SANTURIO: Yeah, you have a ten-foot  
14 triangle.

15 MR. SALMAN: Honestly, what this is all  
16 going to boil down to is that, first, we need  
17 to put a limit on it on. So we have to say  
18 it's on Cordova, from Coral Way to Andalusia.

19 MR. BEHAR: Right.

20 MR. SALMAN: So that's my first friendly  
21 amendment.

22 MR. SANTURIO: I agree with you.

23 MR. SALMAN: And second of all, it's that  
24 it should be landscaping that would limit the  
25 availability of space for parking. So if we

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1 MR. BEHAR: Well, the two sides of -- both  
2 sides of Cordova. One is the homeowner's. The  
3 other -- is that a residence -- residential?

4 MR. SALMAN: Yeah. They're all  
5 residential.

6 MR. BEHAR: Okay.

7 MR. SANTURIO: They're all residential.

8 MR. BEHAR: Okay. I'm okay with that.  
9 Perfect.

10 MR. SALMAN: Okay.

11 CHAIRMAN AIZENSTAT: Sue, you had a  
12 comment?

13 MS. KAWALERSKI: I just wanted to narrow  
14 the scope here, because at first the amendment  
15 was about taking care of the neighbors. I  
16 mean, how far do the neighbors extend? You  
17 know, so I think we have to be very defined on  
18 which neighbors we're talking about, is it one  
19 house, is it two houses, and be more specific.

20 CHAIRMAN AIZENSTAT: That's why we're  
21 naming the boundaries.

22 MR. BEHAR: From Coral Way to --

23 MR. SALMAN: Andalusia.

24 MR. BEHAR: -- Andalusia.

25 MS. KAWALERSKI: Okay. And how many houses

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1 does that include?  
 2 MR. SALMAN: Four, I believe.  
 3 MS. KAWALERSKI: Two houses or four houses?  
 4 Let's get a definition here.  
 5 MR. SALMAN: So, no, that counts, too. So  
 6 guess what, you're not going to be able to park  
 7 on that one, either.  
 8 CHAIRMAN AIZENSTAT: So we have that --  
 9 MS. KAWALERSKI: Okay. And I have one  
 10 more, please. And I think Javier mentioned  
 11 this, the landscaping has to prevent parking.  
 12 It can't just be landscaping, because there's  
 13 landscaping on Sunset Drive and people park on  
 14 that landscaping. So it has to be landscaping  
 15 that prevents anyone from parking on that  
 16 swale.  
 17 MS. RUSSO: As a deterrent.  
 18 CHAIRMAN AIZENSTAT: Cactus?  
 19 Mr. Coller, you had a comment.  
 20 MR. COLLER: I just wanted to -- does the  
 21 applicant understand what the condition is?  
 22 Are you in agreement with that?  
 23 MS. RUSSO: We understand, and, yes, we're  
 24 in agreement.  
 25 MR. COLLER: Okay.

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1 CHAIRMAN AIZENSTAT: Any other friendly  
 2 amendment?  
 3 MR. PARDO: I think the enforcement signs  
 4 that give, then, the police the ability to  
 5 ticket -- once you get hit with a ticket, you  
 6 won't do that again.  
 7 MS. RUSSO: So I just want to clarify, so  
 8 we know now. So the no parking signs are going  
 9 to go on the same properties that are being  
 10 landscaped?  
 11 MR. PARDO: Correct.  
 12 MR. SALMAN: It's the same limitation, I  
 13 would think.  
 14 MS. RUSSO: Right? Okay. The block south  
 15 has no parking signs on there. So this is no  
 16 parking on the properties between Coral Way and  
 17 Andalusia, on Cordova?  
 18 MR. PARDO: I would suggest, you know, that  
 19 the applicant reach out to that particular  
 20 owner that was here today and be more accurate.  
 21 CHAIRMAN AIZENSTAT: I think that's not  
 22 going to be in our -- I mean, it could be --  
 23 MR. PARDO: No. No. No.  
 24 CHAIRMAN AIZENSTAT: That's something that  
 25 you're asking --

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1 MR. PARDO: I'm asking them to --  
 2 CHAIRMAN AIZENSTAT: I'm sure the church  
 3 and the school will do that, has done that and  
 4 will continue to do that.  
 5 MR. COLLER: And I think, to some extent,  
 6 it's up to Public Works to make the decision of  
 7 whether to put no parking signs there, correct?  
 8 So there's only so much -- our condition is to  
 9 coordinate with the Public Works Department for  
 10 no parking -- potential no parking signs --  
 11 MR. BEHAR: But I'm sure, if they have it  
 12 on the block further to the south, there's no  
 13 reason why --  
 14 CHAIRMAN AIZENSTAT: We're just making a  
 15 recommendation.  
 16 MR. BEHAR: Right.  
 17 CHAIRMAN AIZENSTAT: And it is up to the  
 18 City to make sure it can be enforced and it's  
 19 legal.  
 20 MR. COLLER: Right.  
 21 CHAIRMAN AIZENSTAT: Because if it's  
 22 something that can't be enforced or legal, you  
 23 can't do it.  
 24 We have the motion. Is there a second?  
 25 MR. SALMAN: I'll second it.

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1 CHAIRMAN AIZENSTAT: Javier did a second.  
 2 Any other comment? No?  
 3 Call the roll, please.  
 4 THE SECRETARY: Javier Salman?  
 5 MR. SALMAN: Yes.  
 6 THE SECRETARY: Chip Withers?  
 7 MR. WITHERS: Yes.  
 8 THE SECRETARY: Robert Behar?  
 9 MR. BEHAR: Yes.  
 10 THE SECRETARY: Julio Grabiell?  
 11 MR. GRABIEL: Yes.  
 12 THE SECRETARY: Sue Kawalerski?  
 13 MS. KAWALERSKI: Yes.  
 14 THE SECRETARY: Felix Pardo?  
 15 MR. PARDO: Yes.  
 16 THE SECRETARY: Eibi Aizenstat?  
 17 CHAIRMAN AIZENSTAT: Yes.  
 18 Thank you.  
 19 MS. RUSSO: Thank you all very much.  
 20 CHAIRMAN AIZENSTAT: I'd like to ask the  
 21 City, on Item E-5 -- how much time do you think  
 22 you need on Item E-5, because I've got some  
 23 gentlemen that have been waiting?  
 24 MS. GARCIA: The PowerPoint, probably five  
 25 minute. Discussion, it's hard to tell.

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