

**City of Coral Gables City Commission Meeting
Agenda Items F-3 and F-11 are related
October 9, 2018
City Commission Chambers
405 Biltmore Way, Coral Gables, FL**

City Commission

**Mayor Raul Valdes-Fauli
Vice Mayor Frank Quesada
Commissioner Pat Keon
Commissioner Vince Lago
Commissioner Michael Mena**

City Staff

**City Manager, Peter Iglesias
City Attorney, Miriam Ramos
City Clerk, Walter J. Foeman
Deputy City Clerk, Billy Urquia
Parking Director, Kevin Kinney
Intergovernmental Affairs Liaison, Naomi Levi-Garcia**

Public Speaker(s)

**Laura Russo
Linda Eads
Agustin Barrera
Timothy Plummer
Maria Cruz
Teresita Regalado-Infante
Ray Airan
Nancy Quintana
Jason Timmons
Albert Martinez**

Agenda Items F-3 and F-11 are related [11:54:59 a.m.]

City Commission Meeting

October 9, 2018

Agenda Items F-3 and F-11 are related - Resolutions requiring conditional use review for schools located within a Commercial zoning district and granting conditional use approval for a school on property zoned Commercial District for the property legally described as Lots 17 thru 24, Block 17, Coral Gables Section "K" (2000 Ponce de Leon Boulevard), Coral Gables, Florida. Page 1

An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 4, "Zoning Districts," Division 3, "Nonresidential Districts," Section 4-302, "Commercial District" requiring conditional use review for schools located within a Commercial zoning district; providing for a repealer provision, severability clause, codification, and providing for an effective date. (08 29 18 PZB recommended approval, Vote 5-0) (Allow schools as a conditional use in Commercial zoned properties)

A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses" and Article 4, "Zoning Districts," Division 3, "Nonresidential Districts," Section 4-302, "Commercial District" for a school on property zoned Commercial District for the property legally described as Lots 17 thru 24, Block 17, Coral Gables Section "K" (2000 Ponce de Leon Blvd), Coral Gables, Florida; including required conditions; and providing for an effective date. (Conditional use approval for the Gables Crest Preparatory in an existing building within the Central Business District) (09 10 18 PZB recommended approval, Vote 5-0)

Mayor Valdes-Fauli: We'll take now Items F-3 and F-11, which are related.

City Attorney Ramos: I'll read both into the record and we can consolidate the public hearing for Items F-3 and F-11. Item F-3 is an ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 4, "Zoning Districts," Division 3, "Nonresidential Districts," Section 4-302, "Commercial District" requiring conditional use review for schools located within a Commercial zoning district; providing for a repealer provision, severability clause, codification, and providing for an effective date. And, Item F-11 is a resolution of the City Commission of Coral Gables, Florida amending conditional use -- granting conditional use approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses" and Article 4, "Zoning Districts," Division 3, "Nonresidential Districts," Section 4-302, "Commercial District" for the -- for a school on property zoned Commercial District for the property legally described

as Lots 17 thru 24, Block 17, Coral Gables Section "K" (2000 Ponce de Leon Blvd), Coral Gables, Florida; including required conditions; and providing for an effective date. Mr. Trias.

Planning and Zoning Director Trias: F-3 needs to be taken first. That is the conditional use that allows schools in commercial properties. And staff recommends approval.

Mayor Valdes-Fauli: Staff recommends approval.

City Attorney Ramos: This is on Second Reading. Is there any changes between first and second?

Planning and Zoning Director Trias: No, no changes.

City Attorney Ramos: This is a public hearing item.

Mayor Valdes-Fauli: Alright.

Commissioner Lago: So, I have a question in reference to this. How is this going to affect the neighboring community? Is there going to be any issues in regards to parking? Is there going to be any issues in regards to congestion? What is your -- what's your opinion on that?

Planning and Zoning Director Trias: Yes. The impacts can be addressed through the conditional use process, and that is why this is a conditional use. Now, there is one school already in commercial property, which is a public school on Madruga, and that gives you a sense of the typical project or typical impact that one could have. But certainly, it's up to the Commission to approve each of the requests on a case by case basis. That was the idea behind the conditional use.

City Attorney Ramos: And to be clear, the actual request for the site plan and conditional use approval is actually F-11.

Planning and Zoning Director Trias: Yes. And, that's a separate issue and you need to look at it specifically in terms of the impacts in that particular case. It may or may not be appropriate, and that is the...

Commissioner Lago: I guess I'll leave my questions when we...

Mayor Valdes-Fauli: Yeah.

Commissioner Lago: Review F-11, so...

Planning and Zoning Director Trias: Yeah. F-3 simply allows the school as a conditional use.

Mayor Valdes-Fauli: Okay, should we take F-3 and leave these for the specific issue that's coming before us?

City Attorney Ramos: Are those all for F-11?

Mayor Valdes-Fauli: They're -- it says here F-3 and F-11, but it's the same issue, yeah.

City Attorney Ramos: We can consolidate the public hearing if Mr. Trias would like to go through F-11.

Planning and Zoning Director Trias: We could do that and I could certainly...

Mayor Valdes-Fauli: Okay.

Planning and Zoning Director Trias: If I could have the PowerPoint, please. Should the Commission approve the conditional use process, this would be the first request under that new process of the conditional use, which is the Gables Crest Preparatory School. The location is an existing building. This is an office building on Ponce de Leon and Navarre. And the building, as you can see, that's the appearance that it is a multistory building with an arcade downstairs and parking -- a parking garage that provides parking for the uses. The zoning is commercial, and if you choose to approve the conditional use, it will be a conditional use under commercial. And as part of the conditional use review, in this particular case, there is a first phase and future phases in terms of the size of the school, so the applicant will explain that in some detail. But in the conditions of approval, we have proposed a way to deal with the different impacts that would take place should the school...

Vice Mayor Quesada: Could I just jump in for...

Planning and Zoning Director Trias: Sure.

Vice Mayor Quesada: A scheduling question for the City Attorney? I know there's an executive session that starts in two minutes. Are there others present at that executive session, outside individuals?

City Attorney Ramos: Outside counsel will be present, yes.

Vice Mayor Quesada: Okay. How much longer do you think this item will take, rough?

Planning and Zoning Director Trias: My presentation is very brief, but the applicant is going to make a presentation. I expect...

City Attorney Ramos: There's a number...

Planning and Zoning Director Trias: And I expect public comment also.

City Attorney Ramos: There's a number of public comments, the Mayor mentioned.

Vice Mayor Quesada: There's a lot.

Commissioner Lago: About 10 to 15 public comments.

Vice Mayor Quesada: So, the question becomes, I'm not in that executive session, so...

City Attorney Ramos: Right.

Vice Mayor Quesada: So, I think the other members of the Commission need to determine whether we should pause this at this point before he completes his presentation, so that all the attorneys that the City is paying for an hourly rate sit down there and the court reporter and everyone else I'm assuming will be present in that executive session...

City Attorney Ramos: That's correct.

Vice Mayor Quesada: But again, I'm not in that executive session, so I think it's a determination for all of you to make. Do we pause this now and come back to it after that session or not?

City Attorney Ramos: What's the preference of the Commission?

Vice Mayor Quesada: Mr. Mayor, I was just explaining that there's an executive session that's scheduled to start now at 12 o'clock and we have outside counsel present there and a court reporter and we have roughly 15 speaker cards on this item, and we have...

Mayor Valdes-Fauli: Right.

Vice Mayor Quesada: So, this is probably -- I'm guessing at least 45 minutes of an item.

Mayor Valdes-Fauli: Hopefully.

Vice Mayor Quesada: Hopefully, so the question is do we -- well, it's your call. I mean, you run the meetings. Whether we continue this item or whether we jump into that item.

Mayor Valdes-Fauli: What is the pleasure of...

City Attorney Ramos: It's the pleasure of the Commission, sir. The only concern is that outside counsel is present, and obviously, the City is incurring fees during that time.

Mayor Valdes-Fauli: Okay. Let's -- we will take this up at 1 o'clock.

City Attorney Ramos: Okay. If you can now break, sir, I need to read the executive session into the record.

Mayor Valdes-Fauli: Okay, please.

(BREAK IN AUDIO)

Mayor Valdes-Fauli: Alright.

City Attorney Ramos: With that, we'll continue with the presentation on F-3. Mr. Trias.

Planning and Zoning Director Trias: May I have the PowerPoint, please? Maybe they're not ready for the PowerPoint, but I was at the slide that showed the issues with drop-off. And generally, that was one of the impacts that raised the most concern. And, our Parking Director

and the traffic consultant from the applicant are here if you have any questions on that. But generally, the -- oh, here we are. The drop-off area is shown in the green highlighted area, which is the on-street parking on Navarre. As you can see, there's a light blue line that shows some of the parts of the queuing that can take place beyond the right-of-way into a City parking garage. So, that -- and I'm sorry, City parking lot. That traffic plan has been proposed by the applicant with professional expertise from Tim Plummer, who's here to explain in more detail and has been reviewed by our Parking Director. He also can answer any questions. But generally speaking, I think that's the biggest impact. That's the biggest impact that a school use would have in that commercial area.

Commissioner Lago: Would you -- Mayor, if I may. Would you like for me to leave my comments or questions until the end or would you like...

Mayor Valdes-Fauli: No, go ahead. Go ahead.

Commissioner Lago: To address it slide by slide? Okay, in reference to the parking, obviously, that's not -- that's parallel parking, correct?

Planning and Zoning Director Trias: Yes.

Commissioner Lago: So, if you have staging or stacking, excuse me, from where the ENTER ONLY section is, which is -- currently, is that -- currently not -- DO NOT ENTER or is that just a one way? I can't see it that well.

Planning and Zoning Director Trias: It's one-way traffic through the...

Commissioner Lago: Right.

Planning and Zoning Director Trias: The parking, yes.

Commissioner Lago: So, if you have stacking there...

Planning and Zoning Director Trias: Yes.

Commissioner Lago: My understanding, after speaking with the architect is you're talking about 400-plus students. Is there going to be a staggered...

Mayor Valdes-Fauli: But do we -- I'm sorry. With 400 -- I understand the number is much different.

Planning and Zoning Director Trias: Yeah.

Mayor Valdes-Fauli: Why don't we wait until the whole presentation and then your very appropriate questions...

Commissioner Lago: Okay.

Mayor Valdes-Fauli: Could come up.

Planning and Zoning Director Trias: Yeah, for the purpose of my presentation, the diagram shows what the concept is. North of the drop-off area at the beginning, during the first three years, will be on the street and on the parking lot that is owned by the City. Later on, I think the app...

Commissioner Lago: Because, you do understand if you have people parking in that parking lot...

Planning and Zoning Director Trias: Yes.

Commissioner Lago: And you stagger all those cars waiting for pickup, those individuals who were parked there will not be able to get out.

Planning and Zoning Director Trias: That is...

Commissioner Lago: There's absolutely no ability because we have -- I've seen that before done and it's a nightmare for people who, you know, want to get out during pickup or drop-off times.

Planning and Zoning Director Trias: There was a concern and I think that the applicant will be able to explain why they are proposing that plan.

Commissioner Lago: That's a public parking lot, correct?

Planning and Zoning Director Trias: Yes.

Commissioner Lago: Which is currently being used by buildings...

Commissioner Keon: It's public parking?

Commissioner Lago: Yeah. So, I want to...

Parking Director Kinney: The current occupancy is about 50 percent and it's all permit holders. There is no hourly parking in this parking lot. The -- it is a one-way system and that aisle is eastbound and the back aisle is westbound. So, the back aisle, you will be able to get in and out. But the front aisle, you're correct. If there's a car behind you, you have to wait for it to move to back out.

Commissioner Lago: Which is a very similar situation, which is what happened at Starbuck's on US 1.

Commissioner Keon: Right.

Parking Director Kinney: Except for this street is not US 1, but I mean, the issue is...

Commissioner Lago: No, but that's not -- that's not what I'm...

Parking Director Kinney: That the first few years...

Commissioner Lago: But let me correct it because certain people here, they didn't understand my comment and I want to make sure I'm clear. The reason -- what I said about US 1 Starbuck's is because I'm just giving you an example, so you know the location. But, when people were driving into that Starbuck's and there was cars parked and you had ten cars waiting in line, every single person in that parking lot could not move.

Parking Director Kinney: Now, I understand.

Commissioner Lago: Could not move as a result of the line that was...

Parking Director Kinney: Yes. If you're talking about the vehicles in the parking lot, absolutely.

Commissioner Lago: I just told you US 1 Starbuck's so it'll...

Parking Director Kinney: The reason...

Commissioner Lago: Give you a location of the project.

Parking Director Kinney: The reason the Parking Advisory Board and Parking is comfortable with this is this is only approved during the time the school is much smaller and the number of students is much less. When the school grows, all of the stacking and the pickup and drop-off moves inside the building. So, that's...

Commissioner Lago: Moves inside the building?

Parking Director Kinney: Yes.

Planning and Zoning Director Trias: Yeah. I think probably if we could...

Parking Director Kinney: Yeah.

Planning and Zoning Director Trias: Let me finish the presentation, because there's several phases for this proposal. And the first phase has 80 students and it works 100 percent on the right-of-way and the parking lot. Future phases will be -- would use the parking garage for drop-off, and the applicant can explain that in more detail. The conditions of approval. Condition number one explains very clearly the difference in the number of students through the years. So, I think that's significant and that matters in terms of the parking and the drop-off area. I'll finish real quickly just for the data that is needed as far as the application. Four times letters to the property owners were sent. The property was posted twice. There was three times that we posted this proposal on the website, and there were three newspaper advertisements. So, there was significant public input. And staff recommended approval with conditions, and the conditions are very specific. There's something that you may want to look into some very closely. And, one of them is that there will be an annual report before the end of every school year to evaluate the parking and drop-off and see if there are any changes that need to be made. The other one is that there's a Parking Department lease agreement, so there's certainly a very well thought out plan by the Parking Director. And, then some improvements in the public spaces at the ground level of the building that enhance the paving and the arcade, et cetera, to

make it into better functioning building. Those are the conditions. I think the applicant has a presentation and we have the Parking Director here to answer any questions also.

Laura Russo: Good afternoon, Mr. Mayor, members of the Commission. Laura Russo, with offices at 2665 Le Jeune Road. I am here this afternoon representing Dr. Linda Eads, along with her team; Agustin Barrera, with -- architect with Bermello Ajamil, and Tim Plummer, our traffic engineer, with David Plummer & Associates. As you heard, we are here today to request a conditional use for a secondary school in the commercial district -- actually, in the Central Business District, on the edge of it. And, I know that you just passed on second reading the enabling legislation. Dr. Eads and I have been working...

City Attorney Ramos: Actually, they haven't voted.

Commissioner Lago: We haven't voted on it.

Ms. Russo: Well, it is anticipated that that will be voted on first before this. Dr. Eads and I have been working together for approximately 18 years, with Agustin, I want to say about 16 years, and Tim, for maybe about five or six years looking at different sites within the City of Coral Gables in order to do this. This building, which you will hear from Gus, is located at 200 Ponce, on the southwest corner of Navarre and Ponce and is actually perfectly suited for this.

Mayor Valdes-Fauli: 2000 Ponce.

Ms. Russo: And I will -- hmm?

Mayor Valdes-Fauli: 2000.

Ms. Russo: 2000 Ponce, correct. That is the address. I will let Gus go through the program and what will happen to the building. But before, what I want to just give you a little background on

Dr. Eads for those of you who don't know her. She began teaching business at a private girls' school in Little Rock, Arkansas and then returned to Miami and very quickly became an assistant principal and principal. At the University of Miami, she was the manager of the Sex Desegregation Center, which was promoting gender equity. She was an executive director at Nova Southeastern University and she spearheaded the US Department of Education Blue Ribbon School Performance Training for 2,200 school districts in the southeast United States. Former Governor Bush appointed her to the first State Board of Education. She created the original nationally acclaimed MAST Academy, a school that earned the US Department of Education Blue Ribbon School of Excellence for four years. Twenty percent of the school's enrollment were actually Gables residents. MAST ranked in the top ten percent of schools nationwide under Linda's leadership and top ten high school in Florida. MAST also earned national recognition for five consecutive years and was a top-performing magnet school. Under -- upon retirement, Linda has co-owned a maritime port assessment and training company. She has designed charter schools. She has relocated a university from Puerto Rico to the United States, and she is a recognized textile artist. And, some of her pieces are actually traveling the United States and she was featured in the University of Miami for her art. So, she has some very exciting plans for this school for Coral Gables. And, I will now ask her to come and give you a little presentation on what she anticipates for the school, and then we'll get into the nitty gritty, which is actually the building and the traffic.

Linda Eads: Good afternoon, Mr. Mayor, Commission. Dr. Linda Eads, at 900 Biscayne Boulevard 5106, Miami, 33132. We appreciate this opportunity to share an 18-year dream. We not only looked in Coral Gables, in my more depressed moments, I looked in the city of Miami, as well. I'd like to describe this school to you. Gables Crest Preparatory, fondly referred to as The Crest, is a college-bound 6 through 12 boutique. It's a boutique because it will -- it is small. It will remain small. My vision was to keep it small. 448 students, approximately 65 students a grade level and 15 in a classroom. That's a progression over an eight-year period. We intend to offer core classes, which you would know as language arts, math, science, social studies, foreign language. And they will be offered as dual enrollments, honor level and advanced placement.

So, that keeps us very comparable to what our competitors -- and what I did at MAST -- are doing. Here we are adding what we call foundation classes. These classes develop the individual. So, we're talking about problem solving, decision making, financial literacy, interpersonal relationship skills. There's a core -- there's a number of credits they will earn with foundation classes. The last group of courses they'll take are electives. But at The Crest, we call it a major. So, at the end of their ninth grade, they will -- the student and family -- because we do this as a team -- will select what subject areas they would like to major in. Well, why do you think I'm using this phraseology? We're making the students aware of what they're about to face in college with our college-like master schedule starting in the sixth grade all the way through the twelfth. We have language that introduces the students to college. These majors include music entertainment and entrepreneurship, the innovation design center and entrepreneurship. We have the Business of STEM, which is the science technology engineering and math, and the Business of Communication. And this is -- and that last major is changing journalism, so that maybe we won't have fake news, but we will have our journalism being better than the 21st century, doing digital communication and teaching our students the latest. We will require 30 credits to graduate compared to the state requirement of 24. We're exceptional. We are asking a lot of our students, but we give back a lot in terms of our one on one, the type of extras that we're offering, seven classes instead of six. We have a reflection period for the middle school. We are dealing with hands-on education, because there will even be a jazz club that will be operated by the students. They will learn how to write the business plan, organize the accounting, marketing, sales. That is part of what we do -- what we will be doing at the school. For now, we're small. We're very small. We're hoping for 80 students. And then the next year, we'll have -- we're anticipating a return rate of approximately 97 percent, and all of this is projections. But they're projections based on reality because first off, I used my experiences at MAST. Secondly, there's an industry report -- in case you are interested -- on private education and I used quite a bit of that in my business plan and these numbers reflect what happens nationwide. In your office, you have -- on your assistant's desk -- a brochure that I left while you were busy at your executive session and there's a couple of Crest cookies there for you as well. I'd like to mention, just as I close, there will be scholarships. And, those

scholarships will be 20 percent of our student body will be eligible for either a merit scholarship or a need scholarship. There's also something called a mustard seed scholarship, but that's all part of the parable, the religious parable that people have faith. So, those first ten parents that are officially signed up at The Crest will receive a ten percent discount all the way through the time their child is enrolled at The Crest. They had faith in us; we have faith in them. And, there will be five Gables Commission scholarships as well. And, we're in the process of identifying taglines. You know, we'll have leadership. We'll have different areas of strength represented from the Gables Commission that would be included in those 20. In closing, I would like to just say to you we aren't doing this alone. The school will be heavily involved with our parents and our community. We have models who will be the presenters at our quarterly colloquiums and be speakers in the classrooms. We have mentors who are going to mentor junior apprentice and our interns and there are motivators who are going to be part of our program from the community who could possibly help with tutorial services or just be part of an inspiring activity for students to move forward. We look forward to working with you and certainly hope that we receive a favorable vote today. I will tell you truthfully my husband cannot stand anymore spreadsheets at 3 o'clock in the morning. And, my architect said no more after this because 15 years is enough. And, Tim is starting to get shaky after the intense meetings we're having at 7:30 in the morning on the street watching children cross streets. So, I beg you for this consideration. We need a break. But, we thank you for your time and I look forward to answering any of your questions.

Mayor Valdes-Fauli: Thank you, Linda.

Commissioner Lago: Thank you.

Mayor Valdes-Fauli: Any questions from Linda?

Commissioner Keon: No.

Vice Mayor Quesada: Not right now.

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Mayor Valdes-Fauli: Dr. Eads. Okay. Yes, sir.

Agustin Barrera: Mr. Mayor, Vice Mayor, Commissioners, Mr. Manager, Madam Secretary -- Secretary, sorry, Attorney. My name is Agustin Barrera. I'm an architect with Bermello Ajamil & Partners. I've been on this journey with Linda and Jack -- because, you know, he's there with her -- for the last 15 years, and it's an exciting journey. Education is a passion to me, as through my past service on the School Board. And this is actually a quite interesting site. It's a unique building. It's small enough in size to where ultimately it can house a whole school and it'll be a modest school, 448 students. The building's a seven-story building. The ground floor currently has a bank on half of it; the other half is vacant. The floor -- second through -- two, three and four are all parking. The fifth and sixth floors are currently vacant. Those would -- that's where the school would start. And there's -- someone's currently occupying the seventh floor, but eventually, it will become part of the school. So, ultimately, by year three, if everything progresses as Dr. Eads is projecting, the whole building will encompass the school. One of the challenges that has existed not only in the City of Coral Gables, but throughout the county has been this anomaly of charter schools and traffic and how to deal with stacking and so forth. So, one of the things that's being done -- and by the way, urban schools is also a new movement that we've experienced not only in Dade County, but throughout the United States is where you're looking at how do I deal with stacking. Well, ultimately, starting in year four, the stacking will all occur inside the parking garage. We're fortunate that the way this parking garage was designed actually allows us -- the cars to come in and turn around without having to make three-point turns, so we're able to actually stack inside the parking garage. The new charter schools, like the SLAM school that's in Little Havana, that school has over a thousand students and they do all their stacking in the parking garage and it was designed to do that. That's one of the ways that they deal with it. The other thing that's happening in urban schools is they're also having -- instead of having the typical play fields, you're having more of a fitness type role model where you have a gym and kids go and they do physical fitness activities versus going out and playing baseball or soccer and so forth. So, the way the school's being designed is in the urban mindset,

focused on broadcasting and music, so we'll have a state-of-the-art broadcasting booth, production and music so forth. One of the challenges is parking. I'll be happy to say that the building today currently has 99 spaces and the required parking for a school of 448, fully staffed, fully occupied is 82, so we have a surplus of 17 parking spaces from the required parking. Okay, let me repeat that. We have a surplus of 17 parking spaces from what's required by Code for the school.

Commissioner Lago: So, this goes 6 through 12?

Mr. Barrera: Yes.

Commissioner Lago: So, nobody in 12th or 11th or 10th grade is going to be driving?

Mr. Barrera: Yes. We calculated the parking based on the Code and the Code talks about kids that are -- 17 or 16?

Unidentified Speaker: 16.

Commissioner Lago: So, how -- you said you're going to have how many? You're going to have 60 kids per class, correct?

Mr. Barrera: Yeah, but not all kids drive. In other words, when you go to the Code and you calculate the parking per the Code based on grade levels...

Commissioner Lago: Okay.

Mr. Barrera: We're required to have 82 parking spaces, including staff...

Commissioner Lago: So...

Mr. Barrera: Full-time staff.

Commissioner Lago: So, let's just say that half the kids in 12th grade are going to drive. I was driving in 12th grade. Frank, were you driving?

Vice Mayor Quesada: Yeah.

Commissioner Lago: Commissioner Keon, were you driving? Mayor, were you driving? Okay, everybody was driving. And I remember Raul was driving too. Let's say...

Mayor Valdes-Fauli: Bicycling.

Commissioner Keon: He had a chauffeur.

Commissioner Lago: Oh, he had a chauffeur. So, that's -- so you're going to have 30. I'm going to give you half...

Mr. Barrera: Yeah.

Commissioner Lago: Because the rest are coming on bikes. They take our great trolley system. They take an Uber or they're just using some sort of teleportation to the school.

Mr. Barrera: Yeah.

Commissioner Lago: Let's say that another 30 in 11th grade -- I was driving in 11th grade. Frank, were you driving in 11th grade?

Vice Mayor Quesada: Yeah.

Commissioner Lago: Keon?

Commissioner Keon: Yes.

Commissioner Lago: Madam City Attorney?

City Attorney Ramos: Yeah.

Commissioner Lago: Let's include Peter on this. Peter, were you driving 11th grade?

City Manager Iglesias: Yes.

Commissioner Lago: Raul, chauffeur or driver?

Mayor Valdes-Fauli: Bicycle.

Commissioner Lago: Okay. So, you basically -- so, that's another 30.

Commissioner Keon: Skateboard.

Commissioner Lago: That's another 30. You got 60. I was driving in 10th grade too, okay. So, the reason I'm telling you is it doesn't add up. So, that's 60 parking spaces that you need, plus what you already have accounted for staff.

Mr. Barrera: Right.

Commissioner Lago: So, there's no -- the balance is not there. But, that's a point that we're going to have to deal with. I mean, you mentioned SLAM. As you know...

Mr. Barrera: Yeah.

Commissioner Lago: I've been building schools for 15 years.

Mr. Barrera: Yes, sir.

Commissioner Lago: That's my bread and butter. So, when you talk to me about SLAM, SLAM was designed with that intent of having that internal stacking.

Mr. Barrera: Yeah.

Commissioner Lago: So, they designed it perfectly just for that. There was no issues in regards to an existing building like this where when you stack internally, you're also going to compromise on people's ability to get out of the existing parking lot or their parking spaces. So, it's a concern, just like I mentioned before. It's a very valid concern for the surface parking lot, which currently now is at a 50 percent threshold in regards to usage. But, the people that are parked in the mornings -- not in the mornings, -- that's more like drop-off. But, in the afternoons -- because you know how parents are because we do it all the time -- we go to pick up the kids and there's stacking, because people want to get there at the exact time and there's not, you know, pickup in different times of the day. So, you're going to suffer in reference to people not being able to get out of their cars or not being able to get out of the parking lot, because there's a line of cars that are stacked there waiting to pick up their children. Is that correct or no?

Mr. Barrera: Correct.

Commissioner Lago: So...

Mr. Barrera: May I?

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Agenda Items F-3 and F-11 are related - Resolutions requiring conditional use review for schools located within a Commercial zoning district and granting conditional use approval for a school on property zoned Commercial District for the property legally described as Lots 17 thru 24, Block 17, Coral Gables Section "K" Page 21 (2000 Ponce de Leon Boulevard), Coral Gables, Florida.

Commissioner Lago: Of course.

Mr. Barrera: So, unlike a traditional public school or a charter school, this is a private school, so the parents will be signing contracts, so we can limit how many kids drive to school, A. B, the people parking in the garage that are going to be blocked are going to be the staff and the teachers, so they won't have need, or they will be told that you basically can't come in or out of the parking garage during drop-off and pickup. They're staff. They're employees of the school, so that issue will not exist, because the whole goal is to move into the building once we have the whole building, and there is no other use in the building other than the school itself. So, the only people that will be inconvenienced is staff itself that works in the school.

Commissioner Lago: So, if a child -- so, if a parent signs a contract that says my child will not drive to school, you're forcing the child to either use public transportation or have the parents drop them off.

Mr. Barrera: Well, they're making a choice to go to the school.

Mayor Valdes-Fauli: I was chair of the board of Ransom Everglades for two years and we did forbid -- there was a limited number of parking -- I mean, cars allowed to seniors and juniors could not drive to school at that time.

Mr. Barrera: And, my son went to Belen and you couldn't drive as a tenth grader.

Commissioner Lago: But, you can drive as an 11th grader and you can drive as a 12th grader.

Mr. Barrera: Because they have parking sufficient for it. So, if we have sufficient parking for, let's say, only 12th graders, then our rule will be you can drive when you're in 12th grade.

Commissioner Lago: I just don't -- I don't see how that's even feasible. I mean, because -- I mean, I drove in high school and I see how it is at my daughter's school and there's -- again, there's limited parking and there's stacking all the way up and down Coconut Grove, because you have Ransom, you have Carrollton, you have multiple different campuses. To tell those parents that you now have to take your kids to school because there's no parking, I just don't see how it's even -- I wouldn't even be...

Mayor Valdes-Fauli: I think it's very -- I think it's -- on the contrary, it's common. And number one, I haven't seen any school being denied expansion of Carrollton, expansion of Ransom Everglades, which is happening now because of the stacking in Coconut Grove, because education is more important than parents' convenience. And, private schools do regulate who can drive and who cannot drive to school.

Commissioner Lago: No, I'm not doubting you saying -- and by the way, they are fighting it, because there's a hopeful expansion in Carrollton and there's a hopeful expansion in Ransom...

Mayor Valdes-Fauli: At Ransom.

Commissioner Lago: And there's an all-out...

Mayor Valdes-Fauli: Yeah.

Commissioner Lago: Effort by the parents or the neighborhoods that live there to stop that, so that's going on right now. Again, will they be successful? Who knows.

Mayor Valdes-Fauli: You want to make a bet?

Commissioner Lago: Who knows. But at the end of the day, that's being discussed right now. I mean, I just think that when we talk about the issues of limiting parking and you have 90 spaces

and you're going to have 400-plus students and you're going to have 120 of them that are 11th and 12th graders, plus your staff. How many people are you going to have as staff for 400 students -- 400 plus -- 448 students.

Mr. Barrera: It was like 50 staff.

Commissioner Lago: So, they'll be driving...

Mr. Barrera: Yes.

Commissioner Lago: Right?

Mr. Barrera: Well, not nec -- well, some will. Remember, things are changing in the way cars are used nowadays, right. So, we're not going to have 11th or 12th graders in this school...

Commissioner Lago: How are things...

Mr. Barrera: For...

Commissioner Lago: Changing?

Mr. Barrera: Uber. There's a lot -- I know a lot of -- in my profession, in my office, we have probably 16 architects that are out of school three or four years, half of them don't drive. Half of them use Uber. So, the Uber is changing, okay. Driverless cars are the way of the future. We're designing parking garages now, so that in the future they can be converted into either an office building or residential, because cars are eventually going to be reduced. So, to say that we want to design all of this parking when in the future the trend is design parking garages, so that in the future they can be an office building or residential goes against the statement you're making.

Commissioner Lago: Now, let me explain to you first off. The comment that you just made right now, I brought that up six months ago, if not a year, and that is something that we've been discussing here in regards to our design standards. So...

Mr. Barrera: Yeah.

Commissioner Lago: It's not that we're denying it. It's the fact that we can't just approve projects -- case in point, the previous project -- that doesn't meet today's needs and hope that elected officials, which have failed miserably in this county and throughout the state to deliver on transportation initiatives because you can say, yeah, they're going to figure it out, they're going to ride Uber. I'm pretty sure if you take a poll here right now and say how many people got here today on Uber, we may get one, one person in this room, if you're lucky because I'm pretty sure you drove here. I drove here. Everybody on this dais drove here. So, we can't hope for the future. I need to legislate for today, not for 15 years from now, hoping that the driverless cars and that, you know, people are being able to fly here in a vehicle that's not going to impact our neighborhood. So, like you said, let's talk about Ubers. So, if everybody takes an Uber to get dropped off or picked up at school, what are you going to do with all of these cars driving in a neighborhood resulting in congestion? Case in point, what we're dealing with right now in the Cocoplum circle, which was in a Herald article about Uber drivers that are taking up every single space around Cocoplum circle and that are driving around neighborhoods waiting for a call. That's congestion. That's the same thing.

Mr. Barrera: That's one of the options. Yeah, but like you said, you have the trolley. You have parents. There's many different ways to get here.

Commissioner Lago: But, the trolley only goes to 8th Street and to Douglas Station.

Mr. Barrera: And, parents won't drop off their child at a point down somewhere else in Coral Gables for them to take the trolley, so they don't have to drive through downtown? There's a lot of different ways to address traffic.

Commissioner Lago: I wouldn't drop off my child who's in sixth grade or seventh grade to ride a trolley by themselves. I wouldn't. I mean, that's just me and I have two young girls.

Mr. Barrera: Yeah. And the bottom line is, we meet the parking requirement per the Code and we have an excess of 17 spaces. We're able to control who can drive to the school, just like many private schools do today. So, that's how we're addressing the issue with regards to parking. So, whether it's an Uber drop-off or it's a parent drop-off or whether it's a bus drop-off, it's the same traffic. It's not going to be any less.

Commissioner Lago: Oh, no. I mean -- I don't think it's the same traffic. I think that's -- let's talk about that. It's not the same traffic, because Uber keeps going around the building over and over and over and over. They're not going to be going inside the building parking, basically taking a ticket and paying for parking while they wait for a call. You're going to have all these individuals stacking currently now in a city-owned parking lot, in a city-owned parking lot -- are you -- I mean...

Mr. Barrera: Let's do this. Let's do this. Any questions on the building, because we have Tim here. He's going to talk about the parking and the counts, because he's done all the studies and he has more experience on the parking side.

Mayor Valdes-Fauli: Is there any questions on the building and the school?

Mr. Barrera: I mean, it's pretty straightforward. The reason...

Commissioner Lago: No, no, no doubt.

Mr. Barrera: I mean, the reason we're here is because -- and I don't mean to be critical of the architect who designed it. But, the design of this as an office building is not very functional. That's why the occupancy is so low, and that's why it became prime availability for it to be converted to a school.

Mayor Valdes-Fauli: Okay.

Mr. Barrera: Alright. If there's any other questions...

Mayor Valdes-Fauli: Let's go to the parking. Stick around.

Mr. Barrera: Okay.

Timothy Plummer: Good afternoon, Mr. Mayor, Vice Mayor, Commissioners, Madam Attorney, Mr. City Manager. Good to see you sitting there. My name is Tim Plummer. I'm the president of David Plummer & Associates, with offices at 1750 Ponce de Leon Boulevard in Coral Gables. Let me just talk briefly about a few things. I've looked with Dr. Eads for a few years at different school sites in Coral Gables. And, the main issue when she fell in love with the building was I can't get the pickup and drop-off to work, the parking doesn't work. You have a lemon here from that standpoint. So, we looked at many, many sites and came upon this site and have spent some time observing it and looking at some of the issues. Some of the great things about this site, the Metrorail connection using the trolley, trolley trips from within the city, carpool/vanpool. I got carpoled with seniors and juniors when I was at Columbus. I took freshman and junior and sophomores when I was a senior. So, there's different ways to get around. Parent drop-off/pickup, of course, biking with our bike master plan. We're going to have a better biking system in the city. There's trolley stops on Ponce adjacent to the school. We even have a pedestrian crossing signal right there in front of the building. So, this site has got a lot of potential to it, and that's why we kind of started there. One of the things I initially

did -- all my kids went to Coral Gables Elementary, so I know the site very well. My office is just down the street -- was to call Coral Gables Elementary to find out when they dropped off and when they picked up. Initially, I got some bad information we found out about a week or so ago. So, the Planning and Zoning information doesn't jive with exactly what we're showing here. But I worked with Dr. Eads to come up with a plan, and we're very cognizant of what's going on at Coral Gables Prep. So, Coral Gables Prep, Pre-K through Grade 1 drops off at 8:20, and Grades 2 through 4 drops off at 8:35. So, the plan for Gables Crest is to start 7:55 for middle school students and at 9 am for high school students, outside of the periods that Coral Gables Prep is using. Same thing on dismissal. The younger kids get out at 1:50. The rest of the school gets out at 3:05. So, for Gables Crest, middle school is going to dismiss at 3:30, 25 minutes after; and high school, 4 pm. Again, very sensitive and cognizant of what's going on at Coral Gables Elementary.

Commissioner Keon: High school students will love that extra time to sleep, huh?

Mr. Plummer: And I'm obviously no expert, but they say those kids really need more sleep...

Commissioner Keon: They do.

Mr. Plummer: So, it's going to be good.

Commissioner Keon: I don't think anything should start before 9.

Mr. Plummer: Can you hear me?

Commissioner Keon: Yes.

Mr. Plummer: No, it's not on. Okay, well, I'll talk loud.

Vice Mayor Quesada: No, but that doesn't work because then on TV they can't hear it. So, maybe -- can you just slide the picture a little closer to this microphone?

Mr. Plummer: I can hold this.

Vice Mayor Quesada: There you go.

Mr. Plummer: So, a couple things about this site when we looked at this was the issue of queuing, where we would drop students off, where they would be picked up. So, we had a plan to use Lot 13. We talked to the Planning Director, talked to Public Works. And through that process, it was determined that that could not be into perpetuity. So, we started to work on a plan how could this work and for how long. The City's basically given us three years. So, at that point, through three years, Dr. Eads is estimating a little over 200 students. So, the plan for the pickup/drop-off is to enter from Navarre on the west end, exit on the east end, with the stacking for six cars at the drop-off. This whole length allows about 18 vehicles to stack there. Commissioner Lago brought up a good question about, well, what do you do about people that are parking here. Well, one of the things I told Dr. Eads and what she's planning on doing is that she is going to be purchasing -- as in parking passes -- for this lot for the student -- for the teachers and staff. So, as the Parking Director mentioned, about 50 percent of it's sold right now. Dr. Eads plans on buying some. We're going to put staff in there and teachers. They come in before pickup/drop-off, so there isn't that problem with the interaction between those un-parked -- or those people trying to get out of the parking spaces or into the parking spaces. Same on the flip in dismissal. Teachers stay later than students, so pickup/drop-off will finish.

Commissioner Lago: What are you going to do about the parking spaces on Navarre?

Mr. Plummer: On Navarre, very similar to the international school on Madruga. There are signs up there and we talked to the Parking Director about it and he confirms that it has been working.

But during certain periods, during pickup and drop-off for this area, parking will not be allowed there. Real easy in the morning when you go out there, there's nobody out there other than the...

Mayor Valdes-Fauli: Messina and Madruga, yeah.

Mr. Plummer: Yeah, Messina and Madruga. In the afternoon, it gets a little bit more of a challenge, but signs will be up there and the Parking Director says that he can help control that.

Commissioner Lago: So, is the applicant -- and I'd like to know from Kevin. To be able to achieve this stacking here through a City-owned lot, is the City being compensated for this?

Parking Director Kinney: Yes. Actually, the ones that are more concerning to me are the six spaces on-street.

Commissioner Lago: Yeah. I was going to ask the same thing.

Parking Director Kinney: And, we will be compensated for those hours we can't use them for the public, but also, if there is leases that would be conversation for the inefficiency that might be created for the three years in the parking lot.

Mr. Plummer: So, to continue we will have police control of the exit point here during pickup and drop-off to help with the situation. We'll have a minimum of four staff members helping the kids for pickup/drop-off. Again, these aren't young kids.

Commissioner Lago: But this is one lane. This is one lane of...

Mr. Plummer: One lane of stacking.

Commissioner Lago: No, but one lane on Navarre -- it's one lane on each side, correct?

Mr. Plummer: Right. It's one lane each direction.

Commissioner Lago: So, if you have cars backing into where it says Enter Only on Navarre, what you'll have is actually gridlock.

Mr. Plummer: So, we have 18 vehicles that can get into this system and we're only talking 80, then about 160, and then a little over 200, not for the entire 448. So, let us go through that process. And I've got, you know, another section of that. So, we've got four staff that will be out there assisting -- these are older kids -- and the police control of the intersection. One of the other things that has come up was how long it take sometimes to make a left turn to go north on Ponce, so we're going to make it right turn only on Ponce from Navarre. So, that's the plan to start. There is a second plan after we get through year three. And again, this has to be annually evaluated with staff. We have to do an analysis. We have to submit it to staff. Staff has to review it. And before Dr. Eads can increase student enrollment the next year, staff has to approve the plan that it is working. So, after year three, through year eight and beyond, we're going to be doing the stacking within the parking garage. So, how this is going to work, we are now going to have police control of the entrance and exit to the parking garage. Staff and teachers will be there beforehand. We have queuing all the way through the garage. We have excess parking. This is going to be the turnaround area. There's about seven spaces. We're going to -- drivers will come back around and drop off here. This allows stacking for 28. It's going to be way more than we need at 448 students. So, we are going through a process now. The City has seen this; staff has seen this. We've had a meeting with the County. We have a process we have to go through called the traffic operations plan and accumulation assessment that evaluates the queuing and evaluates the traffic operation plan, and we need their approval in order to move forward. It's one of the conditions of approval. So, we're working with their staff with the methodology to go through that approval process.

Commissioner Lago: But let me ask you a question. Why implement the stacking outside the building if you have an opportunity that you're going to start implementing in year three? Why not just implement it...

Mr. Plummer: She doesn't control the building. She'll control the building by year three. I'd love to do it from year one, because it's the easiest thing. She doesn't control the building.

Commissioner Lago: What I...

Mr. Plummer: But by year three...

Commissioner Lago: Let me...

Mr. Plummer: She'll control the building.

Commissioner Lago: And -- so that's one point. And the second point is, staff should not be making that decision. That should be coming to the Commission to make the decision if we approve the increase of the number of students, because I'd like to see the data -- I'd like to see the data and to see how that's affecting -- to see how that -- how the neighborhood is being affected in regards to excess congestion and issues like, you know, maybe the cars are not queuing appropriately and, you know, we may have to rearrange it. But I think that staff should give a recommendation, but it should come to the Commission for an increase.

Planning and Zoning Director Trias: And, that is a condition of approval that you can design in the best way that you want. So, at this point, we just give you the -- we're giving you the option and the scope, and then you decide the best way to do it.

Commissioner Lago: So, we can do that. Okay, so now, going back to this, Mr. Plummer -- and another item -- and another point of contention that I have that I won't approve today is I would

want to have my own traffic study done, similar to like what we do with developments where we ask for a -- as Commissioner Mena brought up -- I'd like to see an independent traffic study done to make sure that all the calculations that we have here are done -- that are fine and that are checked out. But, why don't -- why can't she get control of the building of -- to do this circular kind of roundabout?

Ms. Russo: The building currently has other tenants.

Commissioner Lago: Okay.

Ms. Russo: She has been working with the owner and as the other leases expire, she is going to be taking over the building. So, right now, there are other tenants. There's a bank on the ground floor and there's an office on the...

Commissioner Lago: Do you know...

Ms. Russo: Seventh floor.

Commissioner Lago: Do you know -- I mean, the banks love to be on Ponce, so my next question is, do you know if that contract has an extension clause where they can have five- or ten-year options to stay in the location?

Ms. Russo: The leases don't have options and that's why this building turned out to be perfect. She's been working with the owner. The owner -- we've had several meetings with the owner, so every time we have a couple of changes that -- between the Planning staff and meeting with Ramon, there were some physical changes to the building that didn't come up, but we've been working with the building owner because some of them obviously require his approval. Because even though she will have all use and full possession of the building, she won't own the building. So, some of the changes to what he has on the side of the building, in the front and putting the

bike racks, because Public Works has requested three bike racks for every classroom, so even the placement of some little bike racks inside the property has required the owner's participation. So, the owner is very excited. And, so once we have control of the building...

Commissioner Lago: Okay.

Ms. Russo: That will happen.

Commissioner Lago: Ramon, can you address the issue that I mentioned about the issue of an independent parking study?

Planning and Zoning Director Trias: Well, yes. And I think if you look at the condition number 1, right now it's phrased that the applicant submits a study and then it's reviewed by staff. We could certainly phrase it differently. We could say that the applicant submits a study, it's reviewed independently by the Public Works consultant, the same way that all traffic studies are reviewed, and that then staff makes a recommendation to the Commission.

Commissioner Lago: I think, in this case, if the applicant wants my vote on this issue, I think that we -- I would not vote on this issue today. I'll vote no unless I have an independent traffic study basically attesting to the fact that the plan that is being brought forward actually works. Because the last thing that I will allow is, you know, a three-year, five-year, eight-year plan that, again, we don't know if it's going to work, how it's going to affect the neighborhood. And again, we have probably 15 or 12 individuals that are going to speak now, either for or in favor. But I just don't feel comfortable right now, especially with a public school in front of it and the amount of congestion, allowing an hour and a half potential of drop-off and pick up on a daily basis that's going to basically paralyze that section of our city.

Ms. Russo: Can I just add something for reflection on that? We had to go to Miami-Dade County and meet with the Public Works Department, the people at...

(COMMENTS MADE OFF THE RECORD)

Vice Mayor Quesada: Don't worry about us. We're just...

Ms. Russo: We had to meet with them because it has been recently discovered -- and as some of you know, I represent a lot of schools in the City of Coral Gables. But, that none of the schools in the City of Coral Gables have had their traffic operation plan approved by the County. So, Dr. Eads is having her -- so, in essence, that is your independent -- they're making the determination, not just the City's Public Works Department on what the study has to show, but (INAUDIBLE) Estevez, who's in charge of Public Works for schools in Dade County -- Miami-Dade County, met with us and he sat with Tim and Juan Espinosa and said, no, I want to look at this; I want to look at that; I want to look at -- I don't care what the city wants to look at. So, you are getting your independent and you're getting it from the County.

Commissioner Lago: Okay. Let me answer your question, okay. I have zero -- not a little bit -- zero trust in the County to be able to deliver on any point. So, to me, telling me that the County is in control here and that they're going to tell me, hey, we're going to -- they're going to deliver -- case in point, did you read the Herald article this past week? They're about to put a 40-story building on Douglas and nobody knew about it. That's the County.

Mayor Valdes-Fauli: Let's...

Commissioner Lago: And they're -- that's all -- excuse me.

Mayor Valdes-Fauli: Go ahead, go ahead.

Commissioner Lago: One second. So, you know, when you tell me that the County is the one that's going to deliver and is going to make us, you know, feel good and rosy and fuzzy about a

project, that doesn't bring me any comfort. What I'm saying is Commissioner Mena brought forward a great piece of legislation, which is another independent review for development. I think that this is a good opportunity to apply that standard to a school that is asking to come into our downtown, use a parking lot that belongs to the City of Coral Gables for stacking and then they're going to grow from 80 students to 448 students when they're telling us that they only need 90 parking space. But again, in my opinion, having two young daughters in school, I see the nightmare that it is to stack in the school and I see the nightmare and the parking requirements for the school. So, I just think that we need to have an independent review in regards to our -- the current parking plan that was provided by the applicant.

Mayor Valdes-Fauli: Okay. Are you through?

Commissioner Lago: Yes, sir.

Mayor Valdes-Fauli: Okay. Anybody else from the Commission or shall we listen to the public? Okay. I have a card here from Eddie Snow who was here...

Ms. Russo: Mayor, I'd like to reserve a little time for...

Mayor Valdes-Fauli: Yes.

Ms. Russo: Rebuttal.

Mayor Valdes-Fauli: Yes. Eddie Snow, who had to leave. I support Gables Crest. I feel it will be an asset to the City. I have a card here from Mark Trowbridge, who was here earlier. Our chamber endorsed The Crest at our September 26 meeting with the board present and supporting. I'd like to call Maria Cruz, please, who's here.

Maria Cruz: Okay. Maria Cruz, 1440...

Mayor Valdes-Fauli: I'm going to give each of -- we have so many here. I'm going to give you three minutes, if that's okay with you.

Ms. Cruz: That's fine.

Mayor Valdes-Fauli: Yeah.

Ms. Cruz: Maria Cruz, 1447 Miller Road. And since I am a retired educator of over 40-some years in the school system, I think I have some ideas and this is why I'm here. And I don't need to tell you that I'm very, very impressed with what Dr. -- Ms. Eads is proposing. I think it's time for this city to have a world-class school. I can talk from experience. My middle child is a graduate from the charter class -- from the first class of MAST Academy. And let me tell you, if she can do half here what she did there, it'll be worth anything and everything we can do. That's number one. Number two, we have a large number of our students from Coral Gables that go to private schools. This is not competition from -- you know, to public school. This is to bring back some of the kids that go -- that leave the Gables, have to be transported or have to drive outside our city to go to a good private school. Now, they'll have it here. That's another plus. I can tell you -- because I did work in high school -- that even public schools limit parking. I worked in a high school where only some seniors could park, because if you don't have enough parking, they will be limited. They have to have a decal. They have to have decent grades in order to park. So, some of the issues that we're dealing with can be fixed and I can tell you I trust that Ms. Eads can do the fixing, and I trust that this will be something that we will be proud of. So, 100 percent support.

Mayor Valdes-Fauli: Thank you, Maria. Dr. Deborah Luis.

Unidentified Speaker: Dr. Luis had to leave. She had patients. So, she left a note.

Mayor Valdes-Fauli: Oh, here, yeah. Support of school. As a mother of three, dentist and resident of Coral Gables, I strongly support this school. Jason Timmons, 79 -- 7291 Southwest 102nd Street.

Unidentified Speaker: Yeah. He had to (INAUDIBLE)

Mayor Valdes-Fauli: He had to leave.

Unidentified Speaker: (INAUDIBLE) and he had to go back. He was (INAUDIBLE) get back by 2 o'clock.

Unidentified Speaker: (INAUDIBLE) in favor?

Unidentified Speaker: Yep.

Unidentified Speaker: Yes.

Mayor Valdes-Fauli: He was in favor? Okay. Teresita Regalado-Infante. Hello.

Teresita Regalado-Infante: Initially, I had good morning...

Mayor Valdes-Fauli: (INAUDIBLE).

Ms. Regalado-Infante: On my notes, but it's good afternoon now.

Commissioner Lago: Afternoon.

Ms. Regalado-Infante: I've been here since 9:30. Thank you, Commission.

Mayor Valdes-Fauli: We have, too.

Ms. Regalado-Infante: My condolences. I'm a resident of Coral Gables. I shop, I dine, I bank in Coral Gables. As a matter of fact, that BB&T is the bank where I do most of my transactions. But most importantly, my children go to public school at Coral Gables Prep Academy. We have traffic and parking challenges in Coral Gables, and I think we can all agree with that, especially after the conversation we just had. And it's not very different at this school. Drop-off and pickup at my children's school is a daily challenge. This school, as we've heard, Coral Gables Prep, is on Ponce de Leon. There's no designated parking for the school. As a matter of fact, just at the beginning of this school year, we have a police officer now on staff and usually, parents would park across the street from the school in the public parking lot, which is like a special restricted decal. And after a few of us got tickets, it was a rude awakening that we couldn't even park there now. The school has close to a thousand students enrolled, and there's no additional grounds available for drop-off and pickup. This will continue to be problematic. We cannot allow for another school right across the street from Coral Gables Prep. This school does sound wonderful. However, I think this is not the appropriate location for the school. As a matter of fact, we recently just found out that this school was being planned. At our PTSA meeting last month, we were informed by someone who is involved with the Commission here that these were the plans. I never received a mailing at home and I check my mail every day. I don't just toss things in the garbage. And the -- I noticed that it was addressed regarding the drop-off and pickup. Students begin arriving at the school at 7:45 in the morning for free breakfast. School actually starts at 8:35, so there's congestion in that area from around 7:30 to roughly 8:40 in the morning.

Mayor Valdes-Fauli: What are talking -- which school are you talking about?

Ms. Regalado-Infante: The public school, Coral Gables Preparatory.

Commissioner Lago: Yeah, right in front.

Mayor Valdes-Fauli: Oh, not this one.

Ms. Regalado-Infante: Which is across the street from this school, where this is...

Mayor Valdes-Fauli: Alright.

Ms. Regalado-Infante: Being projected. Lastly, I would appreciate it if the Commission considers these traffic concerns that I've addressed. Again, it sounds like the school that's being proposed has some great ideas. But, I have strong concerns that this is the appropriate location for the school. Thank you.

Mayor Valdes-Fauli: Thank you, ma'am. Okay, Ray Airan. There he is.

Ray Airan: Good afternoon, Mr. Mayor and the Commission members and everyone. This -- my name is Ray Airan. I live at 1252 Obispo Avenue. For me, education is the passion as well as the best gift anybody could have and that can stay with that person for life. For good education I believe you never have enough. I came to know Dr. Linda Eads when my son was in MAST Academy. Watching him grow in education as well as a good student, he did so well that Mayor Valdes-Fauli, in his first stint as mayor, recognized his accomplishment in 1999. So, I am for this school.

Mayor Valdes-Fauli: Thank you, sir.

Commissioner Lago: Thank you.

Mayor Valdes-Fauli: Albert Martinez.

Unidentified Speaker: Albert, I believe, had to go back to the office.

Mayor Valdes-Fauli: Okay. His comments here are we need more quality schools in Coral Gables. Carlos -- I'm sorry, Dan Marin, MD.

Unidentified Speaker: Dr. Marin had patients that he (INAUDIBLE) in the afternoon.

Mayor Valdes-Fauli: Okay. And we have Nancy Quintana. There she is.

Nancy Quintana: Thank you for the opportunity. My name is Nancy Quintana. I'm a parent at Coral Gables Prep Academy, CGPA for short. And in discussions during our last PTSA meeting, we discovered that this school was being planned across the street. Unfortunately, many of us did not receive a notification even though many were listed on the PowerPoint that we saw a few minutes ago. And my main concerns is basically the traffic, as we've mentioned. It's going to become exponential. We're in a unique position -- a couple of the parents and I -- because we do volunteer work specifically for the drop-off, because the officer that was placed in charge who sits with us now all day at CGPA requested the parents to please help him during drop-off because it was so dangerous. There is a crosswalk on Ponce that goes straight into our auditorium. Unfortunately, we don't do drop-off in the auditorium. We cannot do drop-off and pickup with the stacking that you've mentioned on Ponce because of traffic. We do it in Minorca. On Minorca, you have a permit parking and you have several spaces where people can park on the street, paid parking. People park there and they attempt to cross the street, right through the through lane, right through the drop-off, and we've had many situations in the morning where little, tiny children are very close to being hurt. The stacking actually curves all the way around through Galiano, all the way down to Navarre, and sometimes, all the way down to Majorca. So, it's an enormous amount of cars. We have -- the timing's apparently incorrectly stated on the traffic study. And, one of the things that I'm personally or respectfully requesting of the Commission is that you defer until perhaps Ms. Eads has an opportunity to speak to the current principal, which I don't think has taken place yet, simply out of courtesy. We can

consider it. And if that is not possible, that you reconsider because we just don't think it makes sense for CGPA. Thank you.

Mayor Valdes-Fauli: Thank you. Alright, anybody else wishes to speak? You didn't fill a card.

Unidentified Speaker: Yes, he did.

Jason Timmons: Yes, I did.

Unidentified Speaker: He came back.

Mayor Valdes-Fauli: Oh, you came back.

Mr. Timmons: Yes, I did. My apologies. I had to leave. I had a lunch appointment and came back.

Mayor Valdes-Fauli: Right, right.

Mr. Timmons: My name is Jason Timmons: My home address is 7291 Southwest 102 Street. It's in Miami, Florida. And my office address is 2222 Ponce de Leon Boulevard. I would first like to thank the honorable members of the Commission. I would like to thank you first for your public service and also, thank you for the time in taking up this very important issue. I apologize. I just ran back from lunch trying to get back here.

Mayor Valdes-Fauli: No, no, no. You're fine.

Mr. Timmons: My apologies. I came today because it's very important for me to speak on behalf of allowing this school in the City of Coral Gables for a couple of reasons. One, I'm an alumni of MAST Academy, which Dr. Eads founded back in the early '90s. And I cannot stress

to the Commission, as well as the audience, the importance of having someone as skilled and as legendary as Dr. Eads in designing curriculum. She is one of the most influential educators that I have ever come across. It's very rare that you'll see someone get a phone call from their high school principal, drop what they're doing, cancel professional meetings, and just drop everything to come and speak on their behalf. This person has not only changed lives, but changes education programs around the country. She designed a school that very quickly became one of the top ten in the nation, and that's because she has her finger on the pulse of what children need to be learning for the economy of tomorrow and she has that feeling today. It is absolutely vital that the Commission gives this opportunity for Coral Gables to be the one to have that school. She has looked at countless sites throughout the city and this is as close as she's come to finding a home for what will be the future of education for children. And I thank you very much for the Commission to give it its due time, and I hope that I see this school in Coral Gables in the very near future. Thank you very much.

Mayor Valdes-Fauli: Thank you.

Commissioner Lago: Thank you.

Mayor Valdes-Fauli: Thank you for coming back.

Mr. Timmons: Absolutely.

Mayor Valdes-Fauli: Alright, no other persons to appear. Ms. Russo.

Ms. Russo: Thank you, Mr. Mayor. Just a couple of comments before I conclude. I want to stress again that the way that Dr. Eads has set this school going is that it will increase gradually over eight years. This is not what we're proposing 448 kids to start tomorrow. It takes a lot of planning to get something to start...

Mayor Valdes-Fauli: It will start with?

Ms. Russo: Eighty.

Mayor Valdes-Fauli: Eighty.

Ms. Russo: Eighty, if we're lucky. So, that would be the maximum. We're hoping it will be great if we have 80.

Commissioner Keon: Sixth graders?

Ms. Russo: And -- it's sixth graders. So, another point that I want to point out is that the drop-off across the street at Coral Gables Prep is a bit more complicated, because they do have K through 5th, which requires more parental involvement in dropping off the children. We're starting with sixth grade, six through twelve, as you know, a lot less involvement. And the -- some of the older kids will definitely avail themselves of public transportation. I can tell you, as a high school -- I didn't not start driving until 12th grade and it was reluctantly. If I could have taken public transportation to get to school, I would have done it.

Mayor Valdes-Fauli: What did you drive, what car?

Ms. Russo: What kind of car? A 1963 Rambler.

Mayor Valdes-Fauli: Very good.

Ms. Russo: It was my grandmother's car and she gave it to me to force me to drive, because I would have been fine just having friends pick me up and drop me off. I still am not a fan of driving.

Mayor Valdes-Fauli: Do you still have the Rambler?

Ms. Russo: No, and I wish I did. So, what I want to stress here is we've been meeting diligently with staff, not only just with the location, but we've met numerous times with the parking director, with Ramon Trias. We've met with Public Works. We've met with the County. And, it's very important that we get your approval today to start -- just as we cycled off -- and with the Planning and Zoning Board, there was a lot discussion and that's where we came up with the idea of the annual review, so that if there are any issues -- and again, the annual review doesn't have to be at the end. It could be midway through the term -- is if we see any issues. But, when you have 80 students maximum being dropped off in the first year with four staff that are going to be standing out there on Navarre to assist -- what you didn't hear is there is a full-time police officer that's going to be at the school as well. I think that -- and that was the whole purpose. We initially had it at five years and we decided, let's grow even slower and make it incremental. But, there's a lot of work that gets involved not only in finding your location, but hiring staff, hiring administration to make a dream like this come true. And, I respectfully request that you approve our application. And, I hope some of you actually had an opportunity to read the transcripts of the Planning and Zoning Board minutes, because two of the men who were here earlier and took off their day, a doctor and a banker, who both were of the -- one of the initial graduating classes from MAST Academy. And I can tell you on the dais there wasn't a dry eye. The impact that the education of MAST Academy had on those two professionals that today -- you don't know it, but think of what they did. They were willing to give up four hours of their day this morning to come sit here and support their high school principal. So, I think it says a lot. I think the Gables could use an excellent private school in the downtown. Again, not only are we in the downtown. We're in the Central Business District. We're a cosmopolitan city that should have a private school and we should have more urban schools. So, I thank you very much.

Mayor Valdes-Fauli: Thank you. I have one or two comments and then I would like...

(COMMENTS MADE OFF THE RECORD)

Mayor Valdes-Fauli: Okay, good. Go ahead.

Ms. Eads: Thank you, Mayor. I'd just like to somewhat make a couple of statements. Number one, I'd like to introduce Lilia Garcia, who is the former executive administrator for the Dade County Public School Systems K-12 elective program. She has been a consultant with me throughout the process of developing this school and she's in the audience. In addition, I'd like to mention I've had extensive conversation with Chief Hudak. And he has assured me that there is not a traffic issue, that he has two police officers out there. I'm going to have my own police officer, as well as staff, outside. He has totally supported this school. He is at the Chief of Police conference in Orlando and was unable to be here today. Just in recap, we are starting with grades six through nine, possibly 80 students. And, how those students are going to get to the school is diverse. We're setting up bike racks, because of our new bike paths here in the Gables. We have our parents. We have a trolley that drops the students off right in front of the school. And as students are eligible to drive, there is a driving policy in place in the parent and student handbooks that will allow students to drive based on criteria. It is not an entitlement to drive to school. So, I'd like to request your sincere consideration for this opportunity to bring exemplary education into the City of Coral Gables through another choice.

Mayor Valdes-Fauli: Thank you.

Ms. Eads: Thank you.

Mayor Valdes-Fauli: Thank you, Linda. The public hearing is closed. You heard from 12 people, I think. And I'd like to hear from the Commissioners, but I want to make something -- my opinion very clear that notices were giving around, but I don't think that just because you have a kid at the Coral Gables Prep you're entitled to notice. I think that that has nothing at all to do with the level of education in Coral Gables with our land use planning, with this Commission

has discussed just like tenants in other buildings around this one have no right to be notified. Mr. Trias, you want to say something to conclude?

Planning and Zoning Director Trias: No, no. I'm just here to help you in case you...

Mayor Valdes-Fauli: Okay. Vice Mayor, comments?

Vice Mayor Quesada: Yeah. I'm very much in favor of the school. I do want to have a little bit longer of a conversation with the pickup and drop-off and the parking considerations that Commissioner Lago started with. I haven't heard staff really discuss pickup and drop-off. We've heard from Tim and we've heard from the applicant...

Planning and Zoning Director Trias: Yeah.

Vice Mayor Quesada: But I -- we haven't really heard anything from the staff side of things.

Planning and Zoning Director Trias: Kevin is the one...

Vice Mayor Quesada: Do we have any concerns on staff? Is there going to be...

Parking Director Kinney: No. The initial concern...

Vice Mayor Quesada: Perfect? Is it going to have -- are we going to have issues, like we've heard from some of the parents, because that's obviously a concern that if there are currently situations at Gables Prep that there are some children that they could be in some bad circumstance with pickup and drop-off, obviously, we're only going to be making that situation worse. So, I want to be clear. I am 99 percent chance a yes vote on this. I just want to make sure that we have...

Planning and Zoning Director Trias: Yeah.

Vice Mayor Quesada: A detailed plan to handle the pickup/drop-off and congestion it's going to create having an additional school.

Planning and Zoning Director Trias: In terms of the approval process, there's a three-year contract that the applicant will engage with the parking department and Kevin can explain how that works.

Parking Director Kinney: The initial issues were if this was going to be stacking on-street and in the parking lot when this was 450 students. That was problematic, absolutely. But through the discussion process, taking over the whole building and creating this stacking on the interior actually made this acceptable to our point.

Planning and Zoning Director Trias: And that happens after the three years.

Commissioner Lago: So, but right now, you're -- you have those 18 cars in regards to stacking right now as per the 80 students, correct?

Parking Director Kinney: That's correct.

Commissioner Lago: So, if 80 parents are going to come and pick up their kids, which are not driving because these are six graders -- obviously, parents are picking them up.

Parking Director Kinney: Six through nine.

Commissioner Lago: Six through nine. They're not driving. You're going to have 80 cars in a time period of what, 30, 45 minutes to pick them up, stacking there, waiting to pick up their children, correct?

Parking Director Kinney: The stacking we experience at the international school, which is a much larger school, happens in 18...

Commissioner Lago: Yeah.

Parking Director Kinney: Actually, less than 18 public spaces and it seems to function fairly well. Now, there is a component at the international school that uses the Metrorail, but here, we would anticipate there will be a component that uses the trolley.

Commissioner Lago: And remember that this is a one-way street -- I mean, two-way, excuse me, Navarre and...

Parking Director Kinney: Right.

Commissioner Lago: There's one lane. It's one lane on each side.

Parking Director Kinney: But I can...

Commissioner Keon: Right.

Parking Director Kinney: Tell you...

Commissioner Lago: So if you have stacking on Navarre, all those cars are going to have to go onto the opposite lane to get around them.

Parking Director Kinney: Well, one of the conversations was the possibility you could keep them on Navarre and extend it for the next -- I believe it's seven or eight parking spaces westward on Navarre.

Commissioner Lago: You lose -- so, you'd lose more parking spaces on Navarre.

Parking Director Kinney: But, that's easy to calculate what they need to compensate us.

Commissioner Lago: Are those commercial or are those residential spaces?

Parking Director Kinney: Those are metered spaces.

Commissioner Lago: Metered spaces.

Mayor Valdes-Fauli: Albert Martinez who was absent just came back. Shall we listen from him?

Commissioner Lago: Of course. We listen to everybody.

Albert Martinez: Thank you very much, everybody. I was here this morning from 9 to 12 and I had to go to work, so my apologies. Thank you very much for giving me a few minutes to speak in favor of this project. I'm a -- my name's Albert Martinez. I'm from 545 Vilabella Avenue. I'm a Coral Gables resident. And so, from my perspective, we need more quality schools in Coral Gables. Right now, I have three young children. We're going through the process of selecting a middle school. And anybody here that has kids knows that it's a process. And as we move further along with our kids, we're looking at middle schools and high schools. And the options, especially, for high schools, in the actual City of Coral Gables, they're very limited. And so, I am a MAST Academy alumni, so I am a product of Linda Eads. So, I know what she can deliver. Again, I know the traffic concerns and they're very valid and we need to work those out. Again, I'm a City of Coral Gables resident, but adding this school inside our city boundaries will be a huge benefit for our residents and for people that work and attract talent and work here

in the Gables. So, I give my full support to Dr. Eads and her project, and hopefully, the Commission will too. Thank you.

Mayor Valdes-Fauli: Thank you, sir. Thank you, Doctor.

Commissioner Lago: Thank you.

Mayor Valdes-Fauli: Okay. Commissioner Quesada.

Parking Director Kinney: I did want to try and finish...

Mayor Valdes-Fauli: Yeah, please.

Parking Director Kinney: Answering your question. We have spent time out on Navarre early in the morning and around the pickup time. And yes, in the 12 years I've been here, Coral Gables Prep, that has been an issue, but it's because of the level of traffic. And that really doesn't impact Navarre, the 200 block of Navarre or, for the most part, southbound traffic on Ponce. So, I think, yes, this will increase congestion, but I don't think it'll make any change to the issues for Coral Gables Prep, because we're not going to allow people to go across Ponce and go north on Ponce.

Mayor Valdes-Fauli: Wait, wait. Vice Mayor, are you...

Vice Mayor Quesada: I'm done.

Mayor Valdes-Fauli: You're done, alright.

(COMMENTS MADE OFF THE RECORD)

Parking Director Kinney: There is a police officer there, and there is also a parking enforcement officer. They mentioned...

(COMMENTS MADE OFF THE RECORD)

Parking Director Kinney: No. And it's because of the level of traffic. Now, the school has been cooperative. We've created a pickup and drop-off that not only uses Minorca, but goes on to Galiano and they use the back side of Galiano, but there is a very large number of students arriving or departing every day. One of the things we've done is we have started to limit the number of permits we allow on the public lot across the street, so that there's space for the parents to use there. Now, looking forward, when we get our new garage on Minorca in the future, we may be able to talk about allowing the school to use that parking lot as a help to solve their parking issues. But right now, we have businesses around there that we do maintain and try and reserve half of that lot for the businesses. But, we are allowing half of that lot to be used by the school.

Commissioner Keon: Is it metered now?

Parking Director Kinney: Hmm?

Commissioner Keon: Is half that lot metered now?

Parking Director Kinney: A third of it is metered. But even -- there's a few permit spaces that we -- that are in half the lot that we can kind of say this half of the lot is for parents.

Commissioner Keon: I know, but it has to say that. It doesn't say that now, does it?

Parking Director Kinney: We have somebody staffed there allowing parents to park there and telling them not -- where not to park.

Commissioner Keon: You have somebody there Monday through Friday?

Parking Director Kinney: Yes.

Commissioner Keon: During drop-off and pickup?

Parking Director Kinney: Yes.

Commissioner Keon: How about during the day if a parent comes to volunteer at the school or somebody comes...

Parking Director Kinney: Then there's metered spaces.

Commissioner Keon: Or whatever. And there's adequate metered spaces there for them?

Parking Director Kinney: Yes.

Mayor Valdes-Fauli: Let's focus on...

Commissioner Keon: I'm sorry. I -- that -- I agree with Commissioner Mena that the drop -- pickup and drop-off and available parking of Coral Gables Elementary has been a -- is a serious problem. The school is -- you know, it's a big school. I think since we reestablished boundaries, they opened up additional classes and then with the addition of the prep, it's a very well attended school.

Parking Director Kinney: Absolutely.

Commissioner Keon: And so, it's -- there is a real problem. Is there a reason why they don't open up Navarre for queuing for drop-off and pickup?

Parking Director Kinney: I can let you know that we've been at meetings where we've asked that and they like to keep that -- well, that's a place where students potentially could be on foot. And I think they just don't want traffic through there.

Mayor Valdes-Fauli: Alright.

Commissioner Keon: But, there's a whole -- that goes down the whole side of the elementary school. I mean, they have gates on each end of that, right, of Navarre?

Parking Director Kinney: Right. But, the playground is on the other side of the street.

Commissioner Keon: Yeah, but if it's before school or after school, why is anybody on the playground?

Parking Director Kinney: We've just been told that that's not available to open up.

Ms. Regalado-Infante: Sorry, just in reference to your point...

Planning and Zoning Director Trias: Could you speak in the...

Mayor Valdes-Fauli: No, no, no. Come -- wait. Come here, but that's the end.

Commissioner Keon: (INAUDIBLE).

Mayor Valdes-Fauli: Please. You had your opportunity to speak. Go ahead.

Commissioner Keon: I wonder why they didn't -- they don't open up Navarre.

Ms. Regalado-Infante: With the whole situation with school security right now, which you might be aware...

Commissioner Keon: Yeah.

Ms. Regalado-Infante: The idea is that there's only one entry point into the school, so that has all been consolidated. There used to be other gates around the school that were open and they are now closed for security purposes, especially after what happened at Parkland.

Mayor Valdes-Fauli: Okay.

Commissioner Keon: Right, but I think you should continue to meet with the school, because there is -- even though there is a gate, that gate can be opened during the time of pickup and drop-off, and then locked the rest of the day.

Ms. Regalado-Infante: No, I'm sorry. You might want to speak with the school -- with the principal directly. But, the idea is that most of the schools are just having one point of entry.

Commissioner Mena: And that's true for...

Mayor Valdes-Fauli: Which makes...

Commissioner Mena: That's true for the...

Mayor Valdes-Fauli: Yeah.

Commissioner Mena: Duration of the day. My understanding from the last (INAUDIBLE)...

Unidentified Speaker: Correct.

Commissioner Mena: (INAUDIBLE) private schools (INAUDIBLE) studied this thoroughly. But there's a lot of schools that, for pickup and drop-off, you could have a second point of (INAUDIBLE).

Unidentified Speaker: I believe that...

Commissioner Mena: And temporarily, for 45 minutes in the morning and maybe in the after...

Mayor Valdes-Fauli: Folks, we are digressing totally.

Commissioner Mena: I don't think...

Mayor Valdes-Fauli: We're discussing (INAUDIBLE)...

Commissioner Mena: We are. I think this is really important.

Mayor Valdes-Fauli: Yes, we are.

Commissioner Keon: I think this is important because I think it deals with -- when they're talking about the issue and the concern is the impact that having two schools right next to each other...

Commissioner Mena: Right.

Commissioner Keon: Have on one another and the congestion that may occur and the friction, you know, with the normal traffic in downtown that, you know, if there's a way to deal with that

issue and address that issue, I think we should. I mean, I think the school that is being proposed is a welcome resource in our city. And so, I'd like to figure out how to be able to do both.

Commissioner Mena: Has anybody from staff met with the principal at the Coral Gables Prep about this?

Commissioner Keon: Well, I think it's the school system.

Commissioner Mena: About this project.

Parking Director Kinney: No.

Commissioner Mena: Okay. I'm...

Parking Director Kinney: We've met frequently with...

Commissioner Mena: Understood. I'm -- look, I'm going to be a yes vote today, on first reading. I would like, before second reading, for either staff or the people who are bringing this proposal to us to...

City Attorney Ramos: Let me just clarify, Commissioner. The ordinance to actually change the rezoning...

Commissioner Mena: Right.

City Attorney Ramos: Is on second reading today.

Commissioner Mena: Understood.

City Attorney Ramos: The resolution of the site plan is a resolution. It will not come for second reading.

Commissioner Keon: It won't come back.

City Attorney Ramos: This is the approval.

Planning and Zoning Director Trias: It's only one reading, yes.

Commissioner Mena: Thank you.

Commissioner Keon: It won't come back.

Commissioner Lago: And I just -- and I know because you...

Commissioner Keon: Right.

Commissioner Lago: I don't know if you heard when I mentioned this before. I'm going to be a no vote today, and I want to make sure that we're clear on this. There's two items that I want because I have a feeling we have -- the votes are here to move this forward. I want to make...

Commissioner Mena: (INAUDIBLE) amendment.

Commissioner Lago: No, no. I just want to make sure -- I want to make sure that we're clear. Okay, number one, I want to apply Commissioner Mena's legislation, where we require an outside traffic review of Mr. Plummer's traffic study, number one. And number two, that if there's any increase at all to students, to capacity, that it not only has to go before staff and they can recommend or deny, but it has to come for ratification before the Commission, and that all the residents in the area are notified that there's going to be an increase.

City Attorney Ramos: So, Commissioner, (INAUDIBLE)...

Commissioner Lago: And, I think that -- and I think that that -- and I think that that is something that is just common courtesy that I would expect in my neighborhood, in my neighborhood, and I live in front of the University of Miami and we have other Commissioners that...

Mayor Valdes-Fauli: We know, yeah. No, no, go ahead, yeah, we do.

Commissioner Lago: No, no. I'm just saying it's a common courtesy. I'm in no hurry. I'm here...

City Attorney Ramos: Commissioner, just as...

Commissioner Lago: I mean, we can discuss this all day, if we'd like.

City Attorney Ramos: Just as the item this morning was a conditional use approval, for the site plan, it's also a conditional use approval. You can make those conditions of your approval, if you wish to do so.

Commissioner Lago: Perfect. Thank you.

Commissioner Keon: But I -- I think with regard to...

Commissioner Lago: If my colleagues will approve it, if my colleagues agree with me.

Mayor Valdes-Fauli: No, no, go ahead.

Commissioner Keon: I think...

Mayor Valdes-Fauli: Of course, it's your right.

Commissioner Keon: With regard to notification of residents, I don't know how many of the people, whose children are actually at the school, are residents within a thousand feet of the school.

Commissioner Lago: But it's not...

Commissioner Keon: Are there?

Commissioner Lago: But to me, it's not about...

(COMMENTS MADE OFF THE RECORD)

Commissioner Keon: Within a thousand feet of the school. You have no standing if you're not within a thousand feet of the school.

Commissioner Mena: But I don't, you know...

Mayor Valdes-Fauli: But having...

Commissioner Mena: But I don't think it's about mailing...

Mayor Valdes-Fauli: But, having a kid at Coral Gables Prep doesn't give you standing to object.

Commissioner Keon: But that's what I said.

Mayor Valdes-Fauli: Okay.

Commissioner Keon: You only have standing as a resident...

Mayor Valdes-Fauli: As a resident.

Commissioner Keon: Within a thousand feet of the school...

Mayor Valdes-Fauli: Yeah.

Commissioner Keon: With regard to those issues of development...

Commissioner Mena: I...

Commissioner Keon: Within that place. That's what gives you standing according to the City's...

Commissioner Mena: Right. But one thing is...

Commissioner Keon: Zoning Code.

Commissioner Mena: One thing is the legal standing and another thing is just doing things in an as courteous way as...

Commissioner Keon: Right, right.

Commissioner Mena: Possible. I think...

Commissioner Keon: Yeah.

Commissioner Mena: Is Commissioner Lago's point.

Commissioner Keon: Yes.

Commissioner Mena: And look, yes, we cannot logistically -- I'm sure you can understand this -
- mail notice to every parent at Coral Gables Prep. But we could...

Mayor Valdes-Fauli: And we don't have to.

(COMMENTS MADE OFF THE RECORD)

Commissioner Mena: I understand we don't have to. But, we could communicate with the principal of the school. I'm sure they could handout flyers at school. There's other things you can do to be a good resident in the neighborhood when you're bringing in something new like this. And I think it would be good if we undertake to do that, whether through staff or the applicant. Have a sit-down with the principal. Explain how this is going to be managed from a traffic and parking perspective. The fact that your professional opinion is that it's not going to exacerbate the existing issues that they have. And then, also, you know, that obviously, and I know you have regular meetings with them about their own issues and I'm sure you'll continue to do that. But, I think it's important to communicate with the principal there or whoever the appropriate person is how this is, in your opinion, not going to impact or exacerbate their existing issues.

Planning and Zoning Director Trias: Commissioner, notice was sent to the School District twice, officially. Certainly, there are other ways to communicate in addition to that, but what I would suggest, Mayor -- Mayor, I spoke to the applicant. If we could take maybe ten or -- minutes or so to work on the conditions of approval based on your input, I think we can probably come up with a better (INAUDIBLE)...

Mayor Valdes-Fauli: Okay, let's take ten minutes.

Commissioner Keon: Could we ask Naomi to -- she's our intergovernmental liaison and I know does a lot of work with the school system. Have you spoken to them about the issue of opening up Navarre for stacking?

Intergovernmental Affairs Liaison Levi-Garcia: We have discussed that option. We've met with them regarding the pickup and drop-off plan several times in the past three years.

Commissioner Keon: Yeah.

Intergovernmental Affairs Liaison Levi-Garcia: I will echo what one of the parents said. The new operational standpoint for Miami-Dade Public Schools is that there is one point of entry also during pickup and drop-off. And that point of entry is supposed to be manned by a police officer.

Commissioner Keon: Well, then...

Intergovernmental Affairs Liaison Levi-Garcia: So, the option of adding an additional gate, you know, for students to enter from, I don't think the district is going to be on board with that.

Commissioner Keon: Well, then we can ask them to close the gate that's on Majorca and use the one on Navarre where there's a closed street.

Commissioner Mena: And, we can also ask them to address the safety concerns that they have relating to traffic...

Commissioner Keon: Right.

Commissioner Mena: Because...

Commissioner Keon: I mean, that...

Commissioner Mena: Shooters are not the only safety concern. There's other safety concerns.

Commissioner Keon: Cars are a safety concern.

Commissioner Mena: Right.

Commissioner Keon: I mean, I really think you should go back and have another discussion. And if, you know, having the only drop-off point is on, you know, a street where there's a lot of - - where there is already existing traffic and they have a street within their campus that is not open to the public, where there's no friction with traffic, that's a much wider street, where they can have lanes of traffic -- you know, two lanes of traffic or come in right off of Ponce, you know, you can better help them with the traffic plan. So, if they would only stick to the issue of one, then, you know, ask them to use that one. And if it's -- you know, or else, you know, have the two pickup and drop-off points. They are also -- they're in an urban setting, and you know, you have to accept that in an urban setting, this isn't, you know, like a school that's in the middle of a residential area or whatever else. You're in an urban setting and sometimes you have to make adjustments. Now, I don't know why there would be children in the playground at drop-off time unless there's some supervised activity in the playground, which I don't know if there is or not. So, you can -- I mean, the parents can tell you that, but I don't know that there's any, you know, program there. And the gate is, you know, right there at the sidewalk on the school side of the school. And, I don't know if those children are housed in the portables that are there all the time too, so they could access it that way too. So, you know, I think you need to have another discussion with the school system. And, if it needs -- means that we need to talk with them between our attorneys or, you know, our administrative staff, I'm sure there are -- we would be more than happy to speak with them. I know that our School Board representative, you know, is

very accessible and very welcoming to us, as we are to here. So, I don't think that that's a difficult decision -- discussion.

City Manager Iglesias: Commissioner, we'll be...

Mayor Valdes-Fauli: Okay.

City Manager Iglesias: Happy to approach them again on their traffic operation plan and see...

Commissioner Keon: Right.

City Manager Iglesias: If we can better that.

Commissioner Keon: Right. Because just like, you know, as much as we complain about Sunset, Sunset has improved their drop-off and pickup over what it was. I mean, it's still not ideal, but it is far better than it was at one time, far better than it was when we finally made it...

Mayor Valdes-Fauli: Alright. Staff...

Commissioner Keon: You know, so...

Mayor Valdes-Fauli: Has asked us to take...

Commissioner Keon: Okay.

Mayor Valdes-Fauli: A ten-minute break.

Commissioner Keon: And I think that -- okay. I mean, I think that we can resolve these issues of traffic and we don't deny the availability of that quality of a program in our city over something that is -- I think is reconcilable.

City Attorney Ramos: So, we consolidated the public hearing in F-3 and F-11, because they were related. However, you might want to take up the vote on F-3, which is the ordinance, now, and then have them take a break and come back with F-11.

Mayor Valdes-Fauli: Why don't we do that, yeah.

Commissioner Keon: Okay.

Mayor Valdes-Fauli: Alright. Do we hear a motion...?

Commissioner Keon: Did you read the ordinance?

Mayor Valdes-Fauli: On F-3?

City Attorney Ramos: I read it at the beginning.

Commissioner Keon: I'll move it.

Mayor Valdes-Fauli: Second?

Commissioner Mena: I just want to be clear. Your request was for the resolution, right?

Commissioner Lago: Yeah, and I'm still voting no.

Commissioner Mena: Understood, but the amendment you asked for was for the resolution?

Commissioner Lago: Yes.

City Attorney Ramos: Yes.

Commissioner Mena: Okay.

Mayor Valdes-Fauli: Is there a second?

Vice Mayor Quesada: Yes.

Mayor Valdes-Fauli: Will you call the roll, please?

Vice Mayor Quesada: Yes.

Commissioner Keon: Yes.

Commissioner Lago: No.

Commissioner Mena: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 4-1)

Mayor Valdes-Fauli: Yes, Mayor. Don't demote me.

Commissioner Keon: So, why don't you talk about that.

Mayor Valdes-Fauli: And we'll take a ten-minute break and you will come back, alright.

(BREAK IN AUDIO)

Mayor Valdes-Fauli: Alright.

City Commission Meeting

October 9, 2018

Agenda Items F-3 and F-11 are related - Resolutions requiring conditional use review for schools located within a Commercial zoning district and granting conditional use approval for a school on property zoned Commercial District for the property legally described as Lots 17 thru 24, Block 17, Coral Gables Section "K" Page 67 (2000 Ponce de Leon Boulevard), Coral Gables, Florida.

Commissioner Lago: What are we going now?

Mayor Valdes-Fauli: Shall we go back to the...

City Attorney Ramos: F-11.

Mayor Valdes-Fauli: F -- huh?

City Attorney Ramos: F-11.

Mayor Valdes-Fauli: F-11.

Commissioner Keon: Okay, now...

City Attorney Ramos: So much for a short meeting.

Commissioner Keon: (INAUDIBLE) coming back.

Mayor Valdes-Fauli: F-11.

Ms. Russo: Okay. I would like to make a couple of changes to the condition and maybe add two little small points that I think will make everyone feel more together on this. But before I do that, I want to just address a question you had. So that you know, Dr. Eads did meet with the region superintendent, the School Board member and the School Board chairman, so this wasn't done in a vacuum.

Unidentified Speaker: They knew.

Ms. Russo: They know, yes. They knew. They were well aware, not in person. So, a couple of things. In the condition -- condition number one, what I'd like to do is structure it, so that we're approving the plan to end up at 448 -- the first three years, phase one, so that we can commence in 2019 to approve that without an independent study. We still have the annual review. I would like to add a condition of approval that we have a police officer during drop-off and pickup and that, in the annual review, we could ask for a representative from Coral Gables Prep to join the annual review meeting, so that if there are any issues that concern the traffic, then everybody's on the same page at the same time. And then, for phase two, I would like to do the independent study with the independent traffic engineer that the City selects. I would like to have that start in year three because, obviously, year four needs to start knowing it can have this. So, either the summer before year three, I would like to come to the City and say we want you to select your traffic engineer, so that you can do your study. By then, obviously, we're talking the bigger numbers, but then whatever the traffic independent study -- plus, we'll also have to coordinate that with the traffic operation plan.

Planning and Zoning Director Trias: To be approved by the Commission at that point. So, basically, there are two phases. The first three years, you approve today. The second phase, you approve at a later day with an independent traffic study.

Ms. Russo: Well, actually, I'd like to make a little -- I'd like you to approve the concept of having the 448 kids. Because if not, if that -- now, again, if that number has to change based on some traffic issues that come up, that's a separate issue and we'll address it at that time, but...

Commissioner Lago: But that's -- we didn't do that. We didn't provide that luxury for the charter school that went into the...

Ms. Russo: To which...

Commissioner Lago: She wanted to make a comment.

Ms. Russo: But which charter school?

Commissioner Lago: The charter...

Commissioner Keon: Somerset?

Commissioner Lago: Yeah. We didn't provide them with that luxury.

Ms. Russo: Well...

Commissioner Lago: I mean, (INAUDIBLE)...

Ms. Russo: Well, listen, I represented Somerset, so you don't even want to get me started, because what staff allowed and what staff said in the professional setting and what was decided were two -- they weren't even in the same realm.

Commissioner Lago: That was a...

Ms. Russo: So...

Commissioner Lago: I think that was 190 students or...

Ms. Russo: It was basically based on the same number students as St. Phillips for no other reason than because St. Phillips had it. So, trust me, I've -- as you know, I've represented all the different schools, so that's -- it's not even similar here. I think we have a different urban setting as a private school. It's going to be hard to do any funding in starting this school, and I'll let Linda address it. And, we know that once we're inside the school it's going to change the traffic program. But until then, we're willing to have the police officer for pickup and drop-off, in

addition to the staff, and we -- we're willing to have that as a condition. And I also think it's important that, at the annual review meetings that we had said we would have -- and I'm happy to make that midyear or not so much at the end of the year, so that if there are things that can be addressed to make the last third of the school year better, that we include a representative from Coral Gables Prep, so that way you have the two schools on opposite side. I mean, I think the reality is is that there's almost like a wall between the schools because, as you know, due to certain landscaping and the swale, I don't make left turns from a side street onto Ponce, and I very carefully make a left when I'm on Ponce onto a side street, because the triangle of visibility is impaired. So, I think that, you know, you'll have people coming south and people coming around, but I think that will help address any of the traffic issues.

Commissioner Keon: But the total enrollment is?

Ms. Russo: The total enrollment at the end of the year...

Planning and Zoning Director Trias: It's 448.

Ms. Russo: 448, total.

Commissioner Keon: Okay.

Commissioner Mena: The end of when, I'm sorry?

Ms. Russo: Year 8.

Planning and Zoning Director Trias: Of 2027.

Ms. Russo: In year 8. So...

Commissioner Lago: So, are you...

Ms. Russo: We spaced it out even more...

Commissioner Lago: Ramon, are you -- we're going to authorize...

Commissioner Keon: 448 by year 8 -- in eight years.

Ms. Russo: Yes, in eight years.

Commissioner Keon: And you're asking for approve now for plan -- phase one?

Ms. Russo: Phase one to be approved...

Commissioner Keon: For a three-year period...

Ms. Russo: Right.

Commissioner Keon: That's grades 6 through 8.

Ms. Russo: Six through nine.

Commissioner Keon: Oh, six through nine. And how many students is that?

Ms. Russo: It would go -- it would be...

Planning and Zoning Director Trias: It's 211.

Ms. Russo: A total of 211.

City Commission Meeting

October 9, 2018

Agenda Items F-3 and F-11 are related - Resolutions requiring conditional use review for schools located within a Commercial zoning district and granting conditional use approval for a school on property zoned Commercial District for the property legally described as Lots 17 thru 24, Block 17, Coral Gables Section "K" Page 72 (2000 Ponce de Leon Boulevard), Coral Gables, Florida.

Planning and Zoning Director Trias: 211.

Commissioner Keon: 211 students.

Planning and Zoning Director Trias: Commissioner Keon, in the condition number one, in the attachment...

(COMMENTS MADE OFF THE RECORD)

Ms. Russo: Just come to the (INAUDIBLE). Just come here...

Planning and Zoning Director Trias: May I clarify, just for the Commissioners. The -- condition number one is every year and the enrollment per year, based on the applicant's request.

Ms. Eads: The -- okay, in order to fill the seats, we go from grades six through nine in the first year. Each year thereafter, we add one grade level. So, the second year will be six through ten. And in the third year, will be six through eleven.

Mayor Valdes-Fauli: Alright. Any other comments?

Commissioner Keon: The first phase is...

Ms. Russo: The first phase is...

Commissioner Keon: Over that three years...

Ms. Russo: You'll go from six through nine, six through ten, six through eleven.

Commissioner Keon: Okay, so you'll just increase it.

Ms. Russo: Increase one grade per year.

Commissioner Keon: But at the end of the three years, you'll have 211 students?

Ms. Russo: That is correct.

Commissioner Keon: I'm sorry. So, at the end of the three years, you'll have 211 students?

Ms. Russo: Correct.

Commissioner Mena: So, six through...

Commissioner Keon: Okay.

Commissioner Mena: Eleven.

Planning and Zoning Director Trias: So, my suggestion was that you could...

Commissioner Keon: Okay.

Planning and Zoning Director Trias: That you may approve that today, the three-year...

Commissioner Keon: Okay.

Planning and Zoning Director Trias: Plan because it includes the three-year discussion with the Parking Director.

Commissioner Keon: Right.

Planning and Zoning Director Trias: And, I think that that is acceptable for most of the technical people. And then the question is, how is it going to function beyond that, and that could be a second level of approval. Now, the applicant is requesting something different. The applicant would like you to approve the 448 maximum today...

Commissioner Keon: Right.

Planning and Zoning Director Trias: And, then set up some process for review and verification...

Commissioner Keon: Right.

Planning and Zoning Director Trias: Of...

Ms. Russo: And at each annual -- if there's an annual review...

Commissioner Lago: Are you requiring -- are we requiring that an independent traffic study be accomplished now?

Commissioner Keon: At the end of three years.

Planning and Zoning Director Trias: My recommend...

Commissioner Lago: But right now, are you asking...

Ms. Russo: In the third year...

Commissioner Lago: I want to verify...

Ms. Russo: For the fourth year.

Commissioner Lago: I want to verify what their traffic consultant is saying.

Planning and Zoning Director Trias: My...

Commissioner Lago: With an independent traffic study...

Planning and Zoning Director Trias: Yeah.

Commissioner Lago: Done. Will the City do that? Will my colleagues support that or no?

Planning and Zoning Director Trias: That's up to the...

Ms. Russo: The part of the...

Planning and Zoning Director Trias: Commission.

Commissioner Lago: We do it in developments, so why not do it here? I mean, it's what's good for everybody.

Commissioner Mena: Independent traffic study now.

Planning and Zoning Director Trias: Absolutely.

Commissioner Lago: And also...

Ms. Russo: The problem with that...

Commissioner Lago: And also, can I...

Ms. Russo: If I could address why...

Commissioner Lago: Let me -- just give me one second. And I also feel -- I also feel that I need an assurance that interior stacking is going to occur and that the bank is not going to get their renew -- their lease renewed. I find it very hard to believe that a bank is going to relinquish a first-floor location on Ponce for one reason or another. Not to -- I don't have any -- I have no information...

Planning and Zoning Director Trias: Right.

Commissioner Lago: Insider information. I'm just saying that's a prime location and I want to make sure that if they're not able to deliver on interior stacking, that maybe it's not appropriate to have 448 students...

Planning and Zoning Director Trias: Yeah.

Commissioner Lago: Stacking down Navarre.

Planning and Zoning Director Trias: Yeah.

Commissioner Keon: Well, if -- but they wouldn't have 448...

Commissioner Lago: 211.

Commissioner Keon: Students because...

Commissioner Lago: 211.

Commissioner Keon: There wouldn't be space to put them in.

Ms. Russo: After year 4, it would be 278. It wouldn't be...

Commissioner Keon: Yeah, correct.

Ms. Russo: They wouldn't go that far.

Commissioner Keon: But I don't -- you know, I -- okay, I'm going to have to take their word for it that they've made an agreement with the owner of the building that they're going to move forward.

Ms. Russo: Correct.

Commissioner Keon: But this is a conditional use. This is...

Ms. Russo: This is a conditional use.

Commissioner Keon: A conditional use. And we can bring this back at any time in -- during...

Commissioner Lago: It goes to staff. Remember I said, it's a conditional use. It has to be approved by staff. I'm the one that said I'd like to see it.

Commissioner Keon: No, it comes to the Commission.

Commissioner Lago: I would like to see it approved by the Commission.

Planning and Zoning Director Trias: Right.

Commissioner Lago: That's what I said, so if you agree with that...

Commissioner Keon: Right, so it comes back...

Commissioner Lago: Then...

Commissioner Keon: To the Commission.

Commissioner Lago: No, no. I'm just saying...

Commissioner Keon: It comes back...

Ms. Russo: If you do that...

Commissioner Keon: To the Commission.

Ms. Russo: Can I make a suggestion? And only because it involves enrollment. So...

Commissioner Keon: Right.

Ms. Russo: In the end of the meeting -- the end of the year meeting has to be middle of the year, because you can't ask students to come back...

Commissioner Keon: Right.

Ms. Russo: And look for increased enrollment...

Commissioner Keon: No.

Ms. Russo: If you're going to have an issue and the...

(COMMENTS MADE OFF THE RECORD)

Ms. Russo: It won't allow the school to function.

Commissioner Keon: This is a business model that if -- and a program that if you're going to allow it, you have to, you know, you have to believe what you're being told and know that because of continue -- because of the conditional use, you do have the ability to go back in...

Commissioner Lago: But if...

Commissioner Keon: If there is a problem.

Commissioner Lago: But let me tell you...

Ms. Russo: Well, if we can't get the inside queuing -- let's just say something happens and so the landlord comes back and says, you know, I was going to let you do that and now I'm not. I decided, whatever. So, we would have to come back to you, because our approval would be based on the interior queuing...

Commissioner Keon: That's what it's based on.

Ms. Russo: For phase two.

Commissioner Lago: So...

Ms. Russo: And we would also have the independent study, which would be being done in year three, and at that point, we'll know whether or not year four you're inside or out, how many students you can accommodate. Based on the prior year's annual review, you'll know the issues you have or not.

City Manager Iglesias: But let me...

Commissioner Lago: (INAUDIBLE)

City Manager Iglesias: Say, Commissioner, the queuing is based on three years. The queuing inside the parking garage is a three-year limit. So, after three years, there's no more queuing inside the parking garage.

Unidentified Speaker: No, no, no, no.

Ms. Russo: Parking lot. You mean parking lot.

City Manager Iglesias: Parking lot.

Commissioner Keon: Yeah.

City Manager Iglesias: Not parking garage, parking lot.

Commissioner Lago: So, by three years, you will have 211 cars queuing outside -- 211 families.

Planning and Zoning Director Trias: No, no, no, students.

Commissioner Lago: 211 students queuing outside. So, now we've gone from 80...

Commissioner Keon: No. After three years, it's queuing inside the...

Commissioner Lago: No, but...

Commissioner Keon: Building.

Commissioner Lago: End of three years, they're going to...

Ms. Russo: Year 4...

Commissioner Lago: Ramp up...

Ms. Russo: Queues inside the building.

Commissioner Lago: Two years, they're going to ramp up from 80 to 211, so...

City Manager Iglesias: Yes.

Commissioner Lago: Obviously, there's going to be more and more people outside.

City Manager Iglesias: There's 211 using the parking lot.

Commissioner Lago: I'm a big believer in faith and I'm a big believer in trust, big believer. I think you're doing an exceptional job for your client, but I have to look out what's in the best interest of the neighborhood, not your client. And I'm sorry to say that, but I just want to be honest with you. I don't want you think that I'm fighting your client. I'm just -- I -- you're asking me to bring in -- to commit to 211 cars -- or let's say it's half -- because half are going to go on the Metrorail or they use the trolley or they use a scooter to get here, or they're dropped

off on 8th Street and they walk all the way to school, whatever that may be. You're asking me to increase the congestion in this neighborhood, in an area that's already pretty congested, because there's a school in front. It's the heart of our downtown. Again, you don't -- you're not giving me any assurances that you're going to have the bank out, that you have interior queuing. You're asking me to trust you. You're asking me to have faith. I'm not willing to put the residents in that area at jeopardy based on me trusting that you're going to be able to deliver on this. I can't. I can't do it. That's just my opinion.

Ms. Eads: Excuse me. I'd like to add, if the bank, for some unbeknownst reason, decided to stay in that location, it would not interfere with what we plan to do academically. The only thing the bank has are a few employees who are using the parking, and that's the only reason why we're not asking the owner now to use the interior of the facility. But I'll tell you this, I will be happy, when the owner comes back from Ecuador -- because he lives there -- I will ask him to sign a letter that would allow me to use the interior of the parking lot sooner...

Ms. Russo: The garage.

Ms. Eads: The garage, the garage sooner and we'll find out how many specifically from the bank is using the parking garage. That's the only reason why we are not moving in that facility now.

Commissioner Lago: If you could tell me that the bank -- let's just say the bank stays or leaves - - it's not my...

Ms. Eads: It doesn't matter to us.

Commissioner Lago: That doesn't matter to me. What matters to me is that I need those parking spaces on the first floor, so that you can have that roundabout turn so they can queue inside the building, minimizing the congestion on the outside. Let me explain to you. I'm in favor of your

school. We need more good educational options for the kids in South Florida, especially in Coral Gables. What I do have a problem with is the fact that you're not giving me any assurances that you're going to be able to deliver and you're asking for me to let you -- to ramp up to 200-plus students, which is just going to bring more pressure to an area that already has significant pressure.

Ms. Eads: Okay, let me suggest -- we're a pretty creative and flexible school team. I'm happy to speak with the owner. We have a good working relationship. Worst case scenario, he would ask those employees, the few that have parking spots, to move upstairs. My staff can move higher. It doesn't affect what we are going to do in terms of the quality and the operation of that school. We will ask the owner of that building to please elevate where the bank people are parking. I need to verify how many bank employees are using it. It was not many. I'll get that number to you, and I'm happy to provide it to Ramon and let you know exactly...

Commissioner Mena: Why isn't this...

Ms. Eads: And to whomever wants to know.

Commissioner Lago: What were you saying, Commissioner?

Commissioner Mena: Why isn't this just a -- one of the conditions?

Ms. Eads: And this was just to allow us to queue in the building...

Commissioner Lago: Because, they don't want it to be one of the conditions.

Ms. Eads: Sooner.

Commissioner Mena: So, you can't...

(COMMENTS MADE OFF THE RECORD)

Commissioner Mena: So, you can't agree to the interior stacking being one of the conditions?

Ms. Russo: If I agree to interior stacking being one of the conditions? Yes.

Commissioner Mena: By a certain date.

Ms. Russo: Yes.

Commissioner Lago: Three years.

Ms. Russo: By a certain date.

Commissioner Lago: Three years, sir.

Ms. Russo: By year 4.

Commissioner Lago: Because, they probably have a lease on the bank and the...

Mayor Valdes-Fauli: Alright, alright.

Commissioner Lago: (INAUDIBLE) doesn't expire...

Commissioner Mena: So, there is a condition on that.

Ms. Russo: It is a condition that was...

Commissioner Mena: (INAUDIBLE)

Ms. Russo: It is a condition and it was...

Commissioner Lago: My concern is that, for the first three years, they're going to go from 80 students to 211, and you're going to have all that congestion outside on Navarre...

Commissioner Mena: Right.

Commissioner Lago: And that's a problem.

Commissioner Mena: Right.

Commissioner Lago: I mean, I just -- I just don't think that's what's appropriate for that neighborhood. If you tell me that tomorrow you have interior stacking, the bank moved, you have all that turnaround radius available, you know, at your disposal, that you can move all the parking to whatever -- to the third and fourth floor, then you're in good shape. I'll approve it starting at 80, moving it to 211, and then...

Mayor Valdes-Fauli: We have...

Commissioner Lago: See what happens from there.

Mayor Valdes-Fauli: We have an issue before us. We've been discussing it for an hour and a half. Is there a motion?

Commissioner Mena: Laura -- I'm sorry, Ms. Russo.

Mayor Valdes-Fauli: Go ahead.

Commissioner Mena: What can you do to get us to that point? Is there anything you can do to get us to that point earlier?

Ms. Russo: I can't make that promise prior. We had made it a condition for year 4 that we would have it by year 4. Obviously, if we can have it sooner, it's to our benefit. It is to the school's benefit to have it sooner. But, I can't make a commitment not having the owner here and represented. And our whole application was premised on it going interior. And you can ask the City Manager. Mr. Iglesias and I spoke numerous times, even Mr. Kinney, when we went to meet him. We were going with the assumption that the exterior queuing would be for years 1 through 3, and then we move in. When we went to the County, the County is viewing the traffic operation plan as phase one and phase two. Phase one is the exterior queuing and phase two is the interior queuing. And so, that's how -- you know, that's how we have been from day one. If we can change that and make it happen in year three, absolutely. I mean, what -- you know, there's -- that's a no-brainer. But, just like we went from the increase from year -- from five years to eight years, you try to do things that you know you can accomplish; you know you can commit yourself to. If you can do a better job and deliver sooner, it's always better. I don't want to be here asking for an extension.

Mayor Valdes-Fauli: Alright.

Ms. Russo: I'd rather give you the realistic numbers.

Commissioner Mena: Are those numbers you showed me on a year by years basis, those are conditions...

Ms. Russo: Yes.

Commissioner Mena: Those are hard caps on the...

Ms. Russo: Yes.

Planning and Zoning Director Trias: Yes, yes. That is...

Ms. Russo: Those are caps...

Planning and Zoning Director Trias: Let me clarify. There are two conditions. One of them is condition one that has yearly enrollment and that will be verified with staff and so on in the condition the way that it is written to make sure that that schedule of the increase of students takes place; condition number one. Condition number two is the -- for the first three years, there is use of the public right-of-way and the public parking lot. So, those are the two things that you're approving, the -- or rather, the applicant is requesting, that you approve the ultimate number of students, 448, with a schedule of yearly increases, number one. And number two, for the first three years, they can use the public right-of-way. That is their request.

Ms. Russo: And we will agree to abide whatever the independent traffic engineer says, which, because of timing purposes, we will make that request in year three because, you know, based on the timing that's in the ordinance it will -- in order for it to be implement -- to get a response from the traffic engineer on what can happen for year 4, so that there can be appropriate, you know, enrollment. As you know, all schools start their enrollment and open houses starting in November.

Commissioner Mena: What happens if the...

Ms. Russo: So...

Commissioner Mena: What happens if the independent traffic review that you do comes back and says 448 is too much?

Ms. Russo: Then we'll have to deal with it.

Planning and Zoning Director Trias: Right.

Commissioner Lago: Which is exactly what happened (INAUDIBLE).

Ms. Russo: I mean, we will -- we'll know...

Commissioner Mena: No, no, but you're telling me...

Ms. Russo: I mean, I...

Commissioner Mena: But, you're telling me you need us to approve 448 now, because of funding and things like that.

Planning and Zoning Director Trias: That is...

Commissioner Mena: Isn't that what you said?

Planning and Zoning Director Trias: That is the fundamental request that they have not...

Commissioner Lago: And that's why we need to be...

Planning and Zoning Director Trias: Agreed...

Commissioner Mena: Yeah.

Planning and Zoning Director Trias: Yeah.

Commissioner Lago: And that's what separates us from everybody over there. I'm not in a hurry -- excuse me one second.

Mayor Valdes-Fauli: (INAUDIBLE).

Commissioner Lago: I'm not in a hurry. I'm not going to make decisions because I need -- someone is telling me, they're pressuring me. I need 448. I'm not going to do that. Under no circumstance are you going to pressure me. I don't make decisions that way.

Mayor Valdes-Fauli: What were you going to say?

Commissioner Lago: Especially decisions that are going to impact the downtown of our community after spending how many millions of dollars to make sure that our downtown is viable. It just...

Mayor Valdes-Fauli: (INAUDIBLE) he was going to say something.

Planning and Zoning Director Trias: No. I was going to say that based on my conversation...

Commissioner Lago: I'm not talking about (INAUDIBLE).

Planning and Zoning Director Trias: The request is for you to approve the 448 students. There's no other way to approve this project based on what they've said because, otherwise, it wouldn't work.

Ms. Eads: We have to keep the families in mind. Who is going to want to take their child to a school for two years and then, all of a sudden, be relocated because an elected body has changed their mind on the number of students that are there? If we have an agreement of 448 students,

this allows my parents to plan how they're going to enroll their students at my school. That's very important. I don't get money from the state. We will do exactly what we're told in terms of that independent study, and I...

Ms. Russo: And the County's traffic operations plan.

Ms. Eads: Right, the County's traffic guidelines. But, I will make every effort to communicate with the owners of that building immediately, as soon as they get back from Ecuador, to talk about our using the interior of that parking garage sooner than three years.

Commissioner Mena: Doesn't -- but I -- let me say two things. One, the elected officials aren't going to change their mind and impact your families. The only reason we'd be changing our minds...

Commissioner Lago: There's negative impact.

Commissioner Mena: Is because there's data from a traffic study that you're not willing to do or able to do right now so, you know...

Ms. Russo: Right.

Commissioner Mena: Understand this is an accommodation...

Ms. Russo: No, no, no.

Commissioner Mena: For you for a fact that you...

Ms. Russo: We would have done it...

Commissioner Mena: Can't do the interior stacking right now.

Ms. Russo: Right. That's true. We can't do the interior stacking now.

Commissioner Mena: So, nobody's going to change their mind.

Ms. Russo: Right.

Commissioner Mena: This is not a catch-22; you know what I'm saying?

Ms. Russo: Right. But, we met the standards based on before your ordinance was passed. If we had been told we needed an independent traffic engineer from day one, we would have done it and we would be halfway there with results. But the problem is is the way the ordinance is structured; we won't have an answer until after enrollment until after the school. So, the building landlord as much and the building owner, as much as he likes Dr. Eads isn't going to say don't pay me any rent and, you know, I'll let it stand vacant, you know, for another year and a half while we do that. So, I think...

Commissioner Mena: No, but you're saying to wait three years on it, not a year or a few months or -- you're saying to wait three years on it.

Ms. Russo: Yeah.

Commissioner Mena: And then do the count and then...

Ms. Russo: Well...

Commissioner Mena: See what the impact is from the independent study.

Unidentified Speaker: Yeah.

Commissioner Mena: And then...

Ms. Russo: But I also think...

Commissioner Mena: And then if the study shows that there's an -- that the numbers aren't good, I'm not going to be in a...

(COMMENTS MADE OFF THE RECORD)

Commissioner Mena: I'm not going to be in a position of someone saying the elected officials changed their mind, because I'm not changing my mind.

Ms. Russo: Right.

Commissioner Mena: You know...

Ms. Russo: Yeah, but I think some of the -- this is not based on we just made this number up.

Commissioner Mena: Right.

Ms. Russo: I mean, we've been working with Tim Plummer, who all of you know, because the City hires them as their experts when they need a traffic engineer. But he has worked with schools. He has worked at Palmer Trinity. He has worked at Gulliver. He has worked at St. Phillips. So, it's not as if -- and other schools beyond. It's not as if Tim doesn't have an idea as to what traffic will be. And he's a Gables resident. And if I might add, his school is -- I mean...

Unidentified Speaker: His office.

Ms. Russo: His office building where Tim -- what is it, one block away -- two blocks away. He's there. If anybody knows that neighborhood -- so it's not as if I brought someone out of, you know, nowhere and said, oh, look, believe this guy because he knows. I'm bringing you a lifelong Gables resident, someone who's an expert in his engineering (INAUDIBLE) and who specializes in schools. He's been representing schools. He looked at these numbers. We tweaked them. We worked on them. We went and took it to the County. I was there when he met with the County and under their plan on how they analyze schools at intersections. We were there for an hour talking about traffic, intersections, where the blinkers are or whatever. They thought these numbers were okay. They approved the methodology for the first three years queuing outside, and for phase two, queuing inside. So, it's not as if when we went there they went, whoa, what are you saying. We're not -- so, it's not as if I just pulled out these numbers or Linda pulled out these numbers. These numbers have been researched. This is not, you know, pie in the sky. This is something that has been looked at. At different locations, we had different numbers, you know, when we were looking at schools all over different parts of Coral Gables. And Tim would say, you can't have 200 kids here. We looked for another location. You may have all the kids you want here, but there isn't enough queuing, so you can't do it. So, this is years and years and years and coming to this location. So, I just want to, you know, just assuage you of that idea that we just -- you know, this is pie in the sky. This is all researched information.

Mayor Valdes-Fauli: Alright.

Commissioner Lago: Yeah.

Mayor Valdes-Fauli: Is there any further discussion?

Commissioner Lago: I have a question for Kevin. Mr. Kinney, if you'd be a gentleman, could you come up here one second?

Parking Director Kinney: Yes, sir.

Commissioner Lago: Does the proposed plan with the queuing in the middle of the surface parking lot, which is not an hourly surface parking, but it is a parking lot which is used for...

Parking Director Kinney: Monthly permits.

Commissioner Lago: Monthly parking permits. Do you feel that that is in the best interest of the City of Coral Gables to implement this plan?

Parking Director Kinney: Long-term, the answer is no.

Commissioner Lago: Three years?

Commissioner Keon: Three years.

Parking Director Kinney: Three years -- and we're talking about (INAUDIBLE)...

Commissioner Lago: You're taking way too long to answer. If you're taking way too long to answer, you're finding a...

Mayor Valdes-Fauli: No, no, no, wait.

Commissioner Lago: You're finding a reason to justify it.

Mayor Valdes-Fauli: Let him finish, let him finish.

Parking Director Kinney: I can live with two to three years, and that's what we forced them into.

Mayor Valdes-Fauli: Alright. You forced them into it.

Commissioner Lago: So, you can live with two or three years? That doesn't make me feel comfortable.

Parking Director Kinney: Well, initially, we had discussed possibly making the whole loading zone on Navarre, but the length that you gain in going through the parking lot adds a few more cars, and that makes sense for a loading zone.

Commissioner Lago: Have you spoken with the businesses next door? I think there's a dermatologist on the corner of Navarre or there's another -- what's on the corner of Navarre on the other side, not a dermatologist.

Unidentified Speaker: That is the OfficeMax.

Parking Director Kinney: OfficeMax...

Unidentified Speaker: OfficeMax.

Parking Director Kinney: Is across the street.

Unidentified Speaker: Yeah.

Parking Director Kinney: There was a couple of small businesses...

Commissioner Lago: Have you spoken to them about...

Parking Director Kinney: At Navarre and Ponce, on the other side.

Ms. Russo: But not the OfficeMax. You mean...

Parking Director Kinney: Right, but just in that little one-story...

Ms. Russo: Next to...

Parking Director Kinney: Building. But I think it's vacant right now.

Commissioner Keon: It's vacant.

Mayor Valdes-Fauli: Alright. Why don't we...

Commissioner Keon: You know, that area of Ponce -- that stretch of Ponce has not really...

Parking Director Kinney: Taken off.

Commissioner Keon: Developed yet.

Mayor Valdes-Fauli: No.

Commissioner Keon: That area north of Minorca, you know, and it will. And so, I would tell you -- if you were south of that area, I would tell you, you would be in amongst, you know, large, commercial buildings...

Mayor Valdes-Fauli: Yeah.

Commissioner Keon: Where there's a lot of traffic.

Commissioner Mena: It's starting to.

Commissioner Keon: That area hasn't -- no, it's starting.

Commissioner Mena: Yeah.

Commissioner Keon: But it isn't there yet. And I think once that other, you know, Tibor Hollo's project there...

Mayor Valdes-Fauli: (INAUDIBLE).

Commissioner Keon: Goes up -- but the thing is is I don't think those projects are going to go up and really affect the area for the next couple of years. So, if it is, you know, in the -- one of the conditions in this agreement is that you only have those three years, and in those three years, you have to get off the street.

Ms. Russo: Yeah.

Commissioner Keon: You have to get off the street.

Mayor Valdes-Fauli: Alright. Okay, do I hear a motion of any kind?

Commissioner Mena: And yeah -- and that's...

Commissioner Keon: No. Well, I don't want him to be uncomfortable.

Commissioner Mena: If you're not off the street, we will...

Commissioner Keon: We'll ticket you.

Commissioner Mena: Pull the plug on this, I'm telling you that right now.

Mayor Valdes-Fauli: Right.

Ms. Eads: (INAUDIBLE) off the street.

Ms. Russo: We'll be off the street.

City Attorney Ramos: Okay.

Ms. Eads: We'll be off the street.

City Attorney Ramos: To be clear, is that a...

Ms. Russo: Absolutely.

City Attorney Ramos: An expressed condition? Because, otherwise, you won't be able to pull the plug.

Commissioner Mena: I asked that earlier...

City Attorney Ramos: I want to be sure...

Commissioner Mena: And I was told yes.

City Attorney Ramos: Okay. I just want to make extra sure.

Commissioner Keon: In three years, you're off the streets.

City Commission Meeting

October 9, 2018

Agenda Items F-3 and F-11 are related - Resolutions requiring conditional use review for schools located within a Commercial zoning district and granting conditional use approval for a school on property zoned Commercial District for the property legally described as Lots 17 thru 24, Block 17, Coral Gables Section "K" Page 99 (2000 Ponce de Leon Boulevard), Coral Gables, Florida.

Commissioner Mena: Let me be clear. I was told -- I asked a very specific question a few minutes ago.

Ms. Russo: Yes. We'll be -- yes. It's an expressed...

Commissioner Mena: By year three...

Ms. Russo: By the end of year three.

Commissioner Lago: So, let -- before...

Ms. Russo: So, for year -- before we start year 4, we will be off the street.

Commissioner Lago: I'm going to vote no on this, but I want...

Ms. Russo: It's an expressed condition.

Commissioner Lago: To put some conditions to make sure that they get...

Mayor Valdes-Fauli: But if you're going to vote no...

Commissioner Lago: Why not?

Commissioner Keon: (INAUDIBLE) would be August.

Commissioner Lago: At least I'm upfront. I should be able to put any condition I want on it.

Commissioner Keon: Okay, it will be August of 2021...

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Commissioner Lago: That's why I'm here.

Mayor Valdes-Fauli: (INAUDIBLE)

Commissioner Keon: That school year. By the end of that school year.

Mayor Valdes-Fauli: If you were to tell me you're going to vote no, I'm not going to accept your conditions.

Commissioner Lago: My conditions are reasonable.

Commissioner Mena: If they're good conditions, then I'll accept them.

Mayor Valdes-Fauli: (INAUDIBLE) vote yes if your conditions are approved?

Ms. Eads: (INAUDIBLE) 2022.

Mayor Valdes-Fauli: It doesn't make sense.

Ms. Russo: June.

Ms. Eads: That's the end of the third year.

Commissioner Lago: Because, I know that she would never approve my conditions.

Commissioner Keon: End of the third year would be June...

Commissioner Mena: There's a lot of people talking, guys. There's a lot of people talking. Can we back this up a little bit?

Mayor Valdes-Fauli: Come on.

Commissioner Lago: I know you want to push this through.

Ms. Russo: No, I'm just...

Commissioner Lago: But just give me one -- just give me one second, okay?

Ms. Russo: No, I was answering...

Commissioner Lago: I know...

Ms. Russo: I was actually answering...

Commissioner Keon: She was answering my...

Commissioner Lago: I understand. I understand. No, I understand.

Ms. Russo: Commissioner Keon's question.

Commissioner Lago: Let's -- we're going to let this through now, okay, so I think it's appropriate that, for the City's sake and for our residents that live there, that you have an independent traffic study done; number one. Number two, I think that if you're going to allow this parking, I think that you implement Commissioner Mena's comments about that if it's not -- if you're not off the street after three years, that the owner has to come here and figure out a way to address it.

Mayor Valdes-Fauli: Do it.

Commissioner Lago: If they haven't figured out with the bank and the parking -- I'm not saying -- listen, I'm not saying pull the plug on you. I'm saying figure out a way to address it, so it doesn't become a problem for ten years. Oh, we have to just accept it because it is what it is. There has to be an answer for it. And, what was the third item that I had mentioned was an issue? Now, I've forgotten it.

Mayor Valdes-Fauli: Okay. Will anybody make a motion?

Commissioner Lago: Traffic study...

Commissioner Keon: Well, I want to confirm that the condition is...

Commissioner Lago: Oh, that it has to come to the Commission, excuse me.

Commissioner Keon: Okay, but...

Commissioner Lago: That if you're going to increase students, that it has to come to the Commission for approval.

Commissioner Keon: Okay. I don't have a problem with the 448, approval of the 448. I don't have a problem with, you know, the parking plan that you have through the 2021 school year. But after the 2021 school year, if you're not off the street, you're going to have to figure out something, because you will be ticketed...

Ms. Russo Right.

Commissioner Keon: For being on the street or in the public parking lot that is ours. Is that -- that is understood?

Ms. Russo: That is understood.

Ms. Eads: Absolutely.

Commissioner Keon: Okay.

Commissioner Mena: And if not...

Ms. Russo: Okay.

Commissioner Mena: And I would say something else, though...

Ms. Russo: Okay.

Commissioner Mena: And if you're not off the street, the number will not continue to go up.

Unidentified Speaker: Correct.

Ms. Russo: Correct. We'll agree.

Unidentified Speaker: Right. We'll agree.

City Attorney Ramos: Then you should make a motion and that should be a condition of approval, Commissioner.

Commissioner Keon: Okay. I'll make the motion with the following...

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Mayor Valdes-Fauli: Make a motion.

Commissioner Keon: Okay, I'll make a...

Commissioner Mena: And I'm agreeing to your four number based on...

Commissioner Lago: So, you end up...

Commissioner Mena: Right.

Commissioner Lago: So, listen, listen. So, you end up...

Mayor Valdes-Fauli: She's going to make a motion.

Commissioner Keon: Okay.

Commissioner Lago: But Commissioner Mena, you end up with...

Planning and Zoning Director Trias: Mayor, Commissioners, if I can help you.

Commissioner Lago: You end up with people using your surface parking lot...

Planning and Zoning Director Trias: Condition number two...

Commissioner Mena: No.

Mayor Valdes-Fauli: No, wait, wait, wait. Come on. Make a motion. Commissioner...

Commissioner Mena: It's a condition that they have to have it inside.

Mayor Valdes-Fauli: Please, Commissioner Keon is going to make a motion.

Commissioner Keon: Are you done? No, I want you to finish. I don't want to -- I don't want to interrupt you...

Commissioner Mena: Thank you.

Commissioner Keon: Commissioner Mena. I mean, please finish your...

Commissioner Mena: No, no.

Commissioner Keon: Thought so that we all know what we're voting on.

Commissioner Mena: Yeah, correct. That's the issue here.

Commissioner Keon: Okay, I just want to know that we all know and we agree what we're voting on. Whether you vote yes or no, you know what you're voting on.

Mayor Valdes-Fauli: Go ahead, please.

Commissioner Mena: You go ahead.

Commissioner Keon: Okay. I'd like to make the motion to move this. Condition one.

Planning and Zoning Director Trias: Condition one is the one that has the different numbers of students every year, but the -- what it really means is that you're approving 448 students.

Commissioner Keon: We're approving a capacity of 448 students. The maximum capacity of this facility will be 448...

Planning and Zoning Director Trias: Yes.

Commissioner Keon: Students. They will be phased in...

Ms. Russo: Correct.

Commissioner Keon: Over a period of time. The first -- the first phase, I understand, is a three-year phase...

Ms. Russo: Correct.

Commissioner Keon: Where you would be up to 211...

Planning and Zoning Director Trias: 211.

Commissioner Keon: Students. Is that right?

Ms. Russo: Correct.

Planning and Zoning Director Trias: That is correct. And, then the current condition says that the applicant will provide information and staff would review it.

Commissioner Keon: Yes.

Planning and Zoning Director Trias: At this point, that's what it says.

Commissioner Keon: In the third year, you'll begin your study, so that they're available to us by the fourth year.

Ms. Russo: Correct.

Commissioner Keon: By the fourth year.

Ms. Russo: Or before the fourth year starts.

Commissioner Keon: Before the fourth year starts.

Ms. Russo: The independent study.

Commissioner Keon: Yes. And, that you will be allowed to use the current parking plan...

Ms. Russo: Yes.

Commissioner Keon: Available through the August 2021 school year.

Planning and Zoning Director Trias: And that's condition number two.

Ms. Russo: Right.

Planning and Zoning Director Trias: And condition number two...

Commissioner Keon: Okay, that's condition number two.

Planning and Zoning Director Trias: Already says that beginning in 2022, the vehicle route shall be internalized in the parking garage.

Commissioner Keon: Okay.

Planning and Zoning Director Trias: It already says that.

Commissioner Keon: Okay.

City Attorney Ramos: Ramon, is there a slide that has all the conditions that can be brought up on the screen?

Planning and Zoning Director Trias: No. I don't think so in that level of detail, but it's an attachment. It's in your package.

Ms. Russo: We can add the condition specifically that we cannot increase to the year 4 increase if we do not have control of the garage, so that can be worded somehow as a specific condition.

Commissioner Keon: Okay.

Commissioner Mena: It's sort of irrelevant, to be honest with you, now that I rethink it. I apologize because I understand your point now. The condition is you have to have the internal, period.

Planning and Zoning Director Trias: Yes.

Mayor Valdes-Fauli: Yeah.

Unidentified Speaker: There's no...

Commissioner Mena: There is no option to not have the number go up, because I'm not going to let you keep adding the 211 outside after year three.

Ms. Russo: Right, exactly.

Commissioner Keon: Okay, that's the condition. So, that is the condition.

Planning and Zoning Director Trias: That's...

Commissioner Lago: And I want to make...

Planning and Zoning Director Trias: That's what the condition says now in your package.

Commissioner Keon: Okay.

Planning and Zoning Director Trias: Exactly that.

Commissioner Keon: Okay. Those are the conditions. So, do I have a second?

Commissioner Lago: No, but can I add my friendly amendment...

Mayor Valdes-Fauli: Is there a second?

Commissioner Lago: Of having an independent traffic...

Commissioner Keon: She had that in there.

Commissioner Lago: Traffic consultant?

Commissioner Keon: There is an in...

Planning and Zoning Director Trias: The issue...

Commissioner Keon: Independent traffic study.

Planning and Zoning Director Trias: The -- yes. And what I will ask you is, right now, we're saying that staff...

Commissioner Keon: (INAUDIBLE) No, no, we said that.

Planning and Zoning Director Trias: We said that, but reviewed by staff...

Commissioner Lago: Yes.

Planning and Zoning Director Trias: At this point.

Commissioner Lago: And brought to the Commission via a memo.

Planning and Zoning Director Trias: You want it brought at the Commission?

Commissioner Keon: We want to be informed.

Planning and Zoning Director Trias: For information?

Commissioner Keon: Inform the Commission.

Planning and Zoning Director Trias: Alright.

Commissioner Keon: If one decides that we want to have it placed on the agenda, we'll place it on the agenda...

Mayor Valdes-Fauli: Okay.

Commissioner Keon: If somebody has a concern.

Commissioner Lago: And by the way, and if they're going to in...

Commissioner Keon: It needs to be -- that we need to be briefed on that study.

Commissioner Lago: And if students are going to be increased, that it be brought before the Commission for approval.

Commissioner Keon: What is that?

Mayor Valdes-Fauli: What?

Commissioner Lago: If students are going to be increased, that it be brought before the Commission.

Ms. Russo: Beyond year 3?

(COMMENTS MADE OFF THE RECORD)

Ms. Russo: Are you saying beyond year three?

Commissioner Keon: Beyond 448.

Commissioner Lago: No, beyond year 3.

Commissioner Keon: Oh, beyond year 3?

Commissioner Lago: Beyond 211.

Commissioner Keon: That's already...

Mayor Valdes-Fauli: (INAUDIBLE).

Commissioner Keon: That's already in there.

Commissioner Lago: Just want to make sure.

Commissioner Keon: That's already in there as a condition.

Ms. Russo: Because after 211, you're not letting me queue on the street, so I can't.

Commissioner Keon: Yeah, you can't, okay.

Ms. Russo: So, it's an automatic built in.

Commissioner Keon: Right, so...

Mayor Valdes-Fauli: Alright. Is there a second? Is there a second? Okay, I second.

(COMMENTS MADE OFF THE RECORD)

Mayor Valdes-Fauli: Ask him to call the roll.

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Vice Mayor Quesada: Oh, call the roll.

Commissioner Keon: Yes.

Commissioner Lago: No.

Commissioner Mena: Yes.

Mayor Valdes-Fauli: Yes.

Vice Mayor Quesada: Yes.

(Vote: 4-1)

Mayor Valdes-Fauli: Alright.

Commissioner Lago: You have to keep it.

Unidentified Speaker: Thank you.

Unidentified Speaker: Good catch.

Commissioner Keon: Wouldn't second my thing...

Mayor Valdes-Fauli: Thank you.

Commissioner Keon: And you vote yes?

Ms. Eads: Thank you all very much.

Ms. Russo: Thank you.