

Page 1 CITY OF CORAL GABLES LOCAL PLANNING AGENCY (LPA)/ PLANNING AND ZONING BOARD MEETING VERBATIM TRANSCRIPT CORAL GABLES CITY HALL 405 BILTMORE WAY, COMMISSION CHAMBERS CORAL GABLES, FLORIDA MONDAY, SEPTEMBER 10, 2018, COMMENCING AT 6:00 P.M. Board Members Present: Maria A. Menendez, Acting Chairwoman Rhonda A. Anderson Julio Grabiell Maria Velez Robert Behar City Staff and Consultants: Ramon Trias, Planning Director Craig Collier, Special Counsel Jennifer Garcia, City Planner Arceli Redila, Principal Planner Jill Menendez, Administrative Assistant, Board Secretary Kevin Kinney, Parking Director	Page 2 1 Also Participating: 2 Laura Russo, Esq., on behalf of Item E-1 3 Dr. Linda Eads 4 Agustin Barrera, Architect 5 Tim Plummer, traffic engineer 6 Ray Airan 7 Dr. Deborah Luis 8 Hunter Quinones 9 John Fox 10 Dan Marin, M.D. 11 Jason K. Timmons 12 Bob Warren 13 Albert Martinez 14 Dorothy Stein 15 Fatima Perez 16 Maria Fleites 17 18 19 20 21 22 23 24 25
Page 3 1 THEREUPON: 2 (The following proceedings were held.) 3 MS. MENENDEZ: I'd like to call our meeting 4 to order, our September 10th, 2018 Planning and 5 Zoning Board meeting, and I will have our City 6 Attorney, please -- 7 MR. COLLIER: Good evening. The Board is 8 comprised of seven members. Four Members of 9 the Board shall constitute a quorum and the 10 affirmative vote of four Members of the Board 11 present shall be necessary for the adoption of 12 any motion. A tie vote shall result in the 13 request moving forward for Commissioners' 14 consideration without a recommendation, if the 15 applicant does not request a continuance. And 16 I will note that also applies on a three-two 17 vote. So there needs to be four members' 18 affirmative to move a recommendation forward. 19 Any person who acts as a lobbyist pursuant 20 to the City of Coral Gables Ordinance Number 21 2006-11 must register with the City Clerk prior 22 to engaging in any lobbying activities or 23 presentations before City Staff, Boards, 24 Committees or the City Commission. Failure to 25 register and provide proof of registration	Page 4 1 shall prohibit your ability to present to the 2 Board. 3 You've already officially called the 4 meeting to order, so I don't need to do that. 5 And at this point, on behalf of the Chair, I'm 6 requesting that there be a roll call. 7 MS. MENENDEZ: Thank you. 8 THE SECRETARY: Rhonda Anderson? 9 MS. ANDERSON: Present. 10 THE SECRETARY: Robert Behar? 11 MR. BEHAR: Here. 12 THE SECRETARY: Julio Grabiell? 13 MR. GRABIEL: Here. 14 THE SECRETARY: Maria Velez? 15 MS. VELEZ: Here. 16 THE SECRETARY: Eibi Aizenstat? 17 Maria Menendez? 18 MS. MENENDEZ: Here. 19 MR. COLLIER: Please be advised that this 20 Board is a quasi-judicial board and the items 21 on the agenda are quasi-judicial in nature, 22 which requires Board Members to disclose all ex 23 parte communications and site visits. 24 Has there been any Member of the Board who 25 has had an ex parte communication or site visit

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1 that they need to disclose at this time? 2 MR. BEHAR: No. 3 MS. ANDERSON: No. 4 MS. VELEZ: No. 5 MR. COLLER: At this point, anybody who 6 intends to speak before the Board, please have 7 -- the court reporter is going to swear you in 8 at this point. If you intend to speak -- 9 lawyers do not have to be sworn in, but they 10 can choose to, if they wish. 11 (Thereupon, participants were sworn.) 12 MR. COLLER: And in deference to those 13 present, we ask that you put your cell 14 phones -- I don't know if anybody has pagers 15 anymore, but to put your cell phones on silent, 16 if you would. And we're ready to proceed. 17 MS. MENENDEZ: Thank you, Mr. City 18 Attorney. 19 MR. BEHAR: Through the agenda, we should 20 make a motion to approve the minutes? 21 MS. MENENDEZ: I think that's a great idea. 22 MR. GRABIEL: I'll second it. 23 MS. MENENDEZ: Was there a motion? 24 MR. BEHAR: I'll make a motion to approve. 25 MR. GRABIEL: I second it.	1 MS. MENENDEZ: And Julio seconds it. 2 Please call the roll. 3 THE SECRETARY: Robert Behar? 4 MS. ANDERSON: One comment. Page 70, Line 5 6, I noted for the court reporter that there 6 was a typo, "high top" versus "high stop" van. 7 MS. MENENDEZ: Oh, wow. Absolutely. 8 Great. Thank you. That is excellent. 9 Okay. Did we note that? 10 Okay. Mr. City Attorney, can you please 11 read the first item and the only item on 12 today's meeting? 13 MR. COLLER: Item E-1, a Resolution of the 14 City Commission of Coral Gables, Florida 15 granting conditional use approval pursuant to 16 Zoning Code Article 3, "Development Review," 17 Division 4, "Conditional Uses" and Article 4, 18 "Zoning Districts," Division 3, "Nonresidential 19 Districts," Section 4-302, "Commercial 20 District" for a school on property zoned 21 Commercial District for the property legally 22 described as Lots 17 thru 24, Block 17, Coral 23 Gables Section "K" (2000 Ponce de Leon Blvd), 24 Coral Gables, Florida; including required 25 conditions; providing for a repealer provision,
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1 providing for a severability clause, and 2 providing for an effective date. 3 Item E-1, public hearing. 4 One note, Madam Chairperson. You'll 5 recall, at the last meeting, we adopted the 6 Ordinance which allowed for consideration of 7 schools as Conditional Uses. 8 MS. MENENDEZ: Correct. 9 MR. COLLER: And this is the first one that 10 we're now seeing. That item, as I understand 11 it, still has not received approval from the 12 City Commission as of this date, because they 13 haven't had a meeting yet to consider it. 14 MS. MENENDEZ: Very well. Thank you. 15 Go ahead. 16 MR. TRIAS: Madam Chair, the City Attorney 17 is correct. This is done in anticipation of 18 the Commission approving that Conditional Use 19 process. So keeping that in mind, I think it's 20 a very good opportunity to discuss the ideas 21 behind the request. 22 May I have the PowerPoint, please? 23 The project, as was mentioned, is a 24 Conditional Use in an existing building, which 25 is located on Navarre and Ponce de Leon	1 Boulevard. The picture of the building is 2 right here. The Site Plan, you can also see 3 it, but basically what we have is a six-story 4 building, an existing building, a building that 5 has a variety of office uses mostly, and the 6 idea is to allow a school -- a school use. 7 Now, the Land Use and the Zoning are 8 Commercial, and under Commercial, one could 9 approve or the Commission could approve a 10 Conditional Use for a school, should the 11 process go all of the way. 12 The school is highlighted in yellow. So 13 initially it will be a portion of this 14 building, and the Applicant has plans to grow 15 beyond the initial request -- and I'm sure that 16 they'll have a chance to explain that to you -- 17 into some of the other floors in the building. 18 The main issue of concern, I think, is the 19 drop-off area and the traffic circulation. 20 Again, the building is already there. It's an 21 existing building. It's a use that was going 22 to move into the building. However, schools 23 traditionally have a significant impact in 24 traffic. So the Applicant worked, through 25 their traffic expert and also with our Parking

Page 9 1 Director, who is here to answer any questions, 2 to prepare a plan by which drop-off would 3 happen at the right-of-way. 4 So that is one of the conditions of 5 approval that you will see, and they can 6 explain it in more detail, but basically what 7 you see in green, highlighted in green, will be 8 the drop-off area and the circulation will be 9 shown in blue. There's also a City parking lot 10 behind, towards the west of the building, that 11 could be used as part of the queue lane for the 12 cars. 13 Now, the Conditional Use was properly 14 noticed. There were three letters to property 15 owners, two postings of the property, two 16 website postings and two times the newspaper 17 advertisement, and Staff recommends approval, 18 with conditions, as the standards of review 19 have been satisfied. 20 Now, the conditions are fairly extensive; 21 however, there's only one that the Applicant, I 22 believe, may want to rephrase, which is the 23 first one. I understand that they want to do 24 it a little bit differently. And that one had 25 to do with capping the number of students and	Page 10 1 then requiring additional review by the 2 Commission, should there be more students. So 3 I think that they have some other ideas on 4 that. 5 Then Condition Number 2 requires that all 6 County approvals are -- yes? 7 MS. MENENDEZ: Mr. Trias, I'd just like to 8 recognize our Commissioner, Pat Keon, who 9 stepped into our Chambers. 10 MR. TRIAS: Thank you. Thank you very 11 much. 12 Condition Number 2 is that the County 13 approvals are obtained and that a three-year 14 contract be executed with the Parking 15 Department with the on-street parking. That's 16 the plan. And, again, the Parking Director is 17 here and can explain the details. So that 18 would be Condition Number 2. 19 Condition Number 3 deals with the 20 improvement on the passageway, the existing 21 passageway, with some pavers and lighting, et 22 cetera. 23 Number 4, to modify the arcade to remove 24 some of the curbing that interferes with 25 circulation.
Page 11 1 Number 5, landscape and pavers within the 2 existing grass strip next to the sidewalk to 3 make sure that the circulation is better. 4 And Number 6 says, supply three bike spaces 5 per classroom for bicycle parking within the 6 property. That will take place most likely 7 within the parking garage. 8 And then, that the pick-up and drop-off 9 shall not interfere with the pedestrian 10 circulation, which is part of the discussions 11 that were taking place. 12 Those are the conditions of approval, and, 13 again, should the Commission approve the 14 process, Staff recommends approval. 15 MS. MENENDEZ: Thank you. Thank you, 16 Mr. Trias. 17 The Applicant. 18 MS. RUSSO: Good evening, Madam Chair and 19 Members of the Board. For the record, my name 20 is Laura Russo, with offices at 2655 Le Jeune 21 Road. 22 And before I go further, I just want to 23 thank you all for allowing us to have this 24 Special Planning and Zoning Board meeting. We 25 do appreciate it.	Page 12 1 And as you'll see in the presentation, part 2 of this is just timing. While it seems far 3 away, if this were to be approved, which we are 4 very hopeful it will be, we are looking at 5 starting the school year 2019, and while that 6 seems terribly far away, unfortunately, the way 7 schools work, that's around the corner. 8 So I'm going to take a moment. I'm here 9 this evening representing Dr. Linda Eads, who 10 is going to be founding the school. Also with 11 me, as part of the team, is Agustin Barrera, an 12 architect with Bermello Ajamil, and Mr. Tim 13 Plummer, with David Plummer & Associates, our 14 traffic engineer. 15 As you heard from Mr. Trias, our request 16 here is for Conditional Use approval of a 17 secondary school in the Commercial District. 18 Specifically, I just want to point out that the 19 building is within the Central Business 20 District. 21 Last week, as you know, you recommended 22 approval to the City Commission for the 23 enabling legislation that will allow this to 24 move forward. So we're sort of trailing 25 hopefully just a meeting or so behind.

Page 13 1 Dr. Eads and I have been working for 2 several years, along with Tim Plummer, and, I 3 believe, with Mr. Barrera, Linda has been 4 working even more years, looking for a location 5 to open up a private school in Coral Gables, 6 primarily a middle school, but most 7 importantly, a private high school within the 8 City limits. 9 I can tell you that we've looked at 10 properties in the Commercial District, we 11 looked at churches, we looked at properties on 12 Eighth Street, and whether it was queuing, 13 traffic location or the layout of the building, 14 it just didn't work. This building is almost 15 tailor made for us. 16 The building, as you heard, is located on 17 Ponce de Leon Boulevard. It's an existing 18 building, 2000 Ponce de Leon, and it is a 19 six-story building. That's a little deceiving. 20 It's a first floor, three levels of parking, 21 two full levels, and then, Maria, you'll 22 remember the old days when we used to have a 23 penthouse which was 25 percent of the floor 24 area below. So this has a seventh floor, 25 technically a penthouse, because it's only a	Page 14 1 quarter of the sixth floor below. 2 Dr. Eads will be leasing the entire fifth 3 and sixth floors and has made arrangements with 4 the landlord, in 18 months, to take over the 5 seventh floor, and then is hoping to take over 6 the entire first floor. So within four years, 7 she would take over the entire building. 8 But you're going to hear from Gus, who is 9 going to explain to you the layout of the 10 building, and you'll hear from Tim about our 11 queuing and our parking and the meetings we've 12 had with the Parking Director and with Dade 13 County Public Works, because we've already 14 submitted a traffic operation plan, based on 15 the meeting we had with them, that divides it 16 up into two approvals, one for years one 17 through three, where the queuing and the 18 drop-off is outside, and then for years four 19 through eight, where the queuing is in the 20 interior of the building. 21 The building has sufficient parking to 22 allow for all of the parking that is needed for 23 the building, when it is occupied as a school 24 full-time, so one parking space for each 25 full-time professor and one space for every
Page 15 1 four students, 16 years old or older, who can 2 drive, as well as an additional 17 spaces, 3 which is not something you can always say in 4 the City of Coral Gables. 5 I'm going to ask Linda Eads to come to the 6 podium, but before I do, I just want to give 7 you a little background. Some of you may know 8 of her, but some of you don't have a background 9 on her. She began teaching business education 10 at a private girls school in Little Rock, 11 Arkansas. When she returned back to Miami, she 12 was the vocational coordinator and then moved 13 up to assistant principal and then principal. 14 At the UM, she was the project manager for the 15 Sex Desegregation Center, which promoted gender 16 equity. And as executive director of Nova 17 Southeast, she spearheaded the United States 18 Department of Education Blue Ribbon School 19 Performance Training for 2,200 school districts 20 in the Southeast United States. 21 The former Governor, Jeb Bush, appointed 22 Linda to the very first State Board on 23 Education. She created the original nationally 24 acclaimed MAST Academy, a school that earned 25 the U.S. Department of Education's Blue Ribbon	Page 16 1 School of Excellence for four years. 2 Interestingly enough, 20 percent of the 3 school's enrollment were Gables residents. 4 MAST ranked in the top ten percent of schools 5 nationwide under Linda's leadership and was 6 also a top ten high school in Florida. MAST 7 also earned national recognition for five 8 consecutive years as a top performing magnet 9 school. 10 Upon retirement, Linda designed charter 11 schools, relocated a university from Puerto 12 Rico to the United States, and in her spare 13 time, is a recognized textile artist, with 14 traveling pieces around the world, and also was 15 recently featured by her Alma Mater, the 16 University of Miami. 17 She has some very exciting plans for this 18 school that she's been working very hard to 19 locate and find a home for it. So I'm going to 20 ask Dr. Eads to come up and tell you a little 21 bit about the school before we ask Gus and Tim 22 to go through the rest of the plans. 23 DR. EADS: Thank you, Laura. 24 Good evening, Madam Chairperson, it's a 25 pleasure to be here, and distinguished Board.

Page 17 1 After 18 years on and off looking for 2 property, talking to banks and researching the 3 latest trends and issues in education and what 4 students are going to do with their lives, it 5 appears my dream is knocking. The door is not 6 open yet, but I can hear it. 7 I'm proud to be here tonight, as I feel it 8 is home, a City that enjoys a quality of life 9 that I relate to and where I want to make a 10 significant contribution to children. 11 Here with me tonight is my dear colleague 12 and long-term professional, Lilia Garcia, who, 13 in her retired -- she's retired, a former 14 Executive Director of Electives and Life Skills 15 in the School System. Yes, we are the new 16 retired. We just keep going. 17 I'd like to share a few points tonight 18 about Gables Crest Prep, and it's fondly 19 referred to as The Chest. The Crest is a 20 boutique, serving secondary students in grades 21 six through twelve, starting with students, 22 approximately 80, if we're blessed, in six 23 through nine. I know the screen said ten, but 24 we'll be six through nine, and we will 25 progressively enroll up to 448 students, over	Page 18 1 an eight-year period. It's a slow progression. 2 Students apply to attend, are screened and 3 interviewed. 4 The Crest is a themed private school -- 5 that's unusual -- appealing to students who 6 seek careers and colleges focused on music 7 production, entertainment or STEM. STEM being 8 science, technology, engineering and 9 mathematics. Classes are kept to at least 15 10 or less. Media entertainment is a 771 billion 11 dollar industry and the United States ranks 12 number one. Japan is number two. 13 Students choose when and in what time frame 14 they would like to graduate. That's unheard 15 of. So they may graduate in three years. They 16 may graduate in four years with a high school 17 diploma and an AA degree. Or they may graduate 18 in four years with their high school diploma. 19 The academics are rigorous, and the 20 electives are exciting, with real world 21 applications and real world certified 22 instructors, scientists, jazz musicians and 23 business representatives. Students select 24 their major, as if they were in college, when 25 entering their tenth year. Majors include
Page 19 1 music production technology and 2 entrepreneurship, game innovation design and 3 entrepreneurship, business of communication, 4 business of science. 5 What's exciting about all of this is that 6 all of the elective courses have career 7 education internships and mentoring programs. 8 Middle school students will earn 21 credits, 9 compared to the usual 18 in other schools, and 10 high school students will earn 30, compared to 11 the 24 that's required by the State. This 12 immediately places The Crest in the top 13 category of high expectation schools. 14 There will be athletics, but not on site. 15 We're talking about tennis, golf, life-long 16 learning sports, swimming, and, of course, 17 there's a cadre of student activities, 18 including a student run jazz club, which we 19 hope that you'll come to listen. 20 Students will wear our uniform and they eat 21 on campus. Merit and need scholarships will be 22 available. A corporate plan to encourage 23 corporations to move to the City of Coral 24 Gables provides the opportunity to reserve a 25 seat for a student from the corporation's	Page 20 1 employees pending their qualifications. 2 The Mustard Seed Scholarship is something a 3 little different, as well, and the parable 4 goes, those who have faith and the seed brings 5 good fortune. So the first ten students who 6 are selected will receive a ten percent 7 discount throughout the time while they're at 8 The Crest. We subscribe to three goals, 9 academic career excellence, personal and 10 professional preparedness and social and 11 environmental consciousness. 12 When you enter the school, you will hear 13 students engaged in meaningful exchanges. You 14 will hear their music over the PA system, not a 15 booming bell. Our students will greet you and 16 escort you to your appointment. They will be 17 trained with Crest courtesies. 18 In the future, we anticipate seeing 19 students in the community in our after school 20 program, not just our children, but the 21 community's children, as well as designed 22 programs for adults. 23 Come visit us, join our celebration for 24 learning in a non-traditional environment. 25 Thank you.

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1 MS. MENENDEZ: Thank you, Dr. Eads. 2 Can we please have your address, for the 3 record? 4 DR. EADS: Yes. 900 Biscayne Boulevard, 5 5106, Miami, 33132. 6 MS. MENENDEZ: Thank you so much. 7 MS. RUSSO: At this time, I'd like to ask 8 Gus Barrera to come up and make his 9 presentation regarding the plans for the 10 school. 11 MR. BARRERA: Madam Chairman, Board 12 Members, my name is Agustin Barrera. I'm an 13 architect with Bermello Ajamil & Partners, with 14 an address at 2601 South Bayshore Drive, Suite 15 1000. It's a pleasure to be here with you. 16 I have been on this long journey with Dr. 17 Eads and Jack -- let's not forget Jack -- for 18 about 16 of those 18 years. I've looked at 19 many a property with Dr. Eads, and it's kind of 20 exciting to finally come to a point where I 21 think we have found something that actually 22 works. 23 I had the pleasure for eight years of 24 serving on the Miami-Dade County School Board 25 and serving the residents of Coral Gables, and	1 one thing I do know is that there was always a 2 wish for additional high school choices in the 3 City of Coral Gables, which, unfortunately, the 4 public school system was not able to provide, 5 and this may be a means by which some of that 6 could be resolved. 7 So in looking at this building, it 8 actually -- the biggest challenge with any 9 school is basically traffic in the mornings 10 and -- at arrival and dismissal, and this 11 building offers the ability to solve those 12 issues and stack on-site, once we're at full 13 capacity, and in three years, actually use the 14 parking lot behind the building to queue and 15 allow the student drop-off on the side of the 16 building. 17 So that is really the biggest challenge we 18 have in the school systems. Public school 19 systems don't have to comply with that, because 20 they are public school systems, but whether 21 it's a charter school or a private school, you 22 do have to deal with those issues. 23 So in looking at the building, I mean, what 24 I shared with Dr. Eads is, the reason that 25 we're here today is because, you know, as an
Page 23	Page 24
1 architect, I can tell you, this was not 2 designed very well as an office building. It 3 doesn't work very well. The floor to floor 4 heights are very limiting. So the occupancy 5 rate of the building is not very high. 6 So it actually put itself in a very good 7 position for something like this, that 8 eventually will take over the whole building, 9 to be able to work. 10 We designed it so that the fifth and sixth 11 floors are all classrooms or administration 12 buildings. I mean -- so, on the ground floor, 13 we're only using part of the building right 14 now. Ultimately we'll be using all of the 15 bank. 16 The drop-off is in that area there, where 17 we would be providing handicap access for when 18 the students are dropped off there. We 19 understand today that there's some green space 20 there, so we could work with Public Works to 21 accommodate -- because we know there's going to 22 be a lot of foot traffic, so we understand that 23 we're going to have to accommodate some 24 additional pavers there, so we can accommodate 25 the drop-off areas for those first three years.	1 We've shown bike racks at different 2 locations to accommodate the initial growth. 3 We know once we get to the final 448 students, 4 we're going to need to bring some of those bike 5 racks into the building. 6 As stated by Ms. Russo, the beauty of it 7 is, the building has 99 parking spaces. By 8 Code, we only need to have 82. So we can lose 9 some parking to accommodate for the additional 10 parking for the bikes. It won't impact the 11 requirement of parking in the building. 12 One of the challenges that you have in a 13 school is, "Oh, you're going to have a school. 14 You're going to have food service. You're 15 going to have cooking." The way we're 16 designing the school, to be very efficient is, 17 on the fifth floor, we're providing what we 18 call a cyber cafe. It's going to be a very 19 open space, that students will be able to use 20 throughout the day, in the morning when they 21 get there early at arrival, to be able to get a 22 cup of coffee through vending machines, and it 23 will be done through a food warming kitchen, so 24 it's a very clean process and very efficient 25 process.

Page 25 1 And then ultimately we'll come up to the 2 ground floor and the seventh floor and put 3 additional classrooms, when we get to the full 4 gamut. I mean, so we're not touching the 5 facade of the building at all. 6 We understand there was a request with 7 regards to the alleyway, improvements there. 8 So we look forward to working with Staff in 9 identifying how we can improve that alleyway. 10 Today it's just gravel. We feel that, you 11 know, putting some pavers in there, some 12 security cameras, if needed, to make sure it's 13 a safe environment, because we know how 14 alleyways can be, and make it kind of a usable 15 space throughout the day. 16 So we understand those issues, and I'm more 17 than willing to address them. 18 Any other questions, comments with regards 19 to it? 20 MS. RUSSO: At this point, I'll ask Tim 21 Plummer to come up and go through the issue 22 that's on everybody's mind as to -- there is no 23 more portable mike now, so -- 24 MR. PLUMMER: Yeah, let's move it a little 25 closer. That would be great.	Page 26 1 Thank you. 2 Good evening, Tim Plummer, with David 3 Plummer & Associates, 1750 Ponce de Leon 4 Boulevard. I'm about two-and-a-half blocks 5 from this site, so I know it quite well. 6 As Dr. Eads mentioned, it's probably been 7 two years that she's dragged me out to a bunch 8 of different sites to look, to make sure that 9 we could get the drop-off and pick-up to work. 10 We found some lemons, and we finally found one 11 that I think really is going to work well for 12 what she's looking for. 13 All four of my children are Coral Gables 14 Elementary graduates, which is right across the 15 street from this building. So the first thing 16 I mentioned to her was, we don't want to impact 17 those parents and that drop-off and pick-up 18 time, so let's have your arrivals and 19 dismissals outside of those periods, and she 20 agreed to that. 21 So Coral Gables Elementary starts at 7:45 22 in the morning. The middle school for The 23 Crest is going to start at 8:30 and the high 24 school at nine o'clock. Coral Gables 25 Elementary has dismissal at 3:05 p.m. and the
Page 27 1 middle school at The Crest will be 3:30 for 2 dismissal and 4:15 for the high school. 3 We have met with Coral Gables Public Works, 4 as well as the Parking Department. I know 5 Mr. Kinney is here today. We went over a few 6 things to kind of come up with a plan, and as 7 has been mentioned already, we're going to have 8 an interim plan, which I'll walk you through 9 here, which the plan is to have approximately 10 six loading spaces, if you will, where cars 11 will come in and they will drop-off their 12 students. 13 MS. MENENDEZ: It should be on. I saw him. 14 MR. PLUMMER: There we go. 15 So we're going to have, on Navarre, six 16 parking spaces, one ADA accessible at the very 17 front, for the drop-off. We're going to have 18 queuing, for the first three years, as it 19 occurs -- again, this will be a very gradual 20 process. The first year we really don't expect 21 to have to use this parking area at all, but as 22 the students start to build up over the first 23 three-year period, we're going to have parents 24 come in, in this area, through the parking lot, 25 and queue off of Navarre. When this clears,	Page 28 1 they'll be able to move six more cars in here. 2 We're going to have a police officer there 3 at that location for the drop-off period and 4 the pick-up period. We'll also have four staff 5 members, that will be out on Navarre, to help 6 assist the students get in and out of the cars. 7 So that's the initial plan. 8 When we met with the County, they had a 9 couple of thoughts for us. We've submitted our 10 methodology to do all of the detailed study 11 work for them, because we have to get approval 12 from the County, but one of their initial 13 thoughts was, they wanted to make eastbound 14 Navarre, at Ponce, right turn only. Because 15 there was going to be more pick up and drop off 16 and we were having all of the parents come to 17 Ponce, they didn't want to have a problem with 18 cars waiting to make the left-hand turn, which 19 is a little more difficult. So that's one of 20 the things that the County's come up with. 21 Then, after year three, we've come up with 22 another plan for the pick-up/drop-off, and 23 that's to do it -- when Dr. Eads controls the 24 entire building, then we will be moving the 25 operation into the garage, lessening the

Page 29 1 impacts to Navarre and even the sidewalk 2 impacts for students coming in and out of the 3 cars, and that's to enter the garage, they're 4 going to come all of the way up to the top 5 level of the garage, we're going to not allow 6 during the pick-up/drop-off period -- this is 7 approximately eight parking spaces -- visitors 8 won't be allowed to park in that area. So when 9 you come up the garage, and you come up this 10 area, you're going to be able to come up, up to 11 the second level, you're going to turn around 12 where these eight parking spaces are, and come 13 back, and the queue is going to continue to 14 this spot. That's where we'll have student 15 pick-up/drop-off. That doubles our queue. 16 So in our plan that we have, the initial, 17 it's approximately fifteen cars we can have in 18 queue. In the garage, it's going to be thirty. 19 And that, without doing the studies yet for the 20 County, will be more than adequate to handle 21 what we need. So that's the second plan. I'm 22 sorry, that's actually upside down. That's why 23 I was confused. 24 But this is Ponce here. So you enter the 25 garage, you come up the ramp, circulate all of	Page 30 1 the way around. We don't use these eight 2 spaces. You come back around towards the east 3 and drop-off there, and then leave. And we 4 will have a police officer, pick-up and 5 drop-off, at the garage entrance for all of 6 these periods. 7 MS. MENENDEZ: Mr. Plummer, what year is 8 that going to be implemented, the garage 9 concept? 10 MR. PLUMMER: After year three. 11 MS. MENENDEZ: After year three. 12 MR. BEHAR: Can you go back to the first 13 three years? Those six spaces that you're 14 taking on Navarre, are you taking full control 15 of those spaces? Because what happens is that, 16 during -- if you don't take ownership of that, 17 you don't do an agreement with the Parking 18 Authority, what happens if there is a car there 19 that is not moved, it may be ticketed, but -- 20 MS. RUSSO: Well, there will be a loading 21 sign. So there will be a loading zone, no 22 parking 7:00 to 9:00 -- I think it's 7:00 to 23 9:00, and then, in the afternoon, and we would 24 enter into a contract and we pay the City for 25 the revenue. So the City is paid.
Page 31 1 MR. KINNEY: We actually have a similar 2 situation -- 3 MS. MENENDEZ: Can you please identify 4 yourself to the crowd? 5 MR. KINNEY: Kevin Kinney, Parking 6 Director. We have a similar situation at the 7 International School down in the Riviera 8 neighborhood, where two hours in the morning 9 and two hours in the afternoon it is set aside 10 for loading and unloading. We will have tow 11 signs there, but our experience is, we really 12 haven't had to tow vehicles. But we will have 13 that option, if it's necessary. And likely 14 what we would do is, we would remove them to 15 another location, rather than take them out of 16 the City. 17 MR. BEHAR: Okay. 18 MS. MENENDEZ: Thank you, Mr. Kinney. 19 MS. ANDERSON: Mr. Plummer, while you're 20 working on the queuing and this area here, is 21 your proposal to only have the children 22 unloading in the one drop-off zone there 23 alongside of the building? 24 MR. PLUMMER: That is correct, in this area 25 right here on Navarre.	Page 32 1 MS. ANDERSON: And what prevents them from 2 getting out in the parking lot, as they're 3 anxious to get into school? 4 MR. PLUMMER: Well, I work with a lot of 5 schools. Controlling the parents, and we've 6 all been parents, is the biggest challenge, 7 right? 8 MS. ANDERSON: Right. 9 MR. PLUMMER: So I've talked to Dr. Eads. 10 Dr. Eads will have that in their handbook, what 11 the requirements are. There is going to be at 12 least four to five staff members out here, and 13 when they see, identify parents, they'll know 14 who the child is, who is not going through the 15 process as they're supposed to go through, they 16 will notify Dr. Eads, and Dr. Eads will take 17 care of it. 18 MS. ANDERSON: Now the only curb cut that 19 you have available there is at the very, very 20 end. So if somebody needs to use a curb cut, 21 they're going to have to wait until they go 22 through the entire line or is it possible to 23 put another curb cut in there to keep things 24 moving a little bit? 25 MR. PLUMMER: It's always possible to put

Page 33 1 another curb cut in there, but I think if we 2 have someone that has needs, that they will be 3 identified, and we will know and we will always 4 be able to get them into that front spot. 5 MS. ANDERSON: Is there any hatch mark 6 pathway that could be added to the parking lot 7 itself, if people act as they may and jump out 8 of the cars earlier along, to show which way 9 they should be going? 10 MR. PLUMMER: We can look at that, and I 11 think what will happen, let's say, if someone 12 does jump out here, there's a sidewalk on 13 Navarre right here. They're going to have to 14 come in through the sidewalk to get into the 15 building. So they're going to have to go that 16 way to get into the building anyway. 17 MS. ANDERSON: Is that parking lot used by 18 any other public buildings? 19 MR. PLUMMER: Well, it's permit parking. 20 So it's Lot 13. So you have to have a permit 21 to park in there. 22 MS. ANDERSON: All right. Well, finish 23 your presentation. 24 MR. PLUMMER: I'm finished. I'll be here 25 for any questions you might have.	Page 34 1 MS. MENENDEZ: I think Ms. Velez has a 2 question. 3 MS. VELEZ: Yes, I have a question on the 4 queuing on Lot 13. I see this enter only and 5 exit only, which is good, because that way you 6 control the flow. When the cars are queued in 7 there, does that mean that there will not be 8 any parking available for people who normally 9 use that on a permit basis? 10 MR. PLUMMER: Well, if they want to get in 11 the queue, they can get to their parking space. 12 And my observations in the morning, at the time 13 for drop-off that we're talking about, the 14 lot's relatively empty. 15 MS. VELEZ: Okay. 16 MR. PLUMMER: It's going to be more for the 17 pick-up in the afternoon. Generally, you know, 18 someone's in their office 8:00 to 5:00, 9:00 to 19 5:00. The car will stay there. Will they have 20 an issue -- will we have the occasional issue 21 of letting someone back out so they can get in 22 the queue to go out, yeah, we'll have to handle 23 that, but we'll have a police officer right 24 here, as well. 25 MS. VELEZ: How much is that parking lot
Page 35 1 used now? Is it all rented out? 2 MR. KINNEY: It is actually one of our 3 lesser used parking lots. There are no public 4 buildings. They are permit holders and they're 5 generally private businesses that lease spaces 6 for their employees. 7 We do, about a block away from this 8 location, have a new Public Safety Building 9 that will be under construction shortly, but 10 one of the reasons we actually moved the 11 queuing line to the front was so that the 12 spaces in the back of the parking lot would be 13 available early in the morning. 14 So with the police officer there, I do 15 think permit holders will be able to get in and 16 out, because our peak occupancy isn't until 17 around noon. 18 MS. VELEZ: So the way it is now, with the 19 present number of permits that are out there, 20 we would not be displacing anyone who is using 21 a permit to park? 22 MR. KINNEY: No. No. In fact, there's 23 about fifty percent occupancy available in the 24 lot as it stands now. 25 MS. VELEZ: Thank you.	Page 36 1 MS. MENENDEZ: Thank you. 2 MS. ANDERSON: Mr. Plummer, I had a couple 3 of more questions when you're done. 4 MS. MENENDEZ: You know, if you don't mind, 5 I know I got this going, but if we can just 6 wait until we finish the presentations, had our 7 public, and then we'll continue our questions. 8 MS. ANDERSON: Not a problem. 9 MS. RUSSO: I'm going to wrap it up, so 10 that we can get to that stage. 11 In conclusion, I'd like to point out that 12 we have reviewed Staff's report and 13 recommendations, and without hesitation, we 14 accept Conditions 2 through 7. 15 With respect to the first condition, that 16 limits enrollment, we respectfully request that 17 you accept our application and the staged 18 enrollment as presented, with annual increases 19 through year eight. And year four, when Dr. 20 Eads has control of the building, as you heard 21 from Mr. Plummer, the drop-off and queuing will 22 occur internally. So it's a slow progression, 23 but the important thing is that, limited 24 enrollment could kill the project. 25 You have the reservation of a building,

Page 37 1 where you're paying rent before you're even 2 occupying it, the renovations. Just the 3 renovations on Conditions 2 through 7 are about 4 \$150,000. Teaching staff has to be procured, 5 administration staff. There will be full-time 6 security, a retired police officer. So all of 7 these expenses -- and securing the building 8 until the school year actually starts. If you 9 limit enrollment to a number that won't allow 10 the bills to be paid, it just doesn't make 11 sense. 12 The expenses of redoing the interiors, 13 which Gus didn't show you, but all of the 14 classrooms are state-of-the-art. They will all 15 be WiFi accessible and there will be music 16 instruments available. There will be 17 production equipment available. So it's very 18 important, and Dr. Eads thought this out, 19 initially it was five years. She went back and 20 studied it. We did it over eight years. In 21 our meeting with the County, they seemed very 22 confident that the eight-year progression would 23 work, especially when the building is entirely 24 occupied by the school, and that won't make a 25 difference. If it's not entirely occupied,	Page 38 1 then the numbers can't go up. 2 So I would proffer to allow us to progress 3 the enrollment as we presented, with an 4 additional condition, and that is, at the end 5 of each school year, or maybe just before the 6 end of each school year, that we meet with the 7 Police, Parking and Public Works and review 8 what has transpired in these, you know, three 9 years where the queuing and drop-off will be 10 outside and address any issues and make any 11 modifications to the program that may be 12 necessary based on that. 13 And so with that, I respectfully request 14 approval of our application, and we are here to 15 answer any questions, but I believe there are 16 some members of the public that want to speak. 17 MS. MENENDEZ: Thank you. Thank you, 18 Ms. Russo. 19 Ms. Menendez, are there members of the 20 public that would like to speak? 21 THE SECRETARY: Yes. We have nine 22 speakers. 23 MS. MENENDEZ: Okay. Can you call the 24 first one, please? 25 THE SECRETARY: Ray Airan.
Page 39 1 MR. AIRAN: Madam Chair and the Board 2 Members, my name is Ray Airan. My full name is 3 Ramesh Airan, from 1252 Obispo Avenue, and I am 4 a former parent from MAST Academy. That's how 5 I know Dr. Eads so well. 6 And I believe that we need quality 7 education. There's never enough of that. So 8 if Coral Gables is trying to be -- to have a 9 very good school, which I know Dr. Eads has 10 done very well. 11 MS. MENENDEZ: Okay. Thank you. 12 MS. VELEZ: Thank you. 13 MS. MENENDEZ: Next? 14 THE SECRETARY: Dr. Deborah Luis. 15 DR. LUIS: Good evening, Madam Commissioner 16 and the Board. I'm speaking here tonight -- do 17 you need my address? 18 MS. MENENDEZ: Yes, please. 19 DR. LUIS: Okay. I'm a resident of Coral 20 Gables, 4401 University Drive, and I'm speaking 21 as a resident of Coral Gables and also as a 22 mother of three. I have three children. And 23 one thing I've learned firsthand is, all 24 children are different and the needs of 25 children are different.	Page 40 1 I'm personally very excited about the 2 opportunities that The Crest could offer. 3 There are very limited options of public and 4 even private schools in the Gables and 5 surrounding areas. So to offer a school like 6 Dr. Eads has come up with is exciting to me. 7 As a resident of Coral Gables, it was -- I 8 would be very proud to affiliate myself with 9 The Crest. Thank you. 10 MS. MENENDEZ: Thank you. 11 THE SECRETARY: Hunter Quinones. 12 MR. QUINONES: Hi. 13 MS. MENENDEZ: Good evening. 14 MR. QUINONES: Good afternoon, Madam 15 Chairman and Board. My name is Hunter 16 Quinones. It appears I'm the only minor here, 17 out of all. 18 But a quick introduction and then I'll 19 begin. My name is Hunter Quinones. I'm 20 seventeen years old and a senior in high school 21 down south. 22 MS. MENENDEZ: What is your address, 23 please? 24 MR. QUINONES: 25300 Southwest 144th 25 Avenue.

Page 41 1 MS. MENENDEZ: Okay. 2 MR. QUINONES: My hobbies would include 3 culinary arts, business and aviation. The 4 reason I'm here is definitely not because I'm 5 being paid, but I did make an extreme effort to 6 be here on time and help out with Ms. Eads. 7 However, I'm here on behalf of Ms. Linda Eads, 8 for a new and promising school which I truly 9 believe in. While, yes, I may not live in this 10 beautiful city, I do trust, however, that you 11 understand, as well as I do, the immense needs 12 for a better education. 13 Within the large and extremely ever growing 14 and competitive world that we live in today for 15 your children and some day my own, all that can 16 set them apart from mediocracy is where they 17 come from, who they know and what they can do, 18 creating an environment that will absolutely 19 provide these children with a higher education, 20 incredible connections in the field of arts and 21 STEM, and, lastly, skills necessary to not only 22 survive in this incredible competitive nation 23 but to thrive in their own passions. 24 While, yes, that sounds amazing, as every 25 other public school would claim to be, I truly	Page 42 1 believe it's completely doable; however, only 2 doable in -- I firmly believe it's only doable 3 and would work in a smaller more concentrated 4 focused environment, which is what The Gables 5 Crest will strive to provide for the future 6 leaders of tomorrow and generations to come. 7 Thank you, Ma'am Chairman and Members of 8 the Commission for being here to listen to our 9 advocacy for this promising opportunity for 10 the children and the parents of this beautiful 11 city. Thank you very much. 12 MS. MENENDEZ: Thank you. 13 THE SECRETARY: John Fox. 14 MR. FOX: Good evening, Madam Chair, 15 Members of the Commission, Staff. I was going 16 to start off, as being a little bit funny, by 17 telling you all that I've known Linda since my 18 hair was the color of my shirt, and now it's 19 the color of my pants. I have a little 20 different perspective on Linda. I've known her 21 since before MAST Academy was even in 22 existence. 23 I was an executive for a major cruise line, 24 and I watched Linda bring her intellect and her 25 enthusiasm into something called the Inner City
Page 43 1 Marine Project, where we brought children in 2 from places that had never seen water or a 3 swimming pool or anything. I was the first 4 chairman of her advisory board for the MAST 5 Academy. And when the MAST Academy opened, I 6 wanted to go back to school. It was just a 7 marvelous place for people to get educated. 8 And the reason it was, was because of Linda's 9 enthusiasm, her intellect, hands on. She was 10 there fourteen or fifteen hours a day. The 11 students loved her. The parents loved her. 12 It was really quite interesting and amazing 13 to me to watch somebody like that, who had a 14 dream, and when the dream came through, she 15 didn't just finish there, she saw it through to 16 the end. A Blue Ribbon School of Excellence in 17 four years, which is an astonishing 18 achievement, and I just wanted to come here and 19 put in a good word for my dear friend, Linda, 20 not because she's my dear friend, but because 21 she's a great educator, she believe in what 22 she's doing and I think you'll be proud to have 23 this school in this community. Thank you. 24 MS. MENENDEZ: Thank you. 25 MR. COLLIER: Can we get your name and	Page 44 1 address, sir, for the record? 2 MS. RUSSO: Mr. Fox, your name and address, 3 for the record. 4 MR. FOX: What? 5 MS. MENENDEZ: Your name and address, I'm 6 sorry. 7 MR. FOX: Oh, John Fox, 5005 Northeast 8 Quayside Terrace, Miami. 9 MS. MENENDEZ: Thank you. 10 MR. COLLIER: Thank you. 11 MR. FOX: Sorry. I wear hearing aids, so 12 it's not your fault, it's my fault. Thank you. 13 THE SECRETARY: Dan Marin. 14 MR. MARIN: Madam Chair, Committee Members, 15 thanks for having this meeting tonight. My 16 name is Dr. Dan Marin. I live at 745 Blue 17 Road, here in the Gables, with my three boys, 18 soon to be four next month. So education is on 19 my mind. 20 So I'm an alumnus of the class of 1995 of 21 MAST Academy, which was the founding year -- 22 set of years, because MAST was founded with 23 ninth and tenth graders at the time. And many 24 of you might know this, but it's a little known 25 fact that actually MAST was founded here in

Page 45 1 Coral Gables. And so the reason why is because 2 the old Planet Ocean hadn't been converted yet, 3 and so they started us off here at Ponce de 4 Leon. 5 So it was a pretty amazing experience, 6 albeit, I think, the accolades of MAST are 7 well-documented, but what I would like to lay 8 testament to is Dr. Eads' tenacity and her 9 vision and her heart for projects like this, 10 and bringing education to the young minds of 11 our community. 12 I think it's truly a blessing that we have 13 this in front of us. I certainly, as a father 14 of soon to be four, am very excited about the 15 opportunity. I'll tell you, in having been 16 through the development at MAST, there was a 17 great deal of planning that was involved, 18 adjustment to the scenario as things didn't 19 work as they were supposed to, and overall, 20 ultimately, success that came to the table, and 21 you have in front of you someone whose done all 22 of this once before, and I don't think that you 23 really always get that opportunity in front of 24 you, but here you have a wonderful individual, 25 who has really been able to do that, and I	Page 46 1 think it's a great opportunity for our 2 community to have that in front of us and see 3 that ahead of us, and that's pretty much all I 4 have to say. 5 So thank you. 6 MS. MENENDEZ: Thank you. 7 THE SECRETARY: Jason Timmons. 8 MR. TIMMONS: Good evening, Madam Chair and 9 distinguished Members of the Board, my name is 10 Jason Timmons, address is 7291 Southwest 102 11 Street, Miami, Florida. 12 And while I'm not a resident of Coral 13 Gables, my office is here at 2222 Ponce de Leon 14 Boulevard, and while I'd love to just advocate 15 for the school tonight, really this is an 16 advocacy for Dr. Eads. 17 I could tell you about the time when I 18 stood in -- or sat in Richmond Heights Middle, 19 and she brought the Maco (phonetic) bus, and I 20 knew right then I had to go to MAST Academy, 21 and I was an alumni from 1997, so just a couple 22 of years after Dan, and, no, things didn't 23 always go right. There was an adjustment 24 period. There was trying to figure out how to 25 get to school, which involved the Metrorail,
Page 47 1 but after four years, I came away knowing one 2 thing, this is one of the greatest educators in 3 this city. 4 She developed programs back when we had to 5 pick electives and tracks that wasn't done in 6 high school, and it set so many of us on paths 7 to being doctors and bankers and entrepreneurs 8 and business persons, and, really, a huge group 9 of students that have just gone out and changed 10 this country and changed this world, and we 11 really owe it all to the vision of Dr. Eads and 12 what she built with MAST Academy. 13 And I can't tell you how my heart sang when 14 the phone rang and it was her calling and 15 asking would I come and speak. It's been 21 16 years since I went to high school, and there 17 are very few people, I think, in this world, 18 that would jump at the opportunity to advocate 19 for their high school principal, and that is 20 just a testament to how amazing Dr. Eads 21 actually is, as both, an educator and as a 22 person. 23 Thank you very much. 24 MS. MENENDEZ: Thank you. 25 THE SECRETARY: Bob Warren.	Page 48 1 MR. WARREN: Good evening. My name is Bob 2 Warren, 1805 Ponce de Leon, property owner 3 across the street from the proposed school. 4 I'm the president of the association for our 5 building, but I'm not speaking on behalf of the 6 association. I'm speaking as a property owner. 7 We had a very similar situation about two 8 years ago. We had a pre-school which was 9 destined to come into our building, because our 10 building is split 110 units residential versus 11 about 25 commercial, and it was meant to come 12 in at the commercial. 13 When this was going about, the residential 14 residents in our building were almost 15 unanimously opposed to this, and there were two 16 primary reasons, one which apparently is not a 17 concern with this project. It was what it 18 would do to our lobby, because it was going 19 right adjacent to the lobby of our building. 20 But the other aspect that everyone was opposed 21 to is the effect it was going to have on the 22 traffic in the immediate neighborhood. 23 As most of you are probably aware, that 24 section of Ponce de Leon has incurred a high 25 number of accidents, where some people have

Page 49 1 been injured quite seriously, especially the 2 owner of the business right across the street 3 from us. So I think, everything I've heard 4 about the school is very admirable. I think -- 5 I find nothing wrong with that. The fact that 6 they have a drop-off area in the back of the 7 school adds to the validity of the drop-off, 8 but you have to consider that they said 9 eventually there will be 400 students in this 10 school, and that's what you have to base your 11 evaluation of the impact it's going to have on 12 traffic in our neighborhood, not on the 170 13 that they're going to start off with. 14 So that's my point of objection, is the 15 traffic that it will bring into the 16 neighborhood. 17 MR. BEHAR: I have a question for you. 18 What is your address again? 19 MR. WARREN: 1805 Ponce. 20 MS. MENENDEZ: Across. 21 MR. WARREN: We're catty-corner across the 22 street from them. 23 Okay. Thank you for your time. 24 MS. MENENDEZ: Thank you. 25 THE SECRETARY: Albert Martinez.	Page 50 1 MR. MARTINEZ: Good evening, everyone. 2 Thank you for your time. 3 My name is Albert Martinez. I'm a Coral 4 Gables resident. I reside at 545 Vilabella 5 Avenue. 6 Like Dan, like Jason, I'm a MAST Academy 7 alumni. I graduated in the Class of '96. I 8 can tell you, unequivocally, that Dr. Eads 9 changed my life, and that's why I'm here. I 10 wasn't part of the twenty percent that grew up 11 in Coral Gables, and because of Dr. Eads' 12 vision and her tenacity and everything that we 13 know about Dr. Eads, people like me live in 14 Coral Gables now. 15 And so, thank you, from the bottom of my 16 heart. And anything she touches is gold. I'm 17 telling you. Sir, she'll fix the traffic. 18 But I would even consider changing my 19 profession to work for Dr. Eads later, because 20 I've done very well in business, and I think 21 many of us would. Our alumni classes are 22 second to none. The guys and gals that I 23 graduated with, the people that we interact 24 with on a daily basis, Dr. Eads has gone to our 25 twenty-year high school reunion, and she's not
Page 51 1 a director, she's not a principal, she's a 2 life-long friend and the best educator that 3 I've ever met. 4 So I would vote for her, as a City of Coral 5 Gables resident, as a father of three, and as a 6 person that would consider sending my kids to 7 another school, because we really have limited 8 choices here in the Gables. 9 Thank you. 10 MS. MENENDEZ: Thank you. 11 THE SECRETARY: Dorothy Stein. 12 MS. STEIN: Madam Chairman, Members of the 13 Board, my name is Dorothy Stein. I'm an almost 14 fifty-year resident of Coral Gables, and I live 15 at 1149 North Greenway Drive, and my business 16 is located at 814 Ponce de Leon. 17 I am a strong supporter of the school in 18 this location and I strongly support your 19 approval of that location at 2000 Ponce de Leon 20 for The Gables Crest Preparatory School. 21 As a human resource professional, I believe 22 in our industry's universal truth that the past 23 predicts the future, and that's why I'm 24 confident that this school, Gables Crest, will 25 be a successful addition to our City, because	Page 52 1 of Linda Eads, who is the founder. 2 Her notable past, as you've been hearing 3 from her students from the past, included 4 pursuing her vision to found and develop MAST 5 Academy in Key Biscayne, and I'm sure you all 6 know it, it became one of the top high schools 7 in the entire United States, thanks to Linda 8 Eads. 9 Her vision included converting, some of you 10 may remember, the Planet Ocean attraction 11 building to what became the MAST Academy 12 School. She had to convince the School Board, 13 and that was a tall job, to purchase and 14 convert that building and build a school, which 15 they did, all under the leadership of Linda as 16 their principal. 17 The vision, the energy and the know-how is 18 the successful past of Linda Eads, which 19 predicts the winning future for Gables Crest 20 Preparatory School. 21 I believe that our community needs this 22 school. We need an option for educational 23 academic excellence for motivated, ambitious 24 students. Coral Gables parents will appreciate 25 the central location and easy access of Central

Page 53 1 Gables and it will be a positive addition to 2 Coral Gables and enhance the value of the 3 quality services that have and continue to be 4 offered in our first class City Beautiful. 5 Thank you. 6 MS. MENENDEZ: Thank you. 7 THE SECRETARY: Fatima Perez. 8 MR. BEHAR: How many speakers do we have? 9 MS. MENENDEZ: We had additional ones sign 10 up. 11 MS. PEREZ: Good evening. My name is 12 Fatima Perez. I'm at 1805 Ponce de Leon 13 Boulevard. I'm a condo owner across the 14 street, as well. 15 First of all, let me apologize by my getup, 16 but I ran out of time, so I'd rather come than 17 miss the meeting. 18 I don't have any prepared statements, but I 19 do -- and not to take away from Dr. Eads, which 20 I didn't know who she was until just recently, 21 and I realize -- not to take any validity away 22 from MAST, but this isn't MAST, and this is not 23 a public school. This is a private 24 corporation. 25 And we are -- well, I am concerned	Page 54 1 specifically about the traffic. As Mr. Warren 2 stated, we are across the street, and right now 3 the services that -- like the trolleys and the 4 freebies at that time during hours of -- you 5 know, when kids are coming out of school, 6 they're already busy as they are, the trolley 7 services, so not only are we concerned about 8 the traffic, it's the impact that may occur to 9 our existing infrastructure and transportation 10 options. 11 Again, not to take from the project. It 12 sounds like it could be something very 13 wonderful, but I will tell you, this is a 14 private corporation. I'm not sure -- it's not 15 even a charter school that is -- perhaps the 16 guidelines, through Florida Statutes, they are 17 by -- public school, you know, there are 18 certain levels of different concerns, but 19 mainly the fact that we are the building across 20 the street, and as it is, we have Coral Gables 21 Prep students coming in and out mostly at the 22 same time, as well as Coral Gables Elementary, 23 as well as everything else that's going on in 24 the urban core of Downtown Coral Gables. 25 Thank you for your time.
Page 55 1 MS. MENENDEZ: Thank you. 2 THE SECRETARY: The last speaker is Maria 3 Fleites. 4 MS. FLEITES: Good evening. Thank you for 5 your time. My name is Maria Fleites, and I 6 also live at the 1805 Ponce Towers, which is 7 pretty much across the street, and although I 8 add a lot of value to what they're trying to 9 do, as far as the private education, we have a 10 real concern, because as it is right now, we 11 are -- getting out and going out Ponce in the 12 morning is very, very congested. 13 We have -- I also have concern for the 14 elementary school kids that are in at about the 15 same time, and so we have -- not only are we 16 going to have an increasing of the traffic, but 17 we also have a lot of elementary school kids 18 that are in the area. 19 So, again, not to reiterate what we've 20 already said, we do have some very serious 21 concerns about the traffic, and I don't think 22 that we can tolerate much more, as far as all 23 of the parents coming in, and then the kids 24 that are going to be coming in with their 25 schools about the same time.	Page 56 1 So I really appreciate your time and hope 2 you consider the concerns that we have, not 3 anything to do against the school, it's just 4 really what's happening and we see that every 5 day when we get up and have to go to work. 6 Thank you. 7 MS. MENENDEZ: Thank you. 8 Okay. Did you want to add something to -- 9 or come back? No. 10 So, at this time, I'll close the public 11 hearing and I'll ask the Board Members to -- if 12 they have any questions, comments. 13 Would you like to start? 14 MS. ANDERSON: Certainly. And it's being 15 probably more directed to Mr. Plummer, and 16 looking for options to try to alleviate traffic 17 problems. 18 And I'm going to start off with Attachment 19 A to your report, with the number of vehicles 20 that are expected. You know, if I'm reading 21 this correctly, and correct me if I am wrong, 22 there's an additional 831 trips that are 23 expected? 24 MR. PLUMMER: Yes. That's on a daily 25 basis. That's correct.

Page 57 1 MS. ANDERSON: Does that take into account 2 the athletic activities? 3 MR. PLUMMER: For? 4 MS. ANDERSON: For the students. 5 MR. PLUMMER: Sure. So when they leave 6 campus at the end of the day and go to the 7 Granada Golf Course to play golf, that's the 8 same outbound trip as if they'd left to go 9 home. 10 MS. ANDERSON: Okay. So this would not be 11 a separate trip during the middle of the day to 12 go participate in athletics? 13 MR. PLUMMER: No, not necessarily. And 14 these studies are based on schools across the 15 country. So they take into effect after school 16 activities, sports off campus, depending on the 17 school. So when we do our planning level 18 numbers, it's taking into account all kinds of 19 schools. 20 MS. ANDERSON: Now, at the University of 21 Miami, they use van pools. What is the plan 22 for using van pools here to try to reduce the 23 amount of traffic? 24 MR. PLUMMER: I'm sure that's something Dr. 25 Eads can consider.	Page 58 1 MS. ANDERSON: And are there some plans, 2 Ms. Russo? 3 MS. RUSSO: I will ask Dr. Eads to answer 4 that, but the goal is, yes, to have school 5 vans. Obviously, you need to have some 6 enrollment in order to do that, but, Linda, 7 I'll allow you to answer. 8 DR. EADS: How were you thinking the van 9 was to be used? 10 MS. ANDERSON: Well, I'm thinking of the 11 model that the University of Miami has, where 12 you have an off-site location where the parents 13 can have their children go to the location, 14 whether it would be down near US-1, to bring in 15 that group of children, or remote sites where 16 they can congregate and be picked up, so we 17 don't have sixteen cars coming in and you have 18 sixteen children in a van coming in? 19 DR. EADS: As we grow, we certainly would 20 be open to having, not a van, but a bus. 21 MS. ANDERSON: Okay. 22 DR. EADS: Similar to what a couple of the 23 other private schools have. But at our 80 24 students, at our beginning, first off, it 25 wouldn't be affordable, and, secondly, we're
Page 59 1 not going to bring that much traffic, but I 2 definitely would like to have a bus that would 3 transport the students to the athletic 4 locations, and that's not even every day. 5 That's not an every day activity. But we would 6 certainly support that. 7 MS. ANDERSON: Well, you heard that traffic 8 is one of the major impediments here or the 9 concerns of the residents. At what level would 10 the van pool or the bus be implemented? 11 DR. EADS: Well, we have parents that are 12 going to be car pooling. We understand that 13 there is the trolley. There are bicycle paths 14 to the school. 15 MS. ANDERSON: Right. 16 DR. EADS: And at the beginning, with only 17 80 students -- 18 MS. ANDERSON: Well, I'm looking at the 19 full picture. 20 DR. EADS: Okay. But I'm already answering 21 that, ma'am. We will have a bus. 22 MS. ANDERSON: Okay. 23 DR. EADS: It was in my budget, until I was 24 restricted to 80 students. So with the 25 opportunity to grow, I can enhance our services	Page 60 1 to the students and their parents, and I'm more 2 than happy to do that. 3 MS. ANDERSON: What number is that, number 4 of students? 5 DR. EADS: I'm looking at the third year 6 that we'd be able to afford a bus. 7 MS. ANDERSON: And that's how many 8 students? 9 DR. EADS: It's in the report. Let me see 10 if it's in my report. 11 It's 207 students in the third year. And 12 should finances be suitable, I'm happy to get a 13 bus in the second year, and we can look at that 14 when we have our annual discussion. 15 MR. PLUMMER: Right. 16 MS. ANDERSON: And Mr. Plummer, the 17 intersection of, I think it's Navarre and 18 Salzedo -- 19 MR. PLUMMER: Yes. 20 MS. ANDERSON: -- it's a four-way stop, I 21 believe. 22 MR. PLUMMER: Yes. 23 MS. ANDERSON: Have you looked at the 24 impact there with the number of trips as to 25 whether that four-way stop should be addressed

Page 61 1 differently? 2 MR. PLUMMER: Our study for the County has 3 us looking at, I believe it's five different 4 intersections. I don't think it's that one 5 specifically, but it's looking at four or five 6 other intersections to look at addressing the 7 impacts, as necessary, but that's what we're 8 going to want. 9 If there's a little more traffic on 10 Navarre, we're going to want the four-way stop 11 there, so that we can keep our speeds lower. 12 MS. ANDERSON: Have you considered a 13 traffic circle to move more traffic -- 14 MR. PLUMMER: We haven't done the study 15 yet. 16 MS. ANDERSON: Okay. And at what point 17 will that be done? 18 MR. PLUMMER: We're hoping that the County 19 approves the methodology within the next week 20 or two, and then it will be about a month long 21 process for us to do the work and submit to the 22 County. We'll also be submitting it to the 23 City. So both staffs will be reviewing it. 24 MS. ANDERSON: Okay. Would there be 25 sufficient space to put a circle, a traffic	Page 62 1 circle there? 2 MR. PLUMMER: I -- 3 MS. ANDERSON: You don't know yet? 4 MR. PLUMMER: I have not looked at it 5 specifically, but, as you know, there are -- 6 there were -- there are traffic circles on 7 Salzedo in that area. 8 MS. MENENDEZ: Yeah. 9 MS. ANDERSON: Just north, yeah, but not on 10 Navarre. 11 MR. PLUMMER: Right. The long and short of 12 it is, the County allowed that a few years ago 13 when it went in. Now they're saying that 14 they're not large enough. So we'll see where 15 that goes, if a traffic circle gets to that 16 point. 17 MS. ANDERSON: Okay. And the detectable 18 warnings that are going out into the traffic 19 areas inside of a building, you know, typically 20 those yellow ones, correct -- 21 MR. PLUMMER: Yes. Correct. 22 MS. ANDERSON: -- that tend to lift up. 23 MR. PLUMMER: That need to be replaced 24 occasionally, yes. 25 MS. ANDERSON: Okay. Instead of that, we
Page 63 1 could use pavers that have the detectable 2 warnings with the contrasting color and comply 3 and not have that maintenance and tripping 4 issue that typically occurs? 5 MR. PLUMMER: Sure. We can certainly look 6 into that. 7 MS. ANDERSON: So that would be my 8 recommendation there. 9 MR. PLUMMER: Okay. 10 MS. ANDERSON: You have some questions? 11 MS. MENENDEZ: No. I was going to ask 12 others, but if you want to continue. Do you 13 have anything else? 14 MS. ANDERSON: I may -- 15 MS. MENENDEZ: Okay. 16 MS. ANDERSON: -- when I go through all of 17 these notes -- 18 MR. BEHAR: Why don't you go. I'm looking. 19 MS. MENENDEZ: Julio. 20 MR. GRABIEL: I wanted to ask Staff what 21 triggered the 170 students. 22 MR. TRIAS: That was the first stage that 23 the Applicant proposed, and the condition was 24 phrased that any further additional students 25 would have to be approved by the Commission.	Page 64 1 They're suggesting a slightly different process 2 that requires Staff review and so on, which 3 based on what I know now, based on the 4 additional information that was provided by the 5 traffic expert and so on, I think that's a 6 perfectly fine -- 7 MR. GRABIEL: You'd be willing to do the 8 yearly review? 9 MR. TRIAS: I think it's a very good 10 proposal. 11 MS. VELEZ: So 170 students -- 12 MR. TRIAS: My recommendation is to revise 13 that condition, based on the attorney's 14 language. 15 MS. RUSSO: Which is to revise it to allow 16 the school to proceed incrementally as 17 proposed, with an annual review starting at the 18 end of year one. So starting the very first 19 year, just prior to the end of the school year, 20 with an annual meeting with Public Works, 21 Parking and Police, in order to review the 22 traffic methodology and see if there are any 23 recommendations, improvements that can be made, 24 and to continue that until the queuing actually 25 moves indoors.

Page 65 1 And, then, once it moves indoor, maybe that 2 moves to a longer period, instead of once a 3 year, every two years. I mean, obviously the 4 difference between queuing outdoors to indoors 5 will be a huge difference in traffic, but, 6 again, I think it can be annual until after the 7 indoor queuing takes place, and then still do 8 it indoor for the first year, so that everybody 9 sees that it works. 10 MS. ANDERSON: Have you looked at the 11 ventilation issues, because if you're queuing 12 indoors, it reminds me of Miami International 13 Airport and that lower deck that you suffocate 14 in. Has that ventilation issue been addressed? 15 MS. RUSSO: I'm going to allow the 16 architect, who is very familiar with the 17 building. 18 MR. BARRERA: The building, as it is now, 19 is naturally ventilated, but that's a very good 20 point I hadn't considered. So we'll have our 21 mechanical engineer look at that, because there 22 are going to be more cars running and stacking 23 and that may be an issue. So that's a very 24 good observation, because I know that happened 25 in a parking garage in Downtown Miami many,	Page 66 1 many years ago. So we'll take that under 2 advisement. 3 MS. ANDERSON: Yeah. Miami International 4 Airport is one really good example. 5 MR. BARRERA: The airport, yeah. 6 MS. VELEZ: I think, on the annual review, 7 once you queue inside, that will alleviate the 8 number of cars that are visible and that are in 9 the parking lot and in front of the building, 10 but that still does not alleviate the number of 11 cars coming into the neighborhood. So I would 12 like to see a review continue. 13 MS. RUSSO: The annual. That's fine. 14 MS. VELEZ: Yes. 15 MS. RUSSO: We can agree to that. And I 16 think Tim can tell you, at least from my 17 experience, because I used to have to go by the 18 International School twice a week during 19 drop-off and pick-up, and I noticed, unlike 20 other schools, that high schools, you know, 21 depending on the size, but that high school is, 22 I believe, comparable in size or might even be 23 larger, but their pick-up and drop-off is -- 24 and they're dealing with Red Road and US-1, is 25 really something that occurs very quickly, and
Page 67 1 in that school, people use Metrorail and walk 2 to school. 3 So we anticipate that, yes, we'll 4 absolutely agree to the annual review, but we 5 also think that when the kids are older and in 6 high school, that you will see more of them 7 availing themselves of the trolley. The 8 trolley stop is literally -- coming from the 9 north, it's at the corner of the school, right 10 there on the corner of Navarre and Ponce; 11 coming from the south, the trolley stop is one 12 block north of the building. 13 So I think that and bicycling, especially 14 if Jessica Keller has anything to do with it, a 15 lot of students will be biking to school, but 16 we will agree to that condition. 17 MS. VELEZ: I do like the right turn only 18 from Navarre onto Ponce. I think that's vital. 19 Trying to make a left turn there is horrendous. 20 MS. RUSSO: Anywhere on Ponce, really. 21 MS. MENENDEZ: Anywhere on Ponce is a 22 challenge. 23 MS. VELEZ: Let me ask you, west of where 24 the building is -- I'm trying to remember 25 what's on that street, all of the way to Le	Page 68 1 Jeune, is it residential? 2 MS. RUSSO: This is Office Depot. 3 MS. VELEZ: That's Office Max, right. 4 MS. RUSSO: Office Max. 5 MS. VELEZ: It's the same thing. 6 MS. RUSSO: Office Max, a City parking 7 lot -- 8 MS. MENENDEZ: Townhouses. 9 MR. GRABIEL: Townhomes. 10 MR. PLUMMER: Multi-family. 11 MS. RUSSO: Multi-family, and that's 12 multi-family. So it's multi-family and there's 13 some commercial in the next block west. 14 MS. VELEZ: On the next block -- 15 MS. RUSSO: On the next block west, you 16 have the mixed-use building and you have the 17 commercial on the bottom of the 2020 Salzedo 18 Building, Codina's Apartment Building. There's 19 retail on the ground floor, and then you have 20 the hotel. 21 MR. TRIAS: The hotel. 22 MS. RUSSO: The Courtyard Marriott. 23 MS. VELEZ: Okay. Because I was just 24 trying to figure out what kind of traffic is 25 being generated already and how are we adding

Page 69 1 to that with this. 2 MS. RUSSO: Right. And that was one of the 3 reasons for regulating the time. Interestingly 4 enough, we regulated the time not to conflict 5 with Coral Gables Elementary, because while 6 class starts at 7:45, students actually arrive 7 earlier, because they provide breakfast. So 8 that school is open earlier. So we timed it so 9 that there would be no overlap, but, also, I 10 don't know if any of you have seen, but there 11 has been a national study done on what time 12 high schools should start, and it turns out 13 that kids in middle school and in high school 14 should get started later, because 15 physiologically their bodies aren't equipped to 16 go to bed early enough to give them the amount 17 of sleep they need. 18 No, this is -- they're actually going to be 19 changing it in different states. 20 MS. MENENDEZ: True. They have a study for 21 everything. 22 MR. RUSSO: And different states are 23 thinking of making it mandatory, in a year or 24 two, for schools to start no earlier than 8:30 25 and preferably nine o'clock. So, once again,	Page 70 1 Linda is at the forefront of a trend. 2 MS. MENENDEZ: Julio, you had more 3 questions? 4 MR. GRABIEL: Yeah, to Staff. I just 5 wanted to qualify the passageway. What are you 6 referring to in the passageway? 7 MR. TRIAS: Maybe the architect can point 8 in the -- 9 MR. BARRERA: There is an alleyway between 10 the building here, ten feet wide, and today 11 it's just gravel. 12 MS. RUSSO: But it's owned by the building. 13 MR. BARRERA: It's owned by this building. 14 MS. VELEZ: It's not an alley. 15 MR. TRIAS: It's not an alley. It's just 16 an area -- 17 MS. MENENDEZ: How wide is it, I'm sorry? 18 MR. BARRERA: It looks like an alleyway. 19 It's ten feet wide. 20 MS. MENENDEZ: Okay. 21 MS. RUSSO: I think it was the old 22 setbacks. 23 MS. MENENDEZ: Okay. 24 MR. BARRERA: And one of the requests was 25 to clean that up and make it more usable. So
Page 71 1 what we stated is that we would work with 2 Public Works to look at putting some pavers in 3 there, putting some bike storage in there, and 4 putting some lighting, you know, and making 5 that more of a usable space. Promulgating it 6 per the standards in the City of Coral Gables, 7 so that after hours, at night, it wouldn't 8 become an area where something that we don't 9 want would happen in that area. So there's a 10 lot of ways that we can activate that space. 11 MS. VELEZ: You can certainly use it for 12 bike storage. I think that would be excellent. 13 That way you don't eliminate parking inside the 14 building. 15 MR. BARRERA: Yeah. Right now the request 16 is for 84 spaces for bike racks. I mean, 17 that's 20 percent of the kids would be able to 18 ride bikes to school, which then addresses the 19 whole issue of traffic. So we're kind of 20 promoting that here. 21 MS. MENENDEZ: Okay. Thank you. 22 MR. BEHAR: I like the application. I'm 23 concerned for -- a little bit with the traffic, 24 but I'm more concerned with the drop-off 25 location, and I'm saying that, because there's	Page 72 1 a school just down the street from my office 2 which is a problem. And that's -- 3 MS. RUSSO: KLA. That's super little kids. 4 MR. BEHAR: Okay. But, nevertheless, 5 there's a problem with the drop-off and how 6 they take over that whole area. 7 I've got a question, and, Tim, you may be 8 able to answer. Is there an alley -- that 9 ten-foot alley or area, do you have an alley 10 going westbound on the property -- on the City 11 parking lot, is there an alley, public 12 right-of-way alley, abutting that site, that 13 surface parking? There. Is there an alley 14 there? 15 MR. PLUMMER: I believe there is an alley 16 there, and there is actually a connection, 17 Kevin, if I'm correct, from Parking Lot 13 to 18 that alley. 19 MS. RUSSO: An alley westbound. 20 MS. MENENDEZ: But it seems to die there, 21 right? 22 MR. KINNEY: It does. The alley is vacated 23 for most of the parking lot, but there is 24 access to the alley from the parking lot. 25 MR. BEHAR: But it doesn't continue? It

Page 73 1 goes westbound? 2 MR. KINNEY: Westbound, yes, to Salzedo. 3 MR. BEHAR: Because I'm looking at it, and 4 my biggest concern is the drop-off area, okay, 5 and how do we mitigate that to eliminate the 6 traffic going back on Navarre. Somehow, use 7 that City lot to be able to -- what you're 8 planning to do there, I see the arrow, but 9 where it could be more useful for the school to 10 be able use it as a drop-off. 11 MR. KINNEY: It would require significant 12 improvements to the parking lot, because right 13 now there's no sidewalk. So as soon as you -- 14 MR. BEHAR: But I think there is a way 15 to -- on the building, there is an access, I 16 think, from Drawing 1D1, there may be a 17 connection that you could go through the lot 18 into the building and maybe Agustin could 19 elaborate on that. 20 MR. BARRERA: He's talking about this alley 21 right here. This is the space that we were 22 talking about before. 23 MR. BEHAR: Okay. To the west of that. I 24 mean, if you're looking at it, that's Ponce on 25 the left.	Page 74 1 MR. BARRERA: This is Ponce de Leon. 2 MR. BEHAR: Right. And then to the west, 3 there's an alley, the public right-of-way, that 4 continues west. 5 MR. BARRERA: Correct. So what you're 6 saying is, the drop-off occurs somewhere here 7 and then the kids walk along here. 8 MR. BEHAR: Or something, yeah -- I'm 9 concerned -- my concern is having those spaces 10 in front of the school, in front -- on Navarre 11 be a drop-off. If we could somehow mitigate 12 that, so that's not the drop-off area, it 13 happens in the City parking lot. 14 MS. RUSSO: We had originally considered 15 that and that was viewed to be a bigger 16 problem. So this was round two. I will point 17 to you, if you have an opportunity, the 18 International School that has the same 19 scenario, which has about six parking spaces, 20 you know, and then has no parking, loading zone 21 7:00 to 9:00, and it is off of two much busier 22 streets -- 23 MR. BEHAR: Look, I like the application. 24 I think it's needed, okay, and I think this is 25 going to be good. I'm just concerned because I
Page 75 1 deal with it on a daily basis. To come into my 2 garage, it's a problem, okay. It is. And 3 people park, you know. And I would hate to see 4 that happen. If there's a way to improve a 5 condition, I think it would be something to 6 look at. 7 MS. MENENDEZ: But the challenge in the 8 school that you're referring to, because I know 9 it very well, it's very small children, and the 10 parents get off of the car and have to walk the 11 little kids to the school. 12 MS. ANDERSON: You know, that's probably -- 13 MS. MENENDEZ: And this is a totally 14 different age group. 15 MS. RUSSO: These are bigger kids. 16 MS. MENENDEZ: These are middle schoolers 17 to high schoolers. 18 MS. RUSSO: Which the parents let them 19 exit. 20 MS. MENENDEZ: Chances are that there will 21 be sibblings -- you know, I'm just saying. 22 MR. BEHAR: But at the end of the day, 23 there's not 170, there's 448 students. 24 MS. RUSSO: At the end of year eight. 25 MS. MENENDEZ: Remember, they're going to	Page 76 1 go in at a certain point. 2 MS. RUSSO: Starting year four, it goes 3 internally. 4 MS. MENENDEZ: Yeah. 5 MS. RUSSO: Maybe after the first year, 6 it's something to look at, that if it's not 7 working -- 8 MR. BEHAR: Again, I like the application. 9 I like -- I think we have a need for it. 10 MS. MENENDEZ: What gives me the comfort 11 level is the annual review, the opportunity to 12 really look at it and see, you know, how it's 13 doing and work from there. 14 MR. RUSSO: Right. 15 MS. MENENDEZ: If there's any tweaking, if 16 it has to be re-aligned, if it has to be 17 changed, then there's an opportunity to do so. 18 Any other comments? Julio? 19 MR. GRABIEL: I'm fine. 20 MS. MENENDEZ: Mari? 21 Any other comments? 22 MS. ANDERSON: No. 23 MS. MENENDEZ: Okay. 24 MR. COLLIER: I have a couple of questions 25 to the Board. The way the condition reads now,

Page 77	Page 78
1 I think it's capped at 170, and the desire is 2 that the student enrollment shall not exceed 3 the number of students in the schedule provided 4 in the application. 5 Is it the desire of the Board that when it 6 reaches a certain number, that the drop-off has 7 to be internal to the building? Is that -- 8 because I don't think that's clear in the 9 conditions, and I believe that should be one of 10 the conditions that the Board may want to 11 consider. Because the application, as I see 12 it, doesn't indicate when it gets moved 13 internally. 14 MS. RUSSO: Year four. Year four. But, 15 yes, you may add it as a condition. It moves 16 internal year four. 17 MS. VELEZ: It moves internally when it 18 goes all of the way to seniors, from six to 19 twelve at that point. 20 MS. RUSSO: Correct. Correct. 21 MR. TRIAS: So that could be an amendment 22 to the second condition, that speaks of the 23 after three years, the vehicle -- 24 MS. MENENDEZ: Right. 25 MR. TRIAS: We could specifically say, on	1 year four, it will be internalized in the 2 parking garage. 3 MS. VELEZ: I would say, school year 4 2022-2023. 5 MR. TRIAS: If that's acceptable. 6 MS. RUSSO: Yes. 7 MR. COLLIER: And then it's my understanding 8 that the annual increase of enrollment shall be 9 subject to review by -- is it the Planning and 10 Zoning Director, the traffic engineer -- 11 MS. RUSSO: Public Works, because it's the 12 public right-of-way, the police officers, since 13 there will be police officers who will be 14 observing this on a daily basis, and the 15 Parking Director, since we will be queuing in 16 the parking lot. So I figured all of the 17 departments that are involved. 18 MS. MENENDEZ: What department is going to 19 spearhead it, though? 20 MS. RUSSO: It's an annual review. So the 21 review takes place whether she meets -- you 22 know, in other words, we've agreed and have 23 proffered an annual review at the end of every 24 school year. So it's tied, because we have -- 25 you know, we have increases, but the increases
Page 79	Page 80
1 may be less than anticipated, but we still are 2 agreeing -- 3 MR. BEHAR: But you would consider doing a 4 review every year? 5 MS. RUSSO: Every year, absolutely, and 6 through year eight. 7 MS. VELEZ: And the annual review is not 8 limited to just the number of students, but 9 everything, including traffic. 10 MS. RUSSO: Yes. No. No. No. 11 Absolutely. The review is to look at -- more 12 than anything, the review is to look at the 13 traffic operation. That's really what the 14 review is for. The review is not for the 15 number of students, because you have given us 16 the projection and we know, based on the 17 homework we've done and our work with Tim and 18 our preliminary meeting at traffic with the 19 County, but it's to review any problems that 20 may exist on-site, to review them annually with 21 all of the parties that are there. 22 MR. TRIAS: The concern about the number of 23 students is traffic. That is the concern. So 24 we need to set up a yearly process to review 25 any impacts and then provide remedies, should	1 it be needed. But it's about traffic. It's 2 really not about the number of students, per 3 se. 4 MS. RUSSO: Right. 5 MS. VELEZ: I would like to add then that 6 additional student enrollment and traffic 7 impact will be reviewed by Staff and all 8 applicable departments of the City. 9 MR. TRIAS: That would be fine. 10 MS. MENENDEZ: Is that something that -- 11 MS. RUSSO: Yeah, I think that's something 12 we can live with, because we know, when we went 13 to see Miami-Dade County, in order for them to 14 approve the TOP, which then will be reviewed 15 and approved by the City, they're looking at it 16 the first three years and the impact based on 17 the number of students projected here that we 18 gave. And then they also were very happy to 19 see the internal queue and the projection for 20 the next four years. 21 So the County is actually reviewing it, the 22 first three years outside queuing and drop-off, 23 and internal for the following. So our TOP is 24 being approved in like two parts, Part A and 25 Part B.

Page 81 1 MS. MENENDEZ: Okay. 2 MS. RUSSO: So what we've offered the City 3 is additional review to make sure that 4 everything is working as anticipated. 5 MS. MENENDEZ: Okay. Is everyone done with 6 their questions? Is there a motion? 7 MS. VELEZ: I'll move the application, with 8 the conditions as amended in this last 9 discussion. 10 MS. ANDERSON: I'll second it. 11 MS. MENENDEZ: Second. 12 Okay. Can you call the roll, please? 13 THE SECRETARY: Julio Grabiell? 14 MR. GRABIEL: Yes. 15 THE SECRETARY: Maria Velez? 16 MS. VELEZ: Yes. 17 THE SECRETARY: Rhonda Anderson? 18 MS. ANDERSON: Yes. 19 THE SECRETARY: Robert Behar? 20 MR. BEHAR: Yes. 21 THE SECRETARY: Maria Menendez? 22 MS. MENENDEZ: Yes. 23 Thank you all. 24 MS. RUSSO: Thank you very much. 25 MR. COLLER: I think a motion to adjourn is	Page 82 1 in order. 2 MR. BEHAR: Motion to adjourn. 3 MS. MENENDEZ: Wait. Wait. 4 There's a letter that our City Attorney has 5 asked me to pass out and it has nothing to do 6 with this case. It has to do with another 7 case. But we were all sent this letter. 8 What do I do? Oh, it's got names on it. 9 Oh, I'm sorry. Oh, my gosh. Look at me. 10 MR. BEHAR: They put Robert Behar and it's 11 Julio. You gave me the wrong one. 12 MR. GRABIEL: You're lucky. 13 MS. VELEZ: Is this something -- 14 MS. MENENDEZ: Okay. I'm out of practice. 15 MS. VELEZ: Do we need to address this? 16 MS. MENENDEZ: No. Well, do we need to 17 address this, Mr. Planning Director? 18 MR. TRIAS: No. No, you don't. It's just 19 a citizen's comment. 20 MR. BEHAR: Are we allowed to take a 21 cookie? 22 MS. MENENDEZ: A cookie -- we have to 23 report, if it's over a \$100. 24 MS. ANDERSON: Are we allowed -- 25 MR. BEHAR: Mr. Attorney, can we take a
Page 83 1 cookie? 2 MR. TRIAS: Madam Chair, have you adjourned 3 the meeting? 4 MR. COLLER: It's a little unusual, I 5 think. I think you've already voted. 6 MS. MENENDEZ: We haven't adjourned. 7 MR. BEHAR: Motion to adjourn. 8 MR. GRABIEL: Second. 9 MS. MENENDEZ: Wait. Do we need to do 10 anything with this letter? 11 MR. TRIAS: No. No. In fact -- 12 MS. MENENDEZ: It's just for our 13 information because it was written to us? 14 MR. TRIAS: Yeah. The update that I would 15 give you is -- 16 MS. MENENDEZ: I'm sorry. The meeting 17 hasn't adjourned yet. Just give us two 18 minutes. 19 MR. TRIAS: The TDR issue is on hold. 20 Right now the Commission did not want to take 21 action on it. So, in fact, it's not moving 22 forward, even though it came before you. 23 MS. MENENDEZ: Okay. So you want us to 24 have this for our information, because it was 25 written to us?	Page 84 1 MR. TRIAS: Yes. 2 MS. MENENDEZ: All right. Thank you so 3 much. 4 Motion to adjourn? 5 MR. BEHAR: I make a motion to adjourn. 6 MS. MENENDEZ: Second? 7 MR. BEHAR: All in favor. 8 MS. MENENDEZ: All in favor. 9 MS. ANDERSON: Aye. 10 MS. MENENDEZ: Thank you. 11 (Thereupon, the meeting was adjourned at 12 7:35 p.m.) 13 14 15 16 17 18 19 20 21 22 23 24 25

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CERTIFICATE

STATE OF FLORIDA:

SS.

COUNTY OF MIAMI-DADE:

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

DATED this 18th day of September, 2018.

SIGNATURE ON FILE

NIEVES SANCHEZ