

City of Coral Gables City Commission Meeting
Agenda Item E-4
January 9, 2024
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

Mayor Vince Lago

Vice Mayor Rhonda Anderson

Commissioner Melissa Castro

Commissioner Ariel Fernandez

Commissioner Kirk Menendez

City Staff

City Attorney, Cristina Suárez

City Manager, Peter Iglesias

City Clerk, Billy Urquia

City Planner, Jennifer Garcia

Public Speaker(s)

Laura Russo

Mary Beth Conroy

Cecelia Slesnick

J. C. Toyos

Waldo Toyos

Agenda Item E-4 [10:10 a.m.]

An Ordinance of the City Commission amending St. Philip's School site plan approved under Ordinance No. 3576 to replace an existing building with a new pre-K building located at 1109 Andalusia Avenue, Coral Gables, Florida; all other conditions of approval contained in Ordinance No. 3576 shall remain in effect; and providing an effective date.

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(11 03 23 PZB recommended approval with conditions, Vote 7-0)

Mayor Lago: I'm going to take E-4 first. We have people here and I'd like to see if we can get everybody out of here a little earlier.

City Attorney Suárez: Mayor, E...

Mayor Lago: And then I'll be taking E-8 because I know we have the Chamber and a few other people here also.

City Attorney Suárez: Okay. E-4 is an ordinance of the City Commission amending St. Philip's School site plan approved under Ordinance Number 3576 to replace an existing building with a new Pre-K building located at 1109 Andalusia Avenue, Coral Gables, Florida. All other conditions of approval contained in Ordinance Number 3576 shall remain in effect and providing an effective date. This is a quasi-judicial item so anyone who will be testifying today should be sworn in by the City Clerk.

City Clerk Urquia: For those who will be appearing on this item, please stand and raise your right hand. Do you swear or affirm that the testimony you'll provide today will be the truth and nothing but the truth?

(COMMENTS MADE OFF THE RECORD)

City Clerk Urquia: Thank you.

Mayor Lago: Ms. Russo, good morning.

Laura Russo: Good morning, Mr. Mayor, Vice Mayor, members of the Commission. My name is Laura Russo with offices at 2334 Ponce de Leon Boulevard, and I am here this morning representing St. Philip's Episcopal Church and School. I have with me Reverend Mary Beth Conroy, Ed Diaz, who is Chief Operations Officer, Norma Diaz, who is Head of School, also supporting us is Sissy Slesnick, who is a parishioner, Octavio Santurio, who is the architect of the project. I'll give you a little bit of background. St. Philip's has been in the City of Coral Gables as a church for 80 years. The school has been in existence for 70 years. For those of you who don't know the exact location, it is located on the block that is bounded by Coral Way to the north, Andalusia to the south, Columbus to the west, and Cordova to the east. Back in 2001 through 2003, St. Philip's underwent a master plan process. And in that process, it was proposing a new building, but during that process, it underwent a total review of its operations. Conditions were imposed, limiting the number of students, setting up the drop-off operation, legislating certain landscaping, making sure that any changes to a site plan would go before a public hearing process, making decisions with respect to colors of the building so that the school would blend into the

residential neighborhood, parking for employees in the lot to the east of Salvadore Park, and also dealing with special event permits for the special events that were held either by the school or by the church. Again, to put it into a geographic location, the school is located immediately north of Salvadore Park that as you know has a whole playground section, tennis courts, a pickleball court, the little parking lot to the east and a dog park now. The request that we are making today is to demolish an existing building that sits at the southeast corner of the property on Andalusia and replace it with another building. The idea is -- well, the reason for it is the building was old, had sagging floors and had a lot of issues and it made more sense to demolish the building and build a new one. The new structure will be approximately the same size. It will house the same two classrooms, Pre-K 3, Pre-K 4, a multi-purpose room and storage area. The difference in the square footage is that there is now a covered walkway that is a canopy and it's an awning and that, for security purposes, will be enclosed and it will connect to another building on the campus. Let's see, the Board of Architects has approved the new building. We went twice to the Board of Architects. They wanted windows on the eastern side of the new building. One of the conditions that was imposed in the 2001-2003 master plan would be that no building would have any windows on the eastern side. Board of Architects insisted that it would look too institutional, which is what we were trying to avoid, and so they asked that we change that condition and the windows are fixed and operable windows. They're meant for an aesthetic purpose, not to function. They are actually on the portion of the building that's closest to the front, which is adjacent to the driveway and garage of the adjacent neighbor to the east of us. The balance of the building, which is in back, which would face the single-family neighbor to the right is solid and there's extensive landscaping that's several feet wide that was put in back in 2003 as part of the condition for the original site plan. We appeared before the Planning and Zoning Board. Staff recommended approval with three conditions, that the windows remain fixed and inoperative, that we keep every other condition, including the limitation on the number of children, and that we heavily landscape the front part of this building. During COVID, the front part of this building was graveled in order to facilitate the drop-off when we first started going back to school. And so it has remained gravel. That gravel will be removed after construction and that area in front of this will be heavily landscaped. So, right now the drop-off is set up. There is a drop-off for the older grades. Third, fourth, and fifth grade are dropped off in front of the school. Four parking spaces are coned off and the parents come in going east to west so that the children can be dropped off on the sidewalk side and not on the street side. And a neighbor that -- who is here as well has appeared at the Planning and Zoning Board and an additional condition was added to the approval. And the condition was that the church landscape and maintain the swales of the properties from Coral Way to Andalusia. And so we're here to respectfully request that we keep the conditions that were imposed by staff and eliminate that condition and I'd like to explain why. First of all, those are not adjacent neighbors. Those four properties, one of them happens to belong to the church, the one on the corner of -- the northwest corner of Coral Way and Cordova belongs to St. Philip's. The other three are not adjacent, meaning they don't abut the school property. We are not proposing an increase in students, so we are not making a bigger impact. The same number of students, 180, have gone to this school since 2001. We are in an area where the increased activity and need for parking has come from the beautiful playground equipment that now adorns

Salvadore Park. Having used it as a mother, it's a vast improvement from what it was 30-some years ago. There is also, as you know, very active use of the tennis courts, starting from early in the morning now that one of the courts has been designated a pickleball court, one of the most popular sports in in the country. And you also now have a dog park. So, it is a neighborhood that has a lot of activity. The school is there 172 days out of 365. Yes, the church does have its activities, but I would submit to you that the school is not the only reason why there's an issue with parking. And I think it's not fair to penalize the nonprofit school and institution that lives there, but rather we should try to work as a community, both the City and the church and school, to see if we can find a way to alleviate the parking on swales. I brought -- because I want you to know the school tries very hard to make sure that parents don't park in the swale. That doesn't mean they don't, but they try very hard. And I just brought two samples of newsletters. So, this newsletter is published monthly, and it goes out to all the school parents, and I highlighted -- there's a whole section on parking. I'm going to pass these around. So, it's not something that they say once at the beginning of the school year during orientation and just say, okay, we hope you guys pay attention to it. No, they're reminded on a regular basis, and I can tell you that the Ed Diaz, who's chief of operations, has been called by nearby residents to ask parents to, you know, leave the driveway or whatever. So, we're well aware of it and we try working hard to prevent it from happening. But I think the burden of landscaping and maintaining non-adjacent neighbors is just -- seems more like a penalty to a school. If I were asking for an increase in students, I would say, yeah, of course, because we're going to now have a bigger impact on the community. We're bringing more cars to the area with more students. But we still have the same students, the same number of students for the last 22 years. So, let me pass this around.

Commissioner Castro: Since this is a quasi-judicial item, I would like to disclose that I have received emails regarding this item.

Vice Mayor Anderson: I've received emails as well.

Commissioner Fernandez: Same here, so have I.

Mayor Lago: I think everybody has, so moving on.

Ms. Russo: Alright, so I respectfully request that you approve the proposal for the new building along with the staff-imposed conditions and eliminate the condition of landscaping the properties between Coral Way and Andalusia on Cordova. And we're here to answer any questions you may have, and I would like to reserve some time for rebuttal, if necessary.

Mayor Lago: Madam Director, how are you?

City Planner Garcia: Good, thank you. Good morning, Jennifer Garcia, Planning Official. If I could have the PowerPoint, please. Okay, so we're here for a major amendment to the approved 2002 site plan for St. Philip's School. As indicated, this site is south of Coral Way to the east of

Columbus, north of Andalusia, and to just west of Cordova. This is an aerial of the campus. We're talking about just the southeast portion of the campus, which is now an existing house typology which was converted into a preschool. So, the future land use designation is religious institutional use. The zoning is special use. So, the Ordinance Number 3576 is what approved the site plan. And then there's conditions regarding any changes to the site plan would have to require Planning and Zoning Board and City Commission review and approval, as well as the no openings on the east façade. So, again, we're talking about the southeast portion of the site and looking at the proposed building, it would have classrooms one and two for preschool on the front, the back-of-house equipment is located west of the building away from the single-family adjacent house, restored swale on the front of the structure of the proposed preschool building, a front yard. The storage is going to be acting as a buffer between the existing home to the east and the actual preschool area, and in the back is a multi-purpose room and playground. Here's a rendering of what that looks like. Again, this was approved by the Board of Architects. It went to DRC back in April of last year. Board of Architects, a couple of times, and approval in August. They had a neighborhood meeting in October. Planning and Zoning Board recommended approval in November, and here we are for first reading at City Commission. So, the letters were sent to the property within a thousand feet as required by code, and that happened three times so far. It was posted twice, three times website posting and once for newspaper advertisements. So, staff has determined that it's consistent with the comp plan and it complies with all the findings of fact, which is part of your packet and the staff report today. So, there's two conditions of approval. The first one is the non-operable fixed windows on the façade facing the adjacent abutting neighbor to the east. The swale improvements on the front, and as she indicated, the Planning and Zoning Board wanted to expand that and have it on Cordova as well between Coral Way and Andalusia to prevent parking and other issues that the school, I guess, has been dealing with for quite some time. And all the conditions that are listed in Ordinance Number 3576 would still remain in effect. That's it.

Mayor Lago: Thank you very much.

Vice Mayor Anderson: Thank you.

Ms. Russo: And if you want to see, I have a little PowerPoint that just shows you a little bit, if we can get it.

Mayor Lago: Perfect, thank you.

City Planner Garcia: Could we get the applicant PowerPoint, please? Press the big button.

Ms. Russo: Next slide. Alright, this is the existing building, so this is the building that's being replaced, the one again on the southeast corner of the campus. This is the new proposed building. This is the area behind the school, behind that particular building. And this is existing. And you can see there is a -- this particular house had an old detached garage that actually sat on the property

line. So, one of the requirements of the original site plan is if this building ever came down, that garage that's on the property line would have to be removed and needless to say, all setbacks would have to be observed. This is what the back will look at. It will now be set back from the neighbor to the east. And again, the building that you see without the arches is the one that faces the neighbor and that has the blank wall. The building with the arches is the one that will have the fixed inoperable windows near the front. This is what the space will look like. This is the multipurpose space. I'm sorry, the other were the classrooms. This is the multipurpose space that will also be able to work so that activities, depending on weather, as you can see, it opens up to the backyard. And that's it. I just wanted you to get a little glimpse of what we're doing.

Mayor Lago: Thank you. Mr. Clerk.

City Clerk Urquia: Mr. Mayor, we have several members of the public requesting to speak on this item. The first is Norma Perez.

Ms. Russo: She's decided not to speak.

City Clerk Urquia: Okay.

Ms. Russo: They just signed in in case they wanted to speak.

City Clerk Urquia: Edward Diaz. Mary Conroy.

(COMMENTS MADE OFF THE RECORD)

Mayor Lago: Yes.

Mary Conroy: Hi, I'm Mary Beth Conroy. I'm the rector of St. Philip's. I've been here for 14 years. And when I moved here, I thought I had a great vocabulary, but I did not know the word swale. And so, I've learned something about it. And thanks to my friendly parishioners, they taught me that I was to maintain my swale and that it did not belong to me. And so, for all the many years I've lived here, I have replanted my swale, like I'm sure many of you have. I've endured neighbors doing construction projects joyfully, and I'm happy to be in a community that works together so that we can live together in harmony. I will say that St. Philip's is in a neighborhood that's in high demand for parking and we struggle with the same issues that our neighbors do and those who want to attend and use the glorious park that has been provided by the City. It has only increased and become more challenging. And as Ms. Russo pointed out, we continue to ask people to rideshare when we have big events, whether it's a large funeral, whether it's a big event for the school. We ask people to observe "No Parking" signs, to be mindful of the neighbors' driveways for their own safety. And we try in every way we can to be a good and gracious neighbor. And we're happy to work with the City and with all of our neighbors and all the constituents to try to find reasonable solutions. But I strongly believe that asking St. Philip's

to take on in perpetuity to plant and maintain a non-adjacent neighbor swale is not only unfair, it's unneighborly. And so, we're here to really ask your permission to build a new building for our youngest learners. And I hope you will support us. Thank you.

City Clerk Urquia: Octavio Santurio.

Ms. Russo: No, he's -- no.

City Clerk Urquia: Cecilia Slesnick.

Cecelia Slesnick: Good morning, Mr. Mayor, Vice Mayor, Commissioners, everyone on the dais. Cecilia Slesnick, 721 Navarre, Coral Gables, and many Coral Gables addresses before that. As nearly a 23-year-long parishioner of St. Philip's and a lifelong resident of the City of Coral Gables, I know the issue of parking. I know the issue of swale, a word which, by the way, is constantly autocorrected if you've ever tried to spell it. And I know how special our church community is at St. Philip's. So, as a parishioner, I understand the challenges. As Ms. Russo pointed out, the enrollment at the school is not going to be increasing. And as you saw by the picture, actually I think aesthetically it's going to be a nice improvement to the block and will make it all feel much more cohesive, which I appreciate as a realtor. The second thing, as was noted, is that the swales are public property. And I remind that to my neighbors in my neighborhood. And as I'm selling homes in Coral Gables, I remind the homeowners that the swales are to be kept by you, but they are public property. So, that's where your visitors should park when they come to see you. If you have deliveries, if you have people coming to work at your home, that's where they should park. They should not be blocking the sidewalks, and they certainly shouldn't be blocking -- parking in the streets like you do in other municipalities. So, as a nonprofit, as a church community, which I know many of you on the dais can appreciate as churchgoers, and all of you go to churches in this vicinity, you can understand that it feels a little unfair. Public parking is a bigger issue, right? Especially on the footprint that we're looking at. The most welcome improvements to Salvatore Park. Speaking as someone who swung on those rusty swings in the 1980s, and if you did, you'll remember that they swayed a lot and it was really fun to see how high up you could go and not land in a tennis court. So, the improvements are welcome. My children love them. Every Sunday when I park to go to church, I hear the ping and the pong of the pickleballs and the tennis courts, and my golden retriever has loved the dog park. So, all of these improvements bring not only joy and excitement to the City, but obviously, it creates a little bit of congestion that everyone in the neighborhood has to work with, right? The neighbors on Venetia, the neighbors on Columbus, all of the neighbors have to. So, although I'm not speaking on behalf of the School and Community Relations Committee, you all know that I am a member of the School and Community Relations Committee, right? SCRC, School and Community Relations Committee. And I'm not speaking on their behalf, but because I'm a member and have been, I know that every school in our community has its challenges with our ever-growing, ever-evolving, and ever-brightening city. So, let's just keep that in mind as we go through this first reading and we move on to the second reading that every decision that's made in and around schools potentially sets a precedent for all

of the other schools, right? For your children at St. Teresa, for the children at ECC, to all the way to the children at Ponce and Gables and Gables Prep and et cetera, et cetera, et cetera. So, thank you all so much. And I hope to see you all at the Beaux Arts Festival this weekend.

Vice Mayor Anderson: Sorry, I won't be able to make it. I'll be in Montana.

City Clerk Urquia: J. C. Toyos.

Mayor Lago: Mr. Toyos. Good morning.

J. C. Toyos: Good morning, J. C. Toyos, 1044 Coral Way.

Waldo Toyos: Waldo Toyos, 1044 Coral Way.

Ms. Toyos: And we're here to speak against what they're talking about. I mean, I'm shocked at the fact that you decided not to do what the Planning and Zoning Committee recommended in order to help the problems that we're having with parking. But aside from that, we had sent an email to you guys because we have, looking into this issue, found some other issues that we'd like to address that are important not just to me and my family, but to our community as a whole. First, we would have really appreciated for them to reach out to us to let us know that they were no longer planning on doing what they said they were going to do. So, it was kind of shocking for me to hear now that what they -- we thought were going to do as far as the parking situation to help alleviate it, they're not even going to do that. And I've also been a part of the community for over 30 some odd years, and he was born here. So, he also went to Salvadore Park, and he was also coming to the area, and we also have five children that are -- that were raised there. So, we know the community really well. So, this is also our family that is being impacted, not just by what they're planning on doing, but their future families, if God bless, they decide to stay in Coral Gables. So, the first thing is the landscape. I can't believe you guys backed out of that. I think it's unconscionable to do so. I do think that the reason that we're having parking issues is because of the parents in the school. And the reason for that is because it's during the time periods that you guys are picking up your children and the children are being dropped off. So, I do think it's a responsibility that the school bears, and I do think that you guys should take care of it. Second, what we found during some research is that the school's growing. They're saying that they're capped, and they're saying that they're keeping their covenant. I couldn't find the covenant to review it. So, I haven't...

Ms. Russo: I have a copy. The covenant is recorded in the public records of Miami-Dade County.

Ms. Toyos: They're growing. And not only are they growing by square footage, they're growing in acquiring homes right across from my house. They bought the house right across from us, and they're using it for their school activities. So, I think that the covenant has been broken, simply because if they were originally just going to be a school with their original homes and the original

square footage that they have, their square footage is already grown with the new addition and changes they've made. And if you look at the plot lines of the lots, they've encroached on them. In other words, one lot encroaches on another lot, and then they expand on that classroom. And then when they bought the house across the street from us, I don't know what you guys are using it for, I'd like to know because they do have a lot of activity going on in there, and a lot of kids and parents coming in and out. So, there are questions that were brought to my mind that weren't there before because of this issue. And if they are going to make an amendment to the covenant, I would like some things changed to that covenant going forward in order for this to be approved. Okay, baby, your turn.

Mr. Toyos: I think that, how do you call it, first of all, this thing about the -- what the Planning and Zoning Board, it wasn't us who asked for the swale improvement. It was the Planning and Zoning Board that said, hey, you, you guys, this is on you. It wasn't us asking the Planning and Zoning Board. We just went up there and, how do you call it, said we have a traffic problem. They're blocking our driveways. Yeah, I mean, and this happens, how do you call it, constantly. And I keep on hearing it's the Salvadore Park, people who come to Salvadore Park, the dog park, the pickleballers. I don't see people with pickleball rackets coming down, you know, blocking our driveways or doing that. We're trying to just keep our swales like any normal one. Yes, we have normal use of swale, delivery guys, postal service, whatever. But at least with that, we could maintain our grass. We can't maintain our grass. Their side looks like a desert, okay, on Cordova side.

Ms. Toyos: (INAUDIBLE) the pictures?

Mr. Toyos: One of our neighbors behind them has had his swale with, how do you call it, landscaping now for, as long as I can remember. You know, we've owned that property for over 20 years. They've had it for much more than that, so they've dealt with it. Our backdoor neighbors, Mary and -- this is what it looks like.

Ms. Toyos: Yeah.

Mr. Toyos: This is what the neighbors do to our sidewalks.

Ms. Toyos: And this is what the other neighbors have to do to make sure that they don't block them when the pickup and drop-off (INAUDIBLE).

Mr. Toyos: This is barricades put up by, I guess, the City.

Ms. Toyos: Yeah.

Mr. Toyos: The signs are being used to help the -- the signs alone are not enough. This is what they've used to keep the people off the corner so that the intersection visibility doesn't get blocked.

Ms. Toyos: Sometimes I can't get out of my house because people are blocking my entrance and exit.

Mr. Toyos: Backdoor neighbor, she had to put it because her driveway's in the front, so Andalusia, corner of Andalusia, and right behind us, and -- on Cordova, they had to put landscape in their front. Now their side is still barren. They can't do anything. It's -- I mean, we can't maintain our grass. And it's not the people using the dog park. It's not the people using the pickleball courts or tennis courts. It's parents. And we reached out to the pastor, with all due respect, in 2022. We went in and we sat with her. Nothing's come from it. Nothing. The Planning and Zoning asked them, hey, reach out to the neighbor. Just try to take care of their situation.

Ms. Toyos: They didn't reach out.

Mr. Toyos: Nothing. We've tried to be neighborly. And to say that we're not -- asking is not neighborly, no, it was the Planning and Zoning Board. All of them agreed that, hey, this is on you guys. This is not on them. So, we just want a solution, but we also want to know -- there's two issues here. They bought that house in 2016 and now has an exemption. So, they're paying \$67. So, I imagine that they're having a school and it says an educational exemption on that property in the corner right across from us. And by the way, we're only 130 feet. We might not be adjacent, but our radius, we're 130 feet from their closest property line, their campus property line. So, if they're there and they're claiming that exemption, what's the use of this property? Because this is what's causing the issues. If they're going to keep on buying single-family homes and converting them over into school space, it defeats the purpose. They have no parking. They have zero parking. This should have been done with 30, 40 years ago when they expanded or they did this amendment and all that stuff. This should have taken place because they just didn't have the parking. This is a -- they have unique circumstances than other schools, okay? St. Teresa, Ponce, Coral Gables, all those schools, they have parking. They don't have parking. They do not have parking. So, we need to come up with a solution, okay, where they actively patrol or do something, but they're not doing that. But then we also need to know, what are their future plans? Are we going to keep on -- they're one single-family home away from owning all of Coral Way, okay, Orlando's home and the one that they bought here. And that's it, we're done. So, what is the future plans here? And what are we going to do about the parking? Because yeah, we do want it addressed. We don't want our parking -- our driveways blocked, and we don't want our grass dead. We want to be good neighbors, and we want them to have their building. We don't have an issue with their building. Who doesn't want that? And I mean, I don't have an issue with the building. We do have an issue, two things, future plans, expansion, and our parking situation. It's not actively being dealt with. You could put that in those papers and those newsletters. Hey, how many emails do we send out and we just go pass, pass, pass, pass? That's a newsletter. Same thing here.

Mayor Lago: Thank you very much.

Mr. Toyos: Thank you.

Mayor Lago: But before you leave, Mr. Clerk, how many individuals do we have?

City Clerk Urquia: That's it, Mr. Mayor.

Mayor Lago: That's it, okay, so we'll close the public comment.

Ms. Russo: I'd like rebuttal.

Mayor Lago: I know.

Ms. Russo: Okay.

Mayor Lago: I just want to put something on the record so my colleagues -- is there one or two readings here?

City Attorney Suárez: Two readings, sir.

Mayor Lago: Two readings, okay. So, we may move forward as a Commission today. I think it's important to continue to strive for the best education for the community. I mean, again, we're having major issues here in South Florida, especially here in Coral Gables. In addressing the needs to educate our young children here, we have a disaster. I mean, I get calls constantly from people, hey, help me try to get my kids into the school, and I tell them the same thing. I say, I have no power to get anybody into any school. Call your school board member or call the owner of the school and see if they can help you, but again at the end of the day, we fail on that front. But I also have an issue with the encroachment in the residential neighborhoods. There has to be something done for the future. We've got to start working together and planning. I'm going to say something that you're not going to like and maybe some of your residents may not like, but we need to figure out a way to either build some sort of parking structure, one or two floors, something that works for the community that can be done in a way that, you know, wraps the first floor in maybe offices or educational because if they're going to continue to expand, you know, at the end of the day, you're going to have to address the parking issue. Because you're not going to be able to meet the parking needs. You're not going to. And there's also -- I was looking at the minutes from the Planning and Zoning Board meeting. They were clear about, obviously, the swale package. That already exists in the legislation, it's there. I wrote that legislation. It's very simple. It's something that, again, doesn't cost anything. The permit is free. It gives you guidance in regards to a swale package to put on to basically avoid any parking on the swale. Your biggest concern right now is the issue of parking and the condition of your swale, correct?

Ms. Toyos: Their growth.

Mr. Toyos: Two.

Mayor Lago: I understand that.

Ms. Toyos: We have two.

Mayor Lago: But the growth thing is going to be a long-term issue that they're going to have to work with their lawyers and the City to find a way to address it. Because if you're going to continue to grow, and like you mentioned in other schools, they don't have the parking. They don't have the parking if they're going to grow. If they're going to grow. They haven't told me they're going to grow. I don't know anything about that. But you're making a statement that, obviously, their plan is to continue to move -- to grow their footprint.

Mr. Toyos: How many single-family homes are you going to keep on taking down?

Mayor Lago: Again, and I understand that, but I just wanted to put it on the record that we're going to have to find some sort of solution, and the solution's not going to make everybody happy.

Mr. Toyos: Well, I think a parking lot there, a structured -- Mayor, I think that you're going to definitely get the neighbors...

Mayor Lago: I'm just thinking -- and guess what, it's not going to happen. Okay, but then let me tell you, then what do we do? We're going to park people, let's say, at the Biltmore, you know, and bring them in?

Mr. Toyos: That's -- you see, you see, that -- this is where -- that's not what we signed on for.

Mayor Lago: I understand.

Mr. Toyos: And let me tell you something. They're the ones who are expanding. It's not us. We haven't broken the covenant. They have.

Mayor Lago: Okay. Well, we don't know if they broke the covenant or not, so let's be very careful what we say here because, at the end of the day, we're under -- we're all...

Mr. Toyos: Are they allowed to --?

Mayor Lago: We're here...

Mr. Toyos: Are they allowed to knock down this house according to the covenant?

Mayor Lago: They are allowed to. That's my understanding. But again, we deal with this, we deal with this with a lot of other schools that come before us. For example, Gulliver came before us in regards to an expansion of their footprint and they have to provide documents on a continual basis to show how many people are actually enrolled in the school. A lot of schools have these covenants in place to show that they're following the rules. This is nothing new. So, I have to look into that with the City Manager and my colleagues will do the same thing. They'll look at that with the City Manager and with Ms. Russo. We'll look at the documents to make sure that they're adhering to the documents that must be submitted as per their agreement. If we're not going to talk about expansion today, that's something that we're going to talk about in the future, fine. But I just want to put on the record, there has to be -- a solution has to be found in the neighborhood, because obviously, this is not working. And if the swale, the Planning and Zoning Board is asking for cooperation from your client to put together some sort of swale package, I want my -- I want input from my colleagues to see what do you think is the best opportunity, and I know that Ms. Russo wants to respond, so I'd like to hear from her first really quickly before we open up the (INAUDIBLE). But we've got to find an answer here because it can't be no swale package, then the only option that we have is we've got to get a public safety aide to basically be parked there, you know, when school drop-off and pick up to make sure that nobody is encroaching or blocking the driveways. Because, by the way, we've dealt with this before. We've dealt with it at Sunset. We had multiple meetings on the ground. I mean, we had irate neighbors who were telling us, listen, I couldn't get out of my driveway for 45 minutes. People were so desperate to avoid the line on Sunset that they would park their cars, and then what ended up happening was, you know, I had to wait 45 minutes to go to work or to a doctor's appointment because I couldn't get out. And this is nothing new. It's just, again, it's one of the things that we're dealing with as being one of the cities that everybody wants to live in and send their kids to school.

Mr. Tuyos: Mr. Mayor, I'm sensitive to the needs of the community in regards to how do you call it, their educational needs for the broader...

Mayor Lago: But you also want quality of life and I respect that.

Mr. Tuyos: But specific to this location, we're probably at the point that we shouldn't have been at because of prior decisions made here with single-family homes that shouldn't have been schools with no parking. Yeah, I mean, and for me to be given right now a solution that, hey, maybe we build a parking garage in this neighborhood, that will go -- that's going to go very...

Mayor Lago: That wasn't my intent.

Mr. Tuyos: I know, I know.

Mayor Lago: My intent was that we need to...

Mr. Tuyos: You understand what I'm saying?

Mayor Lago: Find some sort of solutions...

Mr. Tuyos: Yeah.

Mayor Lago: Outside of, you know, to alleviate parking. And what are the two options? Three options. Either you bus people in from somewhere else, you build a surface parking lot. For that, you got to buy more properties and knock them down, or you have to build a parking structure. There's no other way to do this.

Mr. Tuyos: Here's the only solution I -- one of the...

Mayor Lago: You already have parking issues.

Mr. Tuyos: We already have parking issues, but we also have single-family home that has been purchased by the school, which has single-family zoning. And I'm bringing it to your attention today on this date. So, go -- let it go on the record, okay...

Ms. Tuyos: That's what they're doing.

Mr. Tuyos: That we do not want this continued expansion of single-family zoning and single-family homes, okay, being built into future classroom space.

Mayor Lago: I want to address one point before we hear from Ms. Russo, okay. So, we can approve today, moving on to second reading, but one of the things that I would want is for there to be a real discussion between you and the school's representative, Russo, and that the Manager's team be engaged on that front. Because there has to be -- I will not approve this on second reading if we don't have a solution to, at a minimum -- because we're not going to find a parking solution today, okay, and we're not going to find it in the next five years. You know, we have, at a minimum, we have to find something so that your quality of life is not impacted, okay? I haven't been on the ground to see the, you know, drop-off and pickup. I've done it in other schools. I know my colleagues have also. So, this is something that maybe we should see firsthand what we're having. And I've done it where we don't even -- we don't announce that we're going because I want to see it when it's...

Mr. Tuyos: Right.

Mayor Lago: Really happening not where...

Mr. Tuyos: Let's do it.

Mayor Lago: Not when parents have been notified. But I think that what we need to do is -- what we need to do is we need to have a conversation between first and second reading, maybe the City Attorney can also join the conversation to find a solution to address what the Planning and Zoning Board and what your requests are. There has to be common ground. Ms. Russo?

Mr. Tuyos: Mr. Mayor, we did that by the way.

Mayor Lago: I know, I know, but let me hear from Ms. Russo.

Mr. Tuyos: We've reached out several times.

Mayor Lago: And I want my colleagues to give me input and give me advice on what they would like to see.

Ms. Russo: So, I'd like to rebut a couple of the statements. So, with use of the swale, I'm going to submit some photos that were taken not only of the neighbor's home, but of the church house across the street. And Reverend Conroy will come address the use of that property. And there are people parked on the swale of the church property that are cars that visit the home across the street. So, the use of the swale is being used as, you know, a public right-of-way for parking. So, I just want to submit these pictures because it's not just happening on their side of the street. It's happening on the church property and people that use his home. And some of these are taken at six in the morning, so they're not taken, you know, when drop-off.

(COMMENTS MADE OFF THE RECORD)

Mayor Lago: Yes.

(COMMENTS MADE OFF THE RECORD)

Mayor Lago: You can put...

City Attorney Suárez: Just make sure the Clerk has them, please.

Mayor Lago: Give them to the Clerk.

Ms. Russo: And so I can let you know that I've been representing the school since 2000, I believe it was 2000 when I was first hired in 2001 through 3 when we did the master site plan. And I can tell you that the that the master site plan did involve a new building. The church, as you know, owns a home in which Reverend Conroy lives. They also own a home on Coral Way. They have visiting clergy, and all of this was addressed in the Declaration of Restrictive Covenants. We are here precisely because one of the conditions from the restrictive covenants was that if any building were to be demolished, that it would have to go through the public hearing process and be approved

and go -- and you know, be approved by the Board of Architects and be approved. Because a church owns a property doesn't make it part of the school. But for that, I'm going to ask Reverend Conroy to just slip in the rebuttal the response to that.

Ms. Conroy: Still Mary Beth Conroy, still confused about swales. The St. Philip's has bought a series of homes throughout the years, long before my arrival in 2016. The home at 1100 Coral Way became available and we purchased it for a residence for our head of school. We rented it for two years before the head of school moved in. We had a head of school who lived there for two years. And then since that time, we have housed clergy there. It is not used for classroom. It is not used for children. It is not authorized for use for children. And we have no intention of growing the number of children at our school. What we want is better space, but that house has never, ever been used as a meeting place for children or teaching or anything. We have a visiting bishop who comes for a month or two at a time. We have -- that's really all we've used it for is a residence. So, it sits there empty a good part of the time, and occasionally, we have someone stay there. That's it. It's a residence.

Mayor Lago: Thank you. Do you have anything else, Ms. Russo?

Ms. Russo: Excuse me?

Mayor Lago: Do you have anything else you'd like to say?

Ms. Russo: Yes, I would just like to say that, once again, I think this is a community, a neighborhood issue. It's not an issue that should lay solely on the shoulders of St. Philip's. I'm aware of the swale package. In fact, one of the neighbors -- we did have a neighborhood meeting, which the Toyos did not attend, but the neighbor, Dr. Forachi (phonetic) and the Lopez Cotardi (phonetic), we talked about the ability to landscape your swale since there has been so much use of a public swale. I happen to live on Country Club Prado, so I'm well aware how people use swale all the time to enjoy the city park. And if I were to be so inclined to keep people from parking there, I could avail myself of this. Deena Bell Llewellyn has done a great job of recommending native plant material and other materials, you know, shrubs and up to a certain height, et cetera, and doing this without having to pay for a permit and facilitating the hand drawing of it, et cetera. And I shared that information with the neighbor who attended the meeting. So, once again, I ask you for approval of the building. We understand the neighborhood dilemma, but I ask you that we join as neighbors to try to figure out the problem and not lay it solely at the feet of a nonprofit that is not increasing students, okay? Because if in fact there were an increase in students, I would be saying, yeah, we're going to have a bigger impact. I think we should do something, but we're not. And I know the school complies with the affidavit as do the other schools with respect to the student cap. So, you know, we do not want to enlarge the school. We want to keep it a very small neighborhood school. And again, it's been there for 70 some years.

Mayor Lago: Okay.

Ms. Russo: Thank you very much.

Mayor Lago: Yes, Madam Vice Mayor.

Vice Mayor Anderson: So, long before I ran for office, I dealt with parking issues in neighborhoods, in our neighborhood. I live within a block of Le Jeune Road. There was a construction project coming in of a multi-story building on Le Jeune Road and spoke to neighbors, and we came up with a resolution and the neighbors voted to have -- one neighbor wanted grass put in, but we went with residential parking permit signs. I warned my neighbor who parked all the time on his swale that his grass would not live, and it didn't. Because once you start driving on it, it dies. The heat of the engine, the wear and tear in the car, you have to irrigate it, all those things go into grass or any planting. And then we have other areas in our city that have high traffic. We have Venetian Pool, the Biltmore Hotel, around the United Congregational Church of Christ. They have high traffic as well. My neighborhood still had high traffic. In fact, I had Mercedes-Benz employees parking at my property instead of them paying for parking for those folks. So, I had a few words with Mercedes-Benz. I said, I'll be darned if I'm going to pay for parking of my employee so they can park at the building and you're burdening my property with all your employees. So, there are solutions. And I'd like to hear -- you know, I'd like for our Landscape Division to go out there and discuss some of the solutions with you all because, if you want landscaping, you're going to lose parking. If you want landscaping to live, you have to water it. You have to realize now you're not going to have the parking. But there are other solutions if you do want parking for yourself, for your guests, such as we have the fancy coquina, the nice gravel, all part of the swale package. There are items in the swale package you can put in that require less water, but I wouldn't say that they need no water. You have to get them established. And you can't be parking on top of them, you know. One of the challenges that one of our residents has met is he put in landscaping and still, you know, people don't care and they roll over it because it's not their property. So, once upon a time, we required FP&L and Comcast to put plantings around their boxes. Slowly but surely, that has come and rests upon the shoulders of the residents. I think if you want a planted swale, you need to make some decisions on what you want, because you're going to have to maintain it. Because if you don't irrigate it, you can't expect it to live. So, take a look at the residential parking permit program. The residential parking permit signs are much, much prettier. Each one of us gets some emails from particular residents that don't like parking signs. They consider them ugly. Why do we need all the signs? We have sign pollution. But the ones that are residential parking permit are green poles, extruded, and a much nicer sign and blend in with the community and don't upset some of those other residents we have in Coral Gables that don't like "No Parking" signs. They call it sign pollution and they want to take the signs out. In fact, in my neighborhood I'm getting a list of all the "No Parking" signs from all the neighbors that want them out so I can just have staff come out one time. And -- but I would like staff to come out there and help advise between parking programs available. I can tell you the folks that face the Salvadore dog park, we had a long discussion about it. I told them the options and they said if the parking became an issue on their side, that they were going to go with the

residential parking permit. That was their choice. And in closing, I'll give you the history of the word swale. I know it's funny. It's a funny word. I thought it was funny because no one else spoke it except for me at one point in time until I moved into Coral Gables. And I learned that the etymology of it, at least locally here in the United States, came from Pittsburgh. And it's not a hidden fact that George Merrick came from the Pittsburgh area, the Philadelphia area. And that is a word that was brought over from, you know, UK English descent type word. So, you won't find it heavily used outside of Coral Gables. It was transplanted here from the Northeast and they called it Pittsburgh-ese. You can look at -- get a dictionary of Pittsburgh-ese and find it. So...

Mayor Lago: Thank you.

Vice Mayor Anderson: Anybody else?

Commissioner Fernandez: I do have a couple of comments. I'm in the area quite a bit during pickup and drop-off. And I have to agree, during drop-off, the park should not be an issue. The park is not heavily used at drop-off time. During pickup, I do see your argument that the park is heavily used in the afternoon. A lot of parents pick up their children from other schools and bring them to the park. I think that's something that as we continue to renovate our City parks and improve the City parks in other areas, including Phillips Park, hopefully beginning next year, we will see some shift in that use, but it is something that must be addressed. Because just seeing your pictures, I've seen the cars parking in the swale every morning, and I've seen the effect that it has on residences. Like Vice Mayor Anderson stated, I myself have been a victim of people parking and blocking my driveway on a regular basis because of a business at the end of my block. So, I have seen that impact, and in some cases, we've tried to get the people to move and they just refused to do so. We've had to call the police in order to get them out and remove them from blocking driveways. What I would have liked to have seen prior to this is some sort of resolution between the school and the neighbors, instead of having to get to this point where now we're basically airing the neighborhood laundry here in the City Commission. Between first and second reading, like the Mayor said, I think there needs to be a sit down and some sort of resolution between both sides on something that will work going forward. If the plans are to expand, I do have concerns because there is no parking there and that will be something that must be addressed. But I think the Mayor brought up a very good point of including the Manager in this conversation and the City Attorney, because I think it's also encumbered upon us in the City if we have made all these improvements on Salvadore Park, that we are not creating more problems for the neighbors in the area and that we are part of finding a solution. So, I think it's something that we need to work together, City, the school, and the neighbors on finding a solution that works for everybody.

Mayor Lago: Commissioner Menendez.

Commissioner Menendez: Thank you, Mayor. Speaking of Salvadore Park, I drove by the other evening, and I noticed a great many cars parked, I guess, next to the dog park. Is that -- have we

always had folks parking --? Because it's not -- it's dirt basically, between the playground area and the dog park. I just see there are parks there -- cars everywhere parked. I don't know if that's officially a parking spot or...

City Manager Iglesias: Commissioner, we're looking -- I've already talked to -- after the dog park -- we opened the dog park, I noticed that that was a mud area, and I've already talked to Public Works about changing that into some type of rock, like a granite, so that it can be used as a parking area, yet not turn it into asphalt.

Commissioner Menendez: Okay, because it is pretty clear that people are looking for parking spots where there aren't any. And I don't recall in the past seeing cars there. I too have -- I feel the same way. The project in and of itself, I think it's a wonderful project, well presented, well thought out for all the right reasons, but the fact that the different parties haven't come to a meeting of the minds taints the whole process. We should be here celebrating a wonderful project that everybody can embrace, but unfortunately, there are a lot of loose ends. So, that's not a positive, not only with this item, but with any item that comes before the City Commission. We've had plenty of items that just seem to sometimes unravel because one string is loose, they pull and everything comes apart. So, let's try to avoid that. I have a couple questions for, I guess, the City Attorney. Is -- so, the number of students that are allowed, let's start there. That's written where in terms of...

City Attorney Suárez: In their prior approval, and there's a recorded covenant as well. So -- and they're not asking for an amendment to that or a change in connection...

Commissioner Menendez: And I understand.

City Attorney Suárez: With this amendment.

Commissioner Menendez: Exactly. And I'm not saying they are or that they will, but to understand the legal ramifications of that agreement or that document, what happens if a school does expand?

City Attorney Suárez: They would have to come before you and request that. You would all review it and request approval of an amendment to their prior approvals.

Commissioner Menendez: And if we find out that they've added a hundred more students or 50 more students, then what would the City have?

City Attorney Suárez: So, they have to -- and maybe the planner can come up, but I think annually they submit an affidavit. Isn't that...?

City Planner Garcia: City Planner, Jennifer Garcia. So, they -- I believe they submit something every single year, every single school year to...

Ms. Russo: I think it's done toward the middle of September.

Unidentified Speaker: (INAUDIBLE) every January.

Ms. Russo: January.

City Planner Garcia: January, okay.

Unidentified Speaker: We send a letter (INAUDIBLE).

City Planner Garcia: Right.

Ms. Russo: Right, each school has it a little bit differently. I think some have it at the end of September, but all the schools I've represented that have student limitations provide an annual affidavit on the student enrollment.

Commissioner Menendez: So, it's a viable legal binding agreement.

City Attorney Suárez: Correct. And if there was a violation, then we would take action to enforce the covenant is what we would do. That would be our recourse.

Commissioner Menendez: And I agree, there are other schools, I know the charter school on Segovia, when they were approved, all the schools have their limitations.

Ms. Russo: Gulliver, St. Thomas also have student...

Commissioner Menendez: But I know people are watching, they want to know, well, is it binding? So, that's good to know. In terms of the footprint of the school, Madam City Attorney, when 2002 there were agreements, things that were approved, was the footprint of the school limited in any documentation?

City Attorney Suárez: So, there is a site plan that was approved. This is one of the buildings that is part of that site plan that it was -- the existing structure is smaller than what they are proposing. They're proposing to demolish the existing building within the site plan and construct a larger building. Is that accurate?

Commissioner Menendez: How about the building itself?

Ms. Russo: The building itself is the same size. The extra square footage comes from the now enclosed concrete walkway for security purposes.

Commissioner Menendez: I'm talking about the campus.

Ms. Russo: Those of you with small children know that you can't -- you don't want access to children.

City Attorney Suárez: So, this -- my understanding is that this request does not change the boundaries of the site plan.

Ms. Russo: That is correct. The boundaries remain the same.

Commissioner Menendez: My follow-up question, and I totally understand having a property that people can -- visitors can stay, you know, close to the school, the church. When they acquired that property -- and I totally support and understand having it for guests -- did that change the footprint of the campus, or is that something they should have notified the City that we've added a property?

City Attorney Suárez: No, they have a right to purchase and own property.

Commissioner Menendez: Okay.

City Attorney Suárez: It has -- it is not connected to the site plan.

Commissioner Menendez: Okay. Right, and no, I just want to check off the boxes.

Ms. Russo: Yeah, to connect it, let's just say, we're not going to do it, but let's just say, it would have to come before DRC, it would have to go before the Planning and Zoning Board, and it would be a change in land use and a change in zoning and a major amendment to the site plan.

Commissioner Menendez: Like I said, the fact that you're not having classes or events, it's -- I understand the need for it. I just don't want to cross that line at any point because it's not good for the school, the church, or the City in general, or obviously, the residents. I totally support the direction my colleagues are headed with between first and second reading. I personally suggest don't bring this back on second reading unless there's a true agreement because we don't want to repeat today. And with regards to signage, the residential permit, I asked the City Manager, that area does qualify for it, but again, things have to be enforced and we all know because we have traffic circles, we have speed bumps, sometimes physical additions are required because people just regardless of what the sign says, do whatever they want. So, I'm in support of the direction my colleagues are headed with this first to second reading.

Mayor Lago: Okay, so we can close this out between first and second, if I'm getting the vibe of what this Commission is headed. So, we're going to move forward on first reading. To move forward, obviously, we're going to take a vote now. What we're requesting between first and second is -- okay, would you like to say something?

Ms. Russo: No, no.

Mayor Lago: No, I just want to make sure.

Ms. Russo: I'm just acknowledging that we're going to be meeting with the City Attorney and City Manager.

Mayor Lago: What I would like is for there to be a meeting between the applicant and the City, the City Attorney, City Manager, and yourself, if any other residents would like to join, to make sure that we address the issues with the swales. What are we talking about? A swale package of one form or another, or what the Vice Mayor said in regards to the opportunity to address resident parking, which has to be enforced. Again, that puts another burden of proof on you, because I'll tell you why. Because you have to call -- if someone parks there, you have to call and get it enforced. When you have the swale package in place, you're not calling anybody because no one, unless they're, you know, destructive individuals and they park over the swale package, I don't think many people are going to park over that. At least in my yard, which I have the swale package, the ferns, you can't park on the swale. There's no opportunity. But if you really wanted to, you could. You would potentially get your car stuck in there. So, my point is that we're going to move forward between first and second reading, but there will be a meeting where you will be there. I'm also asking for the Manager and for his team to please pick a day that they do not notify the applicant during school hours to make sure that we visit and we understand exactly what's happening, either during drop-off and pickup, to get a better understanding of where we are right now in regards to what they're facing in that neighborhood. Are there anything else that we need to add as requests between first and second?

Vice Mayor Anderson: With those conditions, I would move it. You know, they need to have a meeting also with our staff to understand what the choices are on these residential parking permit signs because then you have a decal or a paper that goes in on the car and someone will be ticketed if you call if they park there without having that permit sign. So, make sure you study your choices so you can make the best informed choice. You know, everybody likes something different. We don't all like the same flavor of ice cream. So, really, the choice is in your -- on you.

Mayor Lago: The goal...

Mr. Tuyos: Mr. Mayor, we didn't want to be here.

Mayor Lago: I know.

Mr. Tuyos: But the reality is that we've reached out (INAUDIBLE).

Mayor Lago: I think I'm going to think the words out of your mouth. The intent of today is to turn a new leaf and hopefully start building a relationship between the school and yourself that is something where you can become partners.

Mr. Tuyos: We're open to it.

Mayor Lago: Become partners because you're not going anywhere, the school's not going anywhere, the park's not going anywhere. So, what we need to do is work together so that we just continue to advance quality of life in the neighborhood.

Mr. Tuyos: Agreed.

Mayor Lago: I think Ms. Russo had a comment from a resident that you want to maybe deliver.

Ms. Russo: No, that was Ed Diaz and I told him, he came up with an idea and I said let's save that for when we all meet.

Mayor Lago: I just wanted to make sure...

Ms. Russo: Together.

Mayor Lago: We put your idea on the record and please.

Ms. Russo: He's the chief operating officer, so he deals a lot with the parents and asking them not to park on swales (INAUDIBLE).

Mayor Lago: We welcome all ideas between first and second. So, I need a motion, if I may.

Vice Mayor Anderson: I'll move it.

Commissioner Fernandez: Second.

Vice Mayor Anderson: Yes.

Commissioner Castro: Yes.

Commissioner Fernandez: Yes.

Commissioner Menendez: Yes.

Mayor Lago: Yes.

(Vote: 5-0)

Mayor Lago: Do you know when this will be coming back, Mr. Manager? Do you know when this is coming back?

City Attorney Suárez: So, it'd be, I think, up to the applicant when they're ready to come back, as long as we have time to provide mail notice.

City Manager Iglesias: I think we need to work on a few things before bringing it back.

Mayor Lago: Yeah, I think one meeting is going to be a little bit too quick.

Ms. Russo: Right, I think -- I was going to say, I think we should make it for the second meeting in February...

Mayor Lago: Perfectly fine.

Ms. Russo: To give us enough time...

City Manager Iglesias: I think so.

Ms. Russo: With all our different schedules.

City Manager Iglesias: I think that would be -- I think second meeting in February is right.

Mayor Lago: Because I think that we can...

Ms. Russo: Right, second meeting.

Mayor Lago: I think we can potentially resolve this, find middle ground with those signs that the Vice Mayor mentioned could be really -- could really be an opportunity to really resolve it. And any -- and again, now's the time to address other issues that are both beneficial for the school and for yourself. And maybe the City can do better in that area. Maybe we can be a better partner in one form or another.

Mr. Tuyos: If we go the route of the signs, I'll tell you right now, the signs -- and the reason I smile is because the signs are being used with tape lines to hold barricades that are not supposed to be there.

Mayor Lago: And that's what we're going to -- and that's what we're going to talk about.

Mr. Tuyos: And they're not being enforced.

Vice Mayor Anderson: That's why I said to meet with the Landscape Department. They're fabulous. We have a nice swale package.

Ms. Russo: And maybe someone from Parks and Rec could also be at the meeting...

Mayor Lago: Yes.

Commissioner Menendez: Good idea.

Ms. Russo: Since...

Commissioner Menendez: Yeah.

Ms. Russo: Along with the City Manager and the City Attorney.

Mayor Lago: Mr. Manager will make sure that his team is there.

City Manager Iglesias: Well, I think we cannot leave Salvadore issue -- park issue out, so I expect them to be there.

Mayor Lago: Thank you. So, we'll -- then we'll be hearing you from the end of February, correct?

Ms. Russo: The end of February, yes.

Mayor Lago: That gives enough time to have meetings and everything like that.

Ms. Russo: Perfect.

Mayor Lago: Alright, we're going to take a five-minute break so everybody can go to the bathroom.

Mr. Tuyos: Thank you.

Mayor Lago: And then we'll be back for E-8. Thank you.

Ms. Russo: Thank you, thank you.