

Page 9	Page 11
<p>1 publicize that it's at 6:00 -- but that would 2 be my own concern. 3 CHAIRMAN FLANAGAN: I think that would be, 4 it's at 6:00 and you have to be here for the 5 whole thing, because we do take items out of 6 order at times. 7 MS. MENENDEZ: Okay. 8 CHAIRMAN FLANAGAN: Julio, what do you 9 think? 10 MR. GRABIEL: I agree. Let's do the 11 school. 12 CHAIRMAN FLANAGAN: Okay. All right. We've 13 got a consensus to go with Item Number 7 first. 14 So we'll change the order of the agenda. We'll 15 take the school item, Number 7, and I'll read 16 it into the record. 17 It's a Resolution of the City Commission of 18 Coral Gables, Florida granting Conditional Use 19 approval pursuant to Zoning Code Article 3, 20 "Development Review," Division 4, "Conditional 21 Uses," and Article 4, "Zoning Districts," 22 Division 3, "Nonresidential Districts," Section 23 4-301, entitled "Commercial Limited District," 24 for an educational facility of greater than 25 fifty (50) student seats within a Commercial</p>	<p>1 enrollment of 390 students. Students and staff 2 would utilize the parking garage in the 3 adjacent building. 4 The property has an existing Land Use 5 designation of Commercial Use High-Rise 6 intensity and a Zoning designation of 7 Commercial Limited, which is the reason why the 8 application is before you today. 9 The request for Conditional Use with Site 10 Plan review is required as an educational 11 facility with more than 50-student seats as a 12 permitted Conditional Use for properties that 13 are zoned Commercial Limited, and it requires 14 public hearing review before the Planning and 15 Zoning Board and approval by the City 16 Commission. 17 The University's proposal is for a total 18 student enrollment of 390 students, with 19 200-student stations. The application has been 20 reviewed by the Development Review Committee 21 and the Board of Architects. A neighborhood 22 meeting was held by the Applicant in November 23 of last year, and is before you today for 24 review and recommendation prior to proceeding 25 to the City Commission.</p>
Page 10	Page 12
<p>1 Limited (CL) zoned district for the property 2 legally described as Blocks 1, 2 and 4, Douglas 3 Entrance, known as 800 Douglas Road, Coral 4 Gables, Florida; including required conditions 5 and providing for an effective date. 6 Hi, Scot. 7 MR. BOLYARD: Good evening, Mr. Chair, 8 Madam Vice Chair, Members of the Board. For 9 the record, Scot Bolyard, Principal Planner 10 with the City of Coral Gables. 11 Aaron, if you could please bring up the 12 PowerPoint. 13 This item is an application for Conditional 14 Use for Site PLAN review for the Annex Building 15 at Douglas Entrance, located at 800 Douglas 16 Road, in order to allow the University of St. 17 Augustine to operate an educational facility 18 with more than 50-student seats. 19 This site is located on the southwest 20 corner of Eighth Street and Douglas Road. The 21 proposed change of use is for the two-story 22 building located on the corner of Southwest 23 Eighth Street and Galiano Street. The Annex 24 Building contains just over 53,000 square feet 25 and would serve the University's proposed</p>	<p>1 Public notification of the application 2 includes letters that were mailed to the 3 property owners prior to the neighborhood 4 meeting and this meeting. The property was 5 posted. We posted the application and Staff 6 report online, and there was a newspaper 7 advertisement. 8 Staff has determined that the application 9 has satisfied the Zoning Code standards for 10 Conditional Use review and is recommending 11 approval, subject to conditions. Those 12 conditions include limiting the maximum student 13 enrollment to 390 students, as proposed, and 14 requiring that prior to the issuance of a TCO, 15 the Applicant shall complete the proposed 16 landscape and pedestrian improvements, improve 17 the public transportation stops for the Coral 18 Gables trolley and the Miami-Dade Metro bus, 19 and install lighting in the rights of way, 20 where permitted by FDOT, pursuant to Public 21 Works requirements. 22 This concludes Staff's presentation. 23 Thank you. 24 CHAIRMAN FLANAGAN: Thank you. 25 Does the Applicant have a presentation?</p>

1 MR. GARCIA-SERRA: Yes, we do.
 2 Good evening, Mr. Chair, Members of the
 3 Board. Mario Garcia-Serra, with offices at 600
 4 Brickell Avenue, here this evening representing
 5 Banyan Street/Gap, LLC, the owner of the
 6 Douglas Entrance Office Complex located at 800
 7 Douglas Road.
 8 And I'm joined today by Zack Gruber, of
 9 Banyan Street, the property owner, Vivian
 10 Sanchez, the president of the University of St.
 11 Augustine, and Dr. Gabriel Somarriba, the Miami
 12 Campus Director for the University of St.
 13 Augustine. I'm also joined by John Fullerton
 14 and Hamed Rodriguez, our project architects,
 15 as well as Sara Fiol of David Plummer and
 16 Associates, our traffic consultant.
 17 The building which is the subject of the
 18 application today is the Annex Building, which
 19 is located on the corner of Eighth Street and
 20 Galiano, as indicated on this aerial
 21 photograph. I'm sure many of you have passed
 22 by it many times over the years.
 23 The building has some interesting history,
 24 in that it was originally built as a branch
 25 office of the Federal Reserve Bank, and later

1 was utilized as an office for several Spanish
 2 language radio stations. However, from a
 3 functional and aesthetic perspective, it has
 4 been something of a forgotten part of Douglas
 5 Entrance.
 6 And what I mean by this is best
 7 illustrated, I think, by photos. As you look
 8 at the aerial photography, you'll see that the
 9 property is sort of isolated from the rest of
 10 the Douglas Entrance project physically. And
 11 then you go to this image, and you start
 12 looking at the other buildings that make up
 13 part of the complex, the Puerta del Sol
 14 historic building, of course, one of the grand
 15 buildings of the original construction of Coral
 16 Gables, one of the principal entrances into the
 17 City from the City of Miami, which, of course,
 18 has been successfully preserved and adapted for
 19 reuse and the site of offices and many social
 20 events.
 21 The new office towers that were built in
 22 the 1980s, among the most prominent office
 23 towers in Coral Gables, Class A office, a place
 24 where some of the largest multi-national
 25 corporations that are headquartered in Coral

1 Gables have their offices. Here's another view
 2 from their Calabria entrance.
 3 And then we have the Annex Building, which
 4 is the subject of the application today. A
 5 short, squat building, looking, more or less,
 6 like a bunker, perhaps intentionally because of
 7 its original purpose for use by the Federal
 8 Government, but it is not a building that's
 9 really reflective of the rest of the property,
 10 nor is it reflective of what we aspire to in
 11 architecture and function here in Coral Gables.
 12 The courtyard to its east is unfortunately
 13 right now being used as a parking lot.
 14 Literally cars drive in there and park right
 15 now in a space that really should be used as a
 16 sort of common area space and activated somehow
 17 for pedestrians and people to enjoy.
 18 And so what are we doing to try to
 19 re-incorporate this building better into the
 20 rest of the Douglas Entrance and make it more
 21 reflective to what we aspire to here in Coral
 22 Gables? We're doing two things. We're
 23 introducing a new use, and that new use is the
 24 University of St. Augustine. It is one of the
 25 most prominent graduate level schools in the

1 health sciences. So you go there for your
 2 Master's degree or your Doctorate degree in
 3 fields such as physical therapy, occupational
 4 therapy, nursing, geriatrics, those sort of
 5 professions.
 6 The average student -- the University will
 7 provide more details, but the average student
 8 is an older student. The average age is around
 9 26. I don't want the impression to be that
 10 we're creating some sort of an undergraduate
 11 campus environment here, where there's going to
 12 be frat parties or anything like that. Quite
 13 the opposite. These students are in the middle
 14 of their careers and wanting to advance their
 15 careers with higher levels of degrees, and
 16 many, over half, come from outside of Miami to
 17 pursue their degree here.
 18 And you'll see, by their acceptance rates
 19 and so forth, they are close to an Ivy League
 20 caliber sort of school for these sorts of
 21 fields.
 22 So aside from introducing that new use,
 23 we're also introducing some physical
 24 improvements to the property, to improve the
 25 facade and improve the common areas around the

1 property. Since the educational facility is
2 going to be of more than 50-student stations,
3 we're proposing 200-student stations, we
4 require a Conditional Use approval as part of
5 the proposed use.

6 So Ms. Sanchez, the president of the
7 University of St. Augustine, will be talking to
8 you about the University itself and what it
9 does, and then our project architect will be
10 talking to you about our proposed improvements.

11 So we'll start off with Ms. Sanchez.

12 MS. SANCHEZ: Good evening, Mr. Chair,
13 Members of the Board. Thank you very much for
14 having us. I'm joined here, obviously, by
15 other members of the University of St.
16 Augustine, and also with our student
17 representative that's here. So anybody -- any
18 questions you might have, we may be able to
19 answer for you.

20 CHAIRMAN FLANAGAN: I'm sorry, we need your
21 name and address, for the record.

22 MS. SANCHEZ: Yeah.

23 Yes. So that's another interesting part.
24 I'm a long-time resident of Coral Gables. 2515
25 Indian Mount Trail, which actually puts me in

1 already started our first two intakes.

2 We are the only institution in the country
3 that has this footprint and really this level
4 of recognition and reputation. Because of this
5 presence and because we've been doing this for
6 40 years, we have 6,000 alumni scattered
7 throughout the nation.

8 And, again, I think one of the most
9 interesting parts also of our heritage is the
10 maximum level of accreditations that we've been
11 able to ascertain. We have both, the highest
12 amount of institutional accreditations as
13 programmatic accreditation, which puts us at the
14 same level of accreditation as Duke,
15 Northwestern or even New York University.

16 So, again, we're very proud of our
17 heritage. We're proud of our accomplishment,
18 of our students and our accreditations, but
19 also of our rankings. We are the Number One
20 largest Doctoral in physical therapy program in
21 the country, which allows us to set public
22 policy.

23 Because of the magnitude of our students
24 and our facility and the research that we do,
25 we actually are a part of the public discourse

1 the center of a very interesting educational
2 hub. For all of you who know Indian Mound, on
3 that side, at the end of the block, to the
4 left, you see St. Theresa Catholic School, and
5 on the right you see St. Philip. So,
6 ironically, that's where I sit.

7 With that said, we thought that it would be
8 beneficial to understand the University of St.
9 Augustine and what the school does, its
10 purpose. And the way I've laid this out is
11 really with the interest of viewing it as both,
12 as the president of the institution, but also a
13 resident of Coral Gables.

14 So as was already mentioned, the University
15 of St. Augustine is a nationally recognized
16 graduate program in health sciences, and we
17 have a very long heritage. We were founded
18 approximately forty years ago, only to serve
19 Doctoral and Master's programs, specific in the
20 area of rehabilitative sciences. And with that
21 intention, we started in St. Augustine,
22 Florida, henceforth our name, moved into
23 California then, in San Marcos, California,
24 then moved into Austin, Texas and now would
25 like to move into Miami, Florida, where we have

1 about public policy in rehabilitative care.
2 We're the Number Three program in Master's of
3 Occupational Therapy in the country.

4 We also have a very rigorous academic
5 program, as you would expect. Our acceptance
6 rate is only 27 percent. To give you a little
7 bit of a context for that, as you know, the
8 University of Miami sits at about 38 percent in
9 its acceptance rate. And ours really sits at
10 that level, because we want to make sure that
11 we have a certain standard in order to become
12 really practicing professionals and maintain
13 the brand and the heritage of the institution.

14 With that said, because of our magnitude
15 and our reputation, we have over 5,300 clinical
16 sites in 47 states around the country. So our
17 placement rate for clinicals is no problem at
18 all, and I know that's sometimes a matter of
19 concern for other universities. We actually
20 not only have sufficient clinicals at 100
21 percent placement, we offer our students
22 diverse clinical experiences, because we want
23 them to deal with pediatrics, with autism, at
24 the same time as geriatric issues, in large
25 hospitals, as much as smaller settings. So

1 we're very excited about that.
 2 I know sometimes people also ask about the
 3 cost of education. So one statistic I did want
 4 to give you that we're very proud of is what we
 5 call the cohort default rate. The cohort
 6 default rate means how many students default on
 7 their debt. And as you know, that's a big
 8 topic of discussion. For us, our cohort
 9 default rate is point two percent, which
 10 literally means one student.
 11 If you actually look at the national
 12 average of cohort default rate, it's at 11.3
 13 percent. So we feel very good about the fact
 14 of the kind of institution, but also the kinds
 15 of professionals we're graduating, that allows
 16 them to get these kinds of positions, advancing
 17 their careers, and, therefore, really can live
 18 up to their expectations.
 19 So the next thing is, what are the students
 20 that you're going to see coming onto the
 21 campus, because one thing is the institution,
 22 the other thing is, what do we attract at the
 23 intuition.
 24 As was mentioned already, we do have an
 25 older student. And we have an older student,

1 outside the United States. They're mostly
 2 references, because we have such a broad
 3 network and reputation. Our students that are
 4 here right now come from Massachusetts, New
 5 York, Ohio, Louisiana, Georgia. And so it
 6 really is a nice eclectic group, which is what
 7 we're trying to create.
 8 What we've put here is a couple of
 9 highlights of the kinds of students and what
 10 they do just for fun, because that way it
 11 allows us to really visualize it. We do
 12 have -- it varies, everything from, as you see
 13 the first one, Dr. Valencia, who just graduated
 14 in 2012. All three of these are graduates from
 15 2012. Dr. Valencia is the Director of Training
 16 and Conditioning for the New York Knicks.
 17 Prior to that, he was with -- in Pittsburgh
 18 with the Pirates. So, again, we have a very
 19 strong athletic training background. A lot of
 20 our students come from athletic training, even
 21 have passed the Boards in athletic training,
 22 then come to get their Doctorate in physical
 23 therapy. So that is actually the trend of our
 24 student that's here with us today.
 25 We also have, for example, Dr. Larson, also

1 because we're already health sciences
 2 professionals. We require all of our students
 3 to have already experience within health
 4 sciences. I'm sure the student that's here
 5 isn't appreciating I'm calling her an older
 6 student, but, again, the average age is 26
 7 years. Many already have Master's programs by
 8 the time they get to us. The GPA levels are
 9 3.3, and the GREs exceed 300. So, again, a
 10 strong reputation.
 11 And so what does that mean? Our graduation
 12 rates equal 94 percent, and our licensure pass
 13 rates are 99 percent.
 14 So, again, we want to make sure that what
 15 we have is very strong practicing
 16 professionals. We put them through a very
 17 rigorous program and we make sure that they can
 18 pass the license and really become contributors
 19 to society.
 20 In terms of our Miami campus that you're
 21 probably interested in, we have had two intakes
 22 already. We had a September group that
 23 started, and we had a January group that
 24 started. The makeup of that group is, half of
 25 them are from Florida, but half come from

1 Class of 2012, who was a lieutenant, served in
 2 Iraq. Came back from Iraq, got her Doctoral
 3 degree, and now has opened her own business
 4 serving military families and military
 5 disabled.
 6 So with us, again, we're very proud of what
 7 our students do, but I think what's surprising
 8 is how much they've accomplished from having
 9 just graduated in 2012, because they come to us
 10 already with a different profile.
 11 As was mentioned, Dr. Somarriba is here
 12 with us today, joining us today, and the reason
 13 we'll highlight him for a moment, not just
 14 because he's here, he did graduate from the
 15 institution, became a faculty member at the
 16 University of Miami, served at Children's
 17 Hospital for a long time, in terms of
 18 pediatrics clinicals. He is a renowned
 19 publisher of over forty articles recently in
 20 renown journals, but he will serve and is
 21 serving as the Miami Campus Director. So he
 22 will be the person that will be leading the
 23 charge for you here.
 24 So that's a little bit of an idea of the
 25 profile of our students and who you would be

1 seeing around this campus and what it consists
 2 of.
 3 The final thing I think is, why does this
 4 benefit Coral Gables, and I think that there's
 5 an element about the University of St.
 6 Augustine that we're very proud of, and
 7 hopefully is weaving in through some of the
 8 discourse that I have right now, is our true
 9 sense of community responsibility. And to show
 10 our community responsibility, we have become a
 11 benefits corp. For many of you that do not
 12 know what that means, it basically means that
 13 we are certified by an independent non-profit
 14 to exist for the benefit of society, which
 15 means that we have certain environmental
 16 standards, we have certain work-life standards,
 17 we have certain employee standards in certain
 18 areas, and so we are a Certified B Corporation,
 19 and things that we do is, for example, our
 20 green initiative. We actually incentivize our
 21 staff and our students basically not to drive
 22 to campus, but actually take public
 23 transportation, carpool, do whatever they need
 24 to do, which, again, is one of the very
 25 interesting things that we have around the

1 campus now, because, you know, the trolley
 2 comes in this area. We have the bus system.
 3 We have the Metro system. So, for us, the
 4 connectivity of that is important to go with
 5 the culture.
 6 The other thing is our curriculum. We only
 7 ask our students to come to campus for 49
 8 percent of their time of their curriculum,
 9 because we want them actually to be in the
 10 field. What makes our students so successful
 11 is that they are practitioners in clinicals in
 12 the community and practicing. If they're
 13 sitting in a classroom, they can't do that. So
 14 for our students, we really want them to be
 15 successful.
 16 I've given a couple of examples of our
 17 community outreach. We're excited about that.
 18 We have corporate relationships, including
 19 things like Habitat for Humanity, where we help
 20 them actually design homes for disabled adults.
 21 We work in community centers. We do sessions
 22 for the elderly in all areas. We do
 23 assessments. We bring people to campus. We go
 24 out to the community.
 25 And, again, I'm very excited about what

1 we've done, because we really have embraced our
 2 sense of community responsibility, and that's
 3 exactly what we're wanting to do here, what
 4 we're wanting to do for Miami, what we're
 5 wanting to do for Coral Gables.
 6 So, again, as the president of the
 7 University of St. Augustine, I'm very proud of
 8 our heritage. I'm very proud of our
 9 accomplishment and of our alumnus and our
 10 faculty, and we're hoping to bring that, also,
 11 and give opportunities based in Miami and based
 12 in Coral Gables.
 13 And I have to admit, as a resident of Coral
 14 Gables, I'm exited to see the City thrive with
 15 what the university could bring. So I thank
 16 you very much for the time, and I'll be here,
 17 along with our faculty and students, to answer
 18 any questions.
 19 CHAIRMAN FLANAGAN: Thank you.
 20 MS. SANCHEZ: You're welcome.
 21 MR. RODRIGUEZ: Mr. Chairman, I have a
 22 question of Craig. In an overabundance of
 23 caution -- you know, I don't think this is a
 24 conflict at all, but, again, in an
 25 overabundance of caution, I want to disclose,

1 my law firm is presently in negotiations to
 2 move to Douglas Entrance.
 3 Again, I don't consider it a problem, but I
 4 figured, you know, I might as well get it all
 5 out.
 6 MR. COLLER: Your law firm is thinking
 7 about moving into Douglas Entrance?
 8 MR. RODRIGUEZ: Right.
 9 MR. COLLER: I don't see that as a
 10 conflict. If for some reason or another you
 11 don't think you can be fair in this hearing,
 12 then that would be an extra consideration,
 13 outside of the standard conflict.
 14 MR. RODRIGUEZ: No, I absolutely think I
 15 can be fair. It has no bearing, I would think.
 16 But, again, I just wanted to disclose it, just
 17 to take a cautious approach.
 18 Thank you.
 19 MR. GARCIA-SERRA: Now I'll ask Hamed
 20 Rodriguez, our project architect, to do a quick
 21 walk through the plans and the proposed
 22 improvements.
 23 MR. RODRIGUEZ: Good evening, Mr. Chairman
 24 and Members of the Board. My name is Hamed
 25 Rodriguez, project architect, with offices at

1 3250 Mary Street, Coconut Grove, Florida.
 2 What you're seeing here in the top
 3 elevation. This elevation here is facing the
 4 north of the courtyard, which we'll see --
 5 which we're developing into a courtyard.
 6 The improvements we're doing is trying to
 7 align this smaller building more so like the
 8 newer tower buildings, emphasizing some more
 9 penetrations. Landscape is one of the big
 10 pushes that we're doing here. This would be
 11 the elevation along the front of Eighth Street,
 12 and there are windows that exist now and we are
 13 emphasizing a few more windows. Also, we're
 14 getting rid of this breeze that's very
 15 noticeable right now to this building, and it
 16 has nothing to do with the existing building.
 17 So we're trying to make the building a bit
 18 more cohesive with the existing buildings, and
 19 at the same time emphasize the landscape, add a
 20 bit more glass.
 21 This would be around the west corner here.
 22 So the same technique that we're doing for the
 23 top, to simplify the overhang, we're just
 24 bringing it down, and, again, adding a few more
 25 punched windows.

1 this area.
 2 On the second floor, this would be a
 3 library on this northeast corner, more
 4 classrooms here, some studio use, and large
 5 scale and individual smaller classroom use.
 6 This is the current condition of that space
 7 on the north side of the Annex Building, and it
 8 is used as a parking lot. And the idea here is
 9 to landscape it, to have a bit of a barrier
 10 from Eighth Street by landscape, but at the
 11 same time, make it feel like it is open to the
 12 sidewalk.
 13 And here is a concept rendering of what
 14 that space could be like. Again, emphasizing
 15 the trees -- we're not taking down mature
 16 trees -- and adding more artscape and landscape
 17 elements.
 18 Right here, this one is a little low, but
 19 this is a rendering of that same courtyard
 20 looking toward the northeast.
 21 Mario.
 22 MR. GARCIA-SERRA: Thank you, Hamed.
 23 Just a few closing remarks. One thing that
 24 I think we have to consider is, this is a
 25 proposed use. What's the alternative? And the

1 The floor plan, this would be the first
 2 floor, and they're also going to occupy a
 3 portion of the existing tower building here.
 4 So the majority of flow will actually be coming
 5 from the building or the pedestrian pathway
 6 between the parking garage and the Annex
 7 Building.
 8 So there will be entry points from here,
 9 some entry points from there, and some
 10 occasional entrance right off of the main
 11 entrance, off of the street.
 12 This here would be the courtyard that we
 13 would develop into a suitable place for
 14 gathering, having lunch, and right now it's
 15 sort of a pseudo strange space. It's almost a
 16 parking lot quality. So we're going to take
 17 advantage of this and turn it into a very
 18 pleasant environment. A few more of the
 19 openings will allow some light and some
 20 visibility.
 21 The floor plan of this area here is
 22 administration in this corner. Here is the
 23 existing entrance off of Eighth Street. This
 24 over here would be classroom environments, some
 25 lab use over here, and some student activity in

1 most obvious alternative, of course, is to
 2 continue leasing this building for office
 3 space, as it has been historically, at least
 4 for the last few decades, but continuing to
 5 lease this particular building for office space
 6 does not make sense.
 7 No matter how much money is invested into
 8 this building, it would not be competitive with
 9 the Class A office space and the quality of
 10 tenant space. The quality of tenant selection
 11 would just deteriorate over time.
 12 The University of St. Augustine is a very
 13 high quality institution, that would make a
 14 great corporate citizen and which will bring
 15 life, activity, and variety to the confines of
 16 Douglas Entrance.
 17 We feel that the Conditional Use criteria
 18 has been complied with, and your Staff is
 19 recommending approval. Their conditions of
 20 approval are acceptable to us, with one slight
 21 modification, that we've discussed with Staff
 22 already. In particular, it has to do with the
 23 very last condition, discussing the 390-student
 24 cap. We think it should read as follows, "The
 25 University shall have classes scheduled for a

Page 33

1 maximum total of 390 students on campus at any
 2 point in time."
 3 And the reason for that is that the
 4 University of St. Augustine does do a
 5 considerable amount of online classes. They
 6 also have a considerable number of students
 7 that are engaged in residencies. So they are
 8 enrolled, but they're actually somewhere else
 9 pursuing their residency. So to use
 10 enrollment, like we would sort of in a charter
 11 school situation, wouldn't be the appropriate
 12 word to use. We feel that it should be a
 13 maximum of 390 students on campus at any time,
 14 which is consistent with how the traffic study
 15 was conducted, also.
 16 At our neighborhood meeting, two neighbors
 17 had complaints about overflow parking at
 18 present, and we are working with them to create
 19 residential parking zones in their area. We
 20 have a neighbor, who submitted actually a
 21 letter in support, which I'll read into the
 22 record, and I'll submit to the clerk.
 23 I'll try to be brief, since it's somewhat
 24 long, but it's from Cristin Revilla. "I am
 25 providing this letter in lieu of being able to

Page 34

1 speak at the public hearing taking place today,
 2 February 1st, 2017, regarding the Zoning of St.
 3 Augustine University of Health Sciences.
 4 "My name is Cristin Revilla, and I own two
 5 homes in the direct vicinity of the property,
 6 at 126 Antiquera and 128 Antiquera. I'm the
 7 owner of two properties that would be directly
 8 affected by allowing a university to obtain
 9 Zoning at Douglas Entrance. The main exit to
 10 my street, Antiquera, is also the location of
 11 the entrance to the Douglas Entrance Parking
 12 Garage.
 13 "That being said, I am in agreement and in
 14 full support of the project, because I believe
 15 this will add economic prosperity and an
 16 overall light to this otherwise dark and
 17 abandoned section of Coral Gables."
 18 She goes on to explain the benefits of
 19 private universities for neighborhoods, talks
 20 considerably about the University of Miami, and
 21 then concludes, "I invite all of you to take my
 22 position and support the University, which
 23 will, in turn, increase property values and
 24 make this area as great as other areas of Coral
 25 Gables have been for years now. With the

Page 35

1 increased expansion of Giralda and the Mile,
 2 this is the only area that has been left in the
 3 dust. Thank you for your consideration to this
 4 matter."
 5 I won't say anything more but to add that
 6 we ask that you follow your Staff's
 7 recommendation and vote to recommend approval
 8 of this project. I will, of course, reserve
 9 time for rebuttal, if necessary.
 10 CHAIRMAN FLANAGAN: Thank you.
 11 MR. GARCIA-SERRA: Thank you.
 12 MR. RODRIGUEZ: I have a question.
 13 CHAIRMAN FLANAGAN: A question now or after
 14 the public?
 15 MR. RODRIGUEZ: All right. After the
 16 public. I'll wait.
 17 CHAIRMAN FLANAGAN: Okay. We'll open the
 18 public hearing.
 19 Jill, do we have cards?
 20 THE SECRETARY: Yes. Sam Mozes.
 21 MR. MOZES: Good evening. My name is Sam
 22 Mozes. I've been practicing dentistry for 39
 23 years on the same block, and we own 3737
 24 Southwest Eighth Street, which is the northeast
 25 corner of Eighth and Galiano, exactly across

Page 36

1 the street from the Douglas Entrance. We also
 2 own 36 Oviedo, which is a residence.
 3 When we saw the plans, and we understood
 4 the nature of the tenant, we were delighted,
 5 because it's a professional tenant, and Eighth
 6 Street, between Douglas and Ponce, has been the
 7 lagging baby of Coral Gables. So we're
 8 delighted to see them having a tenant like
 9 that. The facade improvement, the landscaping,
 10 we feel is going to improve tremendously both,
 11 the character and the aesthetic of our area.
 12 So we strongly support it.
 13 CHAIRMAN FLANAGAN: Thank you.
 14 MR. MOZES: Thank you.
 15 THE SECRETARY: Gabriel Somarriba.
 16 MR. SOMARRIBA: Good evening, Mr. Chairman,
 17 Members of the Board. Gabriel Somarriba, a
 18 former student, current faculty member, and
 19 Director of the Miami Campus. I speak in full
 20 support of this project.
 21 And I just want to mention or reiterate a
 22 couple of points, as President Sanchez
 23 mentioned, and they're related to our
 24 curriculum and also professionalism.
 25 So, first, our curriculum. Our curriculum

1 itself sort of parallels many of what medical
 2 schools carry. When we look at the course work
 3 that actually our students take on every term
 4 itself, they mirror or they parallel in
 5 intensity and quantity of load as do medical
 6 schools. With that being said, our students
 7 take an average of six to eight different
 8 courses every term. Given that, our students
 9 complete 131 credit hours in less than three
 10 years. So when we typically think of an
 11 undergraduate school, 120 credits, for the most
 12 part, we think of four years to complete the
 13 program. And our students surpass that, at a
 14 graduate level, in under three years.

15 The next point I'd like to mention is just
 16 professionalism. So one of our core values as
 17 a university is professionalism. What that
 18 means is, our students exemplify that both,
 19 inside the school -- inside class and outside
 20 of class.

21 So, in the classroom, with things such as
 22 zero tolerance for tardiness -- our students
 23 must attend every single lecture, every single
 24 lab -- to the participation and volunteering
 25 that they do in our community, and also being

1 members of our professional organization, the
 2 Florida Physical Therapy Association and
 3 American Physical Therapy Association.

4 And the last point is really related to how
 5 our students are viewed in the community. It
 6 happens countless times where I receive phone
 7 calls from our clinical partners, where our
 8 students go participate in internships, where,
 9 in addition to really the skills that they have
 10 in physical therapy, one of the standout points
 11 for them is how they are as individuals and how
 12 they carry themselves and how they really will
 13 exemplify the profession.

14 So thank you for your time.

15 CHAIRMAN FLANAGAN: Thank you.

16 No more cards?

17 Is there anybody in the audience that
 18 didn't fill out a card that wishes to speak?

19 All right. Seeing none, we'll close the
 20 public hearing.

21 Mario, I'm assuming you don't need any more
 22 time? Or do you want to wrap up?

23 MR. GARCIA-SERRA: Indeed, since no
 24 objections were expressed by the public,
 25 there's nothing to rebutt. Thank you.

1 CHAIRMAN FLANAGAN: Thank you.

2 All right. The public hearing is closed.

3 We'll open it up to questions and comments
 4 from Board Members. Frank, I know you have
 5 one.

6 MR. RODRIGUEZ: Yeah.

7 Mario, I have a question. Where are these
 8 folks -- where are students going to park?

9 MR. GARCIA-SERRA: They're going to park
 10 within the parking garage of Douglas Entrance.

11 The parking garage of Douglas Entrance is
 12 fairly large. It's about 1,600 and some
 13 spaces, and we redid the parking calculation.

14 You know, you back out the office space that
 15 was previously parked. You put in the new
 16 parking requirement for the school. And there
 17 is still is an excess of about 40 some spaces
 18 in the parking garage.

19 MR. RODRIGUEZ: Thank you.

20 MS. MENENDEZ: Is there a study on that,
 21 because I looked for it and I didn't see it
 22 here, a parking study?

23 MR. GARCIA-SERRA: A study, in particular,
 24 no. What there is, there is a table -- let me
 25 show you. It's hard to see, but that's

1 basically our parking table from our Zoning,
 2 you know, data table from the plans.

3 MS. MENENDEZ: Well, did the City conduct a
 4 parking study, because I didn't see it anywhere
 5 in their information?

6 MR. GARCIA-SERRA: I think what they looked
 7 to see is if we complied with the requirements
 8 of parking. I don't think anything in excess
 9 of that was done. In other words --

10 MS. MENENDEZ: But I didn't see any
 11 statement regarding parking. Has the City
 12 looked at parking? And this is more a question
 13 towards the City. Have we analyzed the
 14 parking, just to confirm what they're --

15 MR. TRIAS: Yes, we have. And keep in
 16 mind, this is an existing building, with an
 17 existing parking garage, and it's a change of
 18 use.

19 So the way that this is reviewed is, we
 20 look at the parking that is existing, and we
 21 see what the difference is, based on the change
 22 of use. So that's it.

23 I mean, there's no more extensive parking
 24 study that is required, because the building is
 25 there and the parking garage is there.

1 MS. MENENDEZ: No, I understand. But
2 there's other uses on the property that use the
3 garage.

4 MR. TRIAS: Yeah, all of that is reviewed
5 as part of the Zoning review.

6 MS. MENENDEZ: So are you basically saying
7 that they complied with the parking
8 requirements?

9 MR. TRIAS: Yes, as far as the review of
10 today.

11 Now, keep in mind, when you submit for a
12 building permit, that is reviewed in more
13 detail by the Zoning Staff, and sometimes there
14 are some changes through that process. So I'm
15 not going to say that that is completely
16 definitively resolved, because this is not the
17 time. The time would be at the end of the
18 process, through the building permit.

19 CHAIRMAN FLANAGAN: But, typically, when we
20 have these types of uses, when there's an
21 intense use, we look at parking, to make sure,
22 because you're then giving them an okay when
23 perhaps there's a parking issue.

24 MR. TRIAS: And as I said, we have looked
25 at parking and the Applicant has explained the

1 incentives for their students to use mass
2 transit, and at their existing campus in Doral,
3 which would be the one that's moving here to
4 Miami, I believe there's about almost a 50
5 percent -- 46 percent of the students are
6 taking advantage of that incentive and either
7 carpooling or using mass transit to attend the
8 school.

9 And the property itself is very
10 well-located for mass transit. As you can see
11 by this image, the pink line is the trolley
12 line. There is a stop of the Coral Gables
13 trolley right at the property that you see
14 there, and then four different Metro bus stops
15 right in the vicinity.

16 So we expect, you know, from what the
17 parking calculations indicate and from what our
18 traffic indicates, that there should be a
19 reduction in the number of trips going in and
20 the number of cars being parked --

21 MS. MENENDEZ: As compared to the offices
22 that were there?

23 MR. GARCIA-SERRA: Correct.

24 MS. MENENDEZ: As compared to the potential
25 that could go into that space?

1 parking issues. If you want to explain any
2 further --

3 MR. GARCIA-SERRA: Sure.

4 Ms. Menendez, one thing that might give
5 your more comfort is that a traffic study was
6 conducted --

7 MS. MENENDEZ: I saw it.

8 MR. GARCIA-SERRA: -- and it was reviewed
9 by the outside, you know, third party that the
10 City retains to review the traffic studies.
11 And, of course, if there's a car parking in the
12 garage, it has to be a trip that's coming in.
13 And when they ran the analysis of how many
14 trips would be generated compared to how many
15 trips were generated by office, this is a
16 summary of the a.m. and p.m. peaks, with the
17 yellow bars being office, and the red being the
18 university use.

19 So, as you can see, there is an almost
20 half -- you know, fifty percent reduction in
21 the number of trips that are being generated by
22 the university use. So there should be less
23 trips being generated, meaning less cars trying
24 to park in the parking garage, and, also, as I
25 mentioned during the presentation, they give

1 MR. GARCIA-SERRA: As compared to the
2 offices that were there, because it was
3 previously fully leased out, all 54,000 square
4 feet, for office.

5 MS. MENENDEZ: How many Staff people are
6 going to be working off of this site?

7 MR. GARCIA-SERRA: I would like to defer to
8 Ms. Sanchez on that.

9 MS. SANCHEZ: Yes. Hi.

10 MS. MENENDEZ: Hi.

11 MS. SANCHEZ: So in terms of staff, we will
12 be starting with about thirty staff members.
13 The thing you have to think about the way we
14 run our campuses, we have a home office, which
15 is in San Marcos, where we have the majority of
16 our staff. So we do more satellite support on
17 our campuses themselves. So you wouldn't find
18 that we would replicate what you would have at
19 a standalone institution, but rather you would
20 have -- financial aid is a good example. We
21 would have our financial aid directors and the
22 majority of the staff there, and we would have
23 our front person here.

24 So we really only start with about thirty
25 faculty and staff, when we would move in in

1 '18, and by the time we're in peak period, we
 2 probably would go to four-five.
 3 MS. MENENDEZ: Okay. Thank you.
 4 MS. SANCHEZ: All right. Thank you.
 5 I also want to make sure you feel
 6 comfortable, too, and I want to go back to what
 7 Dr. Somarriba said about parking, also, which
 8 is something that -- our students must follow
 9 our codes, and we have very strict parking
 10 codes, and very strict access codes, and we do
 11 cite our students in any situations that they
 12 do not adhere to any of these codes for any
 13 reason whatsoever, and as we were mentioning,
 14 also, with our energy efficiency.
 15 So I want to make sure that we understand
 16 that it is our intent, also, to run this in the
 17 professional way that has always been the
 18 purpose.
 19 MS. MENENDEZ: Thank you.
 20 I have a question for Staff, my last question.
 21 This change of use -- this change of use,
 22 if the university, we suspect is going to
 23 continue succeed and exceed, were to relocate,
 24 does this change of use allow any other
 25 educational institution to come in and take up

1 on site is probably an impossibility to review
 2 and enforce.
 3 I mean, was that a function of the square
 4 footage of the building? Is it a function of
 5 the parking garage and available spaces? And I
 6 just tried to look at the applicant's LOI and I
 7 think all it said was, for a school in excess
 8 of 50. I didn't see any student station
 9 numbers in there.
 10 MR. TRIAS: Right. The issue is that
 11 according to the applicant they have many
 12 online students, and they felt that that
 13 definition was too broad and it could include
 14 those students, also, the 390 maximum students.
 15 So they felt that it was better, from their
 16 perspective, to say that actually physically
 17 390 students at any given point.
 18 I don't see any major issue in this
 19 condition. I think it's a fairly reasonable
 20 request, and there's enough -- certainly enough
 21 parking and the traffic has been reviewed
 22 efficiently. So I believe that's a very good
 23 request.
 24 MS. MENENDEZ: Could I just request for the
 25 future that you -- when there's a parking

1 the space?
 2 MR. TRIAS: It's a Conditional Use, so it
 3 follows the Conditional Use requirement. So
 4 any other --
 5 MS. MENENDEZ: It would have to come back?
 6 MR. TRIAS: Yes, any other applicant will
 7 have to apply.
 8 MS. MENENDEZ: Okay. All right. Thank
 9 you.
 10 CHAIRMAN FLANAGAN: Ramon, while you're
 11 here, where did that -- the applicant wants to
 12 change one of your conditions that limits it to
 13 390 students.
 14 MR. TRIAS: It's a wording type of change.
 15 They feel more comfortable with a more precise
 16 description of 390 students as being the
 17 maximum number of students at any given point.
 18 CHAIRMAN FLANAGAN: But I view that as
 19 being a broader form than yours. Yours says
 20 390 students. That's it.
 21 MR. TRIAS: Right. It is. It is. It is
 22 broader --
 23 CHAIRMAN FLANAGAN: And 390 at any given
 24 time, and I don't remember exactly what the
 25 applicant proffered, but 390 at any given time

1 issue, that you just make a statement in your
 2 report regarding that, so that we don't have to
 3 pose the question of whether a parking analysis
 4 was done? A suggestion.
 5 MR. TRIAS: Yes. Yes. A very good idea.
 6 MR. BEHAR: If it makes you feel a little
 7 bit better, I'm very familiar with the site.
 8 About a year and a half ago we looked at
 9 converting that building -- taking that
 10 building down and doing a residential building,
 11 and when we did the analysis of the existing
 12 garage and how many spaces, there was a surplus
 13 that could be allocated to this building that
 14 was close to 200 spaces. So, you know, that's
 15 why I feel comfortable that the parking is
 16 adequate. You know, that was one of the
 17 original concerns, but, you know, it goes away.
 18 My concern -- if you could put up the
 19 perspective, what you're proposing. My concern
 20 is that I like what you're doing, converting
 21 what is now a parking -- a surface parking into
 22 a plaza, but I have trouble understanding why
 23 you're putting a railing, that in an urban
 24 plaza, you want to invite people to come in and
 25 you want to use that.

1 I think that railing is trying to enclose
 2 that, and I don't think, as a public space, is
 3 the best solution for that.
 4 I don't mind if you had planters,
 5 landscaping, but I'm -- that gives me almost
 6 like a fence, you know. It's not -- not on
 7 Eighth Street, I don't --
 8 MR. TRIAS: Mr. Chairman, if I could
 9 address --
 10 CHAIRMAN FLANAGAN: It doesn't look like
 11 you're curbing it, right?
 12 MR. TRIAS: If I could address Mr. Behar's --
 13 CHAIRMAN FLANAGAN: There's no curb there
 14 right now, is there? You can drive up?
 15 MR. BEHAR: There's a curb, the sidewalk.
 16 CHAIRMAN FLANAGAN: There is? I thought
 17 you could drive up into that courtyard right
 18 now.
 19 MR. GRABIEL: Yes, you can.
 20 CHAIRMAN FLANAGAN: Right.
 21 MR. BEHAR: Yeah, but you can put a
 22 planter.
 23 CHAIRMAN FLANAGAN: But are they going to
 24 curb it?
 25 MR. BEHAR: You don't have to put, you

1 into the plaza. So I would like to see that --
 2 MR. GARCIA-SERRA: -- studied.
 3 MR. TRIAS: The way I would describe it is
 4 that the design is not finalized, so any
 5 recommendations you want to make at this point,
 6 I think will be very helpful.
 7 MR. BEHAR: Okay.
 8 MS. MENENDEZ: Why don't we just curb it?
 9 MR. GARCIA-SERRA: And on our part, it's
 10 understood. You know, this was an image that
 11 was conceptual in nature. Instead of a fence,
 12 we could potentially use planters or
 13 landscaping to at least have some distinction
 14 between the public and the private, and the
 15 curb, we could potentially install, too.
 16 CHAIRMAN FLANAGAN: One of my concerns,
 17 even with the landscaping, if it's not curbed,
 18 that becomes a very convenient place to stop
 19 and drop people off and pick them up, and that
 20 intersection, as you go eastbound on Eighth
 21 Street, it's pretty packed, and so the traffic
 22 backs up there, and past that point, as it is,
 23 and if people are stopping there for drop
 24 off -- I mean, I think it needs to be curbed.
 25 MR. BEHAR: You make a very good point, and

1 know --
 2 MR. TRIAS: Mr. Chairman, I think that the
 3 applicant has used an outdated perspective from
 4 the very beginning, which is the one that
 5 you've seen, and we've had many discussions
 6 about the details of the design of the sidewalk
 7 that are consistent with what Mr. Behar is
 8 saying.
 9 I think that one of the benefits of this
 10 project, one of the real public benefits, is
 11 that the public spaces are going to be enhanced
 12 significantly, and that still has to be
 13 reviewed in more detail, it has to be
 14 finalized.
 15 I'm frustrated that they keep using the
 16 same perspective, because I had the same
 17 reaction you have, but hopefully through the
 18 process --
 19 MR. BEHAR: From a planning standpoint,
 20 which we look at, you know, it seems to me that
 21 that was not the right solution. I would
 22 prefer, you know, adding more landscaping,
 23 buffer, something that will prevent, you know,
 24 cars coming in, but the truth of the matter, I
 25 think that the pedestrian access will be good

1 maybe what we should do is make a
 2 recommendation to curb it and not put the
 3 railing, so it becomes more of a public open
 4 plaza space.
 5 MR. GRABIEL: I lived in that building for
 6 decades.
 7 MR. GARCIA-SERRA: Meaning you worked
 8 there, right?
 9 MR. GRABIEL: I know the building very
 10 well. Actually, the first plans drawn for the
 11 old building was done by me more years ago than
 12 I want to confess to, because then you'll know
 13 how old I am.
 14 MS. MENENDEZ: I remember the opening.
 15 MR. GRABIEL: But a couple of things. That
 16 plaza was originally meant to be a plaza, not a
 17 parking lot. At one time or the other, one of
 18 the tenants on the ground floor needed some
 19 parking, and they made the curb. So
 20 originally -- one of the things I like is that
 21 it's going back to really being a pedestrian
 22 space, which is what originally was meant to
 23 be.
 24 MR. GARCIA-SERRA: Right.
 25 MR. GRABIEL: And the second part, all of

1 the years that I lived there, even when all of
 2 the offices were full, there was always parking
 3 spaces on the top floors of the parking garage.
 4 So I think the parking concern should be there,
 5 but I don't think it will be a problem at all,
 6 on a practical basis, day to day.
 7 MR. BELLIN: Ramon, I've got a question.
 8 MR. TRIAS: Yes.
 9 MR. BELLIN: First of all, it's a change of
 10 use.
 11 MR. TRIAS: Yes.
 12 MR. BELLIN: It looks to me like there's
 13 going to be a quite a bit of re-configuring of
 14 the space, which would indicate that it's a
 15 level three renovation. During the DRC, was
 16 any mention made to what needs to be done with
 17 respect to the ADA compliance and structural
 18 deficiencies?
 19 MR. TRIAS: The answer is, yes. Yes, of
 20 course. The Building Department was there.
 21 The Fire Department was there, also, yes.
 22 MR. BELLIN: Okay. So it's ADA compliant?
 23 MR. TRIAS: Well, the applicant needs to
 24 design a redevelopment project that is ADA
 25 compliant and that fulfills the requirement of

1 the Code, yes.
 2 MR. BELLIN: Okay.
 3 CHAIRMAN FLANAGAN: Anybody else?
 4 MR. PEREZ: I just have a quick question.
 5 So the students that you've already accepted
 6 now, where are they operating out of or where
 7 are they studying out of now?
 8 MS. SANCHEZ: Yes. So we do have a
 9 temporary location right now, which is near the
 10 intersection of the Turnpike and the Dolphin,
 11 so right near the Dolphin Mall area. So that's
 12 a temporary location we have right now.
 13 MR. PEREZ: So this campus will be your
 14 main campus, in the --
 15 MS. SANCHEZ: This is our permanent campus,
 16 that is correct --
 17 MR. PEREZ: -- really, in the State of
 18 Florida?
 19 MS. SANCHEZ: Sorry?
 20 MR. PEREZ: In the State of Florida or --
 21 MS. SANCHEZ: No. We have our other
 22 campus, also, in St. Augustine, Florida --
 23 MR. PEREZ: Okay.
 24 MS. SANCHEZ: -- which is where this
 25 started, and this would be our second campus in

1 Florida. But we would let go of the temporary
 2 campus for coming here.
 3 MR. PEREZ: Okay. So, in South Florida, it
 4 will be the only campus that you have?
 5 MS. SANCHEZ: That is correct.
 6 MR. PEREZ: You guys will be the only
 7 tenant in that building?
 8 MS. SANCHEZ: Yes.
 9 MR. PEREZ: Okay. Great. I just think
 10 it's a good thing for the City, and the fact
 11 that these guys are coming in near market
 12 speaks wonders of our City. So, again, I'm in
 13 full support of the change in use. And if we
 14 want to make a move to approve, I'll make a
 15 motion.
 16 MR. BEHAR: I'll second it, if you have a
 17 friendly amendment to your motion, to curb the
 18 existing driveway entrance and not to -- for
 19 them not to put the railing so it becomes more
 20 of a public plaza space.
 21 MR. PEREZ: Okay. I'm in agreement.
 22 MS. MENENDEZ: Is that acceptable,
 23 because --
 24 MR. GARCIA-SERRA: That condition is
 25 acceptable. I would also ask that you discuss

1 the possibility of that condition that I asked
 2 to be modified on the --
 3 MS. MENENDEZ: I have no problem with the
 4 condition.
 5 MR. BEHAR: And in my second motion, the
 6 second to the motion, I will amend that you
 7 only limit to 390 for any given time, not as --
 8 on campus at a time.
 9 MR. GARCIA-SERRA: Correct.
 10 MS. MENENDEZ: And then the other
 11 conditions that Staff --
 12 MR. PEREZ: Yeah. So what's the expected
 13 enrollment for this campus?
 14 MR. GARCIA-SERRA: For this campus in
 15 particular?
 16 MS. SANCHEZ: So we have different types of
 17 programs, as was mentioned. So we have one
 18 professional program that's like an Executive
 19 MBA, if you want, that only comes on the
 20 weekend. So half of our students will actually
 21 be those weekend students. The other half
 22 would be the ones that actually are the ones
 23 that come during the week.
 24 So between the two, you're going to end up
 25 with about -- of physical therapy doctorate and

1 physical therapy students, we're talking about
 2 450 students, between those two courses.
 3 MR. RODRIGUEZ: President Sanchez, the
 4 total amount of the enrollment --
 5 MS. SANCHEZ: Yeah, the total amount will
 6 reach closer to 800 students.
 7 MR. RODRIGUEZ: Okay. And I have --
 8 MS. SANCHEZ: One tweak -- yes.
 9 MR. RODRIGUEZ: I'm sorry, but would you
 10 permit to follow up?
 11 MR. PEREZ: Yeah, of course. Yeah.
 12 MS. SANCHEZ: Yes.
 13 MR. RODRIGUEZ: The follow up question
 14 is -- here's what I don't understand. And by
 15 the way, it sounds wonderful and I think it
 16 would be great for the community. I'm not --
 17 don't misunderstand the thrust of my question,
 18 but you said that you had online students.
 19 MS. SANCHEZ: Uh-huh.
 20 MR. RODRIGUEZ: The online students -- you
 21 have a lot of different campuses. Why are the
 22 online students aligned to any one campus?
 23 Wouldn't they be online and -- I mean, how does
 24 that work?
 25 MS. SANCHEZ: No. Yes, that is a logical

1 question.
 2 So I think that the online is being used a
 3 little loosely in this context. What we have
 4 is, the curriculum, as I mentioned, part of it
 5 is offered in digital format some of which,
 6 part of the courses are received, that way you
 7 don't have to come on campus, you can actually
 8 study in an online format, a digital format,
 9 and at the same time they're at their clinical
 10 sites and at their community involvement.
 11 So it's not like they're fully online
 12 students that happen to be learning physical
 13 therapy fully online, but it's that the digital
 14 format complements it.
 15 So a good example is the executive program
 16 we just talked about on the weekends. They'll
 17 receive all of their didactic work through a
 18 digital online digital chats that they have,
 19 and then they physically come on the weekends
 20 for their labs and for their course work.
 21 That's the format.
 22 So it's a hybrid format more than online.
 23 MR. RODRIGUEZ: Great. Thank you.
 24 MS. SANCHEZ: Okay.
 25 MR. RODRIGUEZ: I have like a comment for

1 Mr. Trias, Ramon.
 2 I mean, look, this sounds great and I agree
 3 that this is something that would be good for
 4 the -- it sounds like, you know, a win-win for
 5 everybody. In the future, I think -- I can't
 6 stress enough, I think it's important to have
 7 these parking studies, because, to me, it
 8 doesn't -- it absolutely does not make sense
 9 that a 54,000 square foot office building --
 10 now, I'm very persuaded by what I've heard and
 11 by my colleague telling me there was never a
 12 problem, and I know the area, that there's a
 13 huge parking garage and everything, and I'm
 14 inclined to vote, yes, but in the future, I
 15 think we should have parking studies, because
 16 that's -- you know, if it wasn't for a lot of
 17 other variables, that would -- you know, that's
 18 a concern.
 19 I'm trusting the Staff and my colleagues'
 20 observations, but just inherently it feels like
 21 it wouldn't be the same to have a 54,000 square
 22 foot office building and then have a school
 23 where 400 kids and staff could be there at the
 24 same time. I think, very different parking
 25 needs. That's what my common sense tells me.

1 MR. TRIAS: And you are correct. They are
 2 different, and certainly we can explain it much
 3 better. And what has happened is that, in this
 4 case, because of the fact that there's an
 5 excess amount of parking in the parking garage,
 6 and that's a well-known fact, we did not
 7 explain it in great depths, but, you know, we
 8 did review it and the applicant has to provide
 9 a plan that complies with the requirements of
 10 the Code.
 11 MR. RODRIGUEZ: Thank you.
 12 CHAIRMAN FLANAGAN: Ramon, from the Staff's
 13 standpoint, you have no concern with no cap on
 14 enrollment?
 15 MR. TRIAS: I don't have a concern with the
 16 condition proposed by the applicant.
 17 CHAIRMAN FLANAGAN: But that provides no
 18 cap on enrollment.
 19 MR. TRIAS: Yes. I suppose that's the
 20 case, yes.
 21 CHAIRMAN FLANAGAN: So we hear 800 -- I
 22 mean, to me, with no cap on enrollment, again,
 23 as I said earlier, I think it becomes very
 24 difficult to enforce how many people may be
 25 there at any one time and figure that out.

1 You know, natural forces of parking and
 2 availability help to limit some of that, but if
 3 they're successful, and, hopefully, they
 4 continue to grow, do they end up at 1,200,
 5 1,600 students, and we start running into an
 6 issue, and then there's nothing that the City
 7 can do about it.

8 MR. TRIAS: You don't need to support that
 9 language. You may propose something different.
 10 You may propose the original language, if you'd
 11 prefer. It is a Conditional Use. Conditions
 12 can be attached, and those conditions may
 13 include a cap on enrollment.

14 CHAIRMAN FLANAGAN: Right. But I think,
 15 from what I heard earlier, Staff didn't have a
 16 problem with it. You may not have a problem
 17 with it now. I do, but I'm not sure anybody
 18 else does. But I'm just wondering if we're not
 19 leaving a potential can of worms open in the
 20 future.

21 MR. RODRIGUEZ: I think that's a very good
 22 point. Can we -- President Sanchez, can we ask
 23 you, is there a number that you believe --

24 MS. SANCHEZ: Well, I'd like to address --
 25 yeah --

1 that Saturday, Sunday, don't even live in
 2 Miami.

3 Based on our practice in the other
 4 institutions, they fly even in from out of
 5 state to have -- just like an Executive MBA
 6 would do. And so what we thought is, to be
 7 helpful in understanding occupancy and
 8 capacity, we thought what was an easy metric
 9 would be, therefore, the 390 maximum, which
 10 would be scheduled at any point in time,
 11 because we would cap how much we would schedule
 12 at any point, because we just wouldn't do it in
 13 excess of that, and we thought that that
 14 adhered to the traffic considerations and
 15 adhere to the parking considerations.

16 MS. MENENDEZ: I also wanted to mention
 17 that the Coral Gables Concurrency Management
 18 Certificate that's in here or their
 19 certification or statement, basically ties them
 20 to the 390, and states that they have a right
 21 to monitor it, and update as -- you know, it's
 22 a development order issued by the City.

23 So, at some point, if the City has an issue
 24 with it, they could re-address it, would be my
 25 thoughts.

1 MR. RODRIGUEZ: You know, the future plans
 2 and what you have in mind that you can put in
 3 there, so that we get some comfort on that. I
 4 think that's a very good point.

5 CHAIRMAN FLANAGAN: Because we usually do
 6 have a cap, especially on charter schools.

7 MS. SANCHEZ: Yeah. So I'd like to address
 8 why, by nature, this is a cap, but a cap that
 9 we can actually measure, that's useful for what
 10 we're trying to accomplish here. Because the
 11 way we proposed the wording was, 390 which
 12 would be scheduled at any point in time. Which
 13 means, therefore, you're able to measure how
 14 much you've actually scheduled to be on the
 15 class at that point in time would never exceed
 16 the 390.

17 So a good example is, I could have, of the
 18 800 students we talked about, we could have 350
 19 of those that only come to campus on Saturdays
 20 and Sundays one time a month. So what we
 21 didn't want to get into is the semantics of an
 22 enrollment number, when, in essence, it doesn't
 23 influence the traffic study or the parking
 24 spaces we've discussed, because even most of
 25 those students that come on the weekends for

1 MS. SANCHEZ: And the best way to monitor
 2 it is, we could actually show you the
 3 curriculum of the students as we have actually
 4 scheduled our courses.

5 MR. TRIAS: What I would suggest is that
 6 some other schools, where this was an issue,
 7 happened to be in neighborhoods that had
 8 Single-Family residences next to it. This is
 9 not the case.

10 What I would recommend is that you look at
 11 the urban context and see the impact from that
 12 point of view, and that's the way we looked at
 13 it from the point of view of Staff, and we
 14 believe that that was acceptable.

15 MR. BEHAR: I would agree with Mr. Trias.
 16 When we looked at the school, it was the school
 17 on the church across from the Youth Center, and
 18 that was right in the middle of a residential
 19 neighborhood. This is not. I think that this
 20 is really in an office, professional
 21 environment, which is already -- you know, what
 22 I heard also is some of the students are on the
 23 weekend. Obviously, the office -- the majority
 24 of the offices are not going to be at work,
 25 it's not going to be there on the weekend.

Page 65

1 So I think this is more appropriate for
 2 this area than it would be a normal
 3 circumstance for a school in a residential
 4 neighborhood.
 5 CHAIRMAN FLANAGAN: Anybody else?
 6 We have a motion and a second. Are we
 7 clear on what the motion and the second is?
 8 MR. COLLER: The motion is in accordance
 9 with the Department's recommendation, with a
 10 modification of Condition Number 1, regarding
 11 the number of students, and, further, that
 12 there be a curb of the existing driveway and no
 13 fence surrounding this courtyard that we've
 14 mentioned, I believe is -- Charles, does that
 15 fit with you --
 16 MR. WU: I just want to clarify. Is the
 17 number 390 in the student enrollment to be
 18 quantified as on campus only? Is that the
 19 intent?
 20 MR. RODRIGUEZ: 390 on campus at any given
 21 time.
 22 MR. WU: Okay. We got it.
 23 CHAIRMAN FLANAGAN: All right. Hearing no
 24 further comment, Jill, if you'll call the roll,
 25 please.

Page 66

1 THE SECRETARY: Julio Grabiell?
 2 MR. GRABIEL: Yes.
 3 THE SECRETARY: Maria Menendez?
 4 MS. MENENDEZ: Yes.
 5 THE SECRETARY: Alberto Perez?
 6 MR. PEREZ: Yes.
 7 THE SECRETARY: Frank Rodriguez?
 8 MR. RODRIGUEZ: Yes.
 9 THE SECRETARY: Robert Behar?
 10 MR. BEHAR: Yes.
 11 THE SECRETARY: Marshall Bellin?
 12 MR. BELLIN: Yes.
 13 THE SECRETARY: Jeff Flanagan?
 14 CHAIRMAN FLANAGAN: Yes.
 15 All right. Thank you.
 16 MR. GARCIA-SERRA: Many thanks. Have a
 17 good night.
 18 CHAIRMAN FLANAGAN: You, too.
 19 Next item on the Agenda is Number 5. It's
 20 an Ordinance of the City Commission of Coral
 21 Gables, Florida requesting an amendment to the
 22 text of the City of Coral Gables Comp Plan,
 23 Future Land Use Element, Policy FLU-1.1.3,
 24 "Table FLU-1 Residential Land Uses," pursuant
 25 to expedited State review procedures, Section

Page 67

1 163.3184, Florida Statutes, and Zoning Code
 2 Article 3, "Development Review," Division 15,
 3 "Comprehensive Plan Text and Map Amendments" --
 4 wait a minute. I don't need to read these in.
 5 We read these in last time and we said,
 6 therefore, we don't need to --
 7 MR. COLLER: I made a commitment to you
 8 that since we were continuing this hearing from
 9 the previous meeting --
 10 CHAIRMAN FLANAGAN: Perfect.
 11 MR. COLLER: -- that you would not have to
 12 re-read these titles --
 13 CHAIRMAN FLANAGAN: As I started going, I
 14 said, "Wait a minute."
 15 MR. COLLER: -- since we previously read
 16 them in.
 17 CHAIRMAN FLANAGAN: Great. Thank you.
 18 MR. COLLER: So this is a continuation of
 19 the previous hearing. The titles have been
 20 read in, let the record reflect. So we can
 21 proceed.
 22 MR. TRIAS: Thank you, Mr. Chairman.
 23 If I can have the PowerPoint, please.
 24 This is the last section of all of the
 25 different amendments that we have worked on

Page 68

1 with your leadership and input for the North
 2 Ponce area, and I think that all of them work
 3 together, and I believe we have made a few
 4 changes since the last time you saw this that
 5 truly make this much more effective.
 6 As you know, we have been working on this
 7 area for about two years, with a lot of public
 8 input, many public meetings, many discussions.
 9 Hopefully tonight is the last Planning and
 10 Zoning meeting that we have on this issue. All
 11 of the information, all of the background
 12 information, is posted on the web page,
 13 multiple studies, multiple ordinances, multiple
 14 reports from meetings, and different ideas that
 15 I think are beginning to make some sense as one
 16 overall plan for this very important area of
 17 the City.
 18 Today we have two items. We have a
 19 Comprehensive Plan Amendment, which deals with
 20 density, and we also have a Zoning Code Text
 21 Amendment which deals with the requirements for
 22 development.
 23 Something I want to point out, we don't
 24 have a Map Amendment. We have decided that we
 25 have dropped the area that was a district. We