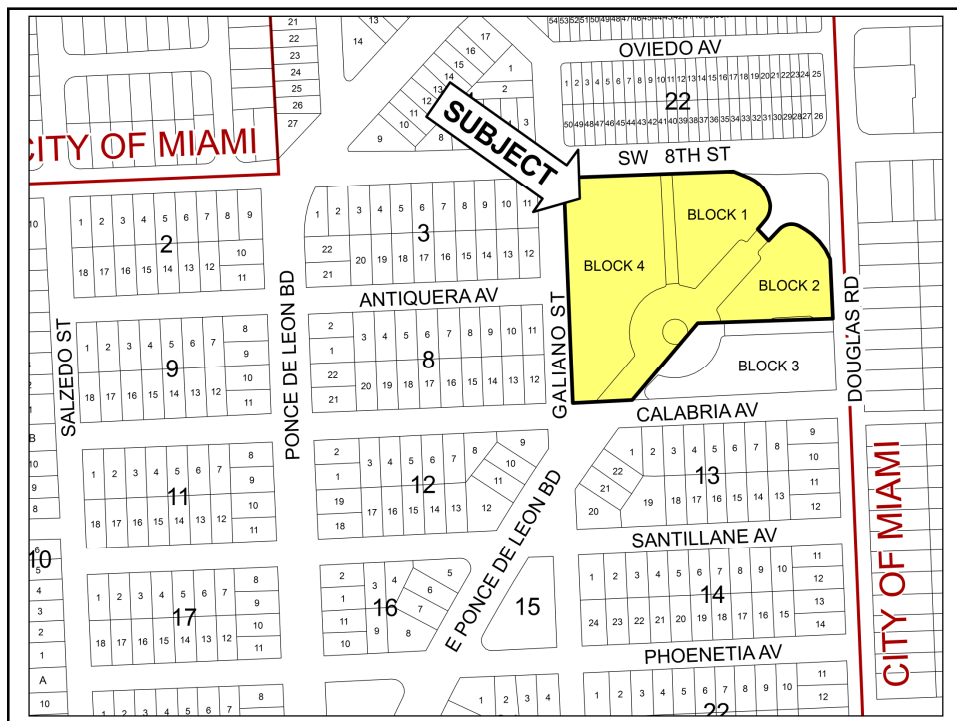

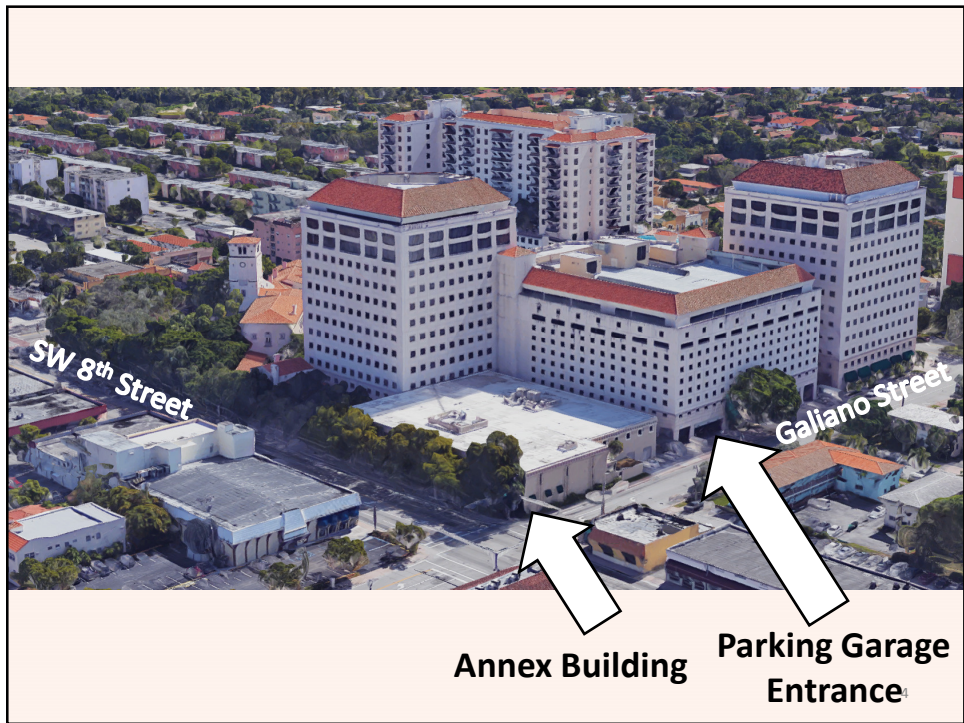
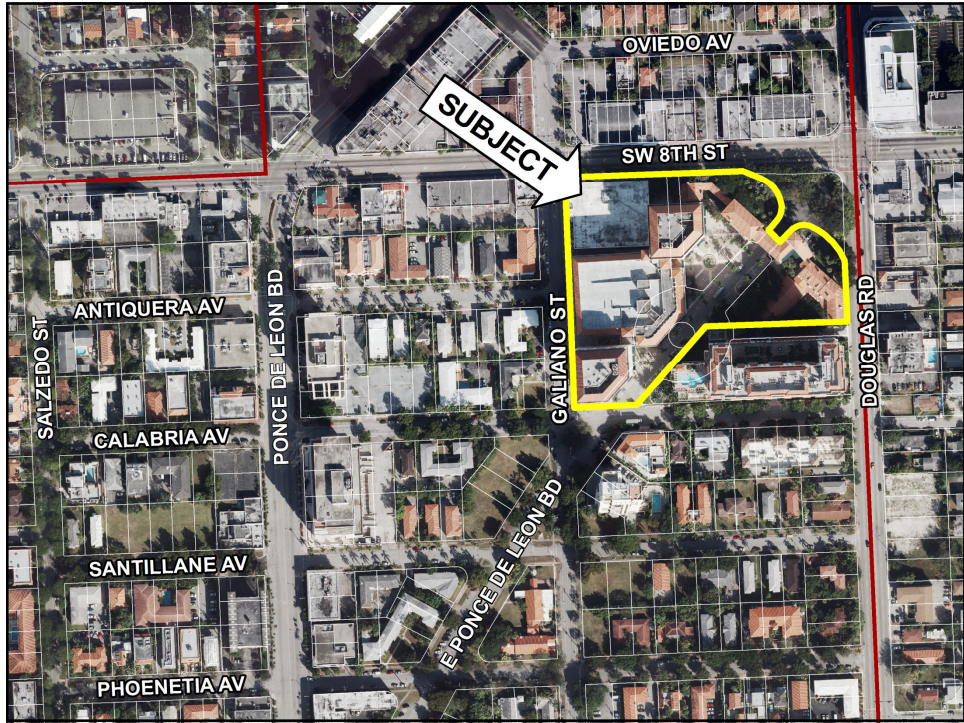


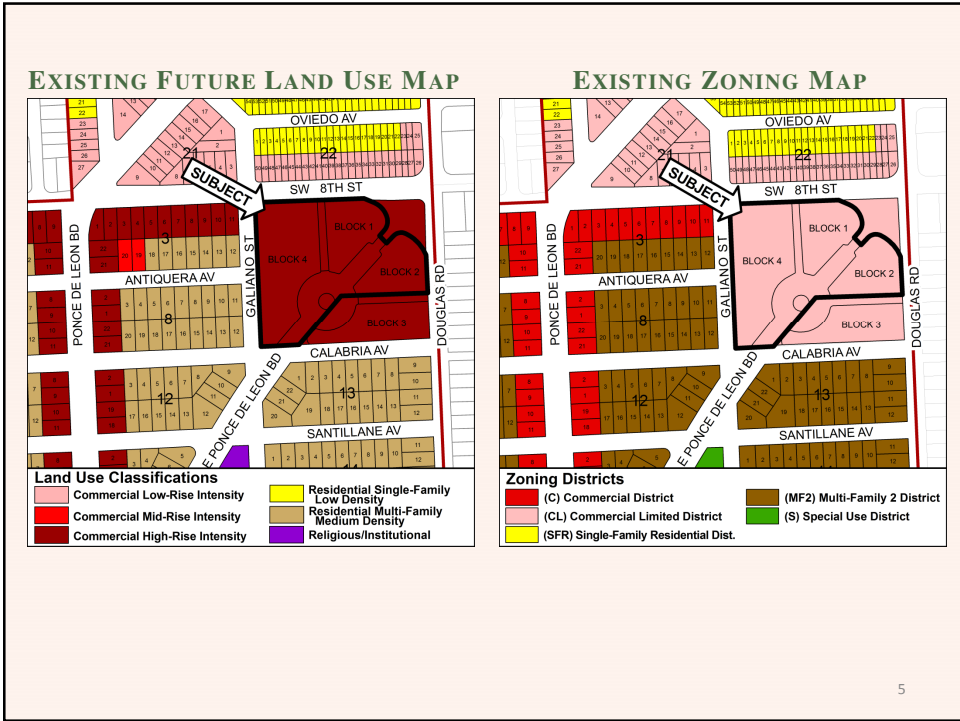
*Annex Building at
Douglas Entrance*

CONDITIONAL USE WITH
SITE PLAN REVIEW
800 DOUGLAS ROAD

CITY COMMISSION
FEBRUARY 28, 2017







REQUEST:
CONDITIONAL USE WITH
SITE PLAN REVIEW

CONDITIONAL USE WITH SITE PLAN REVIEW

- EDUCATIONAL FACILITY WITH MORE THAN FIFTY (50) STUDENT SEATS IS A PERMITTED CONDITIONAL USE ON PROPERTY ZONED COMMERCIAL LIMITED (CL) DISTRICT

7

REVIEW TIMELINE

1	DEVELOPMENT REVIEW COMMITTEE: 09.30.16
2	BOARD OF ARCHITECTS: 11.17.16
3	NEIGHBORHOOD MEETING: 11.30.16
4	PLANNING AND ZONING BOARD: 02.01.17
5	CITY COMMISSION: 02.28.17

8

PUBLIC NOTIFICATION	
2 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB
3 TIMES	PROPERTY POSTING DRC, BOA, PZB
4 TIMES	WEBSITE POSTING DRC, BOA, PZB, CC
2 TIMES	NEWSPAPER ADVERTISEMENT PZB, CC

REQUEST: CONDITIONAL USE REVIEW

STAFF RECOMMENDATION:

STAFF RECOMMENDS **APPROVAL WITH CONDITIONS** OF THE APPLICATION FOR CONDITIONAL USE WITH SITE PLAN REVIEW.

THE STANDARDS IDENTIFIED IN SECTION 3-408 FOR THE PROPOSED CONDITIONAL USE ARE **SATISFIED, SUBJECT TO CONDITIONS OF APPROVAL.**

REQUEST: CONDITIONAL USE REVIEW

PLANNING AND ZONING BOARD **RECOMMENDATION:**

THE PLANNING AND ZONING BOARD AT THEIR MEETING ON FEBRUARY 1, 2017 RECOMMENDED **APPROVAL WITH CONDITIONS** (VOTE: 7-0) OF THE APPLICATION FOR CONDITIONAL USE WITH SITE PLAN REVIEW.

11

CONDITIONS OF APPROVAL:

1. THE UNIVERSITY SHALL HAVE A MAXIMUM OF 390 STUDENTS SCHEDULED TO BE ON CAMPUS AT A TIME.

PRIOR TO THE ISSUANCE OF THE 1ST CERTIFICATE OF OCCUPANCY OR TEMPORARY C.O. THE APPLICANT SHALL:

1. INSTALL LANDSCAPE AND PEDESTRIAN IMPROVEMENTS.
2. REPLACE RAILINGS IN PLAZA WITH LANDSCAPING OR OTHER PEDESTRIAN ORIENTED IMPROVEMENT.
3. REMOVE CURB CUT IN FRONT OF PLAZA ON SW 8TH ST.
4. INSTALL IMPROVED PUBLIC TRANSPORTATION STOPS FOR CORAL GABLES TROLLEY AND MIAMI-DADE METROBUS.
5. INSTALL LIGHTING IN THE RIGHTS-OF-WAY, WHERE PERMITTED BY FDOT.

12



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CITY COMMISSION
FEBRUARY 28, 2017

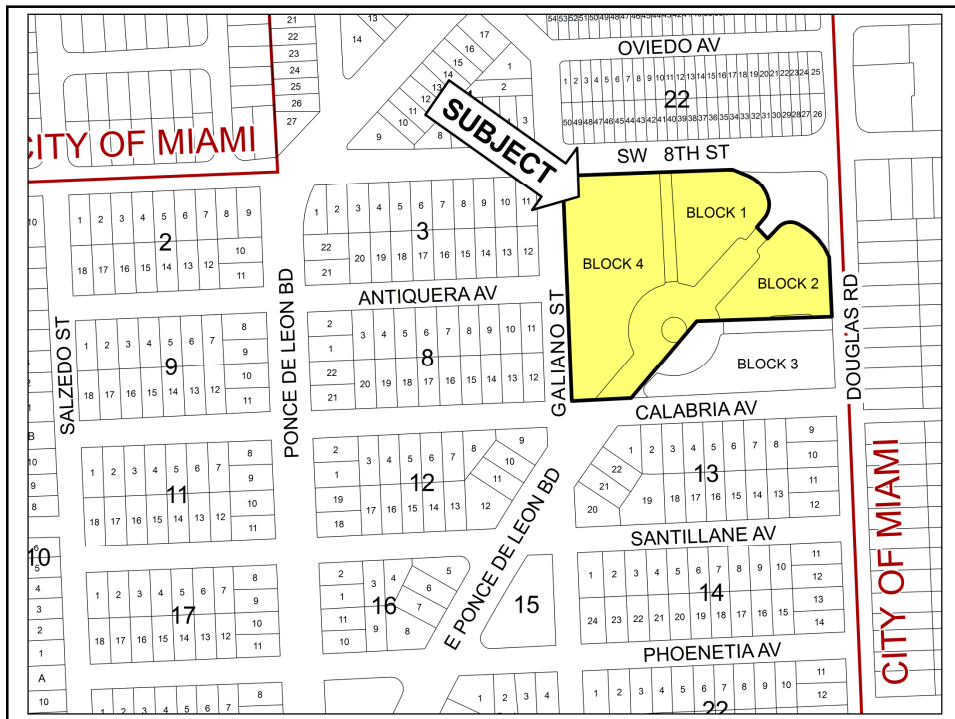


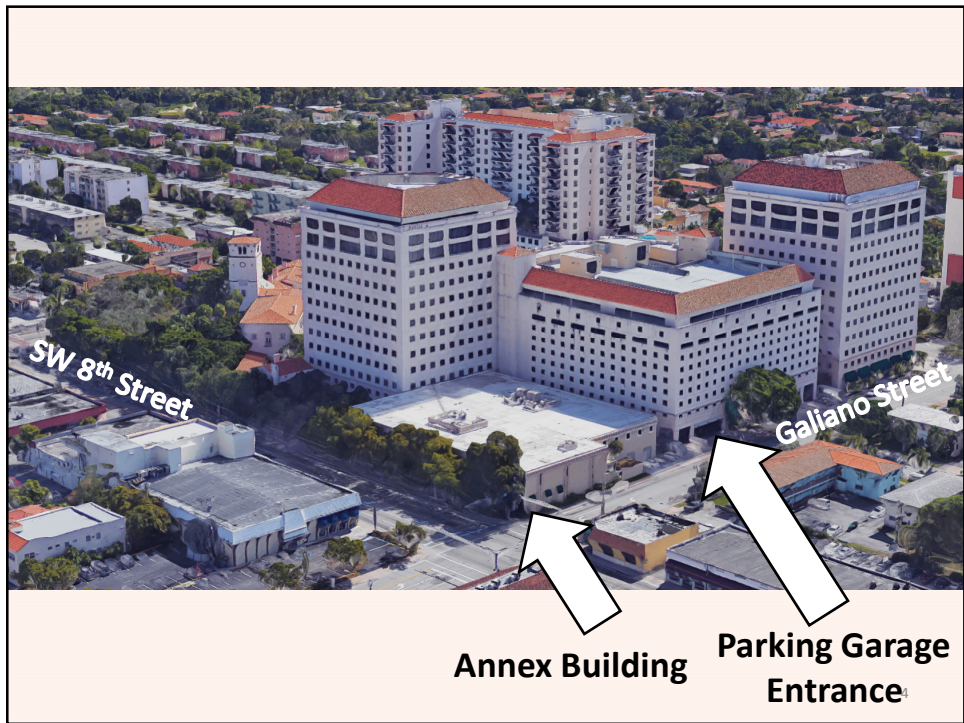
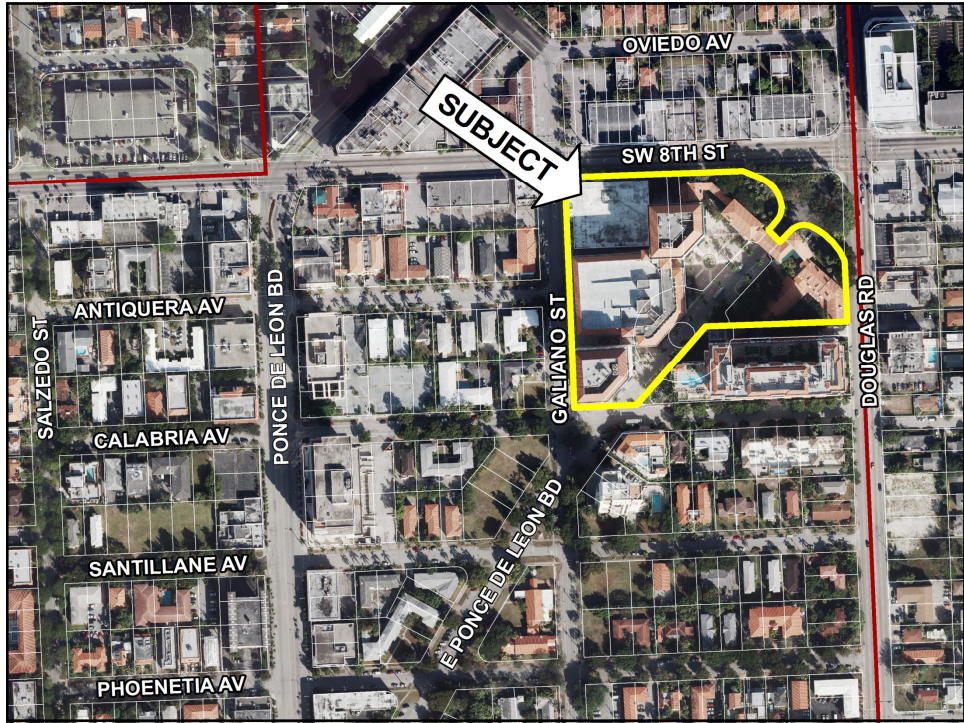


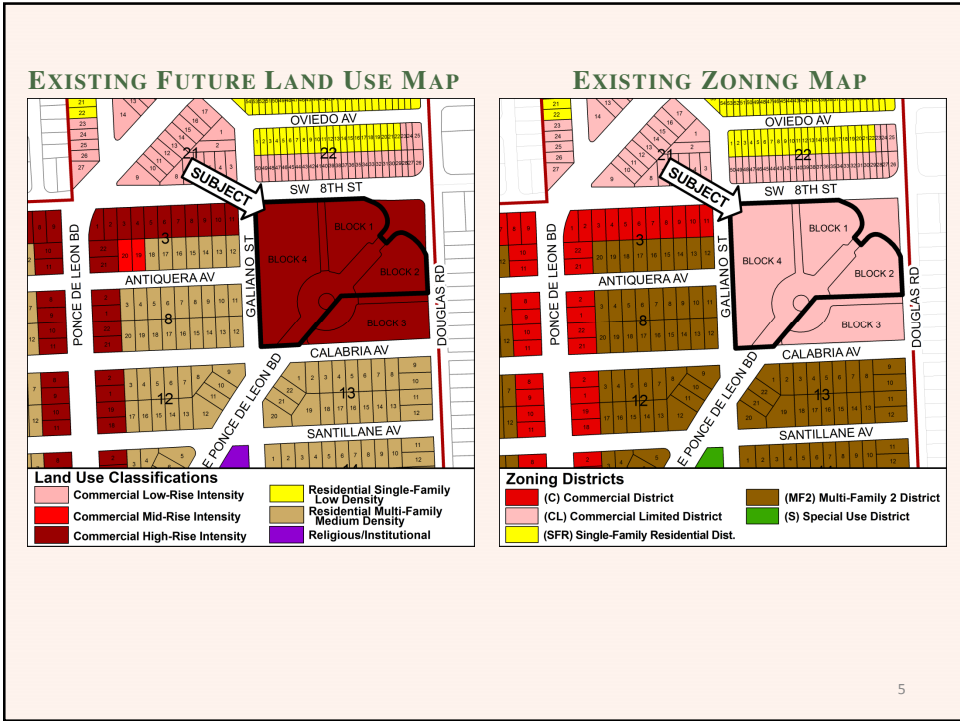
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