

Courtesy Public Hearing Mail Notice Comments

11.22.2011 - Present

Revised Somerset Grace Academy Charter School - Change in Land Use, Conditional Use and Site Plan Review Applications -
624 Anastasia Avenue (University Baptist Church), Coral Gables, Florida^{1, 2}

# ³	Date Received	Name and Address	No comment	No objection	Object	Comments (Verbatim)
900.	11 22 11	Suzette E. Ruiz Principal Somerset Academy Charter School		X		<p>From: suzette ruiz <sruiz0520@yahoo.com> Subject: Re: Onsite Visitation - Somerset Academy Date: November 22, 2011 5:48:46 PM EST To: "Riel, Eric" <eriel@coralgables.com> Cc: Paul Zamek <paul.zamek@gmail.com>, Laura Russo <laura@laurarussolaw.com>, "Bolyard, Scot" <sbolyard@coralgables.com>, "Tompkins, Jane" <jtompkins@coralgables.com>, "Carlson, Walter" <wcarlson@coralgables.com>, "Kephart, Glenn" <gkephart@coralgables.com>, "Masington, Scott" <smasington@coralgables.com> Reply-To: suzette ruiz <sruiz0520@yahoo.com></p> <p>Thank you Mr. Riel for your response.</p> <p>For your information, Molly Hughes called Somerset Gables today and spoke with Ms Quintas at our front desk. She did not identify who she was representing but wanted to know when she should avoid driving through the neighborhood due to traffic congestion caused by the school. Ms Quintas told her that Somerset has two dismissals right now and that there is no traffic congestion. Somerset would welcome her to observe but would require advance notice so our parents are not alarmed. Molly Hughes did not request to observe our traffic or our students today.</p> <p>We do not know whether or not she came by the school today. In the event someone does report to you about today's pick-up, we would like to let you know that after the second dismissal was complete this afternoon, 3:10pm, a large truck attempted to make a Thanksgiving delivery to the church off of Riviera. Pastor White and I addressed the delivery together immediately.</p> <p>Thank you, Ms. Ruiz</p> <p>Suzette E. Ruiz Principal Somerset Academy Charter School Somerset Academy Middle School 18491 SW 134 Avenue Miami, Florida 33177 Phone: 305-969-6074</p>

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Proposed Somerset Grace Academy Charter School Public Hearing Comments

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						Fax: 305-969-6077 Somerset Academy Grace at Coral Gables 624 Anastasia Avenue Coral Gables, Florida 33134 Phone: 305-442-8626 Fax: 305-442-8627
901.	11 28 11	Mara Rodriguez-Mena 25 05 Granada Blvd Coral Gables, FL 33134		X		From: Mara Rodriguez-Mena [mailto:maramena@gmail.com] Sent: Monday, November 28, 2011 5:02 PM To: somerset school comments Subject: Please Approve Somerset Academy Gables Expansion To Whom It May Concern: I am not only a parent but also a neighbor of Somerset Gables. I urge you to approve the amended application submitted by Somerset Academy Gables. They have been willing to compromise in their numbers and work with the neighbors and community in general to reach a fair solution. We are fortunate to have such a prestigious charter school in our neighborhood offering us additional academic options. We are so happy to have our youngest daughter enrolled there and hope for the expansion so other families in our community can enjoy the benefits of having a neighborhood school as we have. Thanking you in advance for your consideration, Mara Rodriguez-Mena 2505 Granada Blvd. Coral Gables, FL 33134 (305)443-5839
902.	11 29 11	Dimitris @ Panagiota D. Maratos 3267 Riviera Drive Coral Gables, FL 33134			X	From: Dimitris Maratos [mailto:Dimi@noveltexmiami.com] Sent: Tuesday, November 29, 2011 9:52 AM To: somerset school comments Subject: OBJECTION TO ALTERIN zONING I HAVE LIVED AT 3257 Riviera Dr SINCE 1980 All the years, the City & my neighborhood have maintained the highest quality of life. I object that now, the City, is even considering changing the Land Use for the UBC property Such a decision would prostitute the quality of the area & convert it to an un-controlled nightmare of traffic congestion, endanger the safety of street walking, greatly increase the

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						lack of sanitation, & numerous other happenings, that are NOT compatible to the Coral Gables "way of living" Dimitris & Panagiota D. Maratos 3267 Riviera Dr. Coral Gables, FL 33134
903.	11 29 11	Pepi and Raul Cuadrado 3250 Riviera Drive Coral Gables, FL 33134			X	From: Pepi Granat [mailto:pepigranat@aol.com] Sent: Tuesday, November 29, 2011 10:32 AM To: somerset school comments Subject: Don't ruin our lovely neighborhood..... This is a reminder to read our previous comment letter carefully, prior to the meeting day after tomorrow. It is in YOUR POWER to keep YOUR COVENANT WITH US -- to keep our neighborhood as it was -- or better -- than when we trustingly moved into our dwelling in our lovely city of Coral Gables 43 years ago. Trusting that you will "do the right thing". Sincerely, Pepi and Raul Cuadrado corner Riviera and Anderson -- 3250 Riviera Drive Coral Gables, FL 33134 305 444 6408; 305 206 1044 cell Pepi; 305 794 4107 cell Raul Pepi Granat, MD 7800 Red Road, Suite 202 South Miami, FL 33143 305 661 7609; fax 305 667 8266
904.	11 29 11	Valerie Gelnovatch Partner vgelnovatch@tfgnet.com 202-270-4074			X	From: Val Gelnovatch [mailto:vgelnovatch@tfgnet.com] Sent: Tuesday, November 29, 2011 10:46 AM To: somerset school comments Subject: Gables Somerset Academy I am a resident living on Anastasia Avenue and I strongly oppose the revised application by Gables Somerset Academy to increase the enrollment to 436 students from 110 students and to change the current land use designation from "religious / institutional" to "community services and facilities". If the school is allowed to change the comprehensive land use plan and increase the enrollment to 436 students, our neighborhood and all the local streets surrounding the school will have a significant increase in traffic, back-ups, waste, and noise.

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					<p>It is my understanding that City Planners and Traffic Engineers agree that there are significant flaws in Academica's analysis of the capacity of the UBC Parcel to be able to adequately handle the increased traffic.</p> <p>As a Coral Gables resident I pay a premium for the quality of life this neighborhood provides, and that quality of life is a direct result of the strict codes and planning to which all of us are subject. I will be an extremely upset resident if these increases and changes are granted. I do not want more traffic, more noise, and more waste around my home and at the library and youth center that my children use daily.</p> <p>For these reasons I urge you to oppose an increase in the enrollment of Gables Somerset Academy to 436 students from 110 students and to change the current land use designation from "religious / institutional" to "community services and facilities.</p> <p>Sincerely, Valerie Gelnovatch Val Gelnovatch Partner vgelnovatch@tfgnet.com 202-270-4074 1130 Connecticut Avenue, NW, Suite 300 Washington, DC 20036 Phone: 202-331-8500 Fax: 202-331-1598 www.fergusongroup.us</p>
905.	11 29 11 Louan Zagarino 731 Anastasia Avenue louanzag@aol.com 305-447-2993			X	<p>From: Louanzag@aol.com [mailto:Louanzag@aol.com] Sent: Tuesday, November 29, 2011 11:31 AM To: somerset school comments; Carlson, Walter; Bolyard, Scot; Riel, Eric; jmenendez@coralgables.com; Foeman, Walter Subject: Zoning Change for UBC</p> <p>Dear Mr. Riel and others.</p> <p>I am writing to say that I am AGAINST any zoning change at University Baptist Church. My family has lived near the church since 1949 and have been very happy. We are NOT happy that they want to rent their church to a school who is for profit and is asking for a number beyond the original Ordinance of the City.</p> <p>Anastasia is a emergency route. Anastasia is a bus route. Anastasia is the street of the Biltmore so there is much traffic.</p>

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						<p>Anastasia is a 2 lane street.</p> <p>Please vote NO for any changes.</p> <p>Thank you, Louan Zagarino 731 Anastasia Ave. louanzag@aol.com 305-447-2293</p>
906.	11 29 11	Adhys Izquierdo Obeso 844 Malaga Avenue Adhys1@gmail.com			X	<p>From: adhys izquierdo [mailto:adhys1@gmail.com] Sent: Tuesday, November 29, 2011 11:47 AM To: somerset school comments Subject: Public School vs Somerset</p> <p>We already have wonderful public schools available to our children in Coral Gables as well a private schools for those who chose that route.</p> <p>A charter school will syphon the already limited funds from public schools.</p> <p>Please keep the money in the public schools who serve our community's children and reject the application of Somerset/Academica.</p> <p>----</p> <p>From: adhys izquierdo <adhys1@gmail.com> Date: November 29, 2011 12:22:22 PM EST To: <eriel@coralgables.com> Subject: Support Public Education Dear Mr. Riel,</p> <p>We are so fortunate to live in a community where we have wonderful public schools available to our children. We also have excellent private schools for those who chose that route.</p> <p>A charter school will syphon the already limited funds from public schools not to mention how it will alter our neighborhood.</p> <p>Please keep the money in the public schools who serve our community's children and reject the application of Somerset/Academica.</p> <p>Best regards, Adhys Obeso 844 Malaga Avenue</p>
907.	11 29 11	Vic Hyder 701 Camilo Avenue			X	<p>From: Vic Hyder [mailto:vichyder@gmail.com] Sent: Tuesday, November 29, 2011 12:18 PM</p>

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	Coral Gables, FL				<p>To: Quesada, Frank; Cason, Jim; Kerdyk, William; Anderson, Maria; Cabrera, Ralph; Riel, Eric; Carlson, Walter; Bolyard, Scot; Menendez, Jill; Salerno, Patrick; Menendez, Maria A.; Leen, Craig; Foeman, Walter; somerset school comments Subject: OPPOSED - Somerset's land use change</p> <p>Ladies and Gentlemen, For the record I am vehemently opposed to Gables Somerset Academy request to increase enrollment to 436 students from 110 students and change the current land use designation from "religious / institutional" to "community services and facilities".</p> <p>Please do not allow this to happen! -- Vic Hyder 786.999.9471 701 Camilo Ave Coral Gables, FL</p>
908.	11 29 11	Vivian Rosado 3235 Riviera Dr. Coral Gables, FL		X	<p>From: VIVIA ROSADO [mailto:lexlawvr@bellsouth.net] Sent: Tuesday, November 29, 2011 2:25 PM To: somerset school comments; Cason, Jim; Quesada, Frank; Kerdyk, William; Anderson, Maria; Cabrera, Ralph; Riel, Eric; Carlson, Walter; Bolyard, Scot; Menendez, Jill; Salerno, Patrick; Menendez, Maria A.; Leen, Craig; Foeman, Walter Cc: lexlawvr@bellsouth.net Subject: REQUEST TO VOTE AGAINST BOTH SOMERSET'S APPLICATIONS to change the current land use and to increase the enrollment to 436 students</p> <p>As a 20-year resident on Riviera Dr., I strongly urge you to vote AGAINST BOTH SOMERSET ACADEMY'S APPLICATIONS to change the current land use and to increase the student enrollment to 436.</p> <p>For Somerset it is about money, but for the residents it is about the quality of life.</p> <p>I moved to Riviera Dr. because of the setting it offered, and relied upon the zoning land use and the belief that City Commissioners and Officials would continue to preserve the neighborhood's character and quality of life. At no time did I expect that I would have to deal with the negative factors associated with traffic from both motor vehicles and individuals from a school just several feet away from my house.</p> <p>Regardless of how much money Somerset spends on "experts" to obtain a report that says what Somerset wants it to say, COMMON SENSE dictates that the area will NOT accommodate the traffic for 436 students without a great imposition on the surrounding neighborhood - - especially since the church property is surrounded by only single-lane</p>

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					<p>traffic patterns.</p> <p>You just need to look at Somerset's other projects to dispel any notion that having 436 or more students will not adversely impact our community.</p> <p>If the school is allowed to change the comprehensive land use plan and increase the enrollment to 436 students, our neighborhood and all the local streets surrounding the school will have a significant increase in traffic, back-ups, waste, road noise, etc. . . . Our property values and quality of life will be severely impacted.</p> <p>Moreover, it is obvious, that Somerset Academy's tactic is to eventually increase the enrollment to the 735 students enrollment that it originally requested. Once you open the door to allowing a change the land use and an increase in the number of student enrollment, our neighborhood will forever be altered to the detriment of our quality of life.</p> <p>Again, I strongly urge you to vote AGAINST BOTH SOMERSET ACADEMY'S APPLICATIONS to change the current land use and to increase the student enrollment to 436.</p> <p>Sincerely, Vivian Rosado 3235 Riviera Dr. Coral Gables, FL 305.609.8528</p>
909.	11 29 11 Joanne Matthews 636 Camilo Avenue Coral Gables, FL			X	<p>From: joanneMatthews [mailto:joanne_matthews@yahoo.com] Sent: Tuesday, November 29, 2011 2:58 PM To: Cason, Jim; Quesada, Frank; Kerdyk, William; Anderson, Maria; Cabrera, Ralph; Riel, Eric; Carlson, Walter; Bolyard, Scot; Menendez, Jill; Salerno, Patrick; Menendez, Maria A.; Leen, Craig; Foeman, Walter Cc: somerset school comments Subject: Nov30 hearing - Somerset Charter Academy and property</p> <p>Dear Commissioners,</p> <p>My name is JoAnne Matthews. I reside at 636 Camilo Avenue. I will attend the hearing on Wednesday, but I know that time is limited at that forum, and want to address the issues prior.</p> <p>I purchased our property a year and a half ago. Previously, I lived twelve blocks north, in an 85 year-old home that I developed over the course of 24 years. I've dealt with the City Beautiful on many issues – code, zoning, architectural board. I can tell you that it's often a</p>

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					<p>pain in the you-know-what to abide by imposed restrictions, but I've never come away from the process without great pride and satisfaction to live in a City that respects its heritage and its residents – living standards that are consistent to the City of Coral Gables.</p> <p>During the year of reconstruction on my current 60 year-old dwelling, I respected Coral Gables standards to keep the house very consistent with the neighborhood. I didn't tear it down and create some super structure; and I kept some of the original art décor detail (even though art deco isn't my "thing"). For reasons of a tree, I abandoned plans for a second garage because of access restrictions by the City. When I first learned of the beautification project on Segovia Street, I was delighted to read that it, too, was to be "consistent with the City of Coral Gables" (press release wording). Much in later print included opinions about the Somerset School, as a result of their inflated proposals for enrollment. Their original proposal has been reduced, but it is still inflated and not relevant to this property.</p> <p>I am very familiar with St Thomas Episcopal (with a school enrollment less than the number Somerset is requesting). It sits at the intersection of two major arteries—and they were required to create a wall/perimeter around all sides except the entrance off Kendall. In contrast, the UBC property sits in the middle of a web of low-traffic residential streets. While its current designation (church) and current school enrollment (110) is consistent with the neighborhood, an expansion is not appropriate, for reasons of intrusion (even to some City properties, like the Library parking lot.) The UBC is more consistent with St. Philips, which has an enrollment of 175.</p> <p>People make mistakes. Somerset is a company, and the owners, or their lawyers, perhaps didn't read the words on the document they signed – or thought they could run over regulations. They want to change the rules -- a school, with a handbook of rules for their students, doesn't want to abide by restrictions that are consistent with OUR personal business. It's a corporate business that doesn't want to confine themselves to the designated Coral Gables Business District, for reasons of profit. They have a plan that doesn't fit the property, and they have professionals who are willing to be paid to support their plan. I don't fault them – why not try?! ...they just might win for trying. BUT... what does the City and nearby residents have to gain? This decision will have further ramifications.</p> <p>This is not an emotionally charged "association" who is standing up just for the purpose of speaking out -- I'm here to say, we should not have to suffer the consequences of their interpretation of regulations ... for reasons of safety and intrusion and value.</p> <p>A change of either the designation of the property use and/or the allowed enrollment of any school choosing to use that property should not be considered consistent with our</p>

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					<p>neighborhood or the City of Coral Gables.</p> <p>Thank you for your attention and consideration.</p> <p>JoAnne Matthews November 29, 2011</p>
910.	11 29 11 Lisa Hyder 701 Camilo Avenue Coral Gables, FL			X	<p>From: Lisa Hyder [mailto:lisah@MdSportscares.com] Sent: Tuesday, November 29, 2011 4:56 PM To: Quesada, Frank; Cason, Jim; Kerdyk, William; Anderson, Maria; Cabrera, Ralph; Riel, Eric; Carlson, Walter; Bolyard, Scot; Menendez, Jill; Salerno, Patrick; Menendez, Maria A.; Leen, Craig; Foeman, Walter; somerset school comments Subject: RE: OPPOSED - Somerset's land use change</p> <p>Ladies and Gentlemen,</p> <p>For the record I am also vehemently opposed to Gables Somerset Academy request to increase enrollment to 436 students from 110 students and change the current land use designation from "religious / institutional" to "community services and facilities".</p> <p>The trees on Segovia look beautiful so far and I am very excited to see the finished product, however, it has made Segovia a more dangerous and crowded street on which to drive. I have already been witness to an accident that involved two cars and a cyclist and have been involved in my own "near miss" with someone attempting to make a turn across one of the barriers. Additionally, several of my neighbors and I are curious as to what will happen at the intersection of Segovia and Riviera Drive. The lane in front of UBC that was once a left hand turn only is now blocked off since the barrier now prevents a left hand turn from that lane. What is the plan for that area now? The addition of school buses and cars to support 436 students plus faculty and staff, it seems, will only make things worse.</p> <p>Thank you again for your service.</p> <p>Sincerely, Lisa Hyder 701 Camilo Ave</p>
911.	11 29 11 Grey Bryan 718 Aledo Avenue Coral Gables, FL 33134			X	<p>From: Bryan Grey [mailto:gbryan@greybryan.com] Sent: Tuesday, November 29, 2011 6:47 PM To: somerset school comments; Cason, Jim; Quesada, Frank; Kerdyk, William; Anderson, Maria; Cabrera, Ralph; Riel, Eric; Carlson, Walter; Bolyard, Scot; Menendez, Jill; Salerno, Patrick; Menendez, Maria A.; Leen, Craig; Foeman, Walter Subject: Opposition To Somerset Gables Expansion</p>

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						<p>Please see the attached letter in opposition to the Somerset Gables expansion request. I am requesting that this letter be placed in the public record for the hearing scheduled for November 30, 2011.</p> <p>Thank you.</p> <p>Grey Bryan 718 Aledo Avenue Coral Gables, FL 33134 Tel: 305-447-8157</p> <p style="text-align: center;">April 23, 2011</p> <p>I am writing to express my opposition to the proposed expansion of Somerset Gables. I have been a resident and homeowner in the city of Coral Gables for ten years. I feel that the zoning rules that Coral Gables strives to maintain truly protect the integrity of the neighborhoods creating a beautiful and safe city. It is in my strong opinion that the Somerset business model as it applies to the UBC location is in direct contrast to these rules and a change in these regulations for one business / organization would have dire consequences in the community.</p> <ul style="list-style-type: none"> • A change in zoning from "Religious/Institutional" to "Community Services and Facilities" will set a precedent for other churches and temples to request a similar change in order to increase their revenue stream and property value as well as open endless possibilities for future commercial development on these designated properties. • The inability of Somerset's business model to fit within City's long-standing plan does not mandate nor necessitate a change in the City's plan. Rather, just like any other business or educational facility, Somerset must either modify its business model or seek a site which is more suitable for its model. • A 1968 Restrictive Covenant was signed by UBC and the City, declaring that the property would not be leased or used in violation of any ordinances of the City; that part of the property shall not be leased separately from the rest, and that the covenants shall run with the land and be binding upon the trustees and their successors. A covenant is a promise between the City and UBC, and is not to be breached. • Despite Somerset's representations to the contrary, the proposed traffic patterns will greatly increase traffic in a quiet residential neighborhood. At a recent town hall meeting held at UBC, a police officer from a neighboring city cited his concerns based upon professional experience and stressed that traffic during the extended morning and afternoon pick up will present a hardship to this neighborhood. He even suggested that the traffic could be alleviated by building a 6 floor parking garage. <p>I follow the rules of the City because I recognize their importance in our community in protecting our neighborhood environment as well as our property values. I do not appreciate Somerset's methods of coming into the area and trying to circumvent the rules of the city to accommodate their business model. At the City Commission meeting last spring, the City offered Somerset Academy a compromise number of 210 students. Somerset rejected the offer since this number does not accommodate their business model. How does this justify a change in the master plan of the City? It seems they should also be flexible or look for a new site. If the city really does need an additional school of this size, then careful planning must be made to accommodate the students by finding a space where there can be a field, a library, in a section of town that is more appropriate.</p>

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						<p style="text-align: center;">My position is AGAINST the request to amend the Coral Gables Comprehensive Plan. PLEASE DO NOT ALLOW THIS TO HAPPEN. I love Coral Gables and this beautiful section of the city for what it IS. A school of this size is not appropriate for the surrounding neighborhood and neither is an amendment to our city's comprehensive plan that is intended for private gain.</p> <p style="text-align: center;">Sincerely yours,</p> <p style="text-align: center;">Grey Bryan 718 Aledo Avenue Coral Gables, FL 33134 T: 305-447-8157 E: gbryan@greybryan.com</p>
912.	11 29 11	Brooke Bagnall-Koger 3100 Anderson Road			X	<p>From: Brooke Bagnall-Koger [mailto:bagnallkoger@gmail.com] Sent: Tuesday, November 29, 2011 10:34 PM To: somerset school comments Subject: Somerset Charter School</p> <p>I oppose the request for a change in land use and increased enrollment proposed by Somerset Gables. I live in the neighborhood and feel that any changes would negatively impact our neighborhood. With an enrollment of 350 or 436, I feel that everyone involved would see a difference in our quiet neighborhood. It would be the largest school in Coral Gables in a residential neighborhood. And there is every reason to expect that if ANY expansion is granted, Somerset will continue to use any means at it's disposal to further expand the school in the years to come. There is no reasonable compromise with a school that will never accept a bargain as a final settlement. I am most concerned about granting a change of land use for Somerset. If Somerset is granted a change in land use then there is no reason why other places in the Gables wouldn't follow as well. One of the reasons we chose to move into the Gables was because of its strict regulations. By changing land use and putting a large school in a quiet neighborhood you will be changing the integrity of Coral Gables.</p> <p>Sincerely, Brooke Bagnall-Koger 3100 Anderson Road</p>
913.	11 30 11	Janet Nostro 728 Catalonia Avenue Coral Gables, FL			X	<p>From: Janet Nostro [mailto:nostro@comcast.net] Sent: Wednesday, November 30, 2011 8:20 AM To: somerset school comments Cc: Cason, Jim; Quesada, Frank; Kerdyk, William; Anderson, Maria; Cabrera, Ralph; Riel, Eric; Carlson, Walter; Bolyard, Scot; Menendez, Jill; Salerno, Patrick; Menendez, Maria A.; Leen, Craig; Foeman, Walter Subject: Consider the long term consequences before voting</p>

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					<p>Dear Mayor Cason, Commissioners Quesada, Kerdyk, Anderson, Cabrera and Directors: I urge you to vote against changing the land use plan and increasing the student population at Somerset School in Coral Gables, FL.</p> <p>Both of these changes will have a detrimental effect to the neighborhood and the City of Coral Gables.</p> <p>The proposed change to the land use plan is especially disconcerting since it will allow the City to cede control of a piece of property in a largely residential area and puts our City Beautiful at risk. The change in land use will be to a designation that has never before been used in our city.</p> <p>I don't think that Somerset will allow wild, late night parties to take place on its premises, as Balere Language Academy, a Miami Dade charter school located in South Miami Heights did this summer. Nor do I believe that the directors of Acedemia will charge fees for basic classes to the students nor overcharge rent to enrich themselves as did the owners of the Academy of Arts and Minds, another Miami Dade charter school located in Coconut Grove. However I do believe, a change in the land use plan from religious to the never before used in Coral Gables designation, community service facility, opens the door to unintended consequences. Poorly attended, financially struggling churches throughout the city may want the same rights to open their doors to privately owned charter schools. The new owners may not be as responsible as the politically savvy directors Fernando Zuleueta and Maggie Fresen.</p> <p>I also object to the proposed 436 students attending school at the site which exceeds the amount of students allowed for in a 1977 covenant between the University Baptist Church and the City of Coral Gables which allowed for 110 students. This covenant was supposed to be a permanent, not a temporary agreement.</p> <p>If a covenant can be broken after 30 years, imagine what can happen to a zoning change, where the city will have less control over its outcome!</p> <p>For these reasons, I believe it is imperative that the commission and board put the interests of our city of neighborhoods before the interests of privately run schools and vote NO to changing the land use plan and vote NO to increasing the student enrollment. There are many suitable sites for development in the urban core of the city for school of this magnitude but the neighborhood University Baptist Church site is not appropriate.</p> <p>Janet Nostro 728 Catalonia Avenue Coral Gables, FL</p>
914.					

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