

**City of Coral Gables
Building and Zoning Department
Board of Adjustment**

December 3, 2012

**Property Located at:
390 Bird Road**

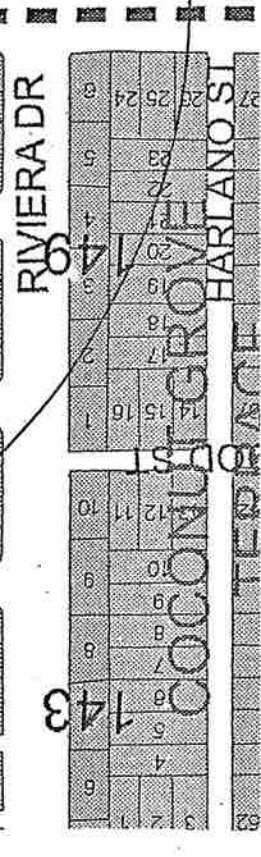
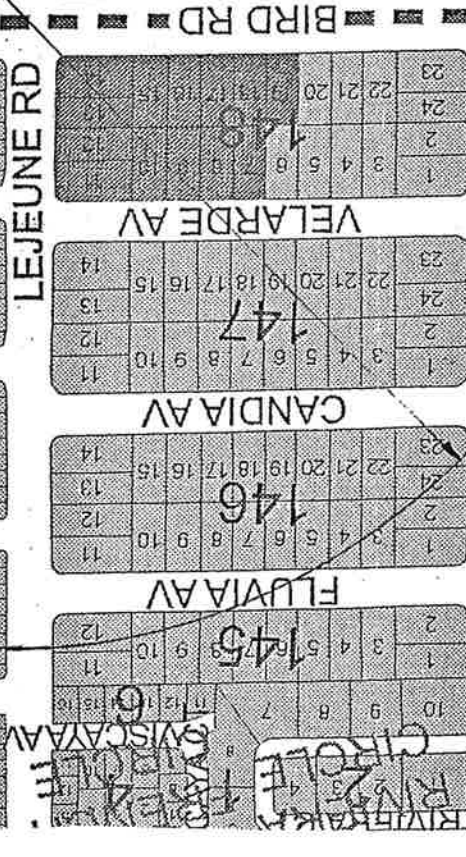
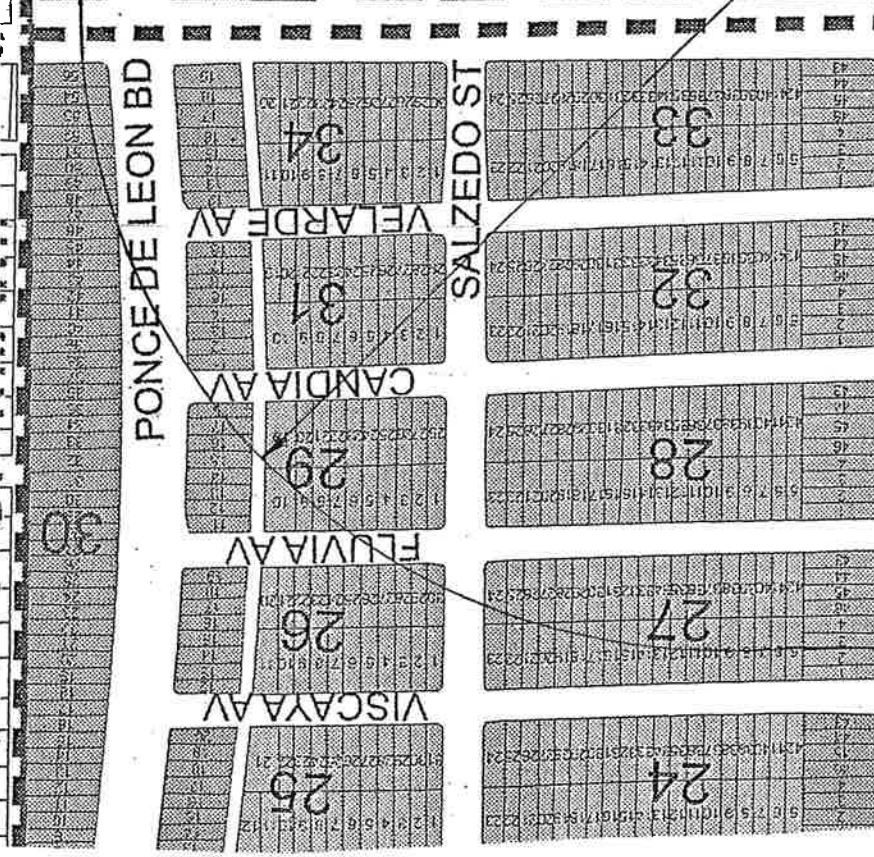
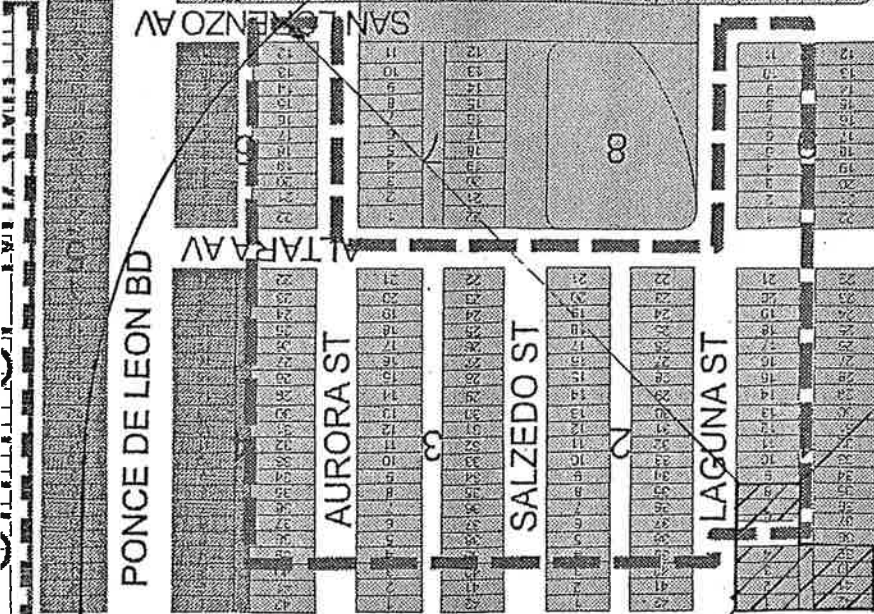
BA-11-08-5790

Consider variance requests in regard to the proposed banking facility "Chase" to be located at 390 Bird Road, Coral Gables, Florida.

INDUSTRIAL SECTION 11

CORAL GABLES SENIOR HIGH SCHOOL

1,000 Feet



STAFF REPORT FOR 390 BIRD ROAD

<u>Architect/Engineer:</u>	CKE Group Incorporated/BDG Architects
<u>Legal Description:</u>	Lengthy – See Exhibit “A”
<u>Present Owners:</u>	Century Laguna, LLC and City of Coral Gables
<u>Present Use:</u>	Vacant Lot
<u>Zoning District:</u>	Commercial (C) and Industrial (I)
<u>Land Use Classification:</u>	Commercial Low Rise Intensity

APPLICANT'S PROPOSAL: In connection with the proposed commercial building (banking facility “Chase”) at the subject property, the Applicant requests the following variances pursuant to the provisions of Ordinance No. 2007-01 as amended and known as the “Zoning Code.”

- 1) Grant a variance to allow the proposed principal building to maintain a ten feet (10’0”) side street setback vs. A minimum of fifteen feet (15’0”) side street setback is required by Section 4-302 (D) (3) (b) (ii) of the Coral Gables “Zoning Code.” **WITHDRAWN BY STAFF**
- 2) Grant a variance to allow the proposed drive through teller facilities to be located closer to the street than the principal building vs. In no case shall an accessory building or structure be located closer to the front or side street of a lot or building site than the main or principal building as required by Section 5-101 (C) of the Coral Gables “Zoning Code.”

BOARD OF ARCHITECTS REVIEW: All as shown on plans which have received Preliminary approval by the Board of Architects on June 23, 2011.

ADVERTISING: This application was advertised in the Miami Daily Business Review on November 23, 2012. Letters were mailed to properties within one thousand feet of the subject property and the property was posted on November 23, 2012.

STAFF OBSERVATION: **Item No. 1 has been withdrawn by Staff.**

Item No. 2 is a variance request to allow the detached drive through teller lanes to be located closer to the street than the primary building. The Zoning Code prohibits accessory buildings to be located closer to any street than the primary building.

This property is located on the corner of Lejeune Road, Bird Road and bounded on the east side by Laguna Avenue. Due to the unusual site configuration of this property and in order to comply with

required setbacks, parking and landscaping the proposed design was the most feasible and physically functional in obtaining proper vehicular and pedestrian circulation.

Due to the constraints presented by the unusual configuration of the property site, Staff recommends approval of the Applicant's request in order to allow a typical use commonly associated with a bank facility.

A portion of the property, specifically the portion being received from the City in the proposed land swap, has a current Land Use Classification of Industrial and is located in an Industrial Zoning District. The approval of the variance is contingent upon securing City Commission review and approval of applications to be filed for development.

STAFF RECOMMENDATION: Pursuant to **Section 3-806 STANDARDS FOR VARIANCES** of the "Zoning Code," the Zoning Division Staff finds and the Board of Adjustment shall find as follows in regard to the Applicant's proposal as presented in their application for a variance from the provisions of Ordinance No. 2007-01, as amended and known as the "Zoning Code," and makes the following recommendations:

1. That special conditions and circumstances do exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

The unusual property site coupled with the required setbacks, parking and landscaping does create a special condition by limiting the available space for the drive through teller lanes building.

2. That the special conditions and circumstances would not result from the actions of the Applicant.

The property site is unusual due to the existing three street frontages and is not created by the Applicant.

3. That granting the variance requested will not confer on the Applicant a special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning district.

Due to the existing property site boundaries, the location proposed for the drive through teller lanes will allow for the development and adequate access in a manner which is consistent with the purposes and objectives of the Zoning Code's regulations.

4. That literal interpretation of the provisions of these regulations would deprive the Applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these regulations, and would work unnecessary and undue hardship on the Applicant (see also definition of "necessary hardship").

Literal interpretation of the Zoning regulations would deprive the Applicant of an accessory use typically associated with a bank facility.

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

The drive through teller lanes building complies with the Zoning Code's required setbacks and granting the variance is the minimum variance that will make possible the reasonable use of the entire banking facility.

6. That granting the variance will not change the use to one that is not permitted in the zoning district or different from other land in the same district.

Granting the variance requested will not change the use to one that is not permitted in the zoning district.

7. That the granting of the variance will be in harmony with the general intent and purpose of these regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The proposed detached drive through facility is a typical retail service and is in harmony with the general intent and purpose of these regulations considering the location of the property site and will not be injurious or detrimental to the public welfare.

Based on the findings in paragraphs 1 through 7 above, the Zoning Division Staff recommends **APPROVAL** of Item No. 2 of the Applicant's request.

Applicant: Century Laguna, LLC

Applicant's Proposal:

Grant a Variance permitting a proposed building in a Commercial District to have a setback of 10 feet from a side street (Bird Road) vs. permitting a proposed structure in a Commercial District to have a setback of 15 feet from a side street (Bird Road), as required by Section 4-302(D)(3)(b)(ii) of the "Zoning Code".

Grant a Variance permitting an accessory use (drive through lanes) to be located closer to the street (Laguna Street) than the principal building in a Commercial District, as required by Section 5-101(C).

Holland & Knight

701 Brickell Avenue, Suite 3000 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799
Holland & Knight LLP | www.hklaw.com

Hugo P. Arza
305.789.7783
hugo.arza@hklaw.com

November 9, 2012

VIA HAND DELIVERY

Ms. Martha Salazar Blanco
Zoning Official
City of Coral Gables
405 Biltmore Way
Coral Gables, FL 33134

Re: Century Laguna, LLC / First Amended Letter of Intent accompanying application for Variances in connection with proposed Bank at 390 Bird Road ("Chase Bank at 390 Bird Road")

Dear Ms. Salazar Blanco:

This firm represents Century Laguna, LLC ("Century"), the owner of the property located generally at 390 Bird Road (the "Property"). The Property consists of approximately 25,707 square feet (0.59 acres) and is located on the south side of Bird Road, between LeJeune Road and Laguna Road. Century proposes to develop the Property, which was previously used as a gas service station, with a new, one-story retail banking facility (the "Project"). This First Amended Letter of Intent is in response to a conversation today with Ms. Elizabeth Gonzalez and is designed to correct an error in the request in the following paragraph and to delete a sentence on page two.

This letter accompanies the application by Century to the City's Board of Adjustment for (i) a variance from Section 4-302(D)(3)(b)(ii) of the City of Coral Gables Zoning Code (the "Zoning Code") to permit the proposed bank facility building to be located 10 feet from the side street ("Bird Road") where 15 feet is required and (ii) a variance from Section 5-101(C) of the Zoning Code to permit the drive-through tellers, which are classified as accessory uses, to be located closer to a street than the principal use¹.

¹ A portion of the Property, specifically the portion being received from the City in the proposed land swap, is currently "I" Industrial in the City's Zoning Atlas. Drive-through tellers are not a permitted use in the Industrial District. The Applicant is submitting an application for a land use change and rezoning of this portion of the Property to "C" Commercial. The variances requested are variances required if the City Commission approves the rezoning of this portion of the Property "C" Commercial.

Ms. Martha Salazar-Blanco

November 9, 2012

Page 2

Project Overview

The Project contemplates the development of the Property with a one-story commercial bank branch with detached drive-through teller lanes. The development of the Property is made possible by a Land Exchange Agreement entered into by Century and the City of Coral Gables, Florida whereby lots owned by Century will be exchanged for property owned by the City following the variance process contemplated by this letter and the accompanying application and the rezoning of the swapped lots from Industrial District to Commercial District. This land swap permits a more desirable, unified parcel on the corner of Bird Road and LeJeune for Century to develop the proposed Project, and will benefit the City by requiring Century to design, develop and construct a new surface parking lot for the benefit of area patrons.

The Variances

The development of the Project will require two variances that arise from the unique characteristics of an irregularly shaped Property with three frontages along LeJeune Road, Bird Road, and Laguna Street. Because LeJeune is the narrowest frontage, it is deemed to be the principal frontage under the Zoning Code. However, the natural principal frontage is Bird Road, which under the Code is considered a "side street" for which a 15' setback is required. Accordingly, we respectfully request a variance of Section 4-302(D)(3)(b)(ii) to permit the bank building to be set back 10 feet from the side street (Bird Road) where 15 feet is required.

The second variance relates to the location of the drive-through tellers and the principal building. Because the property has three street frontages, the drive-through tellers cannot be located anywhere to avoid being closer to the street than the principal building. The layout and design of the drive-through tellers accommodate the interior circulation and parking in the most efficient manner. Accordingly, we respectfully request a variance from Section 5-101(C) to permit drive-through lanes (accessory uses) to be located closer to the street (Laguna Street) than the principal building.

In order to grant a variance, an applicant must justify such variance by presenting justifications for each of seven "Standards for Variances", as found in Section 3-806 of the Zoning Code. Please see attached justification for the seven standards for each of the two requested variances.

Based on the foregoing, we respectfully request favorable review of our various requests. Should you have any questions, please do not hesitate to contact the undersigned.

Very truly yours,

HOLLAND & KNIGHT LLP



Hugo P. Arza

Standards for Variances

Requested Variance Number 1: Grant a Variance permitting a proposed building in a Commercial District to have a setback of 10 feet from a side street (Bird Road) vs. permitting a proposed structure in a Commercial District to have a setback of 15 feet from a side street (Bird Road), as required by Section 4-302(D)(3)(b)(ii) of the "Zoning Code".

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

The unique shape of the Property, with frontages along three roads and a principal frontage along Le Jeune, which is not the historical and natural frontage for the Property, is peculiar to this Property only.

2. That the special conditions and circumstances do not result from the actions of the applicant.

The applicant has taken no action to cause the special conditions and circumstances of the Property.

3. That granting the variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning district.

By granting the variance the City will allow the Property to be developed in accordance with the Zoning Code as any other property would be allowed to be developed and no special privilege will be conferred.

4. That literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these regulations and would work unnecessary and undue hardship on the applicant.

Literal interpretation of the regulations would require that the front of the proposed building be setback from the principal frontage street (Bird Road) beyond the setback of other similarly situated properties that front Bird Road that would create an unnecessary and undue hardship on the applicant.

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

The requested variance simply allows the setback to be consistent with the typical setback for a 'principal' street frontage (10 feet).

6. That granting the variance will not change the use to one that is not permitted in the zoning district or different from other land in the same district.

Granting the variance will not confer a use on the Property that is not otherwise permitted.

7. That the granting of the variance will be in harmony with the general intent and purpose of these regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The proposed bank is harmonious with the typical retail services warranted for a major intersection and the reduction of the setback to the typical 'principal' street setback will not be injurious to the public welfare.

8. That the granting of the variance is appropriate for the continued preservation of an historic landmark or historic landmark district.

This standard is not applicable.

Requested Variance Number 2: Grant a Variance permitting an accessory use (drive through lanes) to be located closer to the street (Laguna Street) than the principal building in a Commercial District, as required by Section 5-101(C).

1. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings in the same zoning district.

The unique shape of the Property, with frontages along three roads, does not permit any placement of the drive through lanes to be located anywhere that would not be closer to the street than the principal building.

2. That the special conditions and circumstances do not result from the actions of the applicant.

The applicant has taken no action to cause the special conditions and circumstances of the Property.

3. That granting the variance requested will not confer on the applicant any special privilege that is denied by these regulations to other lands, buildings or structures in the same zoning district.

By granting the variance the City will allow the Property to be developed in accordance with the Zoning Code as any other property would be allowed to be developed and no special privilege will be conferred.

4. That literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these regulations and would work unnecessary and undue hardship on the applicant.

Literal interpretation of the regulations would prevent drive through lanes to be developed as part of the project, thus depriving the public of a typical bank amenity and depriving the applicant of a right typically enjoyed by other property owners whose properties are not irregularly shaped.

5. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure.

The variance being requested is the minimum variance that would allow drive through lanes.

6. That granting the variance will not change the use to one that is not permitted in the zoning district or different from other land in the same district.

Granting the variance will not confer a use on the Property that is not otherwise permitted.

7. That the granting of the variance will be in harmony with the general intent and purpose of these regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The proposed bank is harmonious with the typical retail services warranted for a major intersection and the drive through lanes are typical amenities for a bank and would not be injurious to the area involved.

8. That the granting of the variance is appropriate for the continued preservation of an historic landmark or historic landmark district.

This standard is not applicable.

Holland & Knight

701 Brickell Avenue, Suite 3000 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799
Holland & Knight LLP | www.hklaw.com

Hugo P. Arza
305.789.7783
hugo.arza@hklaw.com

October 29, 2012

VIA HAND DELIVERY

Ms. Martha Salazar Blanco
Zoning Official, City of Coral Gables
405 Biltmore Way
Coral Gables, FL 33134

**Re: Century Laguna, LLC / Hold Harmless Letter accompanying application for Variances
in connection with proposed Bank at 390 Bird Road**

Dear Ms. Salazar Blanco:

This firm represents Century Laguna, LLC ("Century"), the owner of the property located generally at 390 Bird Road (the "Property"). The Property consists of approximately 25,707 square feet (0.59 acres) and is located on the south side of Bird Road, between LeJeune Road and Laguna Road. Century proposes to develop the Property, which was previously used as a gas service station, with a new, one-story retail banking facility (the "Project").

This letter accompanies the application by Century to the City's Board of Adjustment for two variances related to the development of the Project on the Property. Century shall hold harmless the City of Coral Gables, Florida and its officers, employees, agents and instrumentalities from any and all liability, losses or damages to Century or any third party, of any kind or nature arising out of, relating to or resulting from the filing of the application of the variances, including approval or denial of the requests of the application by the City's Board of Adjustment. Century expressly understands and agrees that the City's building department will review the building plans for the Project and may request changes prior to approval of the plans that would result in the Project having to go back to the Board of Adjustment for subsequent approval.

Should you have any questions, please do not hesitate to contact the undersigned.

Very truly yours,

HOLLAND & KNIGHT LLP



Hugo P. Arza

ARTICLE 5 – DEVELOPMENT STANDARDS

Division 1. Accessory Uses

Section 5-101. General.

Accessory uses, which do not alter the character of the premises in respect to their basic use, shall be permitted in connection with all uses. Specific enumeration of permissible accessory uses shall not be deemed to prevent other proper accessory uses not so enumerated. All accessory uses shall comply with the following general standards:

- A. No accessory building or structure may be constructed before, but may be built concurrently with, the main building, nor shall any such building be completed before the main building is completed, except as to interior trim and decoration, or be used or occupied before the main building is completed.
- B. Except as may be otherwise required, no accessory building or structure may be located in the area between the street and the main residential building or any part thereof.
- ∅ C. In no case shall an accessory building or structure be located closer to the front or side street of a lot or building site than the main or principal building.

Section 5-102. Accessory dwelling.

- A. An accessory dwelling shall be permitted in an SFR District as an accessory use located above a garage.
- B. An accessory dwelling shall be permitted as an accessory use in an SFR District provided that the living quarters:
 - 1. Are located above a garage;
 - 2. Are for the use of members of the family living in the main residence or persons employed on the premises; and
 - 3. Does not contain a kitchen.

Section 5-103. Boathouse and/or boat slip.

A boathouse and/or a boat slip shall be permitted as an accessory use in an SFR district provided that the boat house and/or the boat slip:

- A. Is used by members of the family residing in the main residence.
- B. Does not contain a kitchen.
- C. Eave line does not exceed in height the eave line of the main residence.
- D. Maintains the same minimum setbacks from the platted canal line or bay front and the same minimum setback from the side lot line as established for the main structure.

Section 5-104. Cabana.

A cabana shall be permitted as an accessory use in a single-family district subject to the following conditions and restrictions:

- A. Such cabana is used by members of the family residing in the main residence.
- B. Such cabana shall be of masonry construction with tile roof and shall be designed so as to tie in

**BOARD OF ADJUSTMENT
APPLICATION CHECKLIST**

The following items are required for the processing of a public hearing before the Board of Adjustment:

	REQUIREMENTS	OFFICE USE ONLY
1)	Application	✓
2)	Applicant's Proposal	✓
3)	Letter of Intent	✓
4)	Standards for Variances #1 through #7	✓
5)	Owners Affidavit	✓
6)	Application Fee (Copy of receipt)	✓
7)	Proof of ownership if ownership of the property has changed in the last year	N/A
8)	Register as a lobbyist (see attached)	
9)	1 Original Certified Mailing List	✓
10)	3 sets of Mailing Labels	✓
11)	Signed and Sealed survey of property NOT REQUIRED AS PER CITY ATTORNEY	
12)	Full size set of plans (stamped by the Board of Architects)	✓
13)	13 copies on 11" x 17" paper of the plans	✓
14)	13 sets of color photographs (35mm or digital photographs) Must be labeled	✓
15)	Others (letter of support, rescheduling letter, or etc.) RESOLUTION	✓

The Planning and Zoning Department cannot accept applications that are not complete for any hearing before the Board of Adjustment. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.

The Applicant and/or Homeowner must meet with City Staff to review the application submittal. Once all required items are complete and accurate, the request will be presented at the next available Board of Adjustment hearing.

CENTURY LAGUNA, LLC, a Florida limited liability company

Applicant's Signature: _____

This application was received by E. Gonzalez Date 10/29/12

CITY OF CORAL GABLES
Board of Adjustment Application

BA: _____

Applicant:	Century Laguna, LLC and the City of Coral Gables	Phone: 305-789-7783
Address:	2301 NW 87 Ave and City Hall	Cell: 305-968-2387
	Doral, Fl. 33172	Fax: _____
E-mail:	hugo.arza@hklaw.com	

This is a request for: a Variance X (or) an Appeal _____
(Provide a "X" on desired request)

Owner: Century Laguna, LLC & Coral Gables Phone: 305-789-7783

Owner's Address: 2301 NW 87 Avenue, Doral, Fl. 33172 & City Hall
390 Bird Road & Vacant

Job Address: City owned parcel Folio No.: 03-4120-017-0010 & 0050

Legal Description:

Section:	Coral Gables Industrial Section	Block: <u> 1 </u>
Lot(s):	Lots 1-4, 39-42 & 5-6	PB/PG: <u> 28 / 22 </u>

Architect: BDG Architects Phone: 813-323-9233

Board of Arch. #: AB-11-05-5774 Date: 6/23/11 Action: issued preliminary

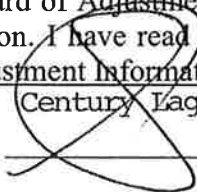
Has there been a Board of Adjustment hearing on the property in the last year? No

Is this request the result of a Notice of Violation? No

Is this request the result of a deviation from an approved set of plans? Yes

Has the property owner owned the property for at least one year? Yes

The information provided in this application is true and correct, and the application is being submitted with all of the documents necessary for review by the Board of Adjustment and the Development Services Department. I understand that failure to provide the information necessary for review by the Board of Adjustment may cause my application to be deferred without further review of consideration. I have read and understand all of the information in the City of Coral Gables Board of Adjustment Information brochure.

Applicant (Signature)  Date: 10/22/2012

Board of Adjustment Owner's Affidavit

I/We Sergio Pino as managing member of as Owner(s) of Lot(s) 1-4 and 39-42, Century Laguna, Block 1, Section Coral Industrial Section, PB/PG 28 / 22

(the Subject property) located at 390 Bird Road desires to file an application for a public hearing before the Board of Adjustment of the City of Coral Gables and I/we do understand and agrees as follows:

- 1. That the application for a variance will not be heard unless the applicant is present at the Board of Adjustment Hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing at which time it is the Applicant's responsibility to remove the sign.
3. No application shall be accepted during the following time periods after the denial of a substantially similar application affecting the same property or any portion thereof:
A. Conditional uses and variances: six (6) months. B. Change in zoning map, zoning text amendments, comprehensive land use plan text, comprehensive land use plan map, amendments and application for abandonment and vacation of non-fee interests: twelve (12) months (Section 3-210. Resubmission of application affecting same property).
4. That the only variance or items being requested are those that have been specified in the written application for a variance, and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the City of Coral Gables.
5. That the applicant will be responsible for complying with all of the conditions and restrictions imposed by the Board of Adjustment in connection with the requested variance, and will take the necessary steps to make the variance effective if approved by the Board of Adjustment.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the Board of Adjustment to hear the applicant's request.
7. That the applicant is responsible for the submission and accuracy of a certified mailing list and (3) three sets of mailing labels according to the latest ad valorem tax record of all property owners with (1,000) one thousand feet of the property for which a public hearing before the Board of Adjustment is being requested.
8. Any variance granted by the Board of Adjustment or the City Commission shall be in effect for (12) twelve months from the date of approval. If a permit is not issued within the (12) twelve months, and work commenced, then the variance shall become null and void. One twelve-month extension of a variance may be granted by the Development Review Official.

I/We as the owners of the subject property: X (do hereby authorize Holland and Knight to)

X (will on my / our own behalf)

Act as the applicant and make application in connection with this request for a public hearing before the Board of Adjustment.

Form section containing signatures of owner (Sergio Pino) and notary (Diana Manso), with a notary seal for Diana Manso, Notary Public State of Florida, Commission EE 204554, Expires 06/04/2016.

Form section containing signatures of applicant (Sergio Pino) and notary (Diana Manso), with a notary seal for Diana Manso, Notary Public State of Florida, Commission EE 204554, Expires 06/04/2016.

My Home
Miami-Dade County, Florida

miamidade.gov



Property Information Map



Aerial Photography - 2009

0 — 122 ft

This map was created on 4/3/2012 1:17:18 PM for reference purposes only.

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Close

Summary Details:

Folio No.:	03-4120-017-0010
Property:	390 BIRD RD
Mailing Address:	CENTURY LAGUNA LLC 2301 NW 87 AVE FL#6 DORAL FL 33172-2403

Property Information:

Primary Zone:	6400 COMMERCIAL, MEDIUM INTENSITY
CLUC:	0026 SERVICE STATION - AUTOMOTIVE
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	3,477
Lot Size:	21,670 SQ FT
Year Built:	1964
Legal Description:	PB 28-22 CORAL GABLES INDUSTRIAL SEC LOTS 1 THRU 4 INC & LOTS 39 THRU 42 INC & 20FT ALLEY LYG BETWEEN LOTS 1 THRU 4 & LOTS 39 THRU 42 BLK 1

Assessment Information:

Year:	2011	2010
Land Value:	\$2,161,582	\$2,573,312
Building Value:	\$10,000	\$1,000
Market Value:	\$2,171,582	\$2,574,312
Assessed Value:	\$2,171,582	\$2,574,312

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/ \$2,171,582	\$0/ \$2,574,312
County:	\$0/ \$2,171,582	\$0/ \$2,574,312
City:	\$0/ \$2,171,582	\$0/ \$2,574,312
School Board:	\$0/ \$2,171,582	\$0/ \$2,574,312

Sale Information:

Sale Date:	3/2006
Sale Amount:	\$5,923,000
Sale O/R:	24396-0109
Sales Qualification Description:	Other disqualified
View Additional Sales	

My Home
Miami-Dade County, Florida



miamidade.gov

Property Information Map



Aerial Photography - 2009

0 — 122 ft

This map was created on 4/3/2012 1:18:27 PM for reference purposes only.

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Close

Summary Details:

Folio No.:	03-4120-017-0050
Property:	
Mailing Address:	CITY OF CORAL GABLES CITY HALL CORAL GABLES FL 33154-2067

Property Information:

Primary Zone:	7100 INDUSTRIAL
CLUC:	0080 VACANT LAND GOVERNMENT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	4,049 SQ FT
Year Built:	0
Legal Description:	CORAL GABLES INDUSTRIAL SEC PB 28-22 LOT 5 & LOT 6 LESS BEG 10FTN OF SE COR OF LOT 6 W90.06FT SW14.14FT E ALG S/L 100.08FT N10FT TO POB BLK 1

Assessment Information:

Year:	2011	2010
Land Value:	\$364,410	\$445,390
Building Value:	\$0	\$0
Market Value:	\$364,410	\$445,390
Assessed Value:	\$364,410	\$445,390

Taxable Value Information:

Year:	2011	2010
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$364,410/\$0	\$445,390/\$0
County:	\$364,410/\$0	\$445,390/\$0
City:	\$364,410/\$0	\$445,390/\$0
School Board:	\$364,410/\$0	\$445,390/\$0



**CITY OF CORAL GABLES
LOBBYIST ANNUAL REGISTRATION APPLICATION
FOR EACH PRINCIPAL REPRESENTED**

REGISTRATION #: _____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors Board, Committee Members, or any other City Official or staff.

FOR THIS PURPOSE: To encourage the approval, disapproval, adoption, repeal, passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of the City Commission, any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST:

Print Your Name	<u>Hugo P. Arza</u>	LOBBYIST	
Print Your Business Name, if applicable	<u>Holland & Knight LLP</u>		
Business Telephone Number	<u>305-374-8500</u>		
Business Address	<u>701 Brickell Ave., #3000</u>	<u>Miami, Florida</u>	<u>33131</u>
	ADDRESS	CITY, STATE	ZIP CODE

OFFICE OF THE CITY CLERK
 2012 NOV 13 PM 1:34

Federal ID#: _____

State the extent of any business or professional relationship you have with any current member of the City Commission.
 None

PRINCIPAL REPRESENTED:

NAME _____ COMPANY NAME, IF APPLICABLE Century Laguna, LLC
 BUSINESS ADDRESS 2301 NW 87 Ave, 6th Floor, Doral, FL 33172 TELEPHONE NO.: 305-599-8100


ANNUAL REPORT: On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of \$25.00 for the preceding calendar year. A statement is required to be filed even if there were no expenditures.

LOBBYIST ISSUE APPLICATION: Prior to lobbying for a specific issue, you are required to fill out a Lobbyist Issue Application form with the Office of the City Clerk; stating under oath, your name, business address, the name of each principal who employed you to lobby, and the specific issue on which you wish to lobby.

NOTICE OF WITHDRAWAL: If you discontinue representing a particular client, a notice of withdrawal is required to be filed with the City Clerk.

ANNUAL LOBBYIST REGISTRATION FEE: This Registration must be on file in the Office of the City Clerk prior to the filing of an Issue Application to lobby on a specific issue, and payment of a \$150.00 Lobbyist Registration Fee is required.

I Hugo P. Arza hereby swear or affirm under penalty of perjury that I have read the provisions of the City of Coral Gables Ordinance 2006-11, governing Lobbying and that all of the facts contained in this Registration Application are true and that I agree to pay the \$150.00 Annual Lobbyist Registration Fee.



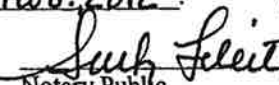
Signature of Lobbyist

STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared Hugo P. Arza to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 13th day of Nov. 2012.

Personally Known
 Produced ID



Notary Public
State of Florida



\$150.00 Fee Paid _____ Received By _____ Date: _____

Fee Waived for Not-for-Profit Organizations (documentary proof attached.) _____

For Office Use Only	
Data Entry Date: _____ 20____	Entered By: _____



**CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION**

REGISTRATION #: _____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors, Board, Committee Members, or any City Official or staff.

FOR THIS PURPOSE: To encourage the passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST AND TO FILE THE FOLLOWING INFORMATION, UNDER OATH, WITH THE CITY CLERK FOR EACH ISSUE ADDRESSED. ISSUE FEE: NO CHARGE, PROVIDING YOU HAVE A CURRENT ANNUAL LOBBYIST REGISTRATION DOCUMENT ON FILE.

Print Your Name	<u>Hugo P. Arza</u>			2012 NOV 13 PM OFFICE OF THE CITY CLERK
	LOBBYIST			
Print Your Business Name	<u>Holland & Knight</u>			
Business Telephone Number	<u>305-374-8500</u>			
Business Address	<u>701 Brickell Avenue</u>	<u>Miami, Fl.</u>	<u>33131</u>	
	ADDRESS Suite 3000	CITY, STATE	ZIP CODE	

Corporation, Partnership, or Trust Represented:


Principal Name: Century Laguna, LLC

Principal Address: 2301 NW 87 Ave, 6th Floor, Doral, Fl 33172 Telephone Number: 305-599-8100

ISSUE: Describe in detail, including address, if applicable, of the specific issue on which you will lobby: (Separate Application is required for each specific issue)

Board of Adjustment, Planning, Zoning and Commission approvals for Bank Branch at 390 Bird Road.

I Hugo P. Arza hereby swear or affirm under penalty of perjury that all the facts contained in this Application are true and that I am aware that these requirements are in compliance with the provisions of the City of Coral Gables Ordinance No. 2006-11, governing Lobbying.


Signature of Lobbyist

Nov. 13, 2012
Date

STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared Hugo P. Arza to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 13th day of Nov., 2012.

1 Personally Known
 Produced ID


Notary Public
State of Florida



For Office Use Only

Data Entry Date: _____, 20____ Entered By: _____

Annual Fees Waived for Not-for-Profit Organization. Please attach documentary proof.



**CITY OF CORAL GABLES
 LOBBYIST ANNUAL REGISTRATION APPLICATION
 FOR EACH PRINCIPAL REPRESENTED**

REGISTRATION #: _____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors Board, Committee Members, or any other City Official or staff.

FOR THIS PURPOSE: To encourage the approval, disapproval, adoption, repeal, passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of the City Commission, any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST:

Print Your Name	<u>Ines Marrero-Priegues</u>		
		LOBBYIST	
Print Your Business Name, if applicable	<u>Holland & Knight LLP</u>		
Business Telephone Number	<u>305-374-8500</u>		
Business Address	<u>701 Brickell Ave., #3000 Miami, Florida</u>	<u>33131</u>	
	ADDRESS	CITY, STATE	ZIP CODE

2012 NOV 13 PM 1:13
 OFFICE OF THE CITY CLERK

Federal ID#: _____

State the extent of any business or professional relationship you have with any current member of the City Commission.

None

PRINCIPAL REPRESENTED:

NAME _____ COMPANY NAME, IF APPLICABLE Century Laguna, LLC
 BUSINESS ADDRESS 2301 NW 87 Ave, 6th Floor, Doral, FL 33172 TELEPHONE NO.: 305-599-8100

ANNUAL REPORT: On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of \$25.00 for the preceding calendar year. A statement is required to be filed even if there were no expenditures.

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NOTICE OF WITHDRAWAL: If you discontinue representing a particular client, a notice of withdrawal is required to be filed with the City Clerk.

ANNUAL LOBBYIST REGISTRATION FEE: This Registration must be on file in the Office of the City Clerk prior to the filing of an Issue Application to lobby on a specific issue, and payment of a \$150.00 Lobbyist Registration Fee is required.

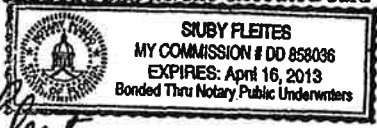
I Ines Marrero-Priegues hereby swear or affirm under penalty of per-
jury that I have read the provisions of the City of Coral Gables Ordinance 2006-
11, governing Lobbying and that all of the facts contained in this Registration
Application are true and that I agree to pay the \$150.00 Annual Lobbyist Regis-
tration Fee.


Signature of Lobbyist

STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared Ines Marrero-Priegues to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 13th day of Nov., 2012.



Personally Known
 Produced ID


Notary Public
State of Florida

\$150.00 Fee Paid _____ Received By _____ Date: _____

Fee Waived for Not-for-Profit Organizations (documentary proof attached.) _____

For Office Use Only	
Data Entry Date: _____ 20____	Entered By: _____



**CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION**

REGISTRATION #: _____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors, Board, Committee Members, or any City Official or staff.

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Print Your Name	<u>Ines Marrero-Priegues</u>		
	LOBBYIST		
Print Your Business Name	<u>Holland & Knight</u>		
Business Telephone Number	<u>305-374-8500</u>		
Business Address	<u>701 Brickell Avenue</u>	<u>Miami, Fl.</u>	<u>33131</u>
	ADDRESS Suite 3000	CITY, STATE	ZIP CODE

2012 NOV 13 PM 1:10
 FILED
 CITY CLERK

Corporation, Partnership, or Trust Represented:

Principal Name: Century Laguna, LLC

Principal Address: 2301 NW 87 Ave, 6th Floor, Doral, Fl 33172 Telephone Number: 305-599-8100

ISSUE: Describe in detail, including address, if applicable, of the specific issue on which you will lobby: (Separate Application is required for each specific issue)

Board of Adjustment, Planning, Zoning and Commission approvals for Bank Branch at 390 Bird Road.

I Ines Marrero-Priegues hereby swear or affirm under penalty of per-
Print Name of Lobbyist
jury that all the facts contained in this Application are true and that I am aware
that these requirements are in compliance with the provisions of the City of Coral
Gables Ordinance No. 2006-11, governing Lobbying.

Ines Marrero-Priegues
Signature of Lobbyist

Date

STATE OF FLORIDA)
)
COUNTY OF DADE)

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Personally Known

Produced ID

Siuby Fleites
Notary Public
State of Florida



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Annual Fees Waived for Not-for-Profit Organization. Please attach documentary proof.



**CITY OF CORAL GABLES
 LOBBYIST ANNUAL REGISTRATION APPLICATION
 FOR EACH PRINCIPAL REPRESENTED**

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FOR THIS PURPOSE: To encourage the approval, disapproval, adoption, repeal, passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of the City Commission, any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST:

Print Your Name	<u>Michael A. Freire</u>	LOBBYIST	
Print Your Business Name, if applicable	<u>Holland & Knight LLP</u>		
Business Telephone Number	<u>305-374-8500</u>		
Business Address	<u>701 Brickell Ave, #3000</u>	<u>Miami, Florida</u>	<u>33131</u>
	ADDRESS	CITY, STATE	ZIP CODE

2012 NOV 13 PM 1:11

CITY OF CORAL GABLES

Federal ID#: _____

State the extent of any business or professional relationship you have with any current member of the City Commission.

None

PRINCIPAL REPRESENTED:

NAME _____ COMPANY NAME, , IF APPLICABLE Century Laguna, LLC
 BUSINESS ADDRESS 2301 NW 87 Ave, 6th Floor, Doral, Fl 33172 TELEPHONE NO.: 305-599-8100

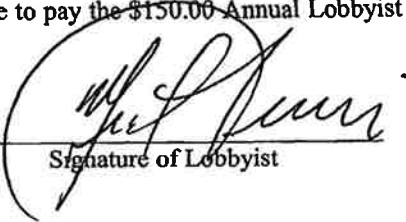
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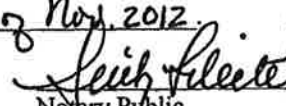
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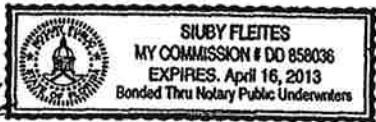
I Michael A. Freire hereby swear or affirm under penalty of per-
jury that I have read the provisions of the City of Coral Gables Ordinance 2006-11, governing Lobbying and that all of the facts contained in this Registration Application are true and that I agree to pay the \$150.00 Annual Lobbyist Registration Fee.


Signature of Lobbyist

STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared Michael A. Freire to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 13th day of Nov. 2012
 Personally Known
 Produced ID

Notary Public
State of Florida



\$150.00 Fee Paid _____ Received By _____ Date: _____

Fee Waived for Not-for-Profit Organizations (documentary proof attached.) _____

For Office Use Only:	
Data Entry Date: _____, 20____	Entered By: _____



**CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION**

REGISTRATION #: _____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager, Special Assistant to City Manager, Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors, Board, Committee Members, or any City Official or staff.

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Print Your Name	<u>Michael A. Freire</u>		
		LOBBYIST	
Print Your Business Name	<u>Holland & Knight</u>		
Business Telephone Number	<u>305-374-8500</u>		
Business Address	<u>701 Brickell Avenue</u>	<u>Miami, Fl.</u>	<u>33134</u>
	ADDRESS Suite 3000	CITY, STATE	ZIP CODE

2012 NOV 13 PM 1:11
 OFFICE OF THE CITY CLERK

Corporation, Partnership, or Trust Represented:


Principal Name: Century Laguna, LLC

Principal Address: 2301 NW 87 Ave, 6th Floor, Doral, Fl 33172 Telephone Number: 305-599-8100

ISSUE: Describe in detail, including address, if applicable, of the specific issue on which you will lobby: (Separate Application is required for each specific issue)

Board of Adjustment, Planning, Zoning and Commission approvals for Bank Branch at 390 Bird Road.

I Michael A. Freire hereby swear or affirm under penalty of per-
Print Name of Lobbyist
jury that all the facts contained in this Application are true and that I am aware
that these requirements are in compliance with the provisions of the City of Coral
Gables Ordinance No. 2006-11, governing Lobbying.



Signature of Lobbyist

11/13/2012

Date

STATE OF FLORIDA)
)
COUNTY OF DADE)

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described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said in-
strument for the purposes therein expressed.

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Personally Known
 Produced ID





Notary Public
State of Florida



For Office Use Only	
Data Entry Date: _____, 20____.	Entered By: _____

Annual Fees Waived for Not-for-Profit Organization. Please attach documentary proof.

FLORIDA DEPARTMENT OF STATE DIVISION OF CORPORATIONS							
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No Events	No Name History						
<u>Detail by Entity Name</u>							
<u>Florida Limited Liability Company</u>							
CENTURY LAGUNA LLC							
<u>Filing Information</u>							
Document Number	L06000006951						
FEI/EIN Number	204167057						
Date Filed	01/19/2006						
State	FL						
Status	ACTIVE						
<u>Principal Address</u>							
2301 NW 87 AVENUE 6TH FLOOR DORAL FL 33172							
Changed 04/29/2008							
<u>Mailing Address</u>							
2301 NW 87 AVENUE 6TH FLOOR DORAL FL 33172							
Changed 04/29/2008							
<u>Registered Agent Name & Address</u>							
BURNS, CATHERINE A 2301 NW 87 AVENUE 6TH FLOOR DORAL FL 33172 US							
Name Changed: 05/01/2007							
Address Changed: 04/29/2008							
<u>Manager/Member Detail</u>							
Name & Address							
Title MGR							
PINO, SERGIO 2301 NW 87 AVENUE, 6TH FLOOR DORAL FL 33172							
<u>Annual Reports</u>							
Report Year Filed Date							
2009	04/30/2009						
2010	04/30/2010						

2011 04/19/2011

Document Images

04/19/2011 -- ANNUAL REPORT	View image in PDF format
04/30/2010 -- ANNUAL REPORT	View image in PDF format
04/30/2009 -- ANNUAL REPORT	View image in PDF format
04/29/2008 -- ANNUAL REPORT	View image in PDF format
05/01/2007 -- ANNUAL REPORT	View image in PDF format
01/19/2006 -- Florida Limited Liability	View image in PDF format

Note: This is not official record. See documents if question or conflict.

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