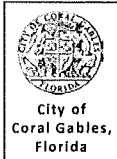


**1000 Ponce de Leon Boulevard  
Development Review Committee Application  
November 30, 2018**



**1000 Ponce de Leon Boulevard**  
Development Review Committee Application

Application	Tab 1
Statement of Use	Tab 2
Survey, Site Map, Aerial, Floor Plans, Elevations, and Landscape Plan	Tab 3
Art in Public Places Statement	Tab 4
Public Records Search	Tab 5
Contact Information	Tab 6
Historical Significance Determination	Tab 7
Deed	Tab 8
Lobbyist Forms	Tab 9
Trip Generation Letter	Tab 10



Level  
**1**  
Review

**Development Review Committee Application**  
 Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134  
 Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

**Preamble**

The Development Review Committee (DRC) is an administrative and technical committee which reviews policy and technical issues raised by a development project. The DRC is intended to streamline and coordinate the review of the development process by identifying, addressing, providing input, advice and comments regarding all applicable provisions and regulations. The review of the projects and comments on development proposals by the DRC shall not be construed to be an approval of any project presented to the Committee.

**Application review request**

The undersigned applicant(s)/agent(s)/property owner(s) request(s) Level One (1) Development Review Committee consideration and review for the following application(s) (please check all that apply):

- Abandonment and Vacations
- Comprehensive Plan Map Amendment - Small Scale
- Comprehensive Plan Map Amendment - Large Scale
- Comprehensive Plan Text Amendment
- Conditional Use with Site Plan
- Conditional Use without Site Plan
- Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- Development Agreement
- Development of Regional Impact
- Development of Regional Impact - Notice of Proposed Change
- Mixed Use Site Plan
- Planned Area Development Designation and Site Plan
- Planned Area Development Major Amendment
- Separation/Establishment of a Building Site
- Site Plan
- Subdivision Review for a Tentative Plat and Variance
- Transfer of Development Rights Receiving Site Plan
- University Campus District Modification to the Adopted Campus Master Plan
- Zoning Code Map Amendment
- Zoning Code Text Amendment
- Other: \_\_\_\_\_

**Property information**

Street address of the subject property: 1000 Ponce de Leon Boulevard

Property/project name: 1000 Ponce



City of  
Coral Gables,  
Florida

Level

**1**

Review

# Development Review Committee Application

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134

Email: [planning@coralgables.com](mailto:planning@coralgables.com)

Phone: 305.460.5211

Current land use classification(s): Commercial High-Rise Intensity

Current zoning classification(s): Commercial (C)

Proposed land use classification(s) (if applicable): N/A

Proposed zoning classification(s) (if applicable): N/A

Previous use(s)/current use(s) of the property/building(s): Office

Proposed use(s) of the property/building(s): Assisted Living Facility (ALF)

Size of property (square feet/acres) 23,511 square feet / 0.54 acres

Total non-residential (i.e, commercial, office, etc.) floor area (total square feet/FAR): 73,326 SF / 3.12 FAR

Total number of <sup>ALF</sup> residential units per acre and total number of unit's 180 units/acre and 90 units

Estimated cost of the existing/proposed building/project: \$16,000,000

Application(s) and date(s) of all previous City of Coral Gables submittals and type of actions related to existing/proposed building/project:

N/A

Project Legal Description: Lot(s): 8 through 11

Block(s): 17

Section(s): Douglas

Listing of all folio numbers for subject property:

03-4108-009-1540



City of  
Coral Gables,  
Florida

Level

**1**

Review

# Development Review Committee Application

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134

Email: [planning@coralgables.com](mailto:planning@coralgables.com)

Phone: 305.460.5211

## General information

Applicant(s)/Agent(s) Name(s): Mario Garcia-Serra

Telephone Contact No: 305-376-6061 Fax No. \_\_\_\_\_ Email mgarcia-serra @ gunster.com

Mailing Address: 600 Brickell Avenue, Suite 3500, Miami, FL 33131

(City)

(State)

(ZIP Code)

Property Owner(s) Name(s): NOR Peru Capital 2, LLC

Telephone Contact No: \_\_\_\_\_ Fax No. \_\_\_\_\_ Email \_\_\_\_\_ @ \_\_\_\_\_

Mailing Address: 2100 Ponce de Leon Boulevard, #1111, Coral Gables, FL 33134

(City)

(State)

(ZIP Code)

Applicant  
Property Owner(s) Name(s): Sunrise Development, Inc.

Telephone Contact No: 703-584-0324 Fax No. \_\_\_\_\_ Email cheryl.fever @ sunriseseniorliving.com

Mailing Address: 7902 Westpark Drive, McLean, VA 22102

(City)

(State)

(ZIP Code)

Project Architect(s) Name(s): Behar Font & Partners, P.A.

Telephone Contact No: 305-740-5442 Fax No. \_\_\_\_\_ Email robert @ beharfont.com

Mailing Address: 4533 Ponce de Leon Boulevard, Coral Gables, FL 33146


(City)

(State)

(ZIP Code)

Provide the date(s) and type(s) of application(s) previously filed with the City of Coral Gables and type of reviews, approvals, actions related to this request:

N/A

 City of Coral Gables, Florida	Level <b>1</b>	<b>Development Review Committee Application</b>
	Review	

**Application requirements and supporting information**

Application submittal dates and meeting dates. Applications for the DRC shall be submitted in no later the first Friday of each month to be scheduled for the same monthly DRC meeting. DRC meetings are held the last Friday of each month, 9:30 a.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134. Applicants and/or agents shall be required to attend the meeting to present the application request and respond to City Staff questions. All applications shall be complete at time of submittal.

Preapplication Conference Requirements. A Pre-application Conference is required with the Planning and Zoning Division in advance of application submittal to determine the information necessary to be filed with the application(s). The City reserves the right to request additional information as necessary.

Application submittal (order of documents). The order of the documents for the application submittal shall be as follows (required documents will be determined at pre-application meeting):

- Table of Contents with page numbers identifying all below documents.
- DRC Application.
- Statement of use and/or cover letter.
- Aerial.
- Photographs of property, adjacent uses and/or streetscape.
- Property survey and legal description.
- Zoning chart and supporting information.
- Site Plan.
- Landscape plan and vegetation assessment.
- Tree survey and relocation plan.
- Architectural/building elevations.
- Building floor plans.
- Pedestrian amenities and streetscape plan.
- On-street parking analysis.
- Art in Public Places plan and/or statement.
- Lighting plan and signage plan.
- Underground utilities plan and/or statement.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Historical significance letter.
- City Concurrency Impact Statement (CIS).
- Traffic study.
- Name and contact information for property owner, applicant, architect, attorney, etc.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- Warranty deed.
- Application fee equal to one tenth of one percent (.001) of the estimated total building construction cost as determined by the City (\$100.00 minimum fee and \$10,000.00 maximum fee). Payment shall be in check form, payable to the City of Coral Gables.
- Other: \_\_\_\_\_



Level  
**1**  
Review

# Development Review Committee Application

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134  
 Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

Posting of the property. The City will post the subject property with a sign in accordance with the requirements of the Zoning Code indicating the DRC meeting date and location. The sign will be installed ten (10) days prior to the meeting and shall not be removed until after the meeting has been held, at which time it is the applicant's responsibility to remove the sign.


## Application submittal requirements


1. Hard copies. Three (3) hard copies of the entire application shall be submitted including all the items identified in the pre-application conference. Plans and drawings shall be in 11" x 17" format.
2. Electronic copy. One (1) PDF of the entire application shall be submitted including all items provided within the hard copies. The documents provided in the electronic copy shall be the same size (11" x 17" maximum for plans and drawings) and in the same order as the hard copy submittal. The total file size shall not exceed 30 MB.

## Applicant/agent/property owner/architect affirmation and consent

(I) (We) affirm and certify to all of the following:

1. Submission of the following:
  - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
  - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
5. 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.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. The subject property will be posted by the City in accordance with Zoning Code requirements. The sign shall be installed by the City ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.
9. The application will not be heard unless the Applicant and/or agent is present at the DRC meeting.

 City of Coral Gables, Florida	Level <b>1</b> Review	<b>Development Review Committee Application</b>
	Address: 427 Biltmore Way, 2 <sup>nd</sup> Floor, Coral Gables, Florida 33134 Email: <a href="mailto:planning@coralgables.com">planning@coralgables.com</a> Phone: 305.460.5211	

Applicant(s)/Agent(s) Signature: 	Applicant(s)/Agent(s) Print Name: Mario Garcia-Serra
---	---

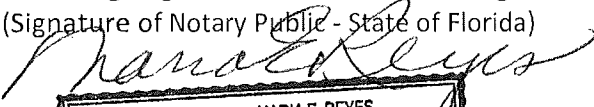
Address: 600 Brickell Avenue, Suite 3500, Miami, FL 33131

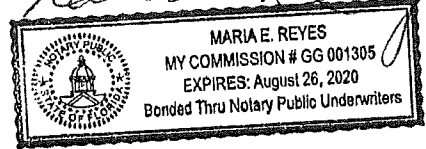
Telephone: 305-376-6061	Fax:
-------------------------	------

Email: [mgarcia-serra@gunster.com](mailto:mgarcia-serra@gunster.com)

**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF  
 The foregoing instrument was acknowledged before me this 29 day of October by Mario Garcia-Serra  
 (Signature of Notary Public - State of Florida)

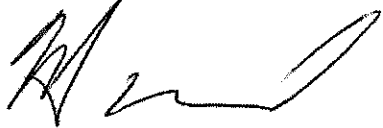




(Print, Type or Stamp Commissioned Name of Notary Public)  
 Personally Known OR  Produced Identification; Type of Identification Produced \_\_\_\_\_



	Level	<h1>Development Review Committee Application</h1>
	1	
City of Coral Gables, Florida	Review	Address: 427 Biltmore Way, 2 <sup>nd</sup> Floor, Coral Gables, Florida 33134 Email: <a href="mailto:planning@coralgables.com">planning@coralgables.com</a> Phone: 305.460.5211

Property Owner(s) Signature: 	Property Owner(s) Print Name: Nor Peru Capital 2, LLC
Property Owner(s) Signature:	Property Owner(s) Print Name:
Property Owner(s) Signature:	Property Owner(s) Print Name:

Address: 1000 Ponce de Leon Boulevard, Coral Gables, Florida 33134

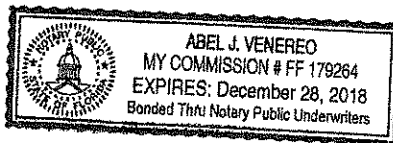
Telephone: 786-486-5906 Fax:

Email: [AVENEREO@INTERCREDITBANK.COM](mailto:AVENEREO@INTERCREDITBANK.COM)

**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 2 day of November, 2018 by Francisco [Signature]  
 (Signature of Notary Public - State of Florida)



(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR  Produced Identification; Type of Identification Produced \_\_\_\_\_



Level  
**1**  
Review

# Development Review Committee Application

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134  
Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

Architect(s) Signature:

Architect(s) Print Name:

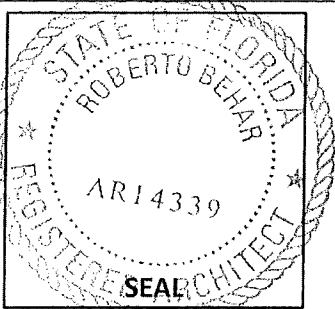
Robert Behar

Address: 4533 Ponce de Leon Boulevard, Coral Gables, FL 33146

Telephone: 305-740-5442

Fax: 305-740-5443

Email: [robert@beharfont.com](mailto:robert@beharfont.com)

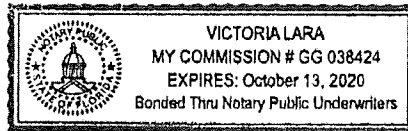


## NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 25 day of October, <sup>2018</sup> by Robert Behar  
(Signature of Notary Public - State of Florida)

Victoria Lara



(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR  Produced Identification; Type of Identification Produced \_\_\_\_\_

November 1, 2018

**VIA HAND DELIVERY**

Mr. Ramon Trias  
Development Review Committee, Chairman  
City of Coral Gables  
427 Biltmore Way, 2<sup>nd</sup> Floor  
Coral Gables, FL 33134

**Re: 1000 Ponce de Leon Boulevard / Development Review Committee Application / Statement of Use for Conditional Use Site Plan Approval**

Dear Mr. Trias:

On behalf of Sunrise Development, Inc., (the "Applicant"), we respectfully submit this Statement of Use in connection with the enclosed Development Review Committee Application for a proposed Assisted Living Facility ("ALF") to be located at 1000 Ponce de Leon Boulevard (the "Property"). The proposed project will require Conditional Use with Site Plan approval. The Property is legally described as Lots 8 through 11, inclusive, Block 17, of the Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69, in the Public Records of Miami-Dade County, Florida, and is identified by the following tax folio number: 03-4108-009-1540. According to the survey, a copy of which is included with the enclosed plans, the Property is approximately 23,511 square feet (0.54 acres) in size.

Pursuant to the City's Future Land Use Map, the relevant portion of which is attached hereto as **Exhibit A**, the Property is designated Commercial High-Rise Intensity. As indicated on the City's Zoning Map, the relevant portion of which is attached hereto as **Exhibit B**, the Property is zoned Commercial (C). The Applicant proposes to construct an upscale 6-story ALF building on the Property, consisting of 90 ALF units with 133 residents and various amenities for residents, including a hair salon, lounge area, and an entertainment room (the "Project"). The Project will also feature an open air plaza, several activity rooms, and a rooftop garden. Pursuant to Section 4-302.C.1. of the City of Coral Gables Zoning Code (the "Zoning Code"), the Project requires Conditional Use review and approval by the Planning and the Zoning Board and City Commission.

We respectfully submit that the Project complies with the applicable conditional use criteria as set forth in Section 3-408 of the Zoning Code as follows:

- A. The proposed conditional use is consistent with and furthers the goals, policies and objectives of the Comprehensive Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.

The Project will provide greater housing opportunities, which are in high demand for a particular segment of the community, in a strategic area of the City which is in close proximity to transit, and will help to ensure Coral Gables seniors can remain in their community. The Project is consistent with and furthers the goals, policies and objectives of the Comprehensive Plan because it provides greater housing opportunities for an underserved population within close proximity to numerous retail centers and the Coral Gables Trolley, which will help to promote and encourage pedestrian activity.

- B. The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area.

The proposed ALF use is consistent with the Property's Future Land Use and Zoning designations, is appropriate to the Property, and is compatible with both existing uses in the area as well as with planned uses in accordance with the City's recently enacted zoning legislation for the North Ponce area.

- C. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City.

The proposed conditional use is compatible with the needs and character of the neighborhood and City, both of which have always emphasized high quality residential uses.

- D. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.

The Project will not adversely or unreasonably affect the use of other property in the area, but rather will help to increase property values in the North Ponce area by creating housing for an underserved population.

- E. The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures.

As explained above, the proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures. The Project is located along Ponce de Leon Boulevard, one of the City's main thoroughfares and in close proximity to several existing multifamily developments.

- F. The parcel proposed for development is adequate in size and shape to accommodate all development features.

The Property, which is over half an acre in size and fits in the standard rectangular shape, accommodates all standard required building parameters and architecture standards and requirements.

- G. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.

Supportive housing which permits residents to continue to live in their communities and continue to be independent as safely as possible is becoming an increasingly important need to address, and the Project will help to improve the health, safety and general welfare of the community by providing a superior housing option for the City's aging population.

- H. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.

Although the proposed ALF use will generate less traffic than the typical multifamily development, the Project does provide sufficient parking for residents and employees of the ALF. Furthermore, the Project is designed to encourage and facilitate pedestrian circulation through and around the Property and the surrounding North Ponce area.

- I. The proposed conditional use satisfies the concurrency standards of Article 3, Division 13 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.

As indicated in the enclosed concurrency and traffic analyses, the Project will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner. Rather, the Project will generate less traffic and have less of an impact on City services than other multifamily and office developments. Further, the Project will maintain all required levels of service and complies with traffic concurrency requirements. Accordingly, the Project's impact does not justify any additional conditions of approval.

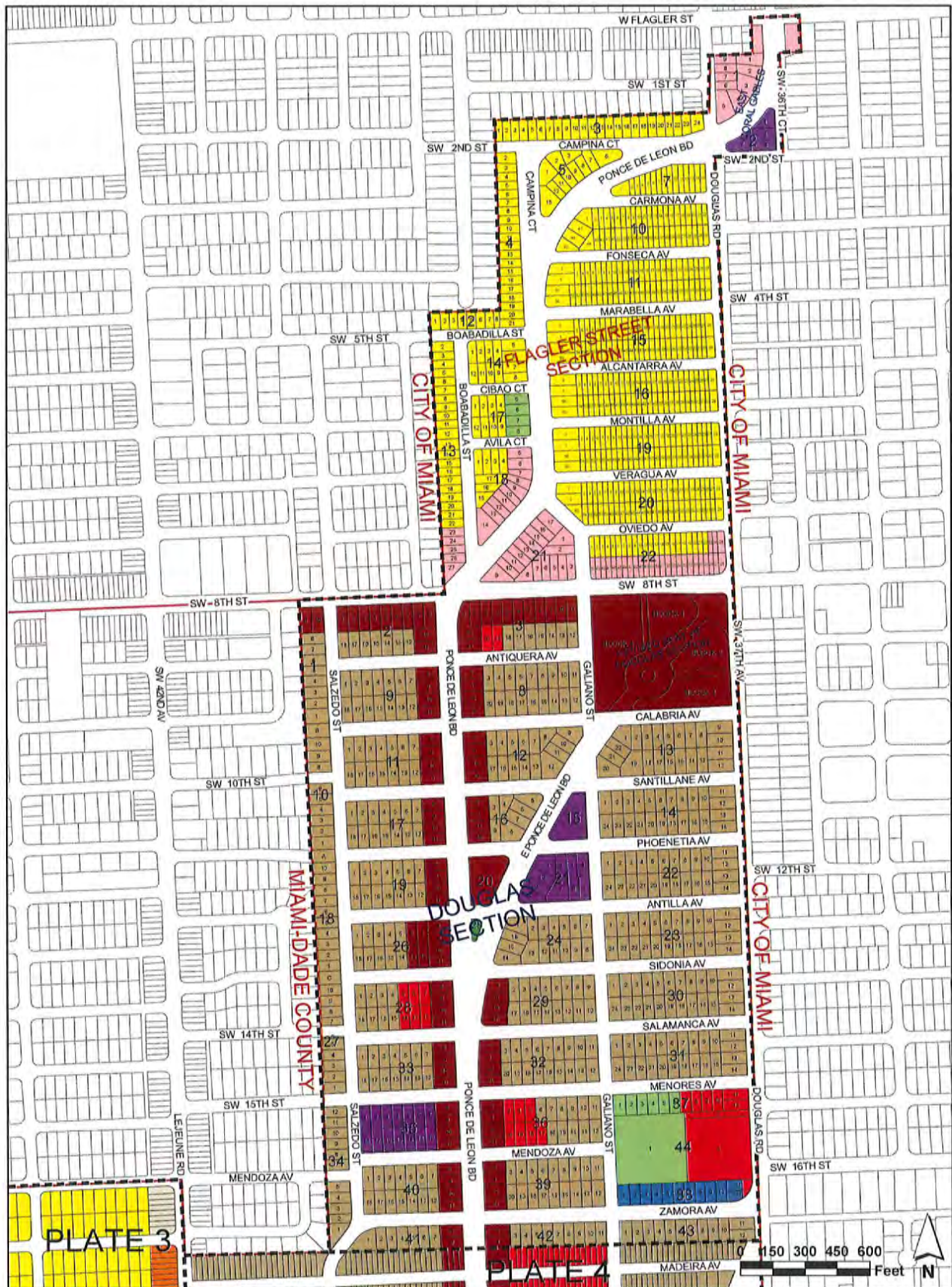
Accordingly, we respectfully request your favorable consideration of this Conditional Use with Site Plan application and look forward to working with you on this project and helping to realize the City's dual goals for a revitalized North Ponce area and a City where its seniors can remain part of the community as they age. If you have any questions, please do not hesitate to contact me at (305) 376-6061. Thank you for your attention to this matter.

Sincerely,



Mario Garcia-Serra

# Exhibit A



# Future Land Use Map

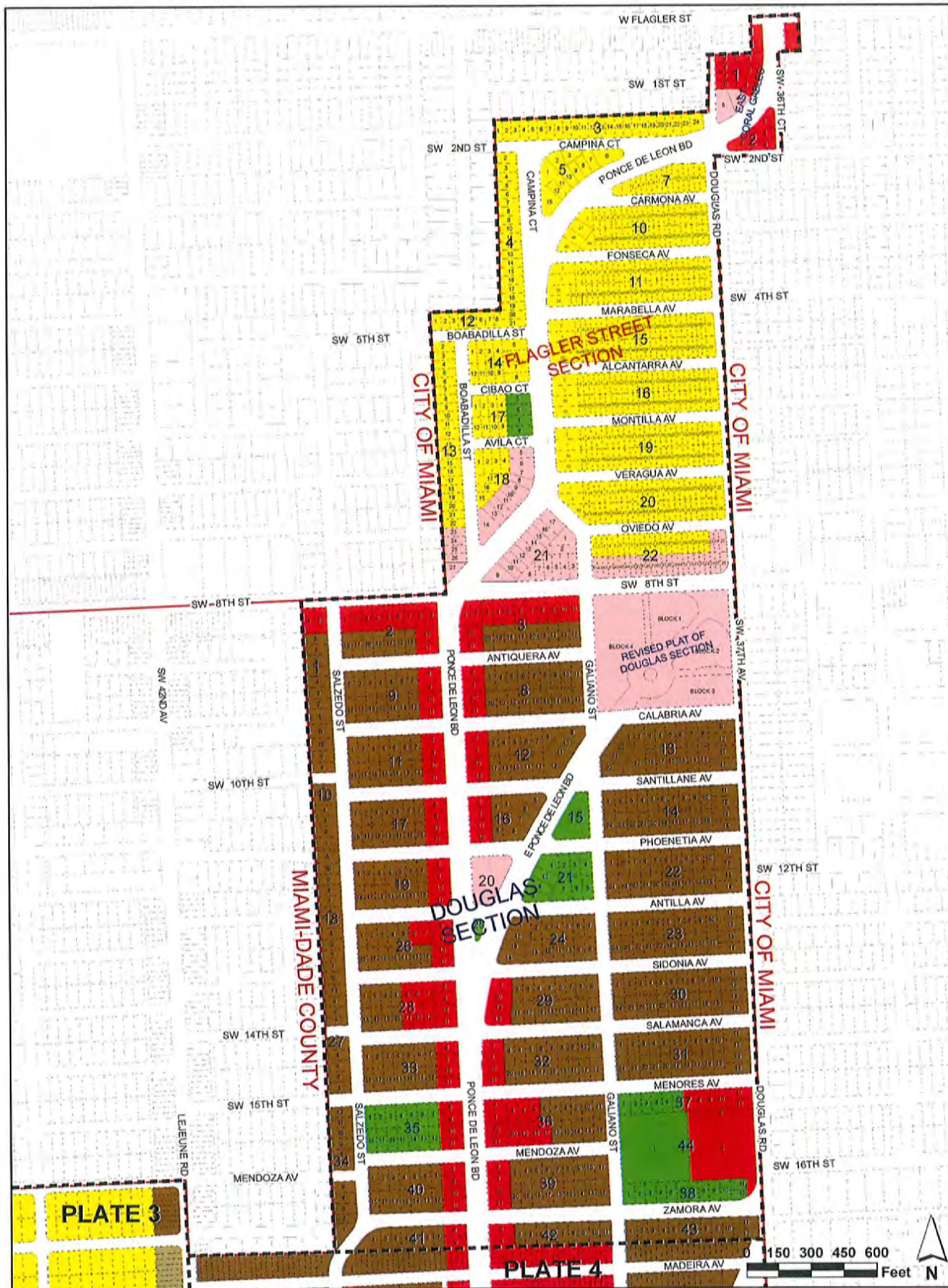
## Land Use Classifications

- |  |   |                                  |                                   |
|--|---|----------------------------------|-----------------------------------|
| Residential Single-Family Low Density (6 Units/Acre)             | Residential Multi-Family High Density (150 Feet; 60 Units/Acre) | University Campus                | Conservation Areas                |
| Residential Single-Family High Density (9 Units/Acre)            | Commercial Low-Rise Intensity (50 Feet; 3.0 F.A.R.)             | University Campus Multi-Use Area | Public Buildings and Grounds      |
| Residential Multi-Family Duplex Density (9 Units/Acre)           | Commercial Mid-Rise Intensity (70 Feet; 3.0 F.A.R.)             | Education                        | Hospital                          |
| Residential Multi-Family Low Density (50 Feet; 20 Units/Acre)    | Commercial High-Rise Intensity (150 Feet; 3.0 F.A.R.)           | Parks and Recreation             | Religious/Institutional           |
| Residential Multi-Family Medium Density (70 Feet; 40 Units/Acre) | Industrial  | Open Space                       | Community Services and Facilities |

**Plate**  
**5 of 18**  
 City of Coral Gables  
 Planning & Zoning Division  
 July 2013

# **Exhibit B**





# Zoning Map

## Zoning Districts

- |   |                                  |
|---|----------------------------------|
| (SFR) Single-Family Residential District  | (S) Special Use District         |
| (MF1) Multi-Family 1 Duplex District      | (P) Preservation District        |
| (MF2) Multi-Family 2 District             | (CL) Commercial Limited District |
| (MFSA) Multi-Family Special Area District | (C) Commercial District          |
| (UCD) University Campus District          | (I) Industrial District          |

**Plate  
5 of 18**

City of Coral Gables  
Planning & Zoning Division  
November 2014

1000 PONCE DE LEON

1000 PONCE DE LEON  
CORAL GABLES, FLORIDA

# BEHAR·FONT

PARTNERS, P.A.  
ARCHITECTURE · PLANNING · INTERIORS

4533 PONCE DE LEON BOULEVARD  
CORAL GABLES, FLORIDA 33146  
Tel : (305) 740-5442 . Fax : (305) 740-5443  
CERTIFICATION No. AA2451

ATLANTA, GEORGIA · NEW HAVEN, CONNECTICUT



**Project Name:**  
**1000 PONCE DE LEON BLVD. CORAL GABLES, FL 33134**

**Project Owner:**  
**NOR PERU CAPITAL 2 LLC**

**Revisions**

No.	Description	Date

**BOUNDARY AND TOPOGRAPHIC SURVEY**

LOAD SURVEYOR & MAPPER

*[Signature]*  
 Jorge R. Añejo, P.E. No. 4999  
 Load Surveyor & Mapper

**Project No.:** 1733.00  
**Scale:** AS SHOWN  
**Date:** 12/01/2017  
**Drawn by:** A.B.  
**Checked by:** J.R.A.  
**Submitted:**  
**Cad File:**  
**Drawing Title:**

**SU-1**  
 Sheet No. 1 of 1



VICINITY MAP NOT TO SCALE

**LEGAL DESCRIPTION:**

Lots 8, 9, 10 and 11, in Block 17, "REVISED PLAT OF CORAL GABLES SECTION" according to the plat thereof, as recorded in Plat Book 25 at Page 69 of the Public Records of Miami-Dade County, Florida.

**ABBREVIATIONS AND LEGEND**

CL	Center Line	CONC	Concrete	□	Concess
C.B.S.	Concrete Block Structure	C.B.S.	Concrete Block Structure	---	Right of Way Lines
C&G	Curb and Gutter	C&G	Concrete Block Structure	⊕	Fire Hydrant
CH	Chimney	CH	Chimney	⊕	Electric Wiring Box
CM	Concession	CM	Concession	⊕	Concrete Light Pole
ED	Electric Box	ED	Electric Box	⊕	Catch Basin
ELEV.	Elevation	ELEV.	Elevation	⊕	Unknown Manhole
F.F.E.	Finish Floor Elevation	F.F.E.	Finish Floor Elevation	⊕	Water Meter
F.H.	Fire Hydrant	F.H.	Fire Hydrant	⊕	Irrigation Valve
F.P.	Found Footing	F.P.	Found Footing	⊕	Street Valve
F.N.	Found Nail	F.N.	Found Nail	⊕	Water Valve
ID.	Identification	ID.	Identification	⊕	Spot Elevation
MP	Meter Pipe	MP	Meter Pipe	⊕	Utility Wood Power Pole
MH	Manhole	MH	Manhole	⊕	Traffic Sign
O.R.B.	Official Record Book	O.R.B.	Official Record Book	⊕	Tree (No Identified)
P.B.	Plat Book	P.B.	Plat Book	⊕	Pain (No Identified)
P.G.	Page	P.G.	Page	⊕	Arca Pain
E.	Property Line	E.	Property Line	⊕	Fire Department Connection
PR	Recorded	PR	Recorded	⊕	Concrete Culvert 1x1.38'
ME	Measured	ME	Measured	⊕	Parking Meter
IC	Calculated	IC	Calculated	⊕	Roofed Area
R/W	Right-of-Way Line	R/W	Right-of-Way Line	⊕	Overhead Utility Lines
1-30-15	Dish-in-right-Sign	1-30-15	Dish-in-right-Sign	⊕	Flag
O/S	Offset	O/S	Offset	⊕	Flag

**SURVEYOR'S NOTES:**

- Last day of field work was performed on November 22th, 2017.
- Aviño & Associates, Inc. and certifying Land Surveyor accept no responsibility for Rights-of-Way Easements, Restrictions of Record or other matters affecting title to lands surveyed other than those recited in current Deed and/or other instruments of record furnished by Client.
- Bearings shown hereon are based on an assumed Bearing of N02°30'36"W along the centerline of Ponce De Leon Boulevard, said line to be considered a well monumented line.
- By scaled determination the subject property appears to lie in Flood Zone X, Elevation N/A, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120639, Map No. 12086C0294, Suffix L, Revised Date: 09-11-2009. An accurate Zoned determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".
- The Survey depicted herein is not intended to show the location or existence of any Wetland or Jurisdictional areas, or areas of protected species of vegetation either natural or cultivated.
- Any use of this Survey for purposes other than which it was intended, without written verification, will the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to those certified to.
- The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.
- Since no other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public record.

No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations and/or improvements were located or shown hereon.

This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Chapter 5J-17, Florida Administrative Code and as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to Chapter 472, Florida Statutes.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

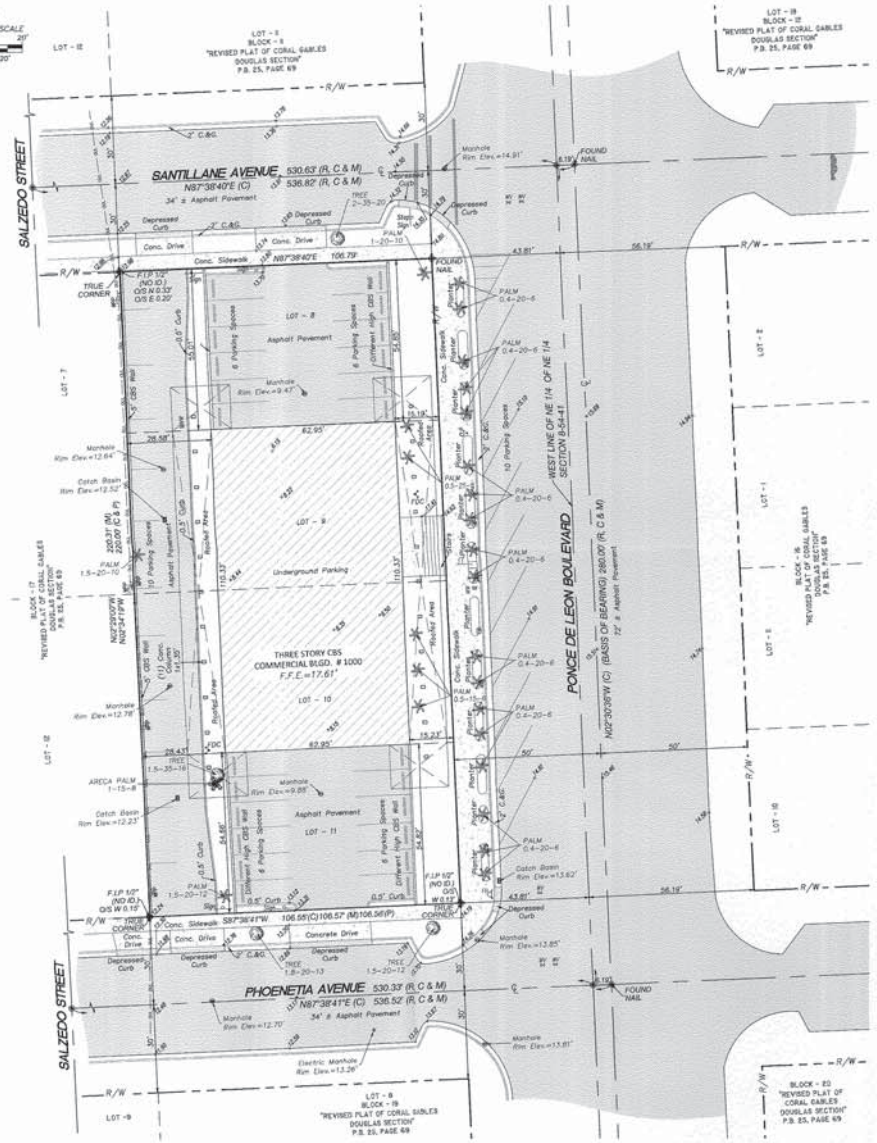
BENCHMARK	DESCRIPTION	ELEVATION
N-3203	SW 8th ST. --- 33' South of Centerline, SW 42nd AVE. --- 42' East of Centerline. PK Nail and Aluminum washer in concrete Sidewalk.	13.20'
C-238	SW 8th ST. ---135' South of South edge of Pavement. SW 37th AVE. ---110' West edge of Pavement. Old "Douglas Apartments" Bldg. ---US C&G Brass Disc set vertically in NE face at North corner of tower.	15.59'

ELEVATIONS AS SHOWN HEREON REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).

**SURVEYOR'S CERTIFICATE:**

This is to certify to the herein named firm and/or persons that the "Boundary & Topographic Survey" of the herein described property is true and correct to the best of our knowledge and belief as surveyed under our direction. I further certify that this survey meets the Standards of Practice Requirements as set forth in Chapter 5J-17, Florida Administrative Code, as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to 472.027 Florida Statutes.

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.



ZONING INFORMATION			
PROJECT NAME:	SUNRISE 1000 PONCE		
PROPERTY ADDRESS:	1000 PONCE DE LEON BLVD. CORAL GABLES, FL 33134		
ZONING:	COMMERCIAL		
FUTURE LAND USE:	COMMERCIAL HIGH RISE INTENSITY		
NET LOT AREA:	23,511 SQ. FT.		0.54 Acres
FEDERAL FLOOD HAZARD:	ZONE 'X'		

MAXIMUM F.A.R.		ALLOWED	PROVIDED
BASE:	23,511.00 SQ.FT. X 3.0	70,533.00	
MEDITERRANEAN DESIGN BONUS:	23,511.00 SQ.FT. X 0.5	11,755.50	
<b>TOTAL</b>		<b>82,288.50</b>	<b>73,326.00</b>

F.A.R.			
FLOOR	AREA	# FLOORS	TOTAL
BASEMENT FLOOR	0	1	-
GROUND FLOOR	3,870	1	3,870
2ND LEVEL	13,271	1	13,271
3RD-5TH LEVEL	15,434	3	46,302
ROOF DECK	9,883	1	9,883
<b>TOTAL</b>			<b>73,326</b>

DENSITY	ALLOWED	PROVIDED
SECTION 5-902	97 ALF UNITS 194 RESIDENTS	90 ALF UNITS 133 RESIDENTS

PARKING	REQUIRED	PROVIDED
RESIDENTIAL PARKING SECTION 5-902 (B)	49.00	56.00

TOTAL PARKING SPACES PROVIDED PER FLOOR	# SPACES PROVIDED	# HANDICAP SPACES PROVIDED
GROUND FLOOR	3	(1HC SPACES)
BASEMENT FLOOR	50	(2HC SPACES)
<b>TOTAL</b>	<b>53</b>	<b>3</b>

ALF UNIT MIX	SINGLE		TWO-ROOM		DENVER	
	UNITS	RESIDENTS	UNITS	RESIDENTS	UNITS	RESIDENTS
GROUND FLOOR	0	0	0	0	0	0
2ND LEVEL	6	6	3	6	0	0
3RD-5TH LEVEL	36	36	18	36	21	42
ROOF DECK LEVEL	3	3	2	4	0	0
<b>TOTAL</b>	<b>45</b>	<b>45</b>	<b>23</b>	<b>46</b>	<b>21</b>	<b>42</b>
	51%		26%		24%	
TOTAL UNITS	89					
TOTAL RESIDENTS	133					

HANDICAPPED PARKING	REQUIRED	PROVIDED
(As per Florida Accessibility Code For Building Const.)		
HANDICAPPED PARKING		
# OF HANDICAPPED SPACES		2
REQUIRED TO BE VAN ACCESSIBLE		1
(1 PER 6 REQ. HC PARKING SPACES) 7/6 = 1.17		
TOTAL HANDICAPPED PARKING		3
***2 VAN ACCESSIBLE IN TOTAL		

LOADING SPACES	REQUIRED	PROVIDED
(As per 5-1409.D City of Coral Gables Zoning Code)	1	1

LANDSCAPE OPEN SPACE	REQUIRED	PROVIDED
(As per 5-1105(i)(1)(a)(iv) City of Coral Gables Zoning Code)		
10% OF 23,511 SF = 2,351 SF		
		Green Area @ Ground Level: 1790 sq.ft. (75% of Arcade) 343 sq.ft. (w/o arcade) 1748 sq.ft. (Outside Prop. Line)
		Green Area @ Roof Deck Level: 516 sq.ft.
<b>TOTAL</b>	<b>2,351</b>	<b>4,397</b>

BUILDING SETBACKS	REQUIRED	PROVIDED
(As per 4-302(K)(3) City of Coral Gables Zoning Code)		
EAST FRONT (PONCE DE LEON BLVD)	0'-0" UPT TO 15'-0" 10'-0" ABOVE 15'-0"	0'-0" UPT TO 14'-0" 10'-0" ABOVE 14'-0"
NORTH SIDE STREET (SANTILLANE AVE)	15'-0"	0'-0" UPT TO 14'-0" 10'-0" ABOVE 14'-0"
SOUTH SIDE STREET (PHOENETIA AVE)	15'-0"	0'-0" UPT TO 14'-0" 10'-0" ABOVE 14'-0"
WEST REAR SIDE (ADJACENT PROPERTY)	10'-0"	0'-0" UPT TO 14'-0" 10'-0" ABOVE 14'-0"

BUILDING HEIGHT	ALLOWED		PROVIDED
	MAXIMUM BASE HEIGHT	STORIES	
	13 STORIES	150'-0"	
	MAXIMUM MED. BONUS HEIGHT	16 STORIES	
		190'-5"	67'-0"



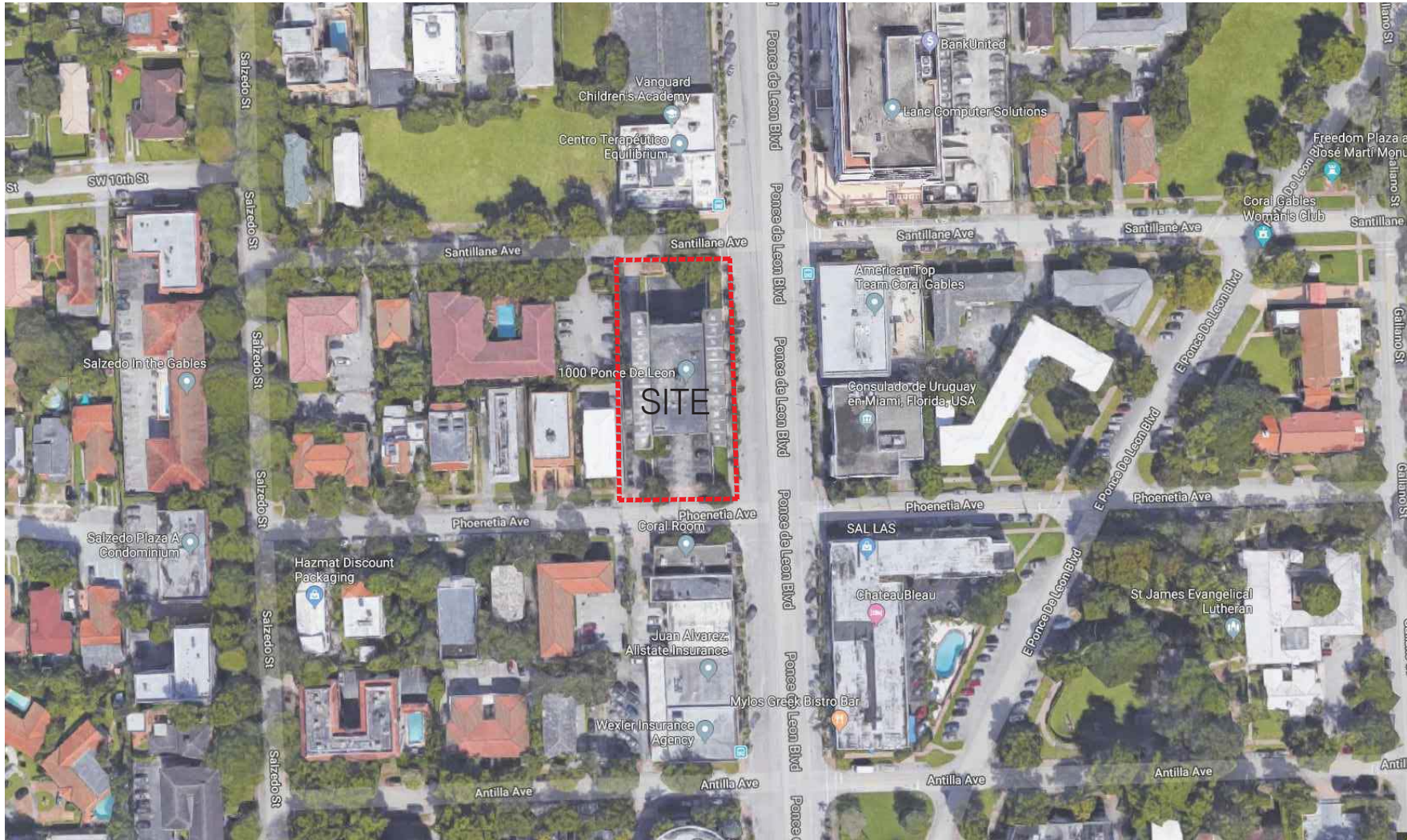
ROBERT BEHAR AR No. 14339

1000 PONCE DE LEON  
1000 PONCE DE LEON  
CORAL GABLES, FLORIDA

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DATE: 10-18-18  
PROJECT NO: 18-078  
DRAWING NAME:  
SHEET NO:

CP-0.1



SCALE: N.T.S.



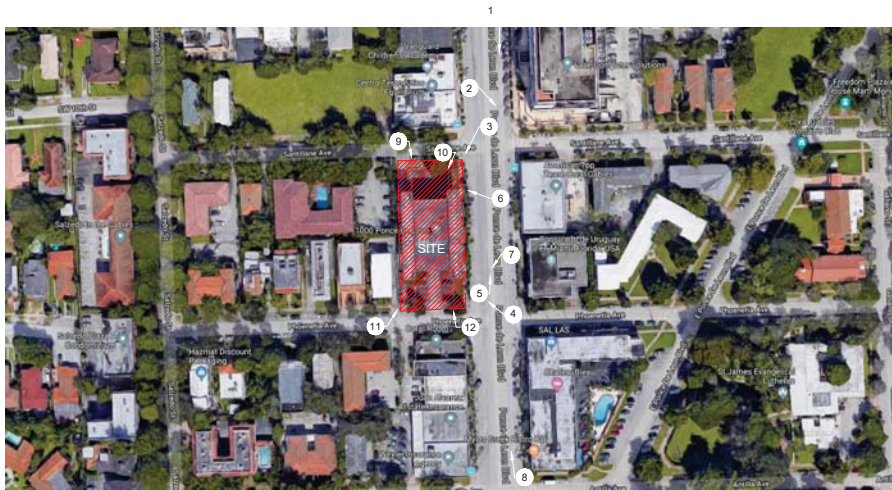
ROBERT BEHAR AR No. 14339

**1000 PONCE DE LEON**  
1000 PONCE DE LEON  
CORAL GABLES, FLORIDA

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DATE: 10-18-18  
PROJECT NO: 18-078  
DRAWING NAME:  
SHEET NO:

**CP-1.0**



1.



2.



3.



4.



5.



6.



7.



8.



9.



10.



11.



12.



ROBERT BEHAR AR No. 14339

**1000 PONCE DE LEON**  
1000 PONCE DE LEON  
CORAL GABLES, FLORIDA

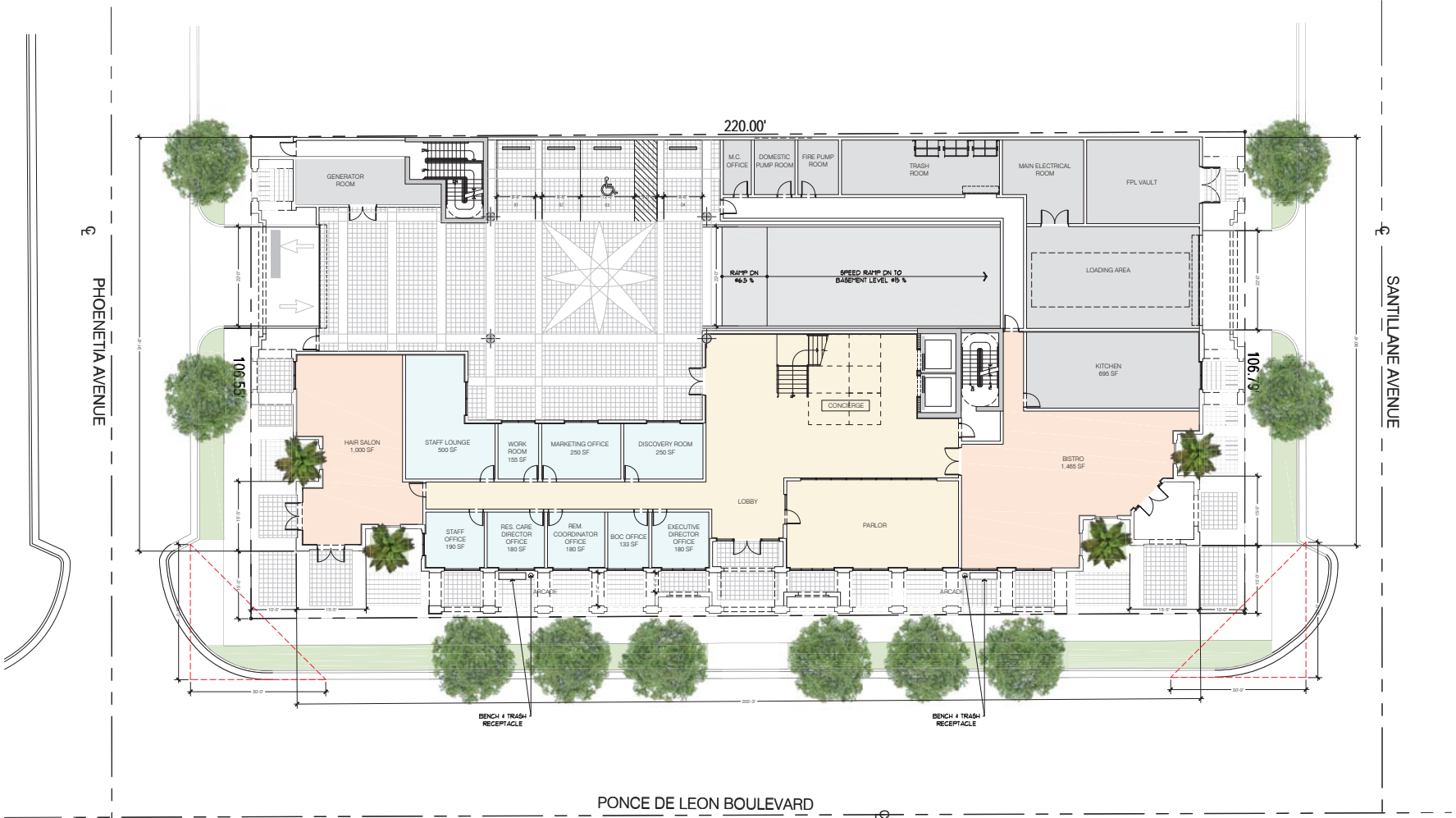
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DATE: 10-18-18  
PROJECT NO: 18-078  
DRAWING NAME:  
SHEET NO:

**CP-1.2**







ROBERT BEHAR AR No. 14339

**1000 PONCE DE LEON**  
 1000 PONCE DE LEON  
 CORAL GABLES, FLORIDA

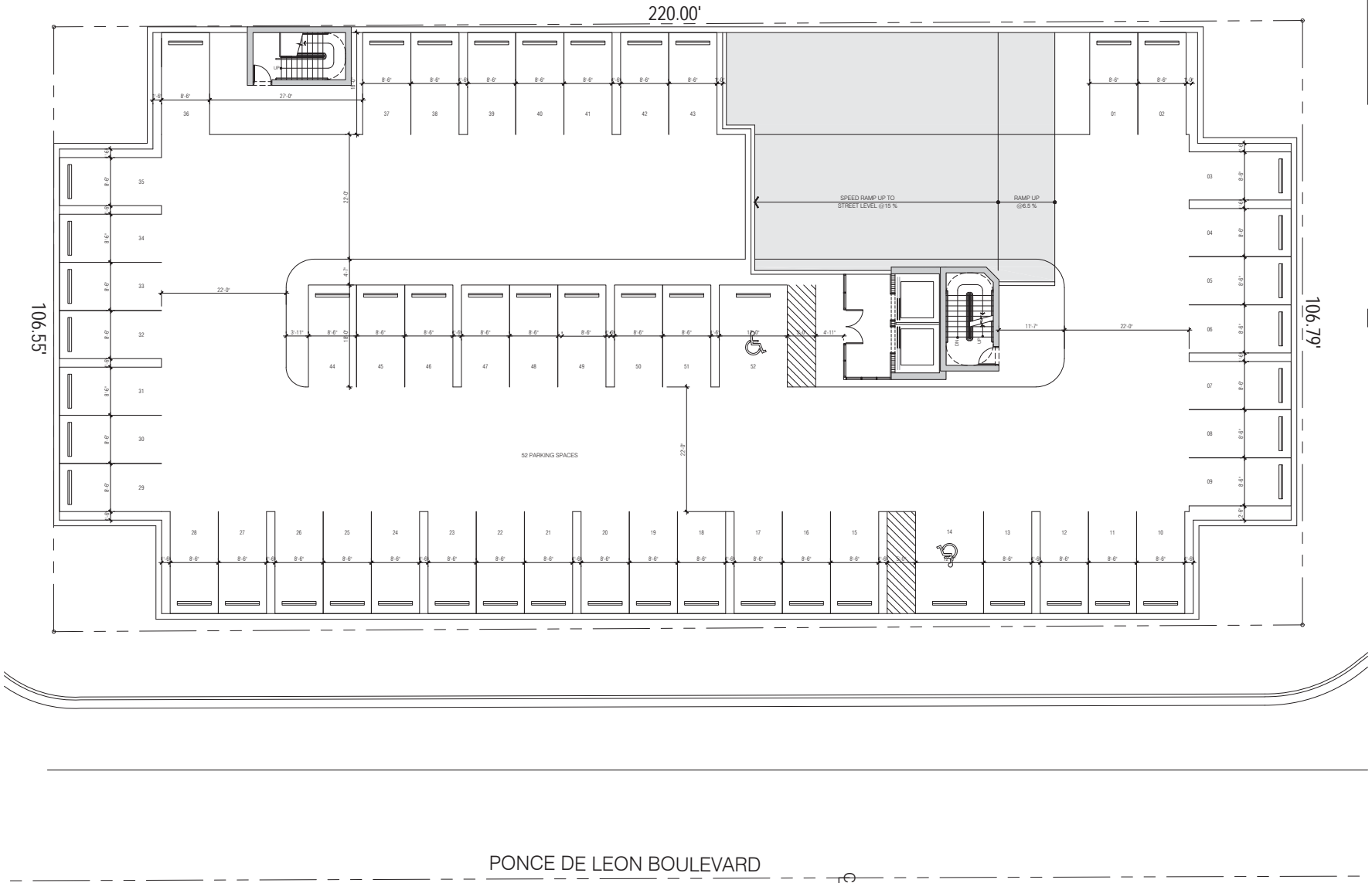
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DATE: 10-18-18  
 PROJECT NO: 18-078  
 DRAWING NAME:  
 SHEET NO:

**A-1.0**

GROUND FLOOR SITE PLAN

SCALE: 3/32"=1'-0"

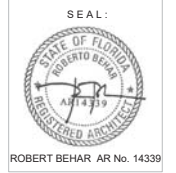


PONCE DE LEON BOULEVARD

 BASEMENT FLOOR PLAN

SCALE: 1/16"=1'-0"





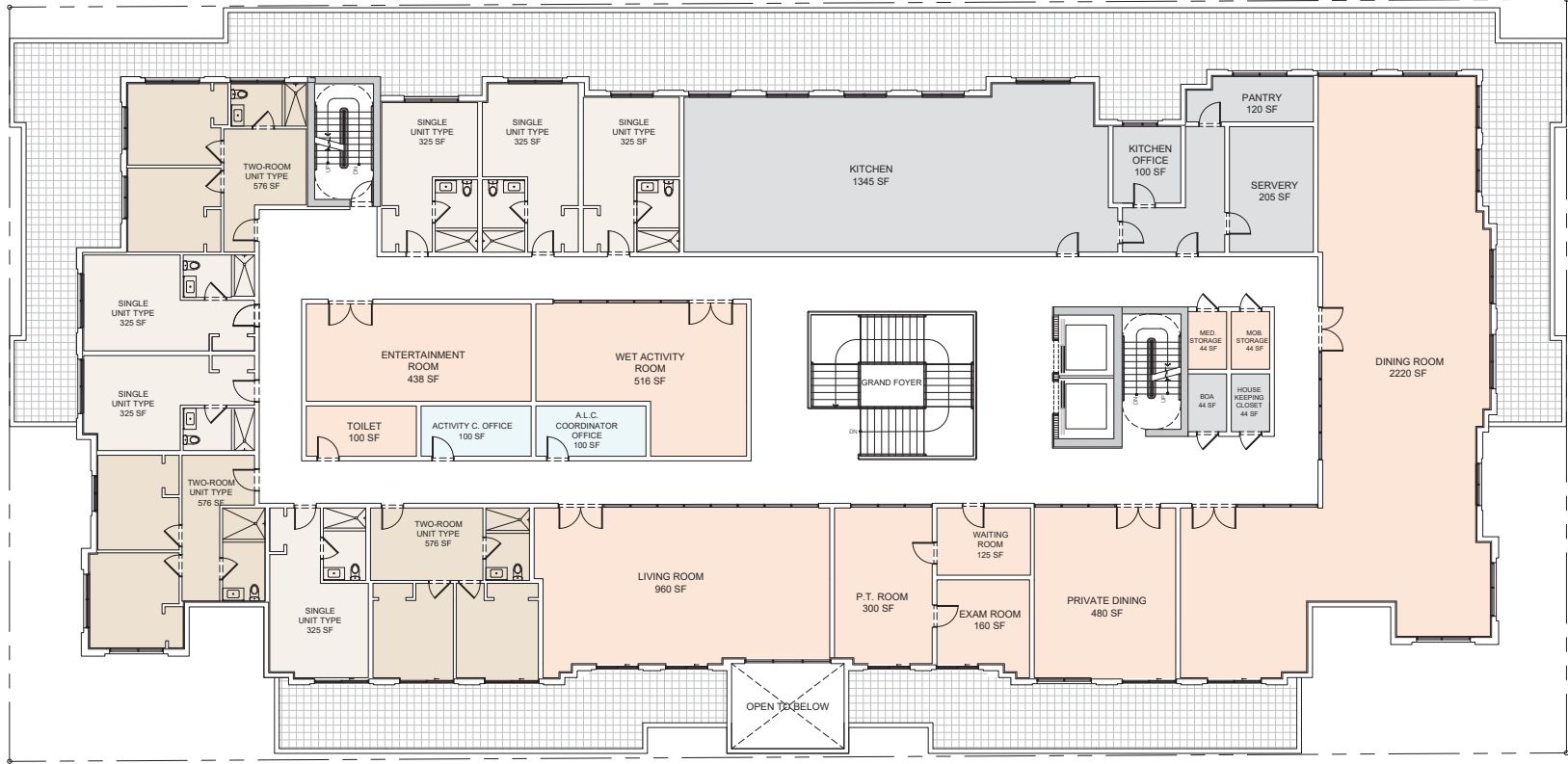
SEAL:  
 STATE OF FLORIDA  
 ROBERT BEHAR  
 REGISTERED ARCHITECT  
 ART 14339  
 ROBERT BEHAR AR No. 14339  
  
 1000 PONCE DE LEON  
 1000 PONCE DE LEON  
 CORAL GABLES, FLORIDA  
  
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DATE: 10-18-18  
 PROJECT NO: 18-078  
 DRAWING NAME:  
 SHEET NO:  
**A-1.3**

220.00'

106.55'

106.79'

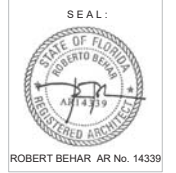


PONCE DE LEON BOULEVARD

TYPICAL FLOORS 2ND		
UNIT TYPE	COUNT	TOTAL
SINGLE	6	6
TWO-ROOM	3	3
DENVER	0	0
<b>TOTAL</b>		<b>9</b>

SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"



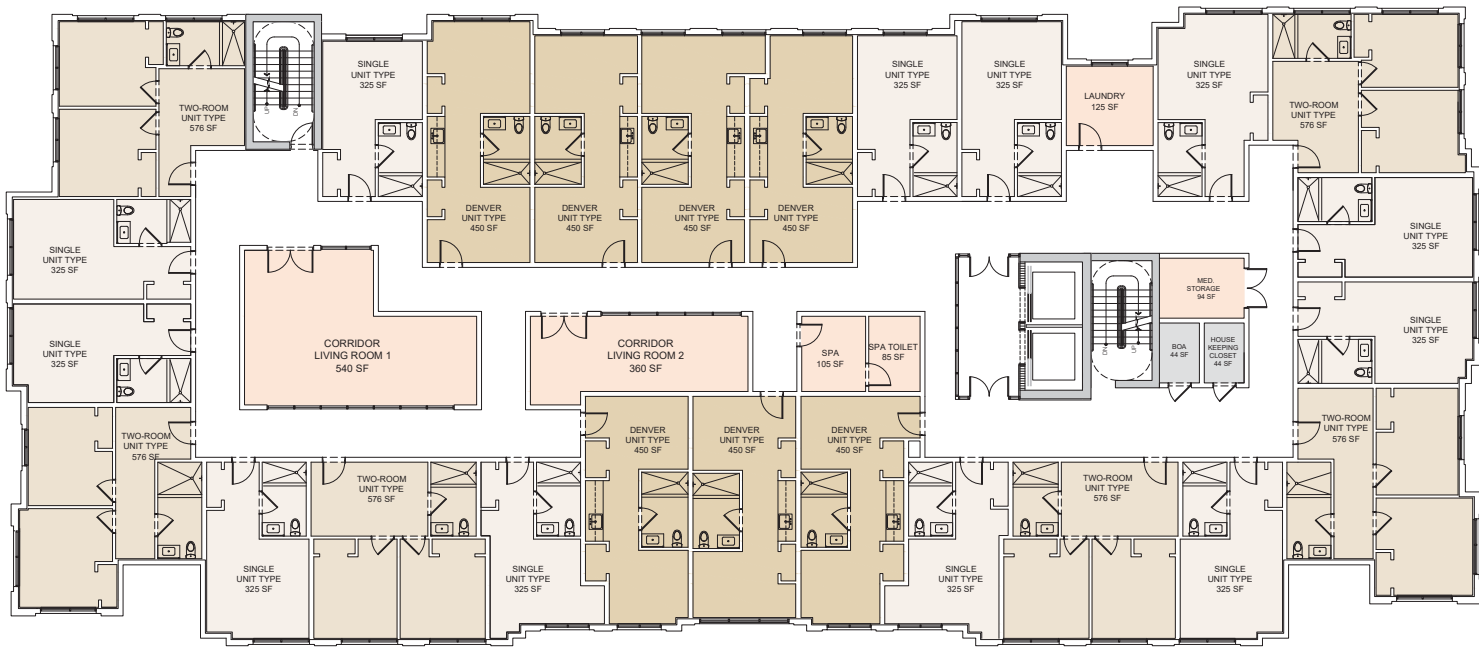
**1000 PONCE DE LEON**  
1000 PONCE DE LEON  
CORAL GABLES, FLORIDA

DATE: 10-18-18  
PROJECT NO: 18-078  
DRAWING NAME:  
SHEET NO:  
**A-1.4**

220.00'

106.55'

106.79'



PONCE DE LEON BOULEVARD

TYPICAL FLOORS 3RD - 5TH		
UNIT TYPE	COUNT	TOTAL
SINGLE	12	36
TWO-ROOM	6	18
DENVER	7	21
<b>TOTAL</b>		<b>75</b>

⊕ TYPICAL FLOOR PLAN

SCALE: 1/16"=1'-0"

220.00'

106.55'

106.79'

PONCE DE LEON BOULEVARD

TYPICAL FLOORS 3RD - 5TH		
UNIT TYPE	COUNT	TOTAL
SINGLE	3	3
TWO-ROOM	2	2
DENVER	0	0
<b>TOTAL</b>		<b>5</b>



ROOF FLOOR PLAN

SCALE: 1/8"=1'-0"



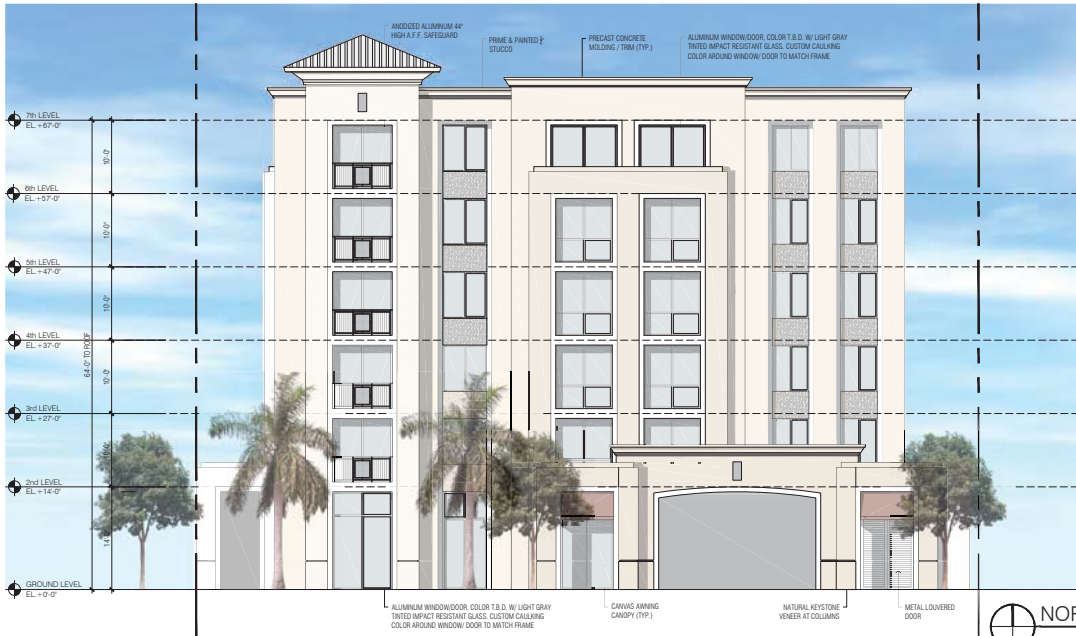


**1000 PONCE DE LEON**  
 1000 PONCE DE LEON  
 CORAL GABLES, FLORIDA

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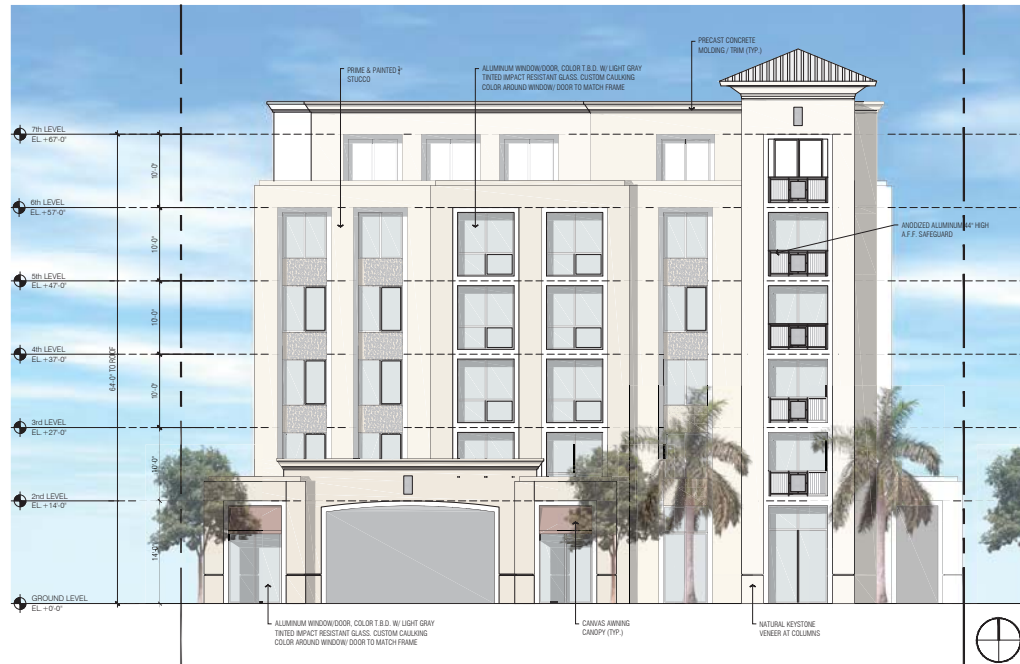
DATE: 10-18-18  
 PROJECT NO: 18-078  
 DRAWING NAME:  
 SHEET NO:  
**A-2.0**

EAST ELEVATION  
 SCALE: 1/8"=1'-0"



NORTH ELEVATION

SCALE: 1/8"=1'-0"



SOUTH ELEVATION

SCALE: 1/8"=1'-0"





ROBERT BEHAR AR No. 14339

1000 PONCE DE LEON  
1000 PONCE DE LEON  
CORAL GABLES, FLORIDA

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DATE: 10-18-18  
PROJECT NO: 18-078  
DRAWING NAME:  
SHEET NO:

A-2.2



WEST ELEVATION

SCALE: 1/8"=1'-0"



November 1, 2018

**VIA HAND DELIVERY**

Mr. Ramon Trias  
Development Review Committee, Chairman  
City of Coral Gables  
427 Biltmore Way, 2<sup>nd</sup> Floor  
Coral Gables, FL 33134

**Re: 1000 Ponce de Leon Boulevard / Development Review Committee  
Application / Art in Public Places Statement**

Dear Mr. Trias:

As required by Coral Gables Zoning Code Section 3-2103.A.2, and on behalf of Sunrise Development, Inc., (the "Applicant"), please be advised that, as part of the proposed development of the new Assisted Living Facility at 1000 Ponce de Leon Boulevard, the Applicant intends to contribute 1% of the Aggregate Project Value to the Art Acquisition Fund. If you have any questions, please do not hesitate to contact me at (305) 376-6061.

Sincerely,

Mario Garcia-Serra



November 1, 2018

**VIA HAND DELIVERY**

Mr. Ramon Trias  
Development Review Committee, Chairman  
City of Coral Gables  
427 Biltmore Way, 2<sup>nd</sup> Floor  
Coral Gables, FL 33134

**Re: 1000 Ponce de Leon Boulevard / Development Review Committee Application / Public Records Search**

Dear Mr. Trias:

In connection with the Development Review Committee Application for the above referenced property, we have conducted a thorough search of the public records for the property located at 1000 Ponce de Leon Boulevard and have not found any documents in either the City files or archives or the Public Records of Miami-Dade County which may affect the development of the property. Thank you for your attention to this matter. If you have any questions, please contact me at (305) 376-6061.

Sincerely,

Mario Garcia-Serra

MIA\_ACTIVE 4805309.1

## **Contact Information**

### **Property Owner**

Nor Peru Capital 2, LLC  
299 Alhambra Circle, Suite 401  
Coral Gables, FL 33134

### **Applicant**

Sunrise Development, Inc.  
Attn: Cheryl Fever  
7902 Westpark Drive  
McLean, VA 22102  
Phone: 703-854-0324  
Email: Cheryl.Fever@sunriseseniorliving.com

### **Agent and Attorney**

Mario Garcia-Serra  
Gunster  
Brickell World Plaza  
600 Brickell Avenue  
Suite 3500  
Miami, FL 33131  
Phone: 305-376-6061  
Email: mgarcia-serra@gunster.com

### **Architect**

Robert Behar  
Behar Font & Partners, P.A.  
4533 Ponce de Leon Boulevard  
Coral Gables, FL 33146  
Phone: 305-740-5442  
Email: robert@beharfont.com



Historical Resources &  
Cultural Arts

2327 SALZEDO STREET  
CORAL GABLES  
FLORIDA 33134

☎ 305.460.5093  
✉ hist@coralgables.com

March 2<sup>nd</sup>, 2018

Nor Pedi Capital 2, LLC  
2100 Ponce De Leon Boulevard, Ste. 1111  
Coral Gables, FL 33134

Re: 1000 Ponce De Leon Boulevard, legally described Lots 8 through 11, including Block 17 of the Coral Gables Douglas Section, according to the plat thereof as recorded in Plat Book 25 Page 69 of the public records of Miami-Dade County, Florida

Dear Property Owners:

Section 3-1107(g) of the Coral Gables Zoning Code states that "All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for eighteen (18) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments."

Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

**1000 Ponce De Leon Boulevard, legally described Lots 8 through 11, including Block 17 of the Coral Gables Douglas Section, according to the plat thereof as recorded in Plat Book 25 Page 69 of the public records of Miami-Dade County, Florida, does not meet the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require**

**review by the Historic Preservation Board if an application is made for a demolition permit.**

This letter is a reissue of the previous letter dated September 5, 2006. Please note that, pursuant to Section 2-705(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of eighteen (18) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the eighteen-month period.

Upon expiration of the eighteen-month period, you will be required to file a new application. Any change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made.

If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,



Dona M. Spain  
Historic Preservation Officer

cc: Behar Font & Partners, P.A., 4533 Ponce De Leon Blvd, Coral Gables, FL 33146  
Miriam S. Ramos, City Attorney  
Christina Suárez, Deputy City Attorney  
Suramy Cabrera, Development Services Director  
Charles Wu, Assistant Development Services Director  
Ramon Trias, Planning & Zoning Director  
Virginia Goizueta, Plans Processor Lead  
Historical Significance Request Property File



CFN 2012R0290754  
 DR Bk 28084 Pgs 3571 - 3572 (2pgs)  
 RECORDED 04/24/2012 13:31:46  
 DEED DOC TAX 30,900.00  
 SURTAX 23,175.00  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:  
 Manuel A. Ramirez, Esq.  
 Attorney at Law  
 Castro & Ramirez, LLC  
 1805 Ponce de Leon Boulevard Suite 500  
 Coral Gables, FL 33134  
 305-372-2800  
 File Number: 1253.12079

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 25th day of April, 2012 between ONE EXECUTIVE OFFICES, LLC, a Florida Limited Liability Company whose post office address is 1110 Brickell Avenue, Suite 430, Miami, FL 33131, grantor, and NOR PERU CAPITAL 2, LLC, a Florida Limited Liability Company whose post office address is 4100 SW 57 Avenue, Miami, FL 33155, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County Florida to-wit:

Lots 8, 9, 10 and 11, in Block 17, CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 03-4108-009-1540

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

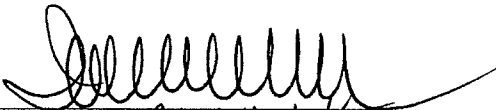
To Have and to Hold, the same in fee simple forever.

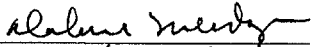
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2011.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

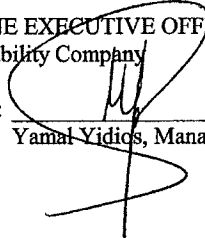
DoubleTime®

Signed, sealed and delivered in our presence:

  
Witness Name: Ibis Averhoff

  
Witness Name: Adores Averhoff

ONE EXECUTIVE OFFICES, LLC, a Florida Limited Liability Company

By:   
Yamal Yidios, Managing Member

(Corporate Seal)

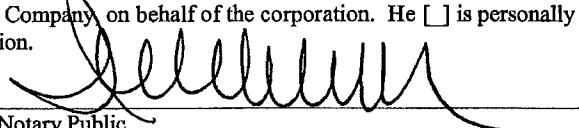
State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this <sup>7<sup>th</sup></sup> 29th day of April, 2012 by Yamal Yidios, Managing Member of ONE EXECUTIVE OFFICES, LLC, a Florida Limited Liability Company, on behalf of the corporation. He  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

NOTARY PUBLIC-STATE OF FLORIDA  
Ibis M. Averhoff  
Commission # DD814862  
Expires: AUG. 14, 2012  
BONDED THRU ATLANTIC BONDING CO., INC.

NOTARY PUBLIC-STATE OF FLORIDA  
Ibis M. Averhoff  
Commission # DD814862  
Expires: AUG. 14, 2012  
BONDED THRU ATLANTIC BONDING CO., INC.

  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_





CITY OF CORAL GABLES  
RECEIVED BY THE  
OFFICE OF THE CITY CLERK

CITY OF CORAL GABLES 2018 OCT 23 AM 11: 05  
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(s), Deputy/Assistant City Attorney(s), 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 and Email Address: Mario Garcia-Serra / mgarcia-serra@gunster.com  
LOBBYIST EMAIL ADDRESS

Print Your Business Name, if applicable: Gunster, Yoakley & Stewart, P.A.

Business Telephone Number: 305-376-6000

Business Address 600 Brickell Avenue, Suite 3500, Miami, Florida 33131  
ADDRESS CITY, STATE ZIP CODE

Federal ID#: 59-1450702

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

N/A

PRINCIPAL REPRESENTED:

NAME Sunrise Development, Inc. COMPANY NAME, IF APPLICABLE \_\_\_\_\_

BUSINESS ADDRESS 7902 Westpart Drive, McLean, VA. 22102 TELEPHONE NO.: 703-854-0324

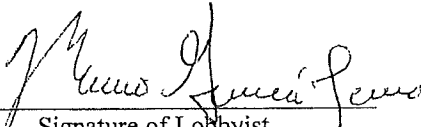
**ANNUAL REPORT:** On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of \$25.00 for the preceding calendar year. A statement is not required to be filed if there were no expenditures.

**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 \$250.00 Lobbyist Registration Fee is required.

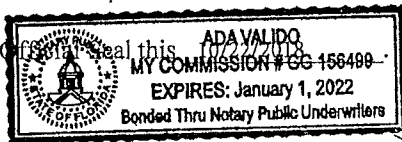
I Mario Garcia-Serra hereby swear or affirm under penalty of per-  
jury that I have read the provisions of the City of Coral Gables Ordinance 2006-11, governing Lobbying and that all of the facts contained in this Registration Application are true and that I agree to pay the \$250.00 Annual Lobbyist Registration Fee.

  
Signature of Lobbyist

STATE OF FLORIDA     )  
  )  
COUNTY OF MIAMI-     )  
DADE

BEFORE ME personally appeared Mario Garcia-Serra 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 Office Seal this 10/22/20  
X Personally Known  
\_\_\_\_ Produced ID





Notary Public  
State of Florida

\$250.00 Fee Paid \_\_\_\_\_ Received By \_\_\_\_\_ Date: \_\_\_\_\_

Fee Waived for Not-for-Profit Organizations (documentary proof attached.) \_\_\_\_\_ FL. ID#: \_\_\_\_\_

<b>For Office Use Only</b>	
Data Entry Date: _____, 20____.	Entered By: _____



CITY OF CORAL GABLES  
RECEIVED BY THE  
OFFICE OF THE CITY CLERK

2018 OCT 23 AM 11: 06

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(s), Deputy/Assistant City Attorney(s), 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 and Email Address: Mario Garcia-Serra / mgarcia-serra@gunster.com  
LOBBYIST EMAIL ADDRESS

Print Your Business Name: Gunster, Yoakley & Stewart, P.A.

Business Telephone Number: 305-376-6000

Business Address: 600 Brickell Avenue, Suite 3500, Miami, Florida 33131  
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented:

Principal Name: Sunrise Development, Inc.

Principal Address: 7902 Westpark Drive, McLean, VA 22012 Telephone Number: 703-854-0324

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)

1000 Ponce de Leon Boulevard

I Mario Garcia-Serra 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 (06/06/2006); Ordinance No. 2017-44  
(12/05/2017); governing Lobbying.

*Mario Garcia-Serra*  
Signature of Lobbyist

10/22/2018

Date

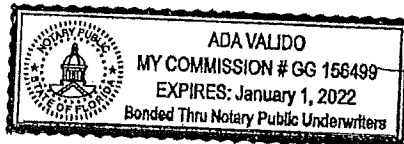
STATE OF FLORIDA     )  
  )  
COUNTY OF MIAMI-     )  
DADE

BEFORE ME personally appeared Mario Garcia-Serra 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 10/22/2018

Personally Known

Produced ID



*[Signature]*  
Notary Public  
State of Florida

**For Office Use Only**

Data Entry Date: \_\_\_\_\_, 20\_\_\_\_.

Entered By: \_\_\_\_\_

Annual Fees Waived for Not-for-Profit Organizations (documentary proof attached.) \_\_\_\_\_

FL ID #: \_\_\_\_\_



CITY OF CORAL GABLES  
RECEIVED BY THE  
OFFICE OF THE CITY CLERK

2018 OCT 30 AM 10:35

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(s), Deputy/Assistant City Attorney(s), 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 and Email Address: Robert Behar / Robert@beharfont.com  
LOBBYIST EMAIL ADDRESS

Print Your Business Name, if applicable: Behar Font & Partners, P.A.

Business Telephone Number: 305.740.5442

Business Address 4533 Ponce de Leon Blvd. Coral Gables, Florida 33146  
ADDRESS CITY, STATE ZIP CODE

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 Nor Peru Capital 2, LLC. COMPANY NAME, IF APPLICABLE \_\_\_\_\_

BUSINESS ADDRESS 1000 Ponce de Leon Blvd, CG, FL 33134 TELEPHONE NO.: \_\_\_\_\_

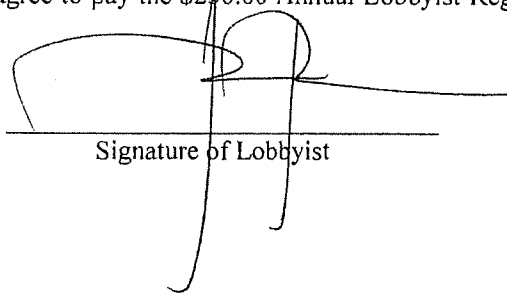
**ANNUAL REPORT:** On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of \$25.00 for the preceding calendar year. A statement is not required to be filed if there were no expenditures.

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**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 \$250.00 Lobbyist Registration Fee is required.

I Robert Behar 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 \$250.00 Annual Lobbyist Registration Fee.

  
Signature of Lobbyist

STATE OF FLORIDA     )  
  )  
COUNTY OF MIAMI-     )  
DADE

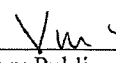
BEFORE ME personally appeared Robert Behar to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

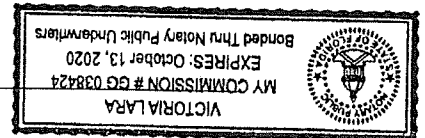
WITNESS my Hand and Official Seal this October 26, 2018.

Personally Known

Produced ID

\$250.00 Fee Paid

  
Notary Public  
State of Florida



Received By A. Wacosta Date: 10/30/18

Fee Waived for Not-for-Profit Organizations (documentary proof attached.) \_\_\_\_\_ FL. ID#: \_\_\_\_\_

**For Office Use Only**

Data Entry Date: \_\_\_\_\_, 20\_\_\_\_ Entered By: \_\_\_\_\_



CITY OF CORAL GABLES  
RECEIVED BY THE  
OFFICE OF THE CITY CLERK

2018 OCT 30 AM 10:35  
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(s), Deputy/Assistant City Attorney(s), 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 and Email Address: Robert Behar / Robert@beharfont.com  
LOBBYIST EMAIL ADDRESS

Print Your Business Name: Behar Font & Partners, P.A.

Business Telephone Number: 305.740.5442

Business Address: 4533 Ponce de Leon Blvd. Coral Gables, Florida 33146  
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented:

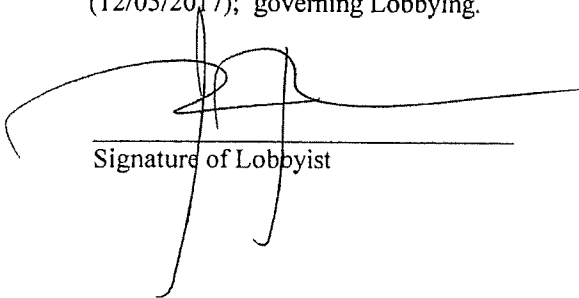
Principal Name: Nor Peru Capital 2, LLC.

Principal Address: 1000 Ponce de Leon Blvd, Coral Gables, FL. 33134 Telephone Number: \_\_\_\_\_

**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)

Development Review Committee (DRC)

I Robert Behar 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 (06/06/2006); Ordinance No. 2017-44  
(12/05/2017); governing Lobbying.

  
\_\_\_\_\_  
Signature of Lobbyist

October 26, 2018

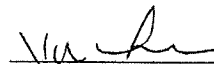
\_\_\_\_\_  
Date

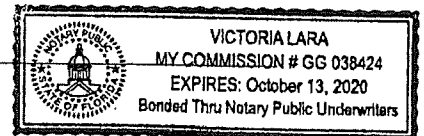
STATE OF FLORIDA     )  
                                  )  
COUNTY OF MIAMI-     )  
DADE

BEFORE ME personally appeared Robert Behar 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 October 26, 2018.

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 Organizations (documentary proof attached.) \_\_\_\_\_

FL ID #: \_\_\_\_\_



# DAVID PLUMMER & ASSOCIATES

TRAFFIC ENGINEERING • CIVIL ENGINEERING • TRANSPORTATION PLANNING

1750 PONCE DE LEON BOULEVARD | CORAL GABLES, FLORIDA 33134  
305•447•0090 | DPA@DPLUMMER.COM

October 31, 2018

Ms. Jessica A. Keller  
Assistant Public Works Director  
City of Coral Gables  
Public Works Department  
2800 SW 72 Ave  
Miami, Florida 33155

**RE: Trip Generation 1000 Ponce de Leon Boulevard - #18192**

Dear Ms. Keller,

David Plummer & Associates has performed a trip generation analysis for the 1000 Ponce de Leon Boulevard Assisted Living Facility development. The project is proposing to replace the existing 25,011 SF office with a 133 bed assisted living facility located at 1000 Ponce de Leon Boulevard in Coral Gables, FL.

Trip generation calculations for the existing and proposed development were performed using *Institute of Transportation Engineers' (ITE) Trip Generation Manual, 10<sup>th</sup> Edition*. ITE Land Use Codes (LUC) 254 (Assisted Living) and 710 (General Office) were utilized for the existing and proposed trip generations. Based on U.S. Census Bureau data, a 6.7% deduction was applied for other modes of transportation. A trip generation summary is provided in Table 1. Detailed trip generation calculations are provided in Attachment A.

Table 1: Trip Generation Summary			
Development Plan	Total Weekday	A.M. Peak Hour	P.M. Peak Hour
Existing	277	47	29
Proposed	346	23	33
$\Delta$ Trips	+69	-24	+4

As shown in Table 1, the results of the trip generation analysis indicate that the proposed redevelopment represents an increase of 69 daily and 4 pm peak hour trips and a decrease of 24 am peak hour trips.

We stand ready to provide any support needed for this project. Should you have any questions or comments, please call me at (305) 447-0900.

Sincerely,

Juan Espinosa, PE

# **Attachment A**

## **Trip Generation**

# 1000 Ponce de Leon Assisted Living Facility

## Proposed

Proposed ITE Land Use Designation <sup>1</sup>	Number of Units	Daily Vehicle Trips	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
			In	Out	Total	In	Out	Total
Assisted Living <i>Land Use Code: 254</i>	133 Beds	346	16	9	25	13	22	35
<b>Total Gross Trips</b>		<b>346</b>	<b>16</b>	<b>9</b>	<b>25</b>	<b>13</b>	<b>22</b>	<b>35</b>
Other Modes of Transportation		-6.7%	-1	-1	-2	-1	-1	-2
<b>Net Proposed Trips</b>			<b>15</b>	<b>8</b>	<b>23</b>	<b>12</b>	<b>21</b>	<b>33</b>

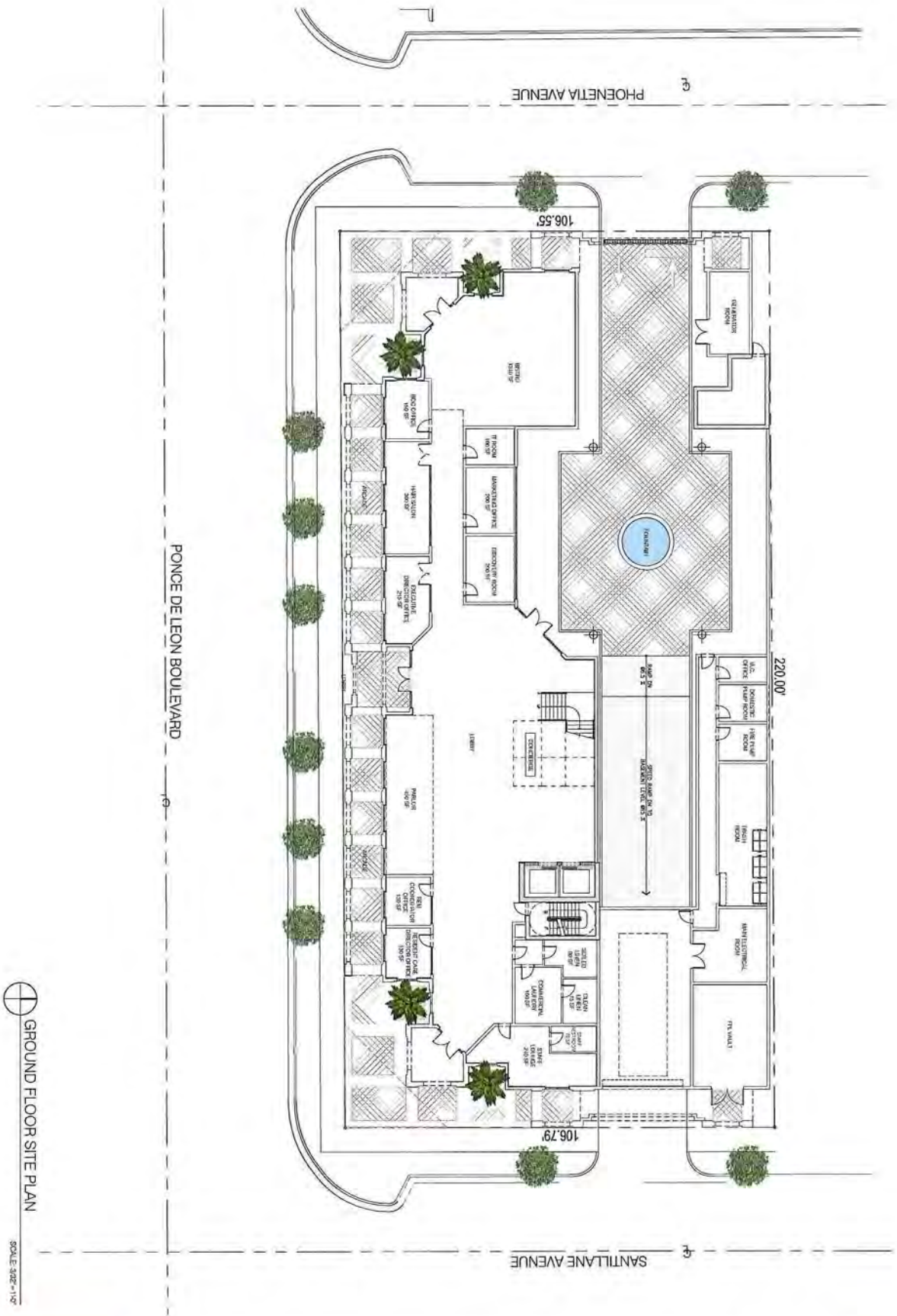
## Existing

Proposed ITE Land Use Designation <sup>1</sup>	Number of Units	Daily Vehicle Trips	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
			In	Out	Total	In	Out	Total
Office Building <i>Land Use Code: 710</i>	25,011 SF	277	43	7	50	5	26	31
<b>Total Gross Trips</b>		<b>277</b>	<b>43</b>	<b>7</b>	<b>50</b>	<b>5</b>	<b>26</b>	<b>31</b>
Other Modes of Transportation		-6.7%	-3	0	-3	0	-2	-2
<b>Net Existing Trips</b>			<b>40</b>	<b>7</b>	<b>47</b>	<b>5</b>	<b>24</b>	<b>29</b>

## Difference

	Daily Vehicle Trips	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
		In	Out	Total	In	Out	Total
<b>Proposed</b>	<b>346</b>	<b>15</b>	<b>8</b>	<b>23</b>	<b>12</b>	<b>21</b>	<b>33</b>
<b>Existing</b>	<b>277</b>	<b>40</b>	<b>7</b>	<b>47</b>	<b>5</b>	<b>24</b>	<b>29</b>
<b>Difference</b>	<b>69</b>	<b>-25</b>	<b>1</b>	<b>-24</b>	<b>7</b>	<b>-3</b>	<b>4</b>

<sup>1</sup> Based on ITE Trip Generation Manual, 10th Ed.



⊕ GROUND FLOOR SITE PLAN  
SCALE: 3/32" = 1'-0"

DATE: 10/16/14  
 SHEET NO: 1507  
 DRAWING NAME: 1000 PONCE DE LEON  
 SHEET NO: A-0.1

**1000 PONCE DE LEON**  
 1000 PONCE DE LEON  
 CORAL GABLES, FLORIDA

© 2015 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.



**BEHAR · FONT**  
 ARCHITECTS  
 1000 Ponce de Leon  
 Coral Gables, Florida 33134  
 Phone: 305.441.1000  
 Fax: 305.441.1001  
 www.beharfont.com

ZONING INFORMATION		
PROJECT NAME:	SUNRISE 1000 PONCE	
PROPERTY ADDRESS:	1000 PONCE DE LEON BLVD. CORAL GABLES, FL 33134	
ZONING:	COMMERCIAL	
FUTURE LAND USE:	COMMERCIAL HIGH RISE INTENSITY	
NET LOT AREA:	23,511 SQ.FT.	0.54 Acres
FEDERAL FLOOD HAZARD:	ZONE "X"	

MAXIMUM F.A.R.			ALLOWED	PROVIDED
BASE:	23,511.00 SQ.FT.	X 3.0	70,533.00	
MEDITERRANEAN DESIGN BONUS:	23,511.00 SQ.FT.	X 0.5	11,755.50	
<b>TOTAL</b>			<b>82,288.50</b>	<b>73,328.00</b>

F.A.R.			
FLOOR	AREA	# FLOORS	TOTAL
BASEMENT FLOOR	0	1	-
GROUND FLOOR	3,870	1	3,870
2ND LEVEL	13,271	1	13,271
3RD-5TH LEVEL	15,434	3	46,302
ROOF DECK	9,883	1	9,883
<b>TOTAL</b>			<b>73,326</b>

DENSITY	ALLOWED	PROVIDED
SECTION 5-902	97 ALF UNITS	90 ALF UNITS
	194 RESIDENTS	133 RESIDENTS

PARKING	REQUIRED	PROVIDED
RESIDENTIAL PARKING SECTION 5-902 (B)	49.00	53.00

TOTAL PARKING SPACES PROVIDED PER FLOOR	# SPACES PROVIDED	# HANDICAP SPACES PROVIDED
BASEMENT FLOOR	51	(2HC SPACES)
<b>TOTAL</b>		<b>53</b>

ALF UNIT MIX	SINGLE		TWO-ROOM		DENVER	
	UNITS	RESIDENTS	UNITS	RESIDENTS	UNITS	RESIDENTS
GROUND FLOOR	0	0	0	0	0	0
2ND LEVEL	8	8	2	4	0	0
3RD-5TH LEVEL	36	36	18	36	21	42
ROOF DECK LEVEL	3	3	2	4	0	0
<b>TOTAL</b>	<b>47</b>	<b>47</b>	<b>22</b>	<b>44</b>	<b>21</b>	<b>42</b>
	52%		24%		23%	
<b>TOTAL UNITS</b>	90					
<b>TOTAL RESIDENTS</b>	133					

HANDICAPPED PARKING	REQUIRED	PROVIDED
(As per Florida Accessibility Code For Building Const.)		
HANDICAPPED PARKING		
# OF HANDICAPPED SPACES		2
REQUIRED TO BE VAN ACCESSIBLE (1 PER 6 REG. HC PARKING SPACES) 7/6 = 1.17		1
<b>TOTAL HANDICAPPED PARKING</b> ***2 VAN ACCESSIBLE IN TOTAL		<b>2</b>

LOADING SPACES	REQUIRED	PROVIDED
(As per 5-1409.D City of Coral Gables Zoning Code)	1	1

LANDSCAPE OPEN SPACE	REQUIRED	PROVIDED
(As per 5-1105@ (1)(a)(iv) City of Coral Gables Zoning Code) 10% OF 23,511 SF = 2,351 SF		Green Area @ Ground Level: 1790 sq.ft. (75% of Arcade) 343 sq.ft. (w/o arcade) 1746 sq.ft. (Outside Prop. Line) Green Area @ Roof Deck Level: 516 sq.ft.
<b>TOTAL</b>	2,351	4,397

BUILDING SETBACKS	REQUIRED	PROVIDED
(As per 4-302(K)(3) City of Coral Gables Zoning Code)		
EAST FRONT (PONCE DE LEON BLVD)	0'-0" UPT TO 15'-0" 10'-0" ABOVE 15'-0"	0'-0" UPT TO 14'-0" 10'-0" ABOVE 14'-0"
NORTH SIDE STREET (SANTILLANE AVE)	15'-0"	0'-0" UPT TO 14'-0" 10'-0" ABOVE 14'-0"
SOUTH SIDE STREET (PHOENETIA AVE)	15'-0"	0'-0" UPT TO 14'-0" 10'-0" ABOVE 14'-0"
WEST REAR SIDE (ADJACENT PROPERTY)	10'-0"	0'-0" UPT TO 14'-0" 10'-0" ABOVE 14'-0"

BUILDING HEIGHT	ALLOWED		PROVIDED
	MAXIMUM BASE HEIGHT	13 STORIES 150'-0"	67'-0"
	MAXIMUM MED. BONUS HEIGHT	16 STORIES 190'-5"	



# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 10/30/2018

Property Information	
Folio:	03-4108-009-1540
Property Address:	1000 PONCE DE LEON BLVD Coral Gables, FL 33134-3353
Owner	NOR PERU CAPITAL 2 LLC
Mailing Address	2100 PONCE DE LEON BLVD #1111 CORAL GABLES, FL 33134 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	4
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	25,011 Sq.Ft
Lot Size	23,469 Sq.Ft
Year Built	1965



Assessment Information			
Year	2018	2017	2016
Land Value	\$4,459,110	\$3,755,040	\$3,755,040
Building Value	\$90,890	\$324,960	\$324,960
XF Value	\$0	\$0	\$0
Market Value	\$4,550,000	\$4,080,000	\$4,080,000
Assessed Value	\$4,488,000	\$4,080,000	\$4,080,000

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction	\$62,000		

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
8 54 41 PB 25-69
CORAL GABLES DOUGLAS SEC
LOTS 8 THRU 11 INC BLK 17
LOT SIZE 220.000 X 107
OR 14346-1143 1289 1

Taxable Value Information			
	2018	2017	2016
<b>County</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,488,000	\$4,080,000	\$4,080,000
<b>School Board</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,550,000	\$4,080,000	\$4,080,000
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,488,000	\$4,080,000	\$4,080,000
<b>Regional</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,488,000	\$4,080,000	\$4,080,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/25/2012	\$5,150,000	28084-3571	Qual by exam of deed
11/18/2010	\$4,500,000	27503-3297	Qual by exam of deed
09/01/2005	\$7,000,000	23843-2386	Deeds that include more than one parcel
12/01/1989	\$1,809,000	14346-1143	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

Subject	ZCTA5 33134					
	Total		Male		Female	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Workers 16 years and over	21,394	+/-1,171	11,014	+/-633	10,380	+/-873
<b>MEANS OF TRANSPORTATION TO WORK</b>						
Car, truck, or van	88.8%	+/-1.9	90.1%	+/-1.9	87.3%	+/-2.8
Drove alone	80.5%	+/-2.7	83.3%	+/-2.7	77.6%	+/-3.7
Carpooled	8.2%	+/-1.7	6.8%	+/-1.7	9.7%	+/-2.3
In 2-person carpool	6.6%	+/-1.5	5.5%	+/-1.6	7.8%	+/-2.0
In 3-person carpool	1.5%	+/-1.0	1.3%	+/-0.8	1.8%	+/-1.4
In 4-or-more person carpool	0.1%	+/-0.1	0.1%	+/-0.1	0.1%	+/-0.2
Workers per car, truck, or van	1.05	+/-0.01	1.04	+/-0.01	1.06	+/-0.02
Public transportation (excluding taxicab)	4.1%	+/-1.2	3.3%	+/-1.4	5.0%	+/-1.7
Walked	2.1%	+/-0.7	1.5%	+/-0.8	2.8%	+/-1.2
Bicycle	0.5%	+/-0.3	0.9%	+/-0.5	0.1%	+/-0.2
Taxicab, motorcycle, or other means	1.2%	+/-0.5	0.9%	+/-0.6	1.4%	+/-0.9
Worked at home	3.3%	+/-0.8	3.3%	+/-0.9	3.3%	+/-1.2
<b>PLACE OF WORK</b>						
Worked in state of residence	99.3%	+/-0.4	99.2%	+/-0.6	99.4%	+/-0.5
Worked in county of residence	96.7%	+/-0.9	95.4%	+/-1.5	98.1%	+/-0.9
Worked outside county of residence	2.6%	+/-0.8	3.8%	+/-1.4	1.3%	+/-0.9
Worked outside state of residence	0.7%	+/-0.4	0.8%	+/-0.6	0.6%	+/-0.5
Living in a place	92.4%	+/-1.3	92.4%	+/-1.5	92.5%	+/-1.8
Worked in place of residence	35.6%	+/-2.9	34.9%	+/-3.9	36.4%	+/-3.8
Worked outside place of residence	56.8%	+/-3.0	57.5%	+/-4.1	56.1%	+/-3.7
Not living in a place	7.6%	+/-1.3	7.6%	+/-1.5	7.5%	+/-1.8
Living in 12 selected states	0.0%	+/-0.2	0.0%	+/-0.4	0.0%	+/-0.4
Worked in minor civil division of residence	0.0%	+/-0.2	0.0%	+/-0.4	0.0%	+/-0.4
Worked outside minor civil division of residence	0.0%	+/-0.2	0.0%	+/-0.4	0.0%	+/-0.4
Not living in 12 selected states	100.0%	+/-0.2	100.0%	+/-0.4	100.0%	+/-0.4
Workers 16 years and over who did not work at home	20,689	+/-1,170	10,656	+/-647	10,033	+/-835
<b>TIME LEAVING HOME TO GO TO WORK</b>						
12:00 a.m. to 4:59 a.m.	1.2%	+/-0.5	1.4%	+/-0.7	0.9%	+/-0.7
5:00 a.m. to 5:29 a.m.	1.3%	+/-0.6	2.1%	+/-1.1	0.6%	+/-0.5
5:30 a.m. to 5:59 a.m.	0.9%	+/-0.5	1.3%	+/-0.9	0.4%	+/-0.3
6:00 a.m. to 6:29 a.m.	5.3%	+/-1.5	7.3%	+/-2.4	3.1%	+/-1.3
6:30 a.m. to 6:59 a.m.	6.6%	+/-1.6	6.7%	+/-2.0	6.5%	+/-2.8
7:00 a.m. to 7:29 a.m.	13.5%	+/-1.9	14.4%	+/-2.4	12.4%	+/-2.5
7:30 a.m. to 7:59 a.m.	9.2%	+/-1.6	8.3%	+/-2.0	10.1%	+/-2.4
8:00 a.m. to 8:29 a.m.	20.1%	+/-2.3	19.3%	+/-3.2	20.9%	+/-3.4
8:30 a.m. to 8:59 a.m.	10.7%	+/-1.8	8.5%	+/-2.1	13.2%	+/-2.8
9:00 a.m. to 11:59 p.m.	31.3%	+/-2.8	30.7%	+/-3.8	31.9%	+/-3.3
<b>TRAVEL TIME TO WORK</b>						
Less than 10 minutes	10.2%	+/-1.8	8.6%	+/-2.2	11.8%	+/-2.8
10 to 14 minutes	12.4%	+/-1.9	11.1%	+/-2.2	13.8%	+/-2.7
15 to 19 minutes	14.2%	+/-2.1	14.1%	+/-2.3	14.2%	+/-3.1
20 to 24 minutes	16.2%	+/-2.1	16.8%	+/-2.6	15.6%	+/-2.9
25 to 29 minutes	5.0%	+/-1.2	5.1%	+/-1.5	4.9%	+/-1.7
30 to 34 minutes	23.8%	+/-3.0	26.3%	+/-4.2	21.1%	+/-3.9
35 to 44 minutes	6.7%	+/-1.8	7.7%	+/-2.1	5.7%	+/-2.1
45 to 59 minutes	6.5%	+/-1.4	6.2%	+/-1.7	6.8%	+/-2.0
60 or more minutes	5.1%	+/-1.5	4.1%	+/-1.9	6.1%	+/-2.4
Mean travel time to work (minutes)	25.3	+/-1.1	25.4	+/-1.4	25.1	+/-1.8
<b>VEHICLES AVAILABLE</b>						
Workers 16 years and over in households	21,382	+/-1,176	11,003	+/-640	10,379	+/-873
No vehicle available	4.2%	+/-1.5	2.3%	+/-1.1	6.1%	+/-2.5
1 vehicle available	26.7%	+/-3.3	26.0%	+/-4.2	27.4%	+/-3.6
2 vehicles available	46.6%	+/-3.1	48.3%	+/-3.9	44.8%	+/-3.7
3 or more vehicles available	22.6%	+/-3.6	23.4%	+/-3.9	21.7%	+/-4.2
<b>PERCENT ALLOCATED</b>						
Means of transportation to work	8.0%	(X)	(X)	(X)	(X)	(X)



## Assisted Living (254)

**Vehicle Trip Ends vs: Beds**  
**On a: Weekday**

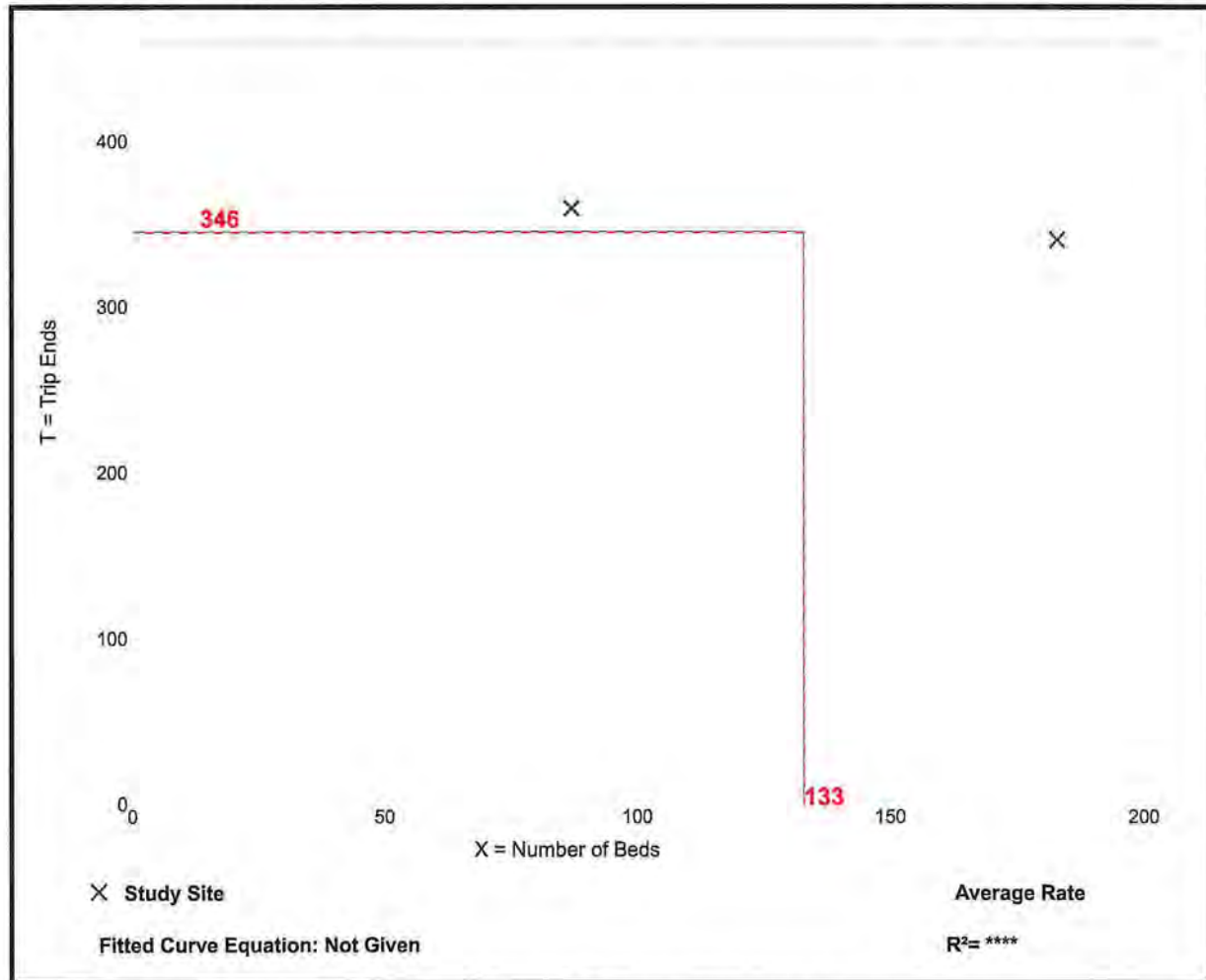
**Setting/Location: General Urban/Suburban**  
Number of Studies: 2  
Avg. Num. of Beds: 135  
Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
2.60	1.86 - 4.14	*

### Data Plot and Equation

*Caution – Small Sample Size*



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# General Office Building (710)

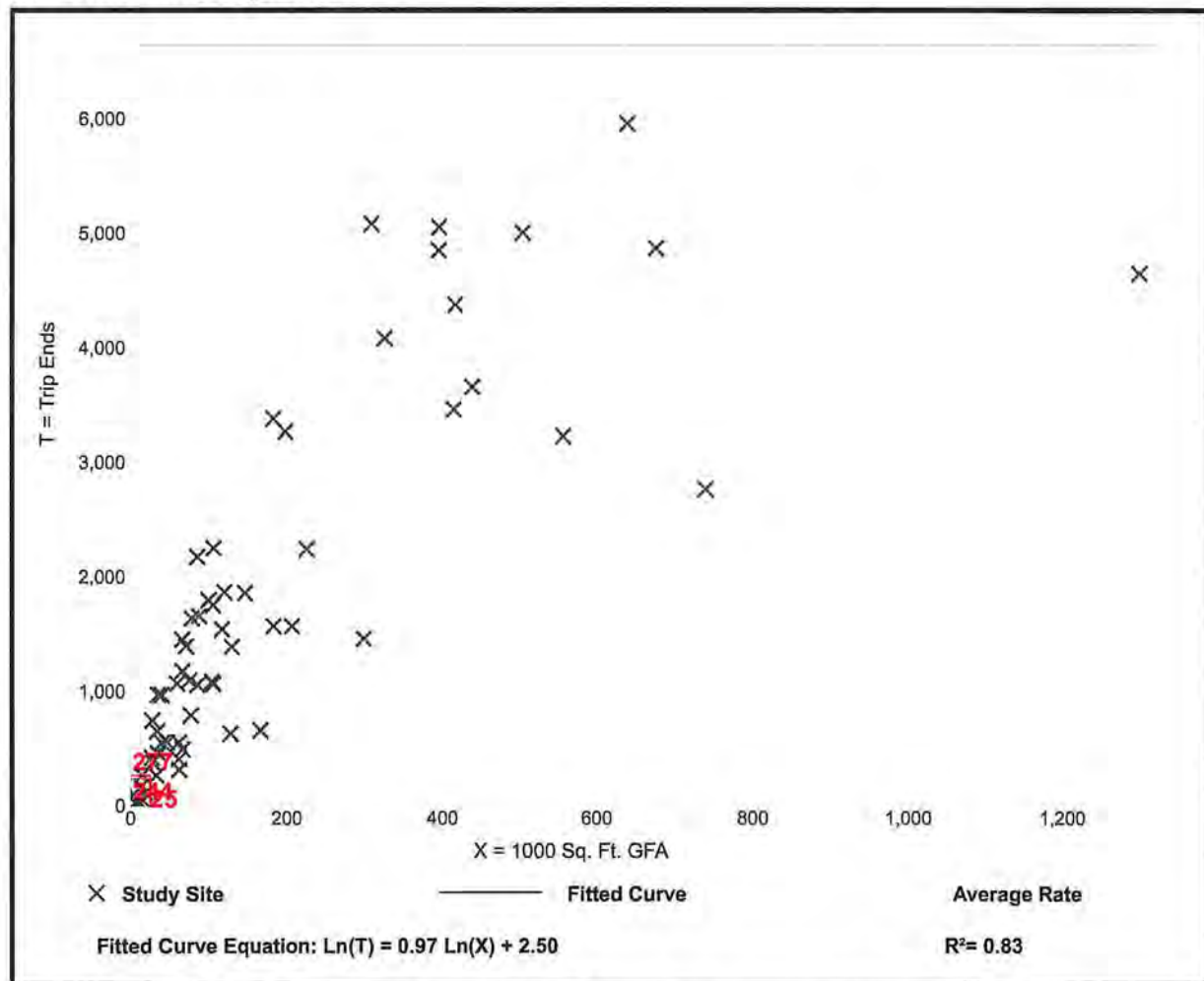
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday**

**Setting/Location: General Urban/Suburban**  
Number of Studies: 66  
Avg. 1000 Sq. Ft. GFA: 171  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.74	2.71 - 27.56	5.15

## Data Plot and Equation



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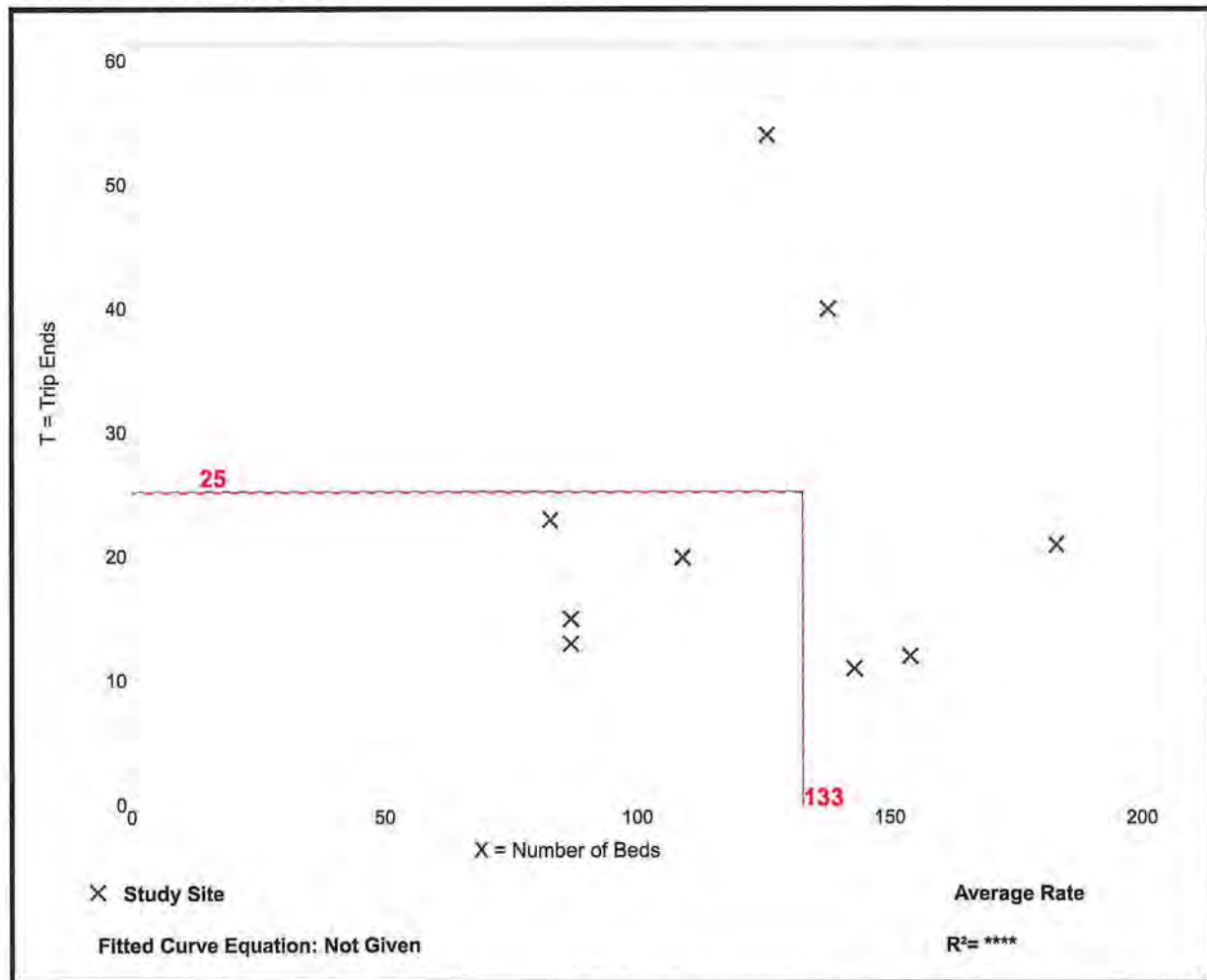
## Assisted Living (254)

**Vehicle Trip Ends vs: Beds**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 9  
 Avg. Num. of Beds: 123  
 Directional Distribution: 63% entering, 37% exiting

### Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.19	0.08 - 0.43	0.12

### Data Plot and Equation



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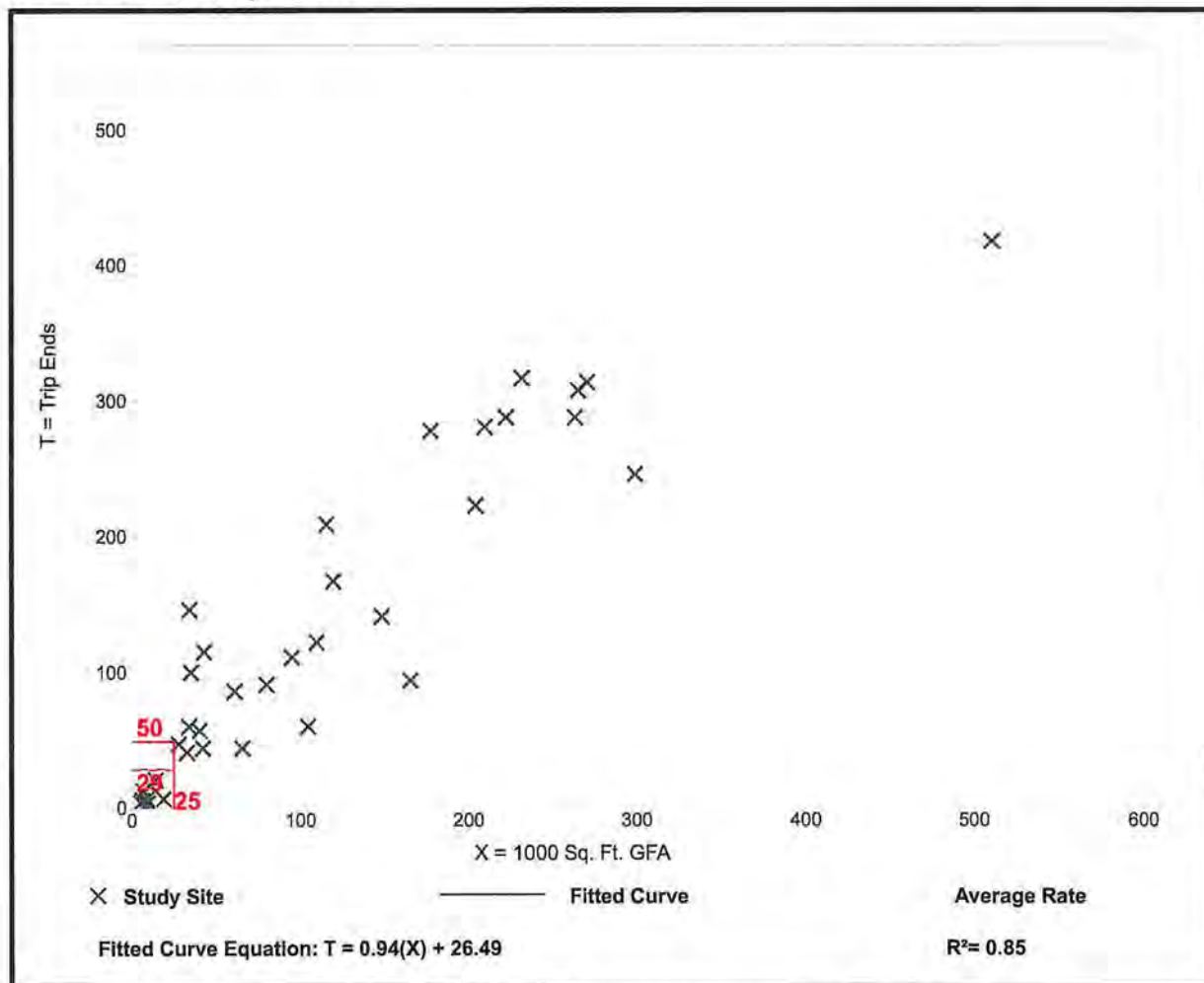
## General Office Building (710)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 35  
 Avg. 1000 Sq. Ft. GFA: 117  
 Directional Distribution: 86% entering, 14% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.16	0.37 - 4.23	0.47

### Data Plot and Equation



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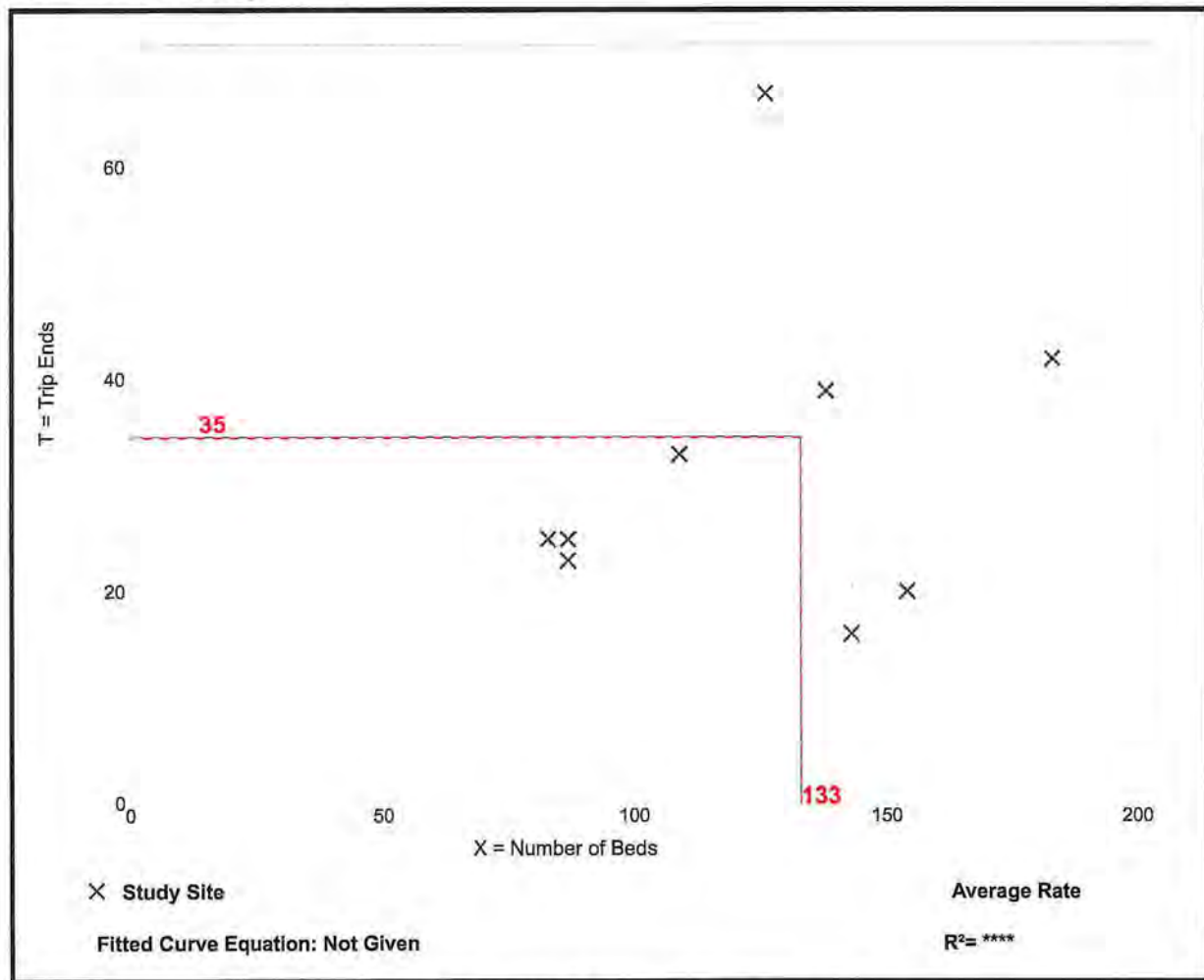
# Assisted Living (254)

**Vehicle Trip Ends vs: Beds**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 9  
 Avg. Num. of Beds: 123  
 Directional Distribution: 38% entering, 62% exiting

### Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.26	0.11 - 0.53	0.13

### Data Plot and Equation



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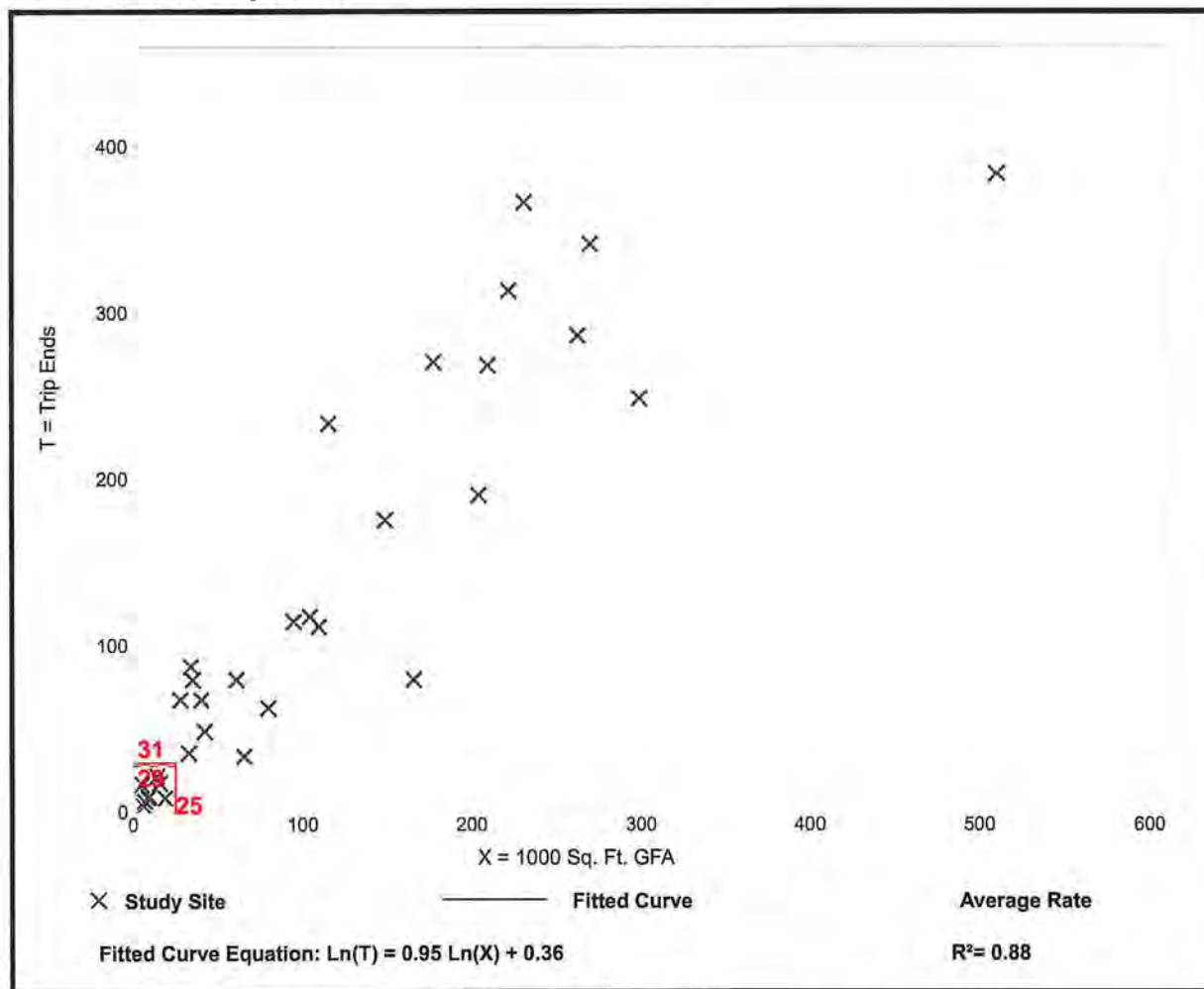
## General Office Building (710)

**Vehicle Trip Ends vs:** 1000 Sq. Ft. GFA  
**On a:** Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 4 and 6 p.m.  
**Setting/Location:** General Urban/Suburban  
 Number of Studies: 32  
 Avg. 1000 Sq. Ft. GFA: 114  
 Directional Distribution: 16% entering, 84% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.15	0.47 - 3.23	0.42

### Data Plot and Equation



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