

February 13, 2019

VIA ELECTRONIC DELIVERY

Mr. Ramon Trias
Planning and Zoning Director
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134

Re: 100 Miracle Mile / Amended Statement of Use for Properties located at 100 Miracle Mile, 151 Andalusia Ave & 2414 Galiano Street, Coral Gables, Florida (Folio Nos. 03-4117-005-0570/0580/0590/0600/0630/06640)

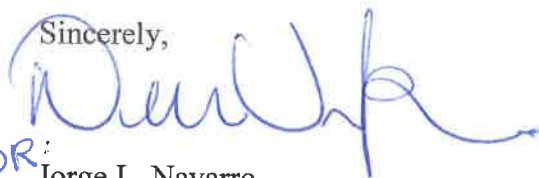
Dear Mr. Trias:

On behalf of Poncecat Miracle Mile, LLC (the “**Applicant**”), please accept this as the amended Statement of Use for the proposed mixed use development at the above referenced property (the “**Project**”). The Applicant hereby reaffirms its prior requests for a: (1) Mixed-Use (MXD) Site Plan Approval (2) Small Scale Comprehensive Plan Amendment from Commercial Mid-Rise Intensity to Mixed Use, (3) Transfer of Development Rights Approval, and (4) Encroachment Agreement for a pedestrian bridge connecting the Property (collectively, the “**Application**”). However, the Applicant is requesting an amendment to the previously submitted site plan for the Project in order to reduce the number of stories and building height to conform with the Mediterranean Level 1 Bonus approved by the Board of Architects.

As reflected in the enclosed site plan prepared by Behar Font & Partners and dated February 12, 2019 (the “**Updated Site Plan**”), the Project has been modified to reduce the overall proposed building height from 175 feet and 16 stories to 158.5 feet and 14 stories. The proposed height reduction is consistent with the Site Specific Standards for the Property, the Level 1 Mediterranean Bonus approved for the Property, and the proposed Mixed-Use Comprehensive Plan designation. The proposed building height is also compatible with the existing development trend in the area and will contribute to the continued revitalization of the City’s Downtown Core with additional residential and ground floor retail uses as envisioned by the Comprehensive Plan and MXD Zoning District regulations.

We look forward to your Department’s favorable consideration of our request. As always, should you have any questions or require any additional information, please do not hesitate to contact me at 305-579-0821.

Sincerely,


FOR: Jorge L. Navarro

100 MIRACLE MILE

100 MIRACLE MILE
CORAL GABLES, FLORIDA

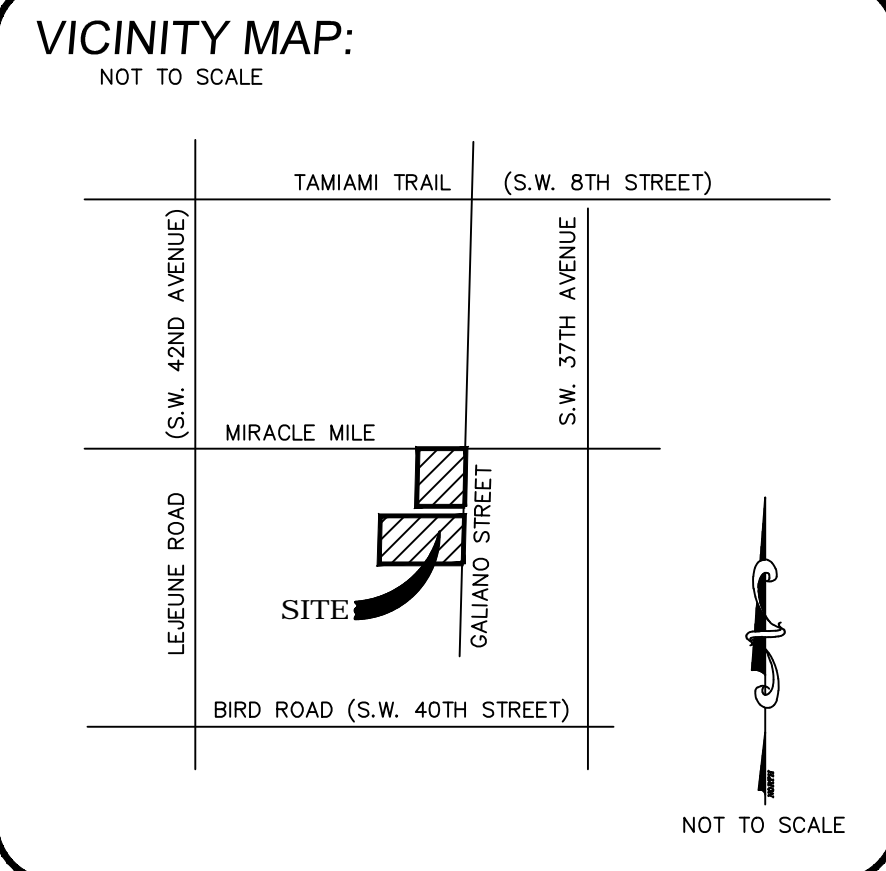
BEHAR · FONT

PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS

4533 PONCE DE LEON BOULEVARD
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CERTIFICATION No. AA2451

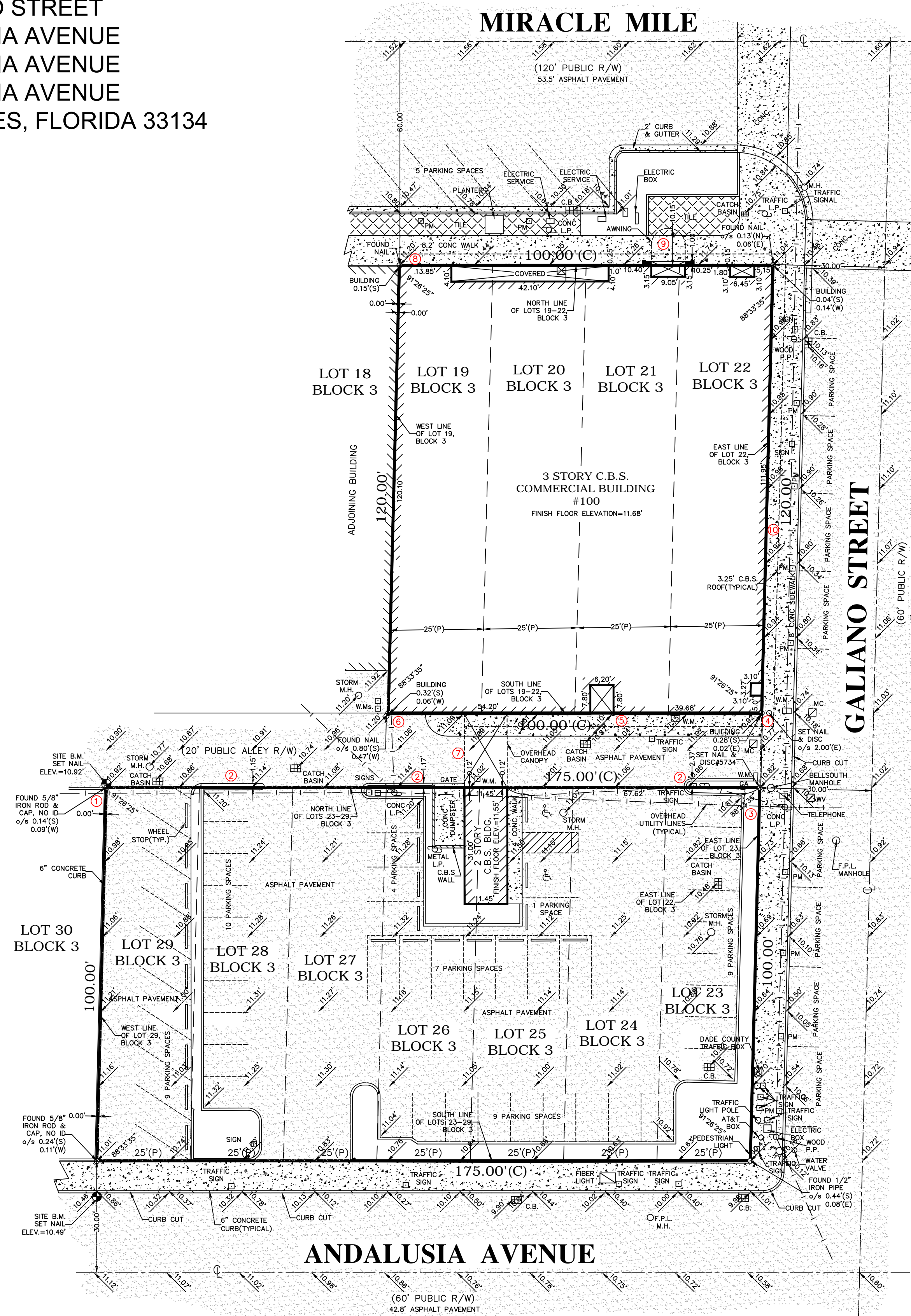
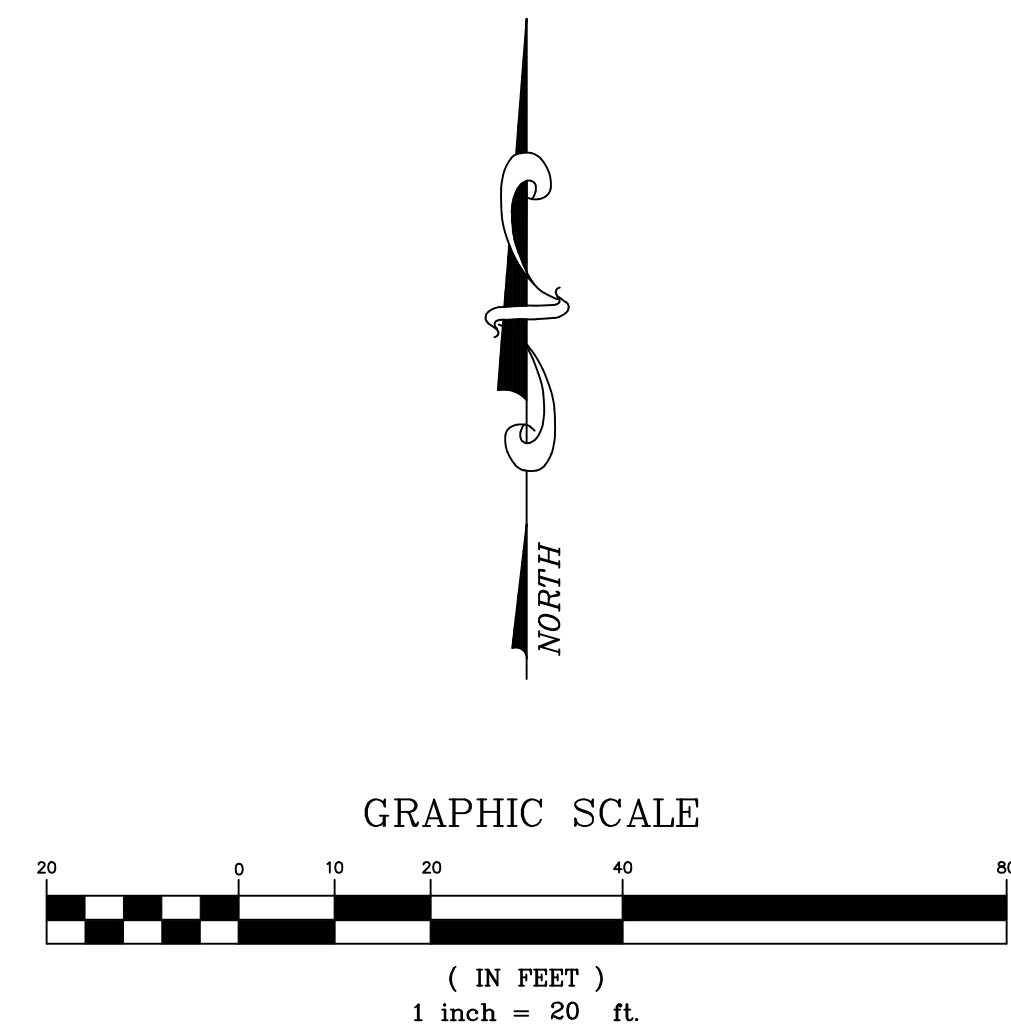
ATLANTA, GEORGIA · NEW HAVEN, CONNECTICUT





PROJECT ADDRESS:

101 ANDALUSIA AVENUE
2414 GALIANO STREET
125 ANDALUSIA AVENUE
145 ANDALUSIA AVENUE
151 ANDALUSIA AVENUE
CORAL GABLES, FLORIDA 33134



PINNELL SURVEY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
COCONUT CREEK, FLORIDA 33073
PHONE: (954)418-4940 FAX: (954)418-4941
LICENSED BUSINESS #6857

- CERTIFY TO:**
- PONCECAT MIRACLE MILE, LLC
 - STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A.
 - FIRST AMERICAN TITLE INSURANCE COMPANY
 - QTIBANK, N.A., A NATIONAL BANKING ASSOCIATION, AND ITS SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR

LEGAL DESCRIPTION:
LOTS 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 AND 29, BLOCK 3, CRAFTS SECTION OF CORAL GABLES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 40, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- ENCROACHMENT NOTES:**
- OVERHEAD UTILITY LINES CROSS OVER PROPERTY LINE.
 - CONCRETE CURB, ASPHALT PAVEMENT, C.B.S. WALL, CONCRETE AND OVERHEAD UTILITY LINES CROSS OVER PROPERTY LINE.
 - OVERHEAD UTILITY LINES CROSS OVER PROPERTY LINE.
 - C.B.S. BUILDING CROSSES OVER PROPERTY LINE.
 - OVERHEAD C.B.S. ROOF CROSSES OVER PROPERTY LINE.
 - BUILDING CROSSES OVER PROPERTY LINE.
 - OVERHEAD CANOPY ENCROACHES OVER 20' ALLEY.
 - OVERHEAD C.B.S. ROOF CROSSES OVER PROPERTY LINE.
 - DECORATIVE BUILDING ENTRANCE AND AWNING CROSSES OVER PROPERTY LINE.
 - OVERHEAD C.B.S. ROOF CROSSES OVER PROPERTY LINE.

- GENERAL NOTES:**
- TYPE OF SURVEY: BOUNDARY
 - IF THIS SURVEY HAS BEEN REVISED AS INDICATED IN THE REVISION BOX SHOWN HEREON, THEN ANY AND ALL PREVIOUS VERSIONS OF THIS SURVEY PREPARED BY PINNELL SURVEY, INC. ARE NULL & VOID.
 - THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - PINNELL SURVEY, INC. HAS REVIEWED FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 1062-3912265, DATED DECEMBER 21, 2017 @ 8:00 A.M. THERE ARE NO PLOTTABLE EXCEPTIONS CONTAINED IN SCHEDULE B-II OF SAID COMMITMENT.
 - UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
 - ELEVATIONS SHOWN HEREON (IF ANY) ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, UNLESS OTHERWISE NOTED.
 - UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
 - FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
 - THIS DRAWING IS THE PROPERTY OF PINNELL SURVEY, INC. AND SHALL NOT BE USED OR REPRODUCED, WHOLE OR IN PART WITHOUT WRITTEN PERMISSION & AUTHORIZATION FROM PINNELL SURVEY, INC.
 - ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).
 - THE REFERENCE BENCHMARK FOR THE ELEVATIONS SHOWN HEREON IS MIAMI-DADE COUNTY ENGINEERING BENCHMARK "N-19", ELEVATION = 11.65'
 - BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A FLOOD ZONE "X" WITH NO BASE FLOOD ELEVATION DETERMINED, AS SHOWN ON F.I.R.M. MAP 120639-0457-L, BEARING A MAP REVISION DATE OF 09/11/19 AND AN INDEX MAP REVISION DATE OF 09/11/09
 - AREA OF PROPERTY = 29,491 SQUARE FEET (0.6770 ACRES) +/-
 - DATE FIELDWORK PERFORMED: 06/22/07 (FIELD BOOK 270, PAGE 60)
 - DRAWN BY: J.H.P. & D.D.I. CHECKED BY: J.H.P.

CERTIFICATION:
THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS UNDER RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734 - STATE OF FLORIDA

REVISIONS:

REVISION	DATE	CHECKED BY
REVISE SURVEY PER CLIENT COMMENTS	12/03/07	J.P.
ADDITIONAL COMMENTS	12/08/07	J.P.
UPDATE SURVEY	11/20/12	J.P.
UPDATE SURVEY	10/14/13	J.P.
UPDATE SURVEY AND ADD SPOT ELEVATIONS	04/17/14	J.P.
REVISE LEGAL DESCRIPTION & SKETCH (14-1074)	07/17/14	J.P.
REVISED "CERTIFY TO PARTIES" ONLY AND REVIEW TITLE (18-0072)	01/17/18	J.P.

PROJECT NAME: SOUTHEAST STB PORFOLIO LLC JOB NO.: 07-1500Z

- LEGEND:**
- C = CALCULATED MEASUREMENT
 - ⊕ = CENTERLINE
 - C.B. = CATCH BASIN
 - C.B.S. = CONCRETE BLOCK STRUCTURE
 - CONC. = CONCRETE
 - ELEV. = ELEVATION
 - F.P.L. = FLORIDA POWER & LIGHT
 - GA = GUY ANCHOR
 - L.P. = LIGHT POLE
 - MC = METAL COVER
 - M.H. = MANHOLE
 - P = PLAT MEASUREMENT
 - PM = PARKING METER
 - P.P. = POWER POLE
 - TYP. = TYPICAL
 - W.M. = WATER METER
 - WV = WATER VALVE
 - o/s = OFFSET
 - R/W = RIGHT-OF-WAY
 - ♿ = HANDICAPPED PARKING
 - ⚡ = FIRE HYDRANT
 - ⚡ = UTILITY POLE
 - = SPOT ELEVATION

ZONING INFORMATION			
PROJECT NAME:	100 MIRACLE MILE		
PROPERTY ADDRESS:	100 MIRACLE MILE CORAL GABLES, FL 33134		
CURRENT ZONING:	COMMERCIAL DISTRICT		
PROPOSED ZONING:	COMMERCIAL DISTRICT		
CURRENT LAND USE:	COMMERCIAL HIGH RISE INTENSITY, COMMERCIAL MID RISE INTENSITY W/ CBD OVERLAY & DOWNTOWN OVERLAY DISTRICT		
PROPOSED LAND USE:	MXD SITE PLAN APPROVAL		
NET LOT AREA:	29,496 SQ.FT.	0.677 Acres	
FEDERAL FLOOD HAZARD:	ZONE 'X'		

MAXIMUM F.A.R.				ALLOWED	PROVIDED
CORAL GABLES:	29,496.00	SQ.FT.	X 3.0	88,488.00	
DEVELOPMENT BONUS STANDARD:	29,496.00	SQ.FT.	X0.2	5899.2	
TOTAL				94,387.20	
PURCHASED TDR <small>GABLES ZONING CODE) MAX 25% OF PERMITTED GROSS FAR AND APPROVED</small>	94,387.20	SQ.FT.	X 25%	23596.8	
TOTAL				117,984.00	117,980.00

F.A.R.			
FLOOR	AREA	# FLOORS	TOTAL
EXISTING BUILDING			
GROUND FLOOR	10,540	1	10,540
2ND LEVEL	9,108	1	9,108
3RD LEVEL	7,101	1	7,101
4TH LEVEL	0	1	0
5TH REC DECK	693	1	693
PROPOSED BUILDING			
GROUND FLOOR	2,607	1	2,607
2ND LEVEL	0	1	0
3RD LEVEL	0	1	0
4TH LEVEL	0	1	0
5TH LEVEL	0	1	0
6TH REC DECK	9,749	1	9,749
7TH-9TH LEVEL	9,811	3	29,433
10TH - 13TH LEVEL	9,750	4	39,000
14TH LEVEL	9,749	1	9,749
TOTAL			117,980

DENSITY	REQUIRED	PROVIDED
<small>(As per 4-201.E.13 City of Coral Gables Zoning Code)</small>		
NO MINIMUM NO MAXIMUM	NONE	128 UNITS

BUILDING SETBACKS	REQUIRED	PROVIDED
<small>(As per 4-201.E.14 City of Coral Gables Zoning Code)</small>		
SOUTH FRONT (ANDALUSIA)	0'-0" UP TO 45'-0" 10'-0" AFTER 45'-0"	0'-0" UP TO 45'-0" 16'-0" AFTER 45'-0"
EAST SIDE STREET (GALIANO)	0'-0" UP TO 45'-0" 15'-0" AFTER 45'-0"	0'-0" UP TO 45'-0" 16'-11" ABOVE 45'-0"
WEST INTERIOR SIDE (ABUTTING ALLEY)	0'-0" UP TO 45'-0" 10'-0" AFTER 45'-0"	0'-0" UP TO 45'-0" 11'-1" ABOVE 45'-0"
NORTH INTERIOR SIDE (ABUTTING ALLEY)	0'-0" UP TO 45'-0" 10'-0" AFTER 45'-0"	5'-0" UP TO 23'-8" 0'-0" UP TO 45'-0" 11'-0" ABOVE 45'-0"

BUILDING HEIGHT	ALLOWED	PROVIDED
	UP TO 163'-6"	158'-8"

PARKING	REQUIRED	PROVIDED
RESIDENTIAL PARKING		
EFF. & 1BR UNITS @ 1.00	1BR UNITS: 86	86.00
2BR UNITS @ 1.75	2BR UNITS: 44	77.00
TOTAL (RESIDENTIAL):		163
RETAIL PARKING		
1 SPACE PER 300 SQ.FT		
EXISTING BANK & 2ND LEVEL OFFICE	14,776 sq.ft.	49
NEW PROPOSED	2,515 sq.ft.	8
TOTAL (RETAIL):		58
TOTAL PARKING:		166
<small>As per shared parking matrix & Section 5-1410 (B)(2)</small>		
		187

HANDICAPPED PARKING	REQUIRED	PROVIDED
<small>(As per Florida Accessibility Code For Building Const.)</small>		
HANDICAPPED PARKING	7	8
# OF HANDICAPPED SPACES		
REQUIRED TO BE VAN ACCESSIBLE		
(1 PER 6 REQ. HC PARKING SPACES) 7/6= 1.17	1.17=2	2
TOTAL HANDICAPPED PARKING	7	8

ELECTRIC VEHICLE CHARGING PARKING	REQUIRED	PROVIDED
<small>Section 5-1409 (F)(1)</small>		
2% of the required off-street parking spaces		
.02 X 212 = 4.24	5	7

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

PARKING	SPACES	HANDICAP	E. CHARGING	TOTAL
GROUND FLOOR	0	0	0	0
2ND LEVEL	33	2	2	37
3RD LEVEL	38	2	2	42
4TH LEVEL	38	2	2	42
5TH LEVEL	38 + 25 Lifts	2	1	66
TOTAL	8	7	7	187

LANDSCAPE OPEN SPACE	REQUIRED	PROVIDED
<small>(As per 5-604.B.8 City of Coral Gables Zoning Code)</small>		
10% OF 29,496 SF=2,950		Green Area @ Ground Level: 827 sq.ft. (Right of Way) 131 sq.ft. (W/ Property Line) 2,277 sq.ft. (75% Arcade)
		Green Area @ Rec Deck: 725 sq.ft.
TOTAL	2,950.00	3,960

LOT COVERAGE	REQUIRED	PROVIDED
<small>(As per 4-201.D.4 City of Coral Gables Zoning Code)</small>		
	NO MINIMUM OR MAXIMUM REQUIRED	29,496

MIXED USE PERCENTAGES	REQUIRED	PROVIDED
<small>(As per 4-201.D.5 City of Coral Gables Zoning Code)</small>		

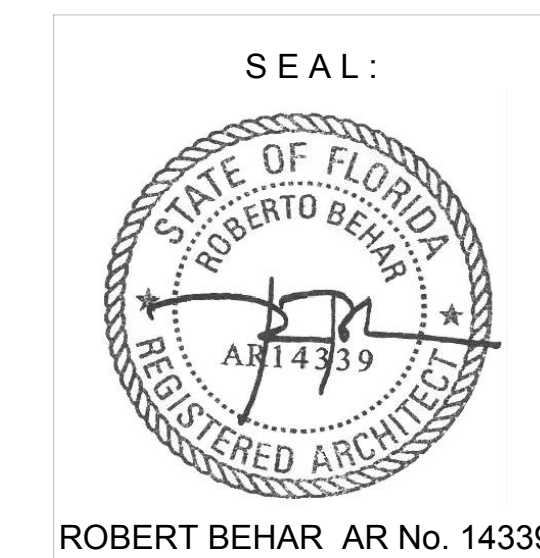
COMMERCIAL		
<small>Min. 8% Total SQ.FT. Total F.A.R.</small>		
2ND FLOOR OFFICE		4,550
EXISTING BANK		10,540
NEW PROPOSED RETAIL		2,607
	117,980X .08 =	9,438.40
		17,697.00

RESIDENTIAL		
<small>Max. 85% Total SQ.FT. Total F.A.R.</small>		
2ND FLOOR		4,558
3RD FLOOR		7,101
6TH REC DECK		10,442
7TH-9TH LEVEL		29,433
10TH-13TH LEVEL		39,000
14TH LEVEL		9,749
	117,980 X .85 =	100,283.00
		100,283

FLOOR	EXISTING			NEW			TOTAL
	1BR	2BR	# FLOORS	1BR	2BR	# FLOORS	
GROUND FLOOR	0	0	1	0	0	1	0
2ND LEVEL	5	1	1	0	0	1	6
3RD LEVEL	8	1	1	0	0	1	9
4TH LEVEL				0	0	1	0
5TH LEVEL				0	0	1	0
6TH LEVEL				8	3	1	11
7TH-9TH LEVELS				11	2	3	39
10TH-13TH LEVELS				8	4	4	48
14TH LEVEL				8	4	1	12
TOTAL	13	2	15 UNITS	81	29	110 UNITS	128 UNITS
					1 BR	94	72%
					2 BR	31	24%

NOTES:

FLORIDA GREEN BUILDING COUNCIL EQUIVALENT TO LEED SILVER CERTIFICATION WILL BE PROVIDED.



ROBERT BEHAR AR No. 14339

100 MIRACLE MILE
100 MIRACLE MILE
CORAL GABLES, FLORIDA

DATE: 08-27-18

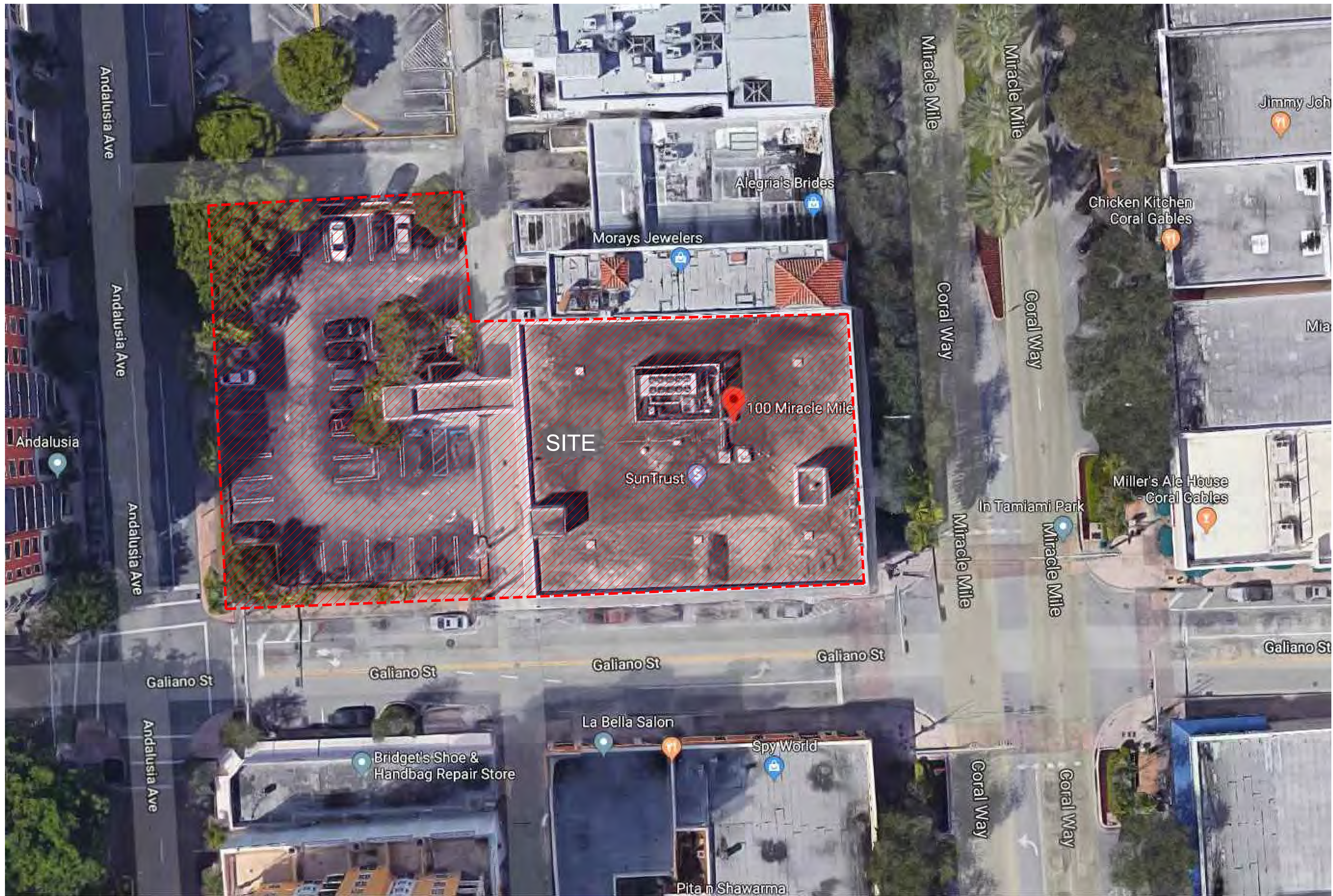
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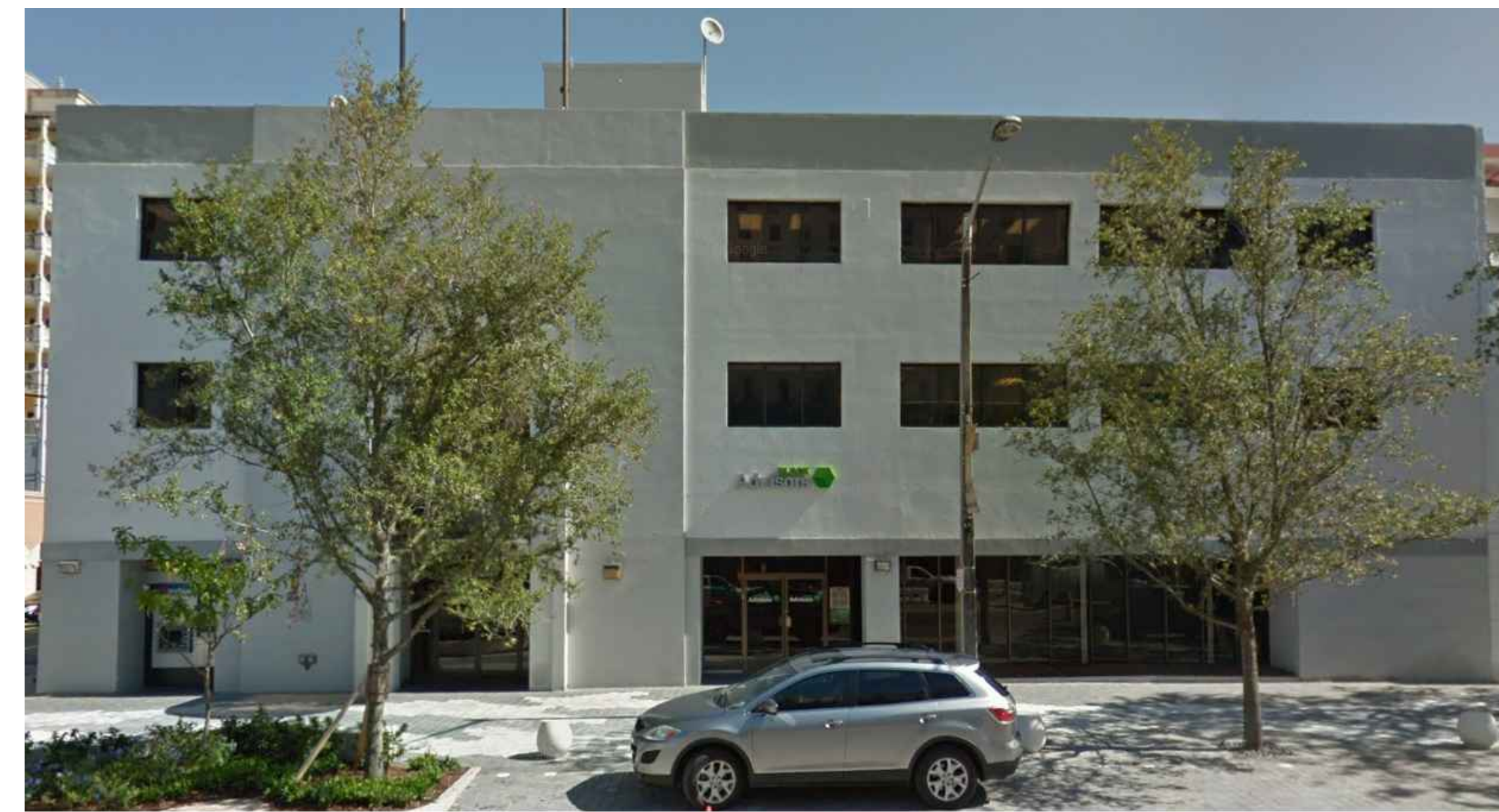
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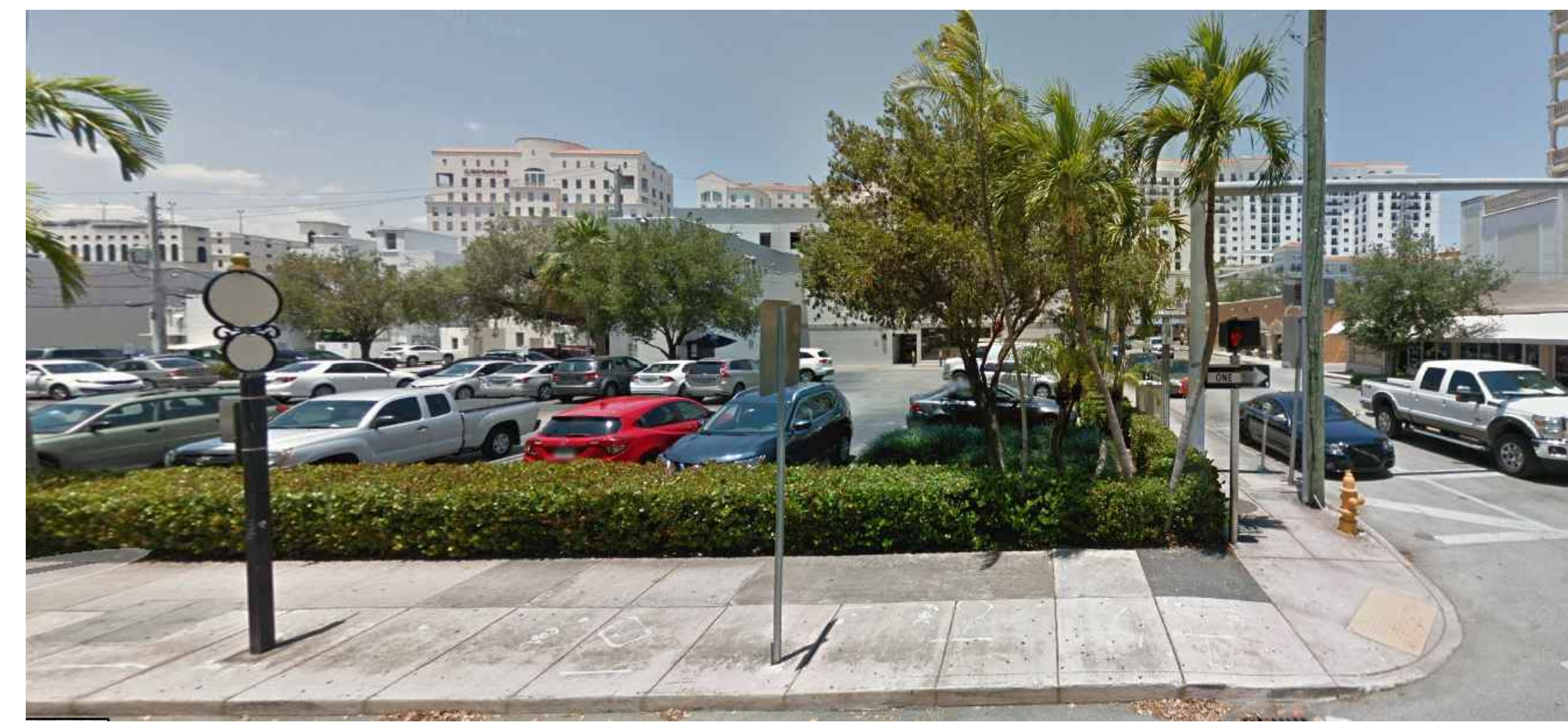
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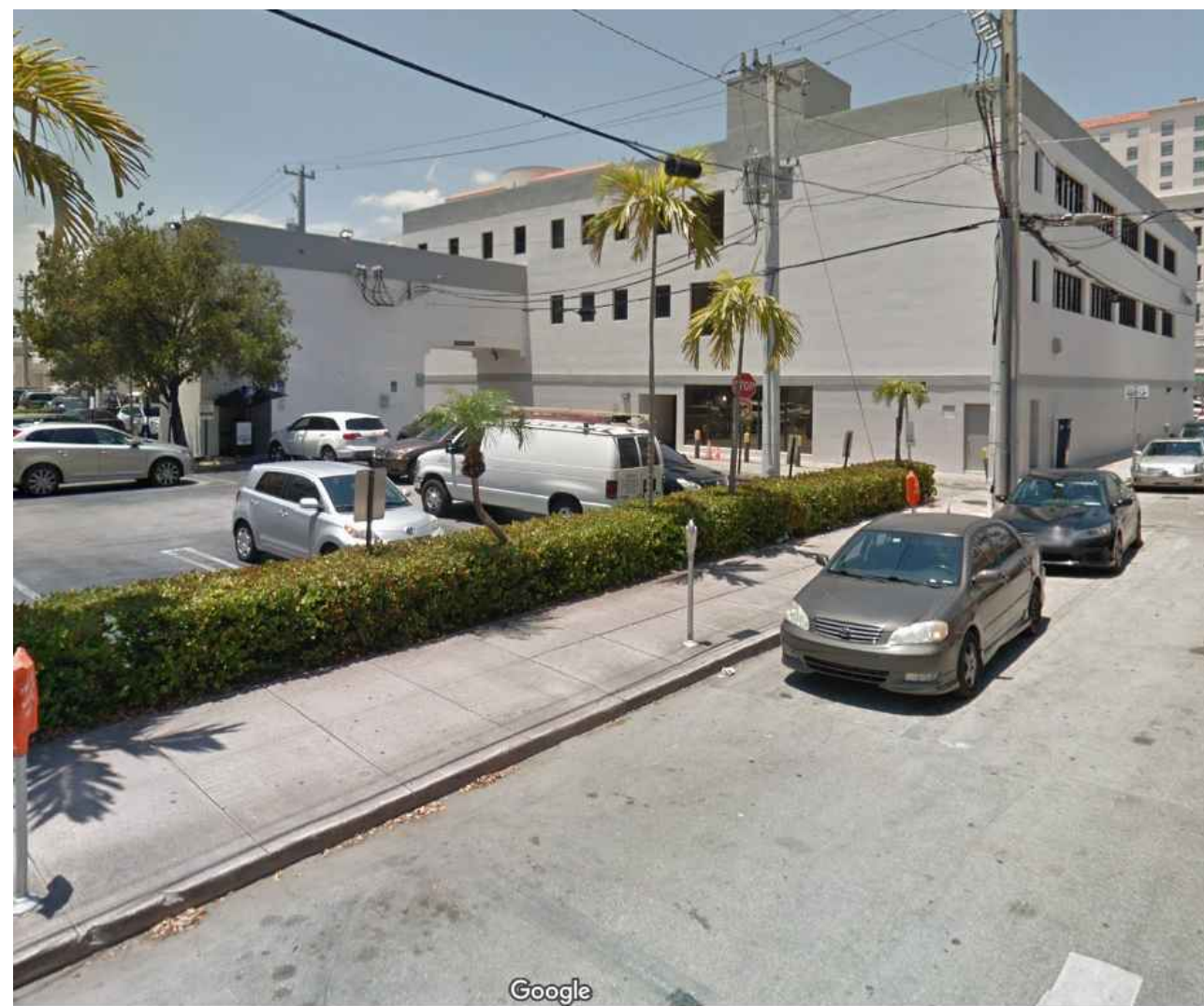




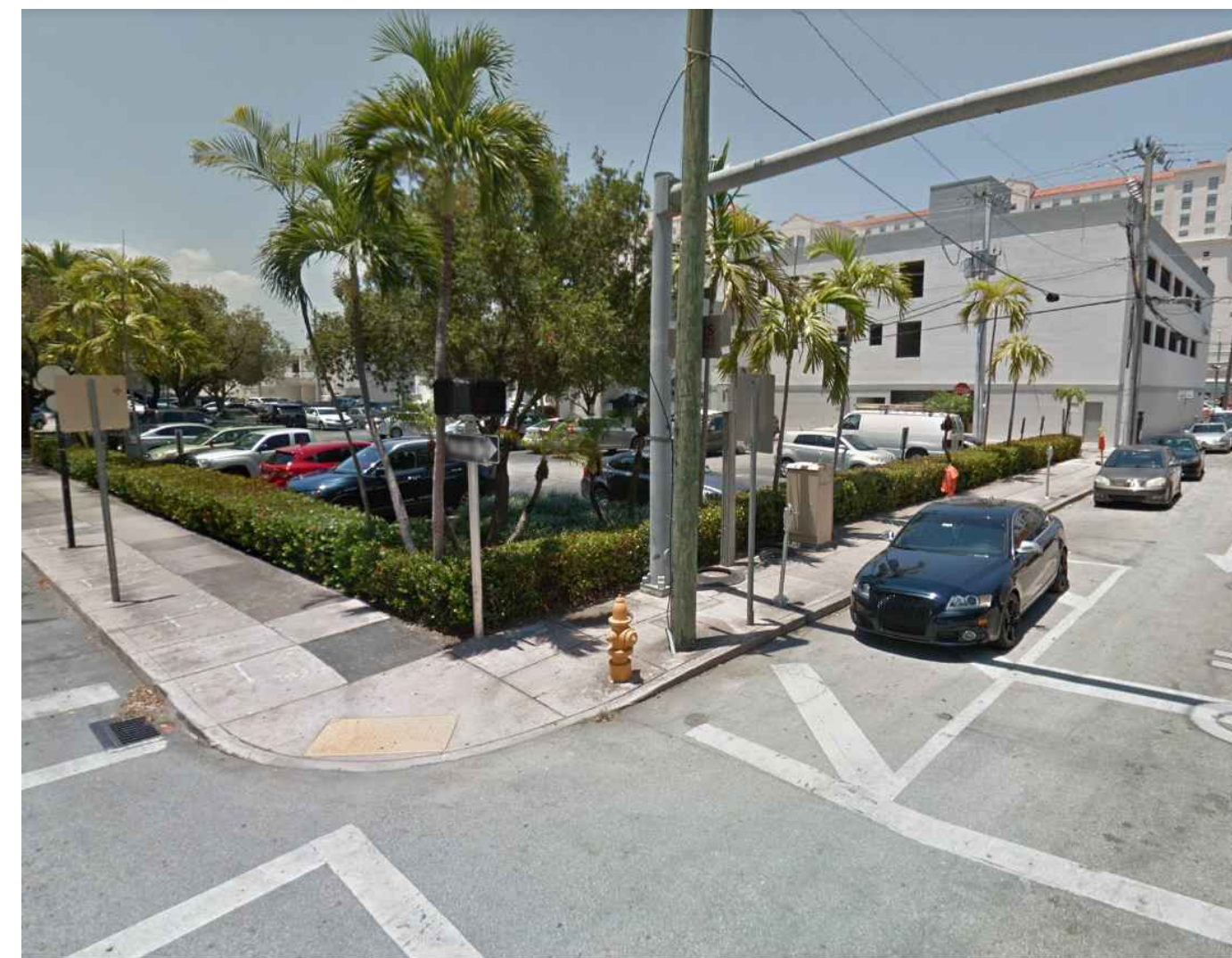
1. EXISTING BANK BUILDING - FROM MIRACLE MILE



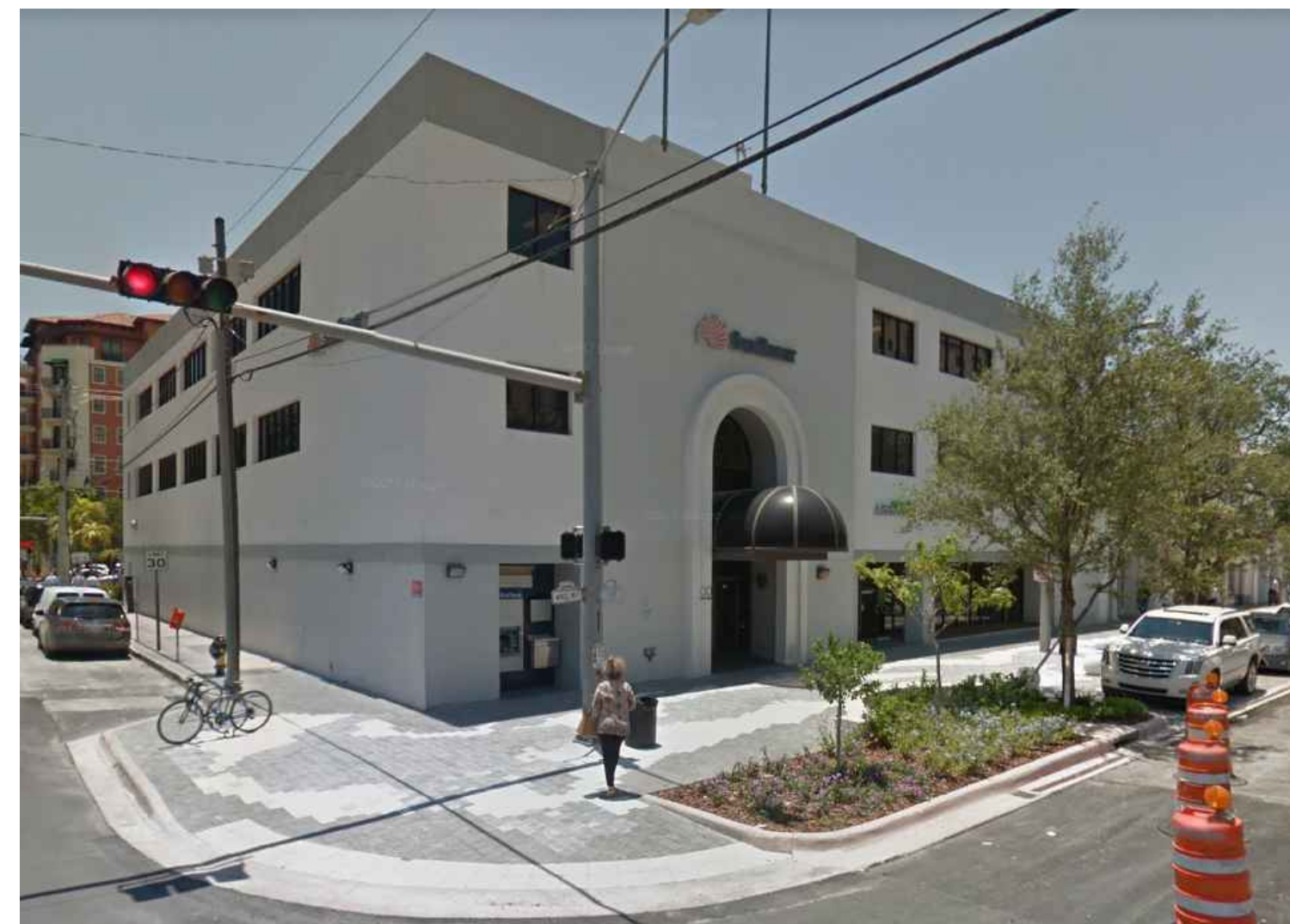
4. PROPOSED BUILDING SITE- FROM ANDALUSIA



5. EXISTING BANK BUILDING/PROPOSED BUILDING SITE- FROM GALIANO



6. PROPOSED BUILDING SITE- FROM GALIANO & ANDALUSIA



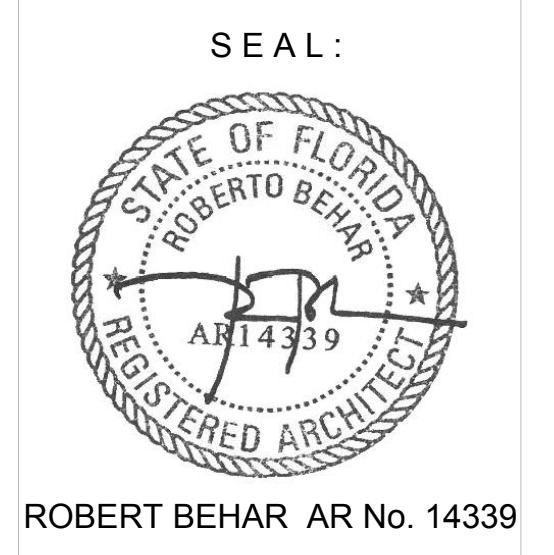
2. EXISTING BANK BUILDING - FROM GALIANO & MIRACELE MILE



3. EXISTING BANK BUILDING - FROM GALIANO



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CERTIFICATION NO. AA2491
ATLANTA, GEORGIA - NEW HAVEN, CONNECTICUT



ROBERT BEHAR AR No. 14339

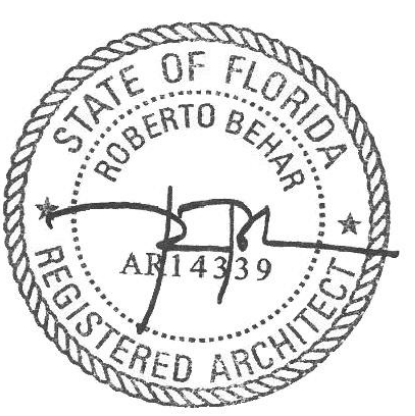
100 MIRACLE MILE
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PROJECT NO: 17-054
DRAWING NAME:
SHEET NO:
R- 1.0



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SEAL:

ROBERT BEHAR AR No. 14339

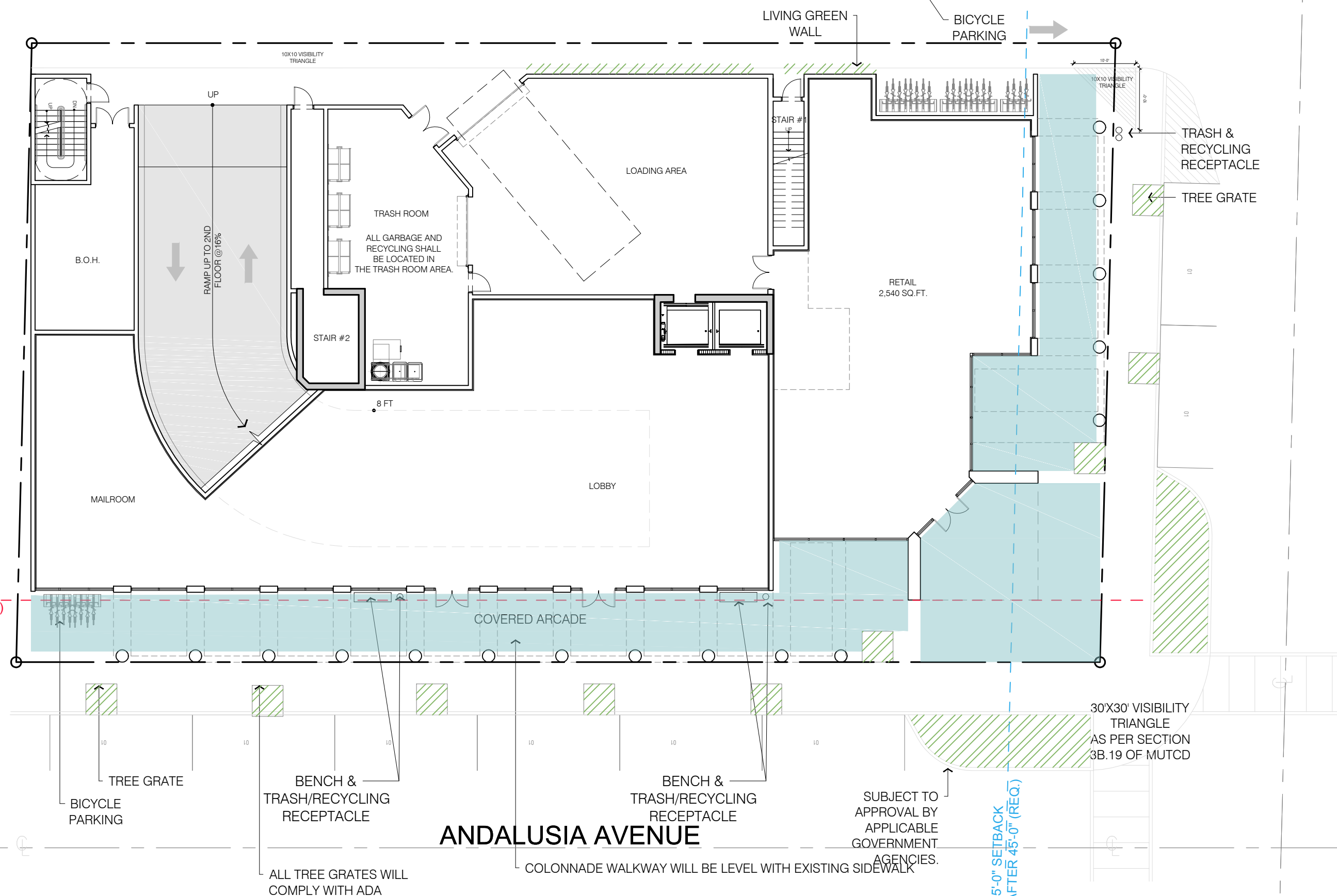
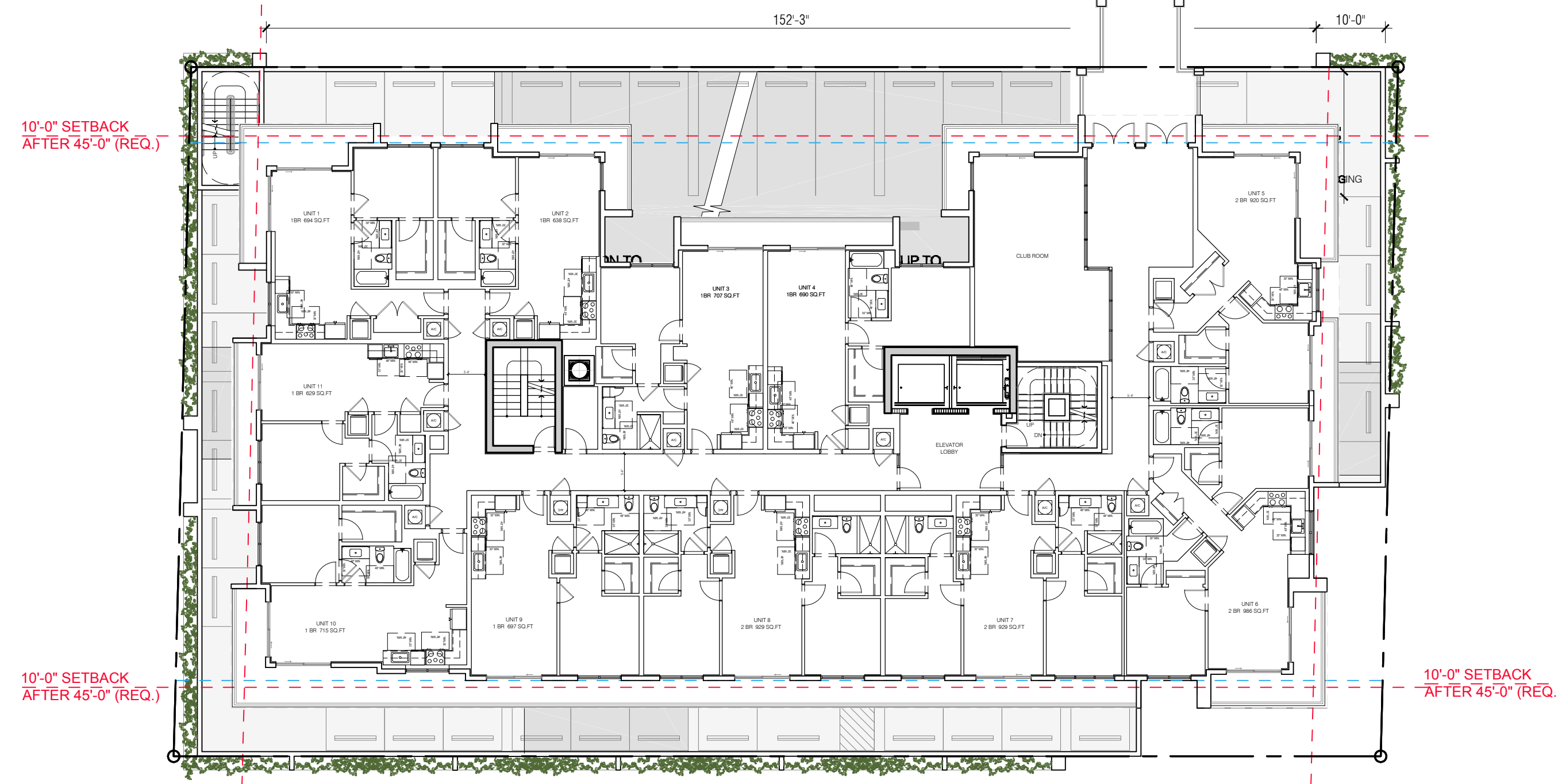
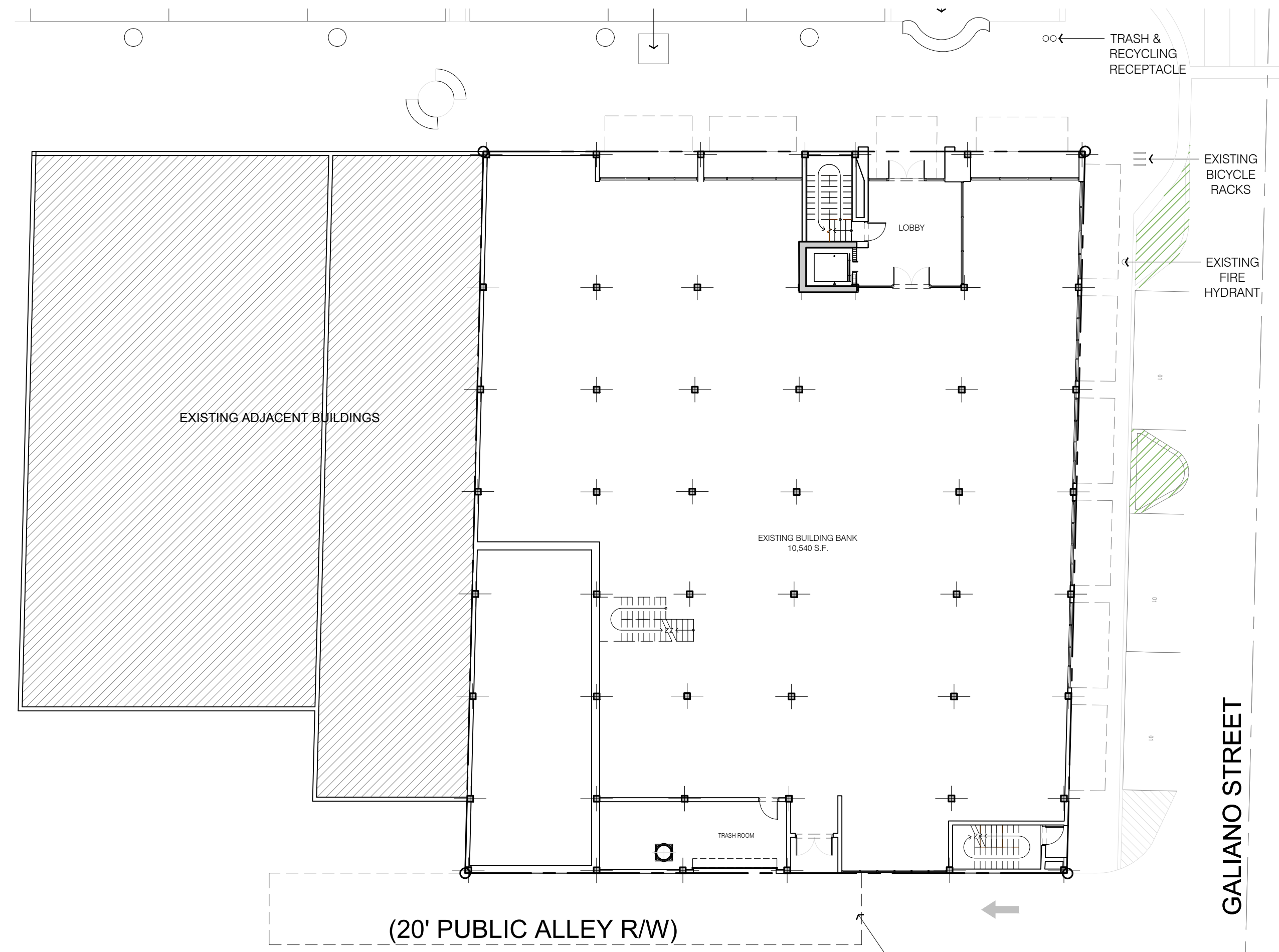
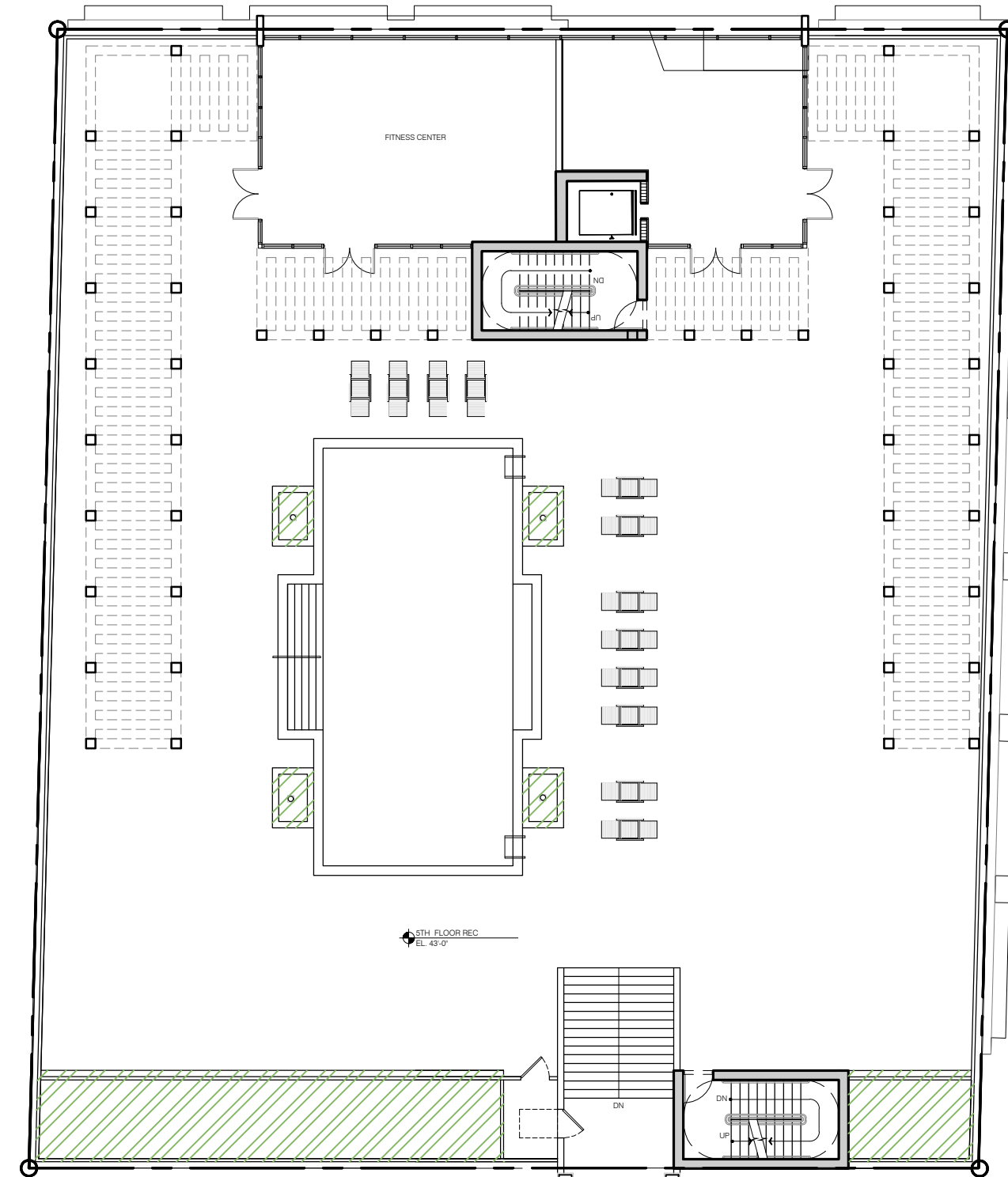
100 MIRACLE MILE
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CORAL GABLES, FLORIDA

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DATE: 08-27-18
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DRAWING NAME:
SHEET NO:
R- 1.1

(REQUIRED STANDARDS) TABLE 1 (ALL REQUIRED)

REF	TYPE	PROVIDED	COMMENTS
1	ARCHITECTURAL ELEMENTS ON BUILDING FACADES	YES	SEE ELEVATIONS SHEETS A-2.0, A-2.1, A-2.2 & A-2.3
2	ARCHITECTURAL RELIEF ELEMENTS AT STREET LEVEL	YES	SEE FLOOR PLAN SHEET A-1.0 & ELEVATION SHEETS A-2.0, A-2.1, A-2.2 & A-2.3
3	ARCHITECTURAL ELEMENTS ON THE TOP OF BLDG.	YES	SEE ELEVATIONS SHEETS A-2.0, A-2.1, A-2.2 & A-2.3
4	BICYCLE STORAGE	YES	SEE FLOOR PLAN A-1.0 & L-1
5	BUILDING FACADES	YES	SEE ELEVATIONS SHEETS, A-2.0, A-2.1, A-2.2 & A-2.3
6	BUILDING LOT COVERAGE	YES	SEE LEGEND THIS SHEET A-0.2
7	DRIVE THRU FACILITIES	NOT ALLOWED	
8	LANDSCAPE / OPEN SPACE AREA	YES	SEE LEGEND ON THESE SHEETS A-0.2 & L-1
9	STREET LIGHTING	YES	
10	PARKING GARAGES	YES	SEE SHEETS A-1.0, A-1.1, A-1.2 & A-1.3
11	PORTE-COCHERES	NOT ALLOWED	
12	SIDEWALK / PEDESTRIAN ACCESS	YES	SEE THIS SHEET & A-1.0
13	RIGHT-OF-WAY PLANTING REQUIREMENTS	YES	SEE SHEET A-1.0 & L-1
14	STRUCTURAL SOIL	YES	SEE LANDSCAPE SHEET L-3
15	WINDOWS ON MEDITERRANEAN BUILDINGS	YES	SEE ELEVATION SHEETS A-2.0, A-2.1, A-2.2 & A-2.3



LEGEND

TOTAL NET LOT AREA	29,496 SQ.FT.
TOTAL ARCADE AREA	3,036 SQ.FT.
GROUND F. GREEN AREA (WITHIN PROPERTY LINE)	131 SQ.FT.
GROUND F. GREEN AREA (RIGHT OF WAY)	827 SQ.FT.
75% OF TOTAL ARCADE AREA	2,277 SQ.FT.
GROUND FLOOR OPEN SPACE AREA	3,235 SQ.FT.
REC. DECK LANDSCAPE GREEN AREA	725 SQ.FT.
TOTAL LANDSCAPE OPEN SPACE AREA	3,960 SQ.FT.
REC. FLOOR OPEN DECK AREA	= 9,359 SQ.FT.
TOTAL ELEVATED DECK AREA	= 11,978 SQ.FT.

GROUND FLOOR PLAN
SCALE: N.T.S.

REC. DECK FLOOR PLAN
SCALE: N.T.S.

MEDITERRANEAN BONUS

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SEAL:

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CORAL GABLES, FLORIDA

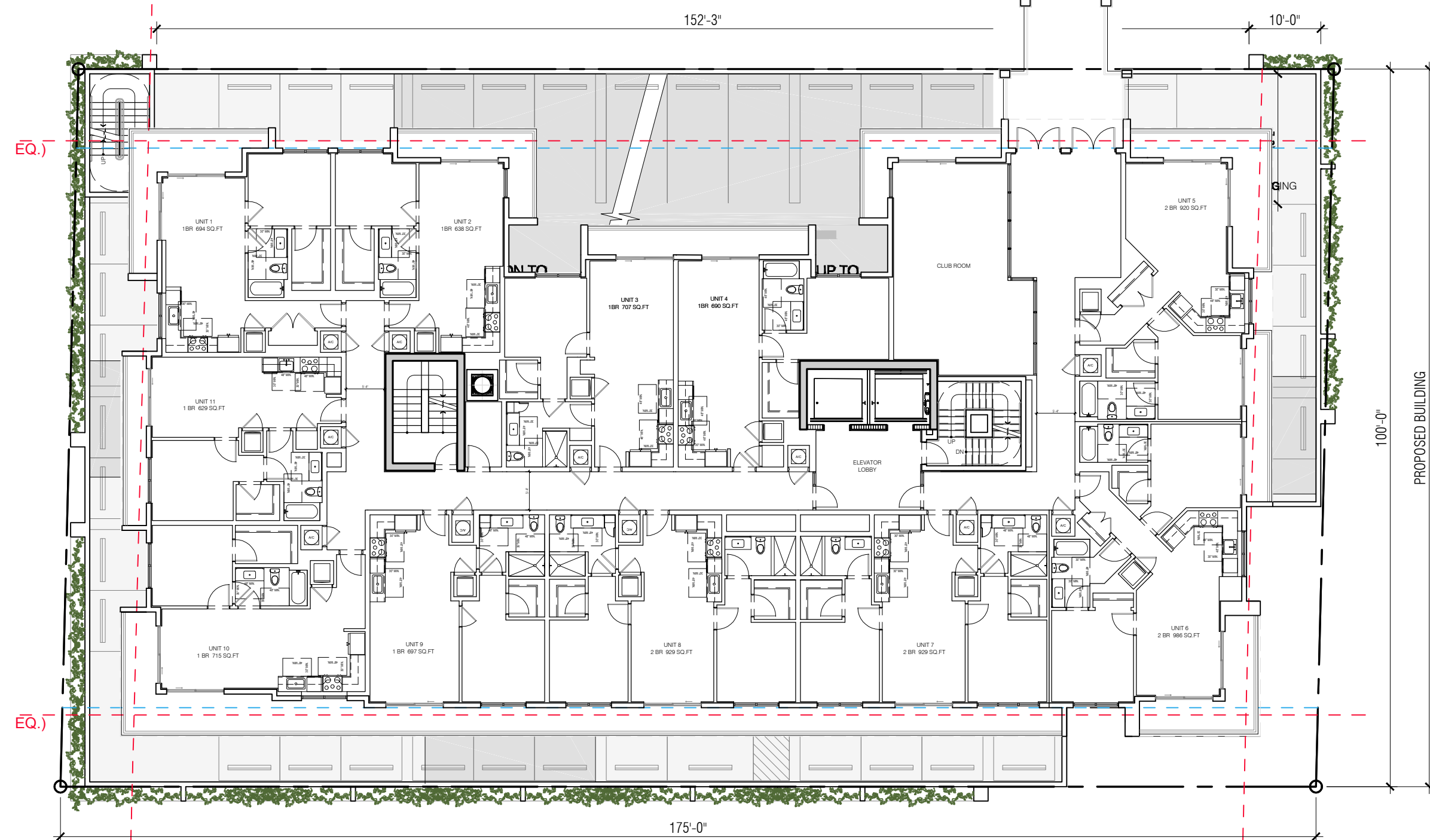
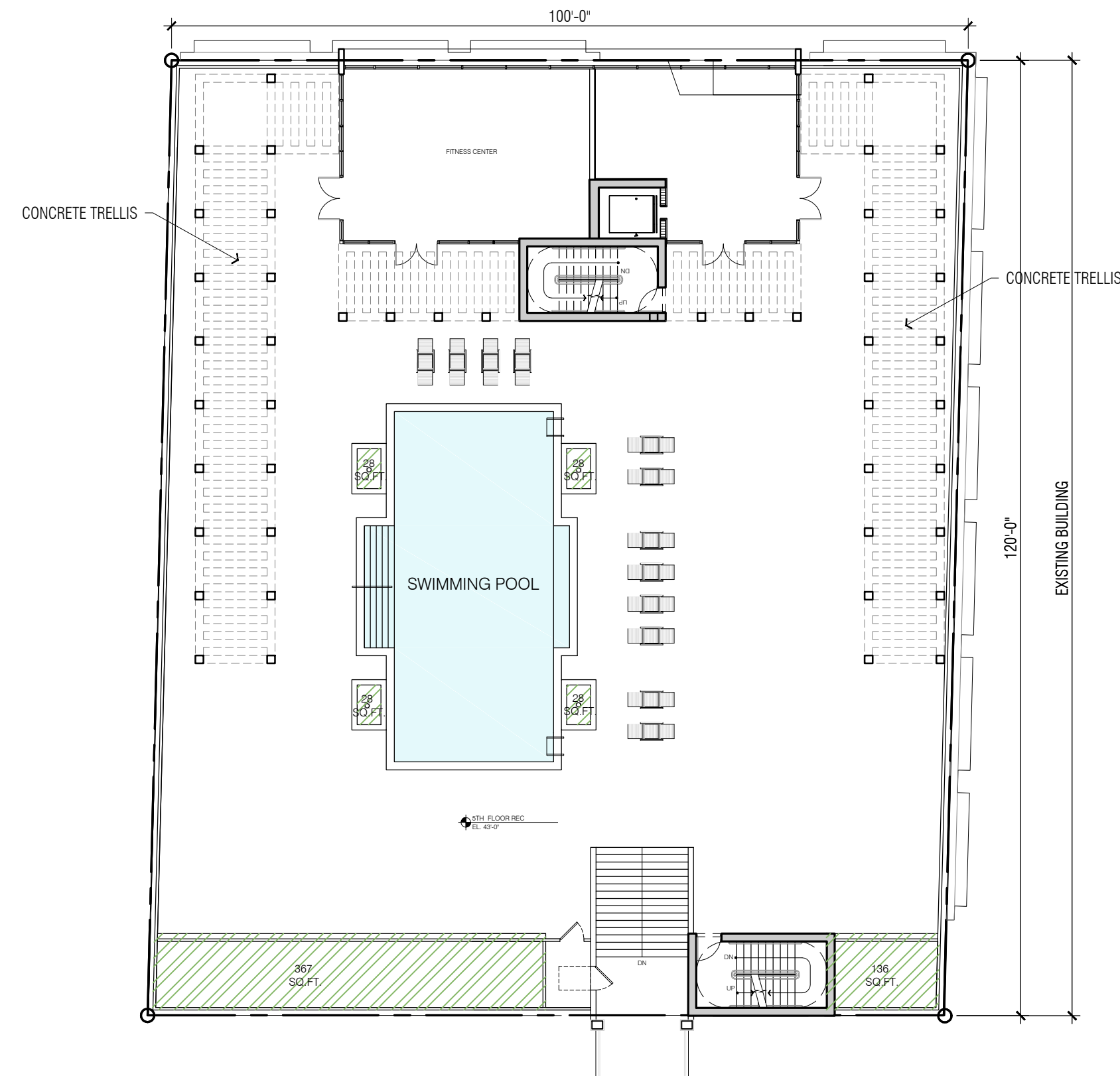
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DATE: 08-27-18
PROJECT NO: 17-054
DRAWING NAME:
SHEET NO:
A-0.1

LEGEND	
TOTAL NET LOT AREA	29,496 SQ.FT.
TOTAL ARCADE AREA	3,036 SQ.FT.
GROUND F. GREEN AREA (WITHIN PROPERTY LINE)	131 SQ.FT.
GROUND F. GREEN AREA (RIGHT OF WAY)	827 SQ.FT.
75% OF TOTAL ARCADE AREA	2,277 SQ.FT.
GROUND FLOOR OPEN SPACE AREA	3,235 SQ.FT.
REC. DECK LANDSCAPE GREEN AREA	725 SQ.FT.
TOTAL LANDSCAPE OPEN SPACE AREA	3,960 SQ.FT.
REC. FLOOR OPEN DECK AREA =	9,359 SQ.FT.
TOTAL ELEVATED DECK AREA =	11,978 SQ.FT.

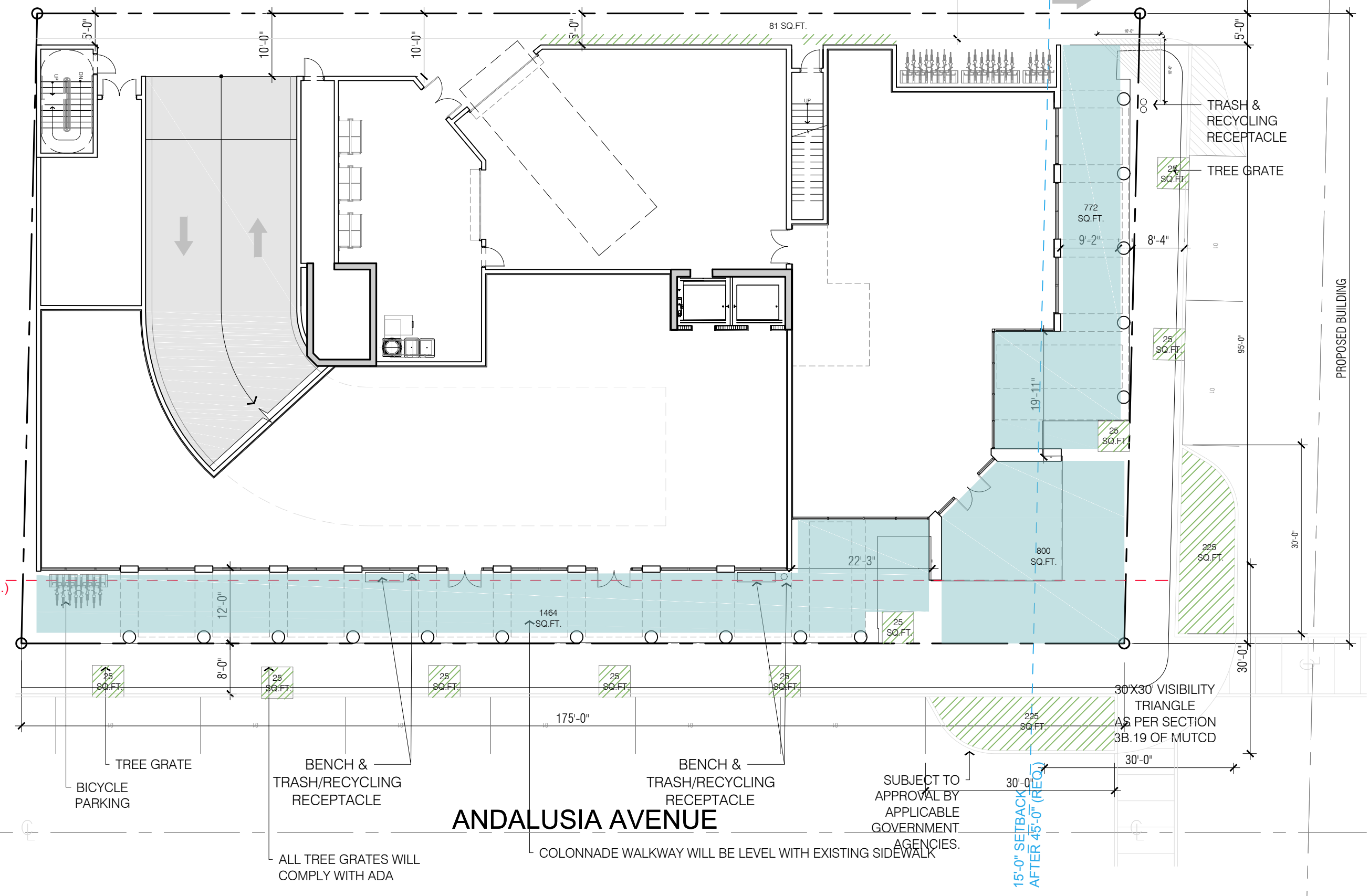
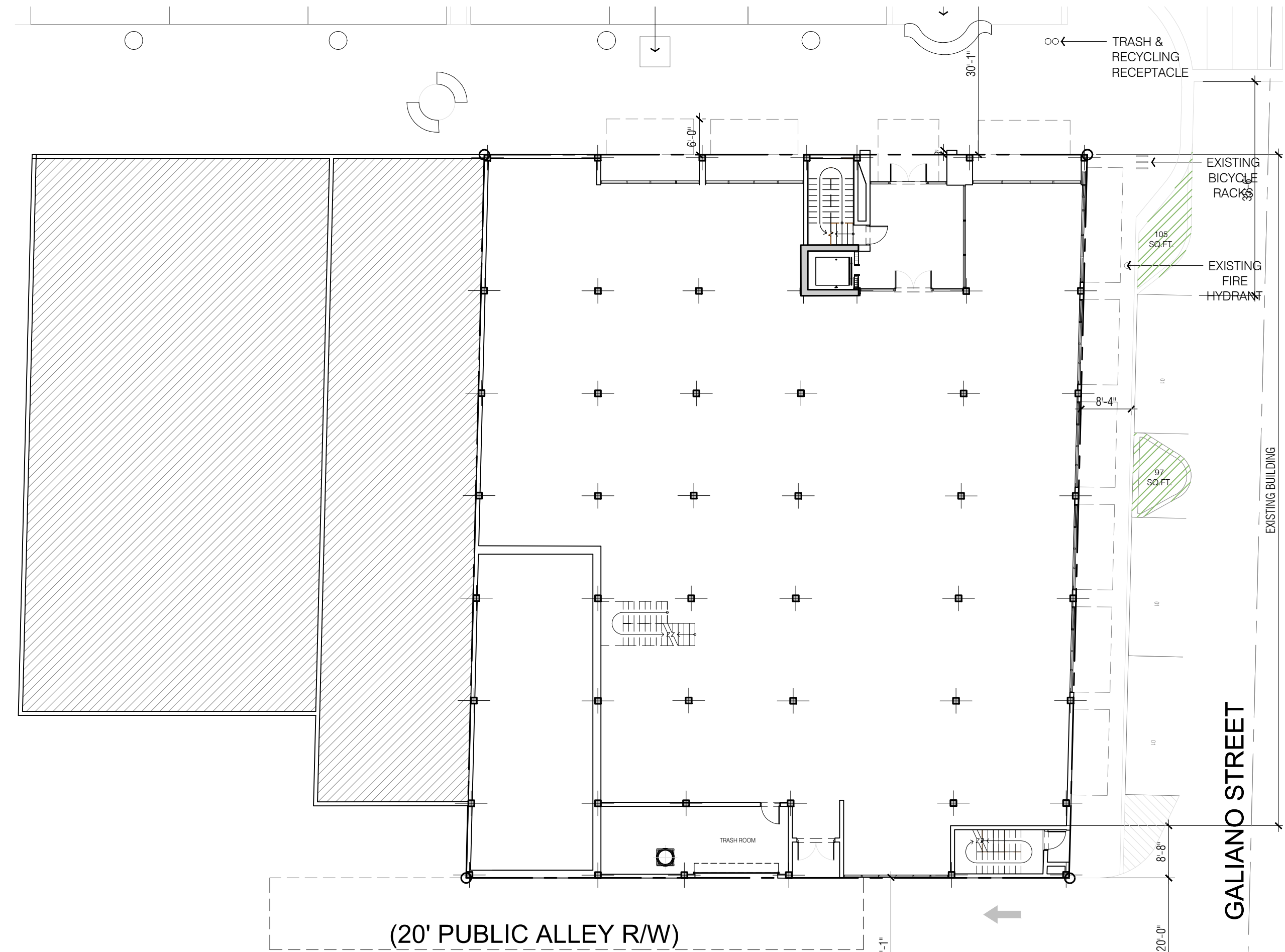
LANDSCAPE	
TOTAL NET LOT AREA =	29,496 S.F. (100%)
TOTAL OPEN SPACE AREA =	12,538 SF. (43%)
TOTAL GROUND FLOOR OPEN SPACE +	TOTAL REC. DECK OPEN SPACE)

FOOT PRINT BUILDING	38,781 SQ.FT.
---------------------	---------------



REC. DECK

GALIANO STREET



GROUND FLOOR

LANDSCAPE/OPEN SPACE DIAGRAM

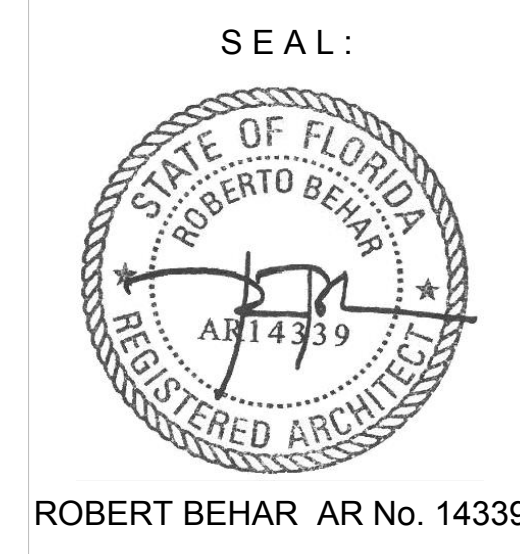
PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS
4533 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33146
TEL: (305) 240-7442 FAX: (305) 240-7443
CERTIFICATION NO. AA2451
ATLANTA, GEORGIA · NEW HAVEN, CONNECTICUT

SEAL:
STATE OF FLORIDA
ROBERT BEHAR
REGISTERED ARCHITECT
AR 14339
ROBERT BEHAR AR No. 14339

100 MIRACLE MILE
100 MIRACLE MILE
CORAL GABLES, FLORIDA

DATE: 08-27-18
PROJECT NO: 17-054
DRAWING NAME:
SHEET NO:
A-0.2

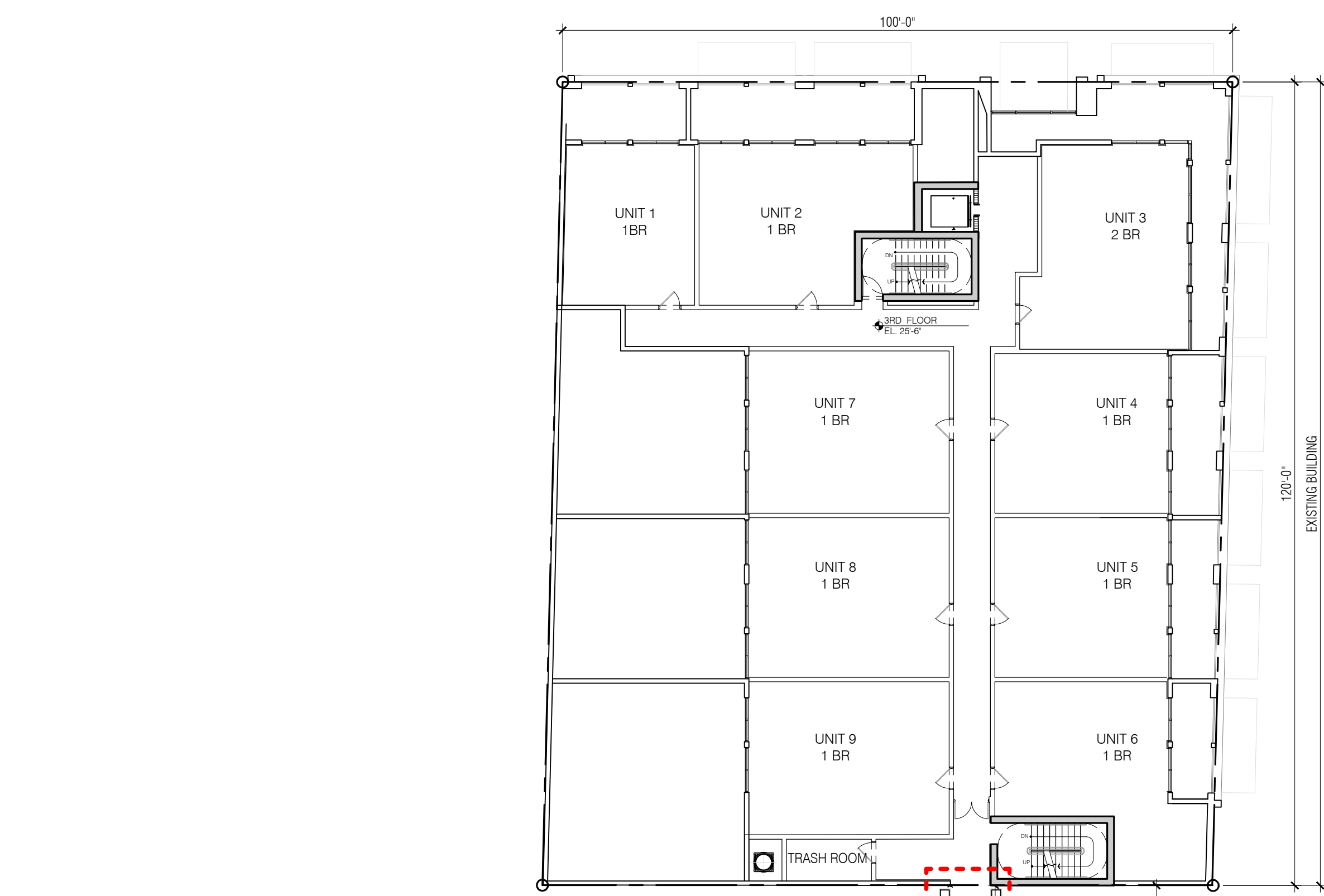
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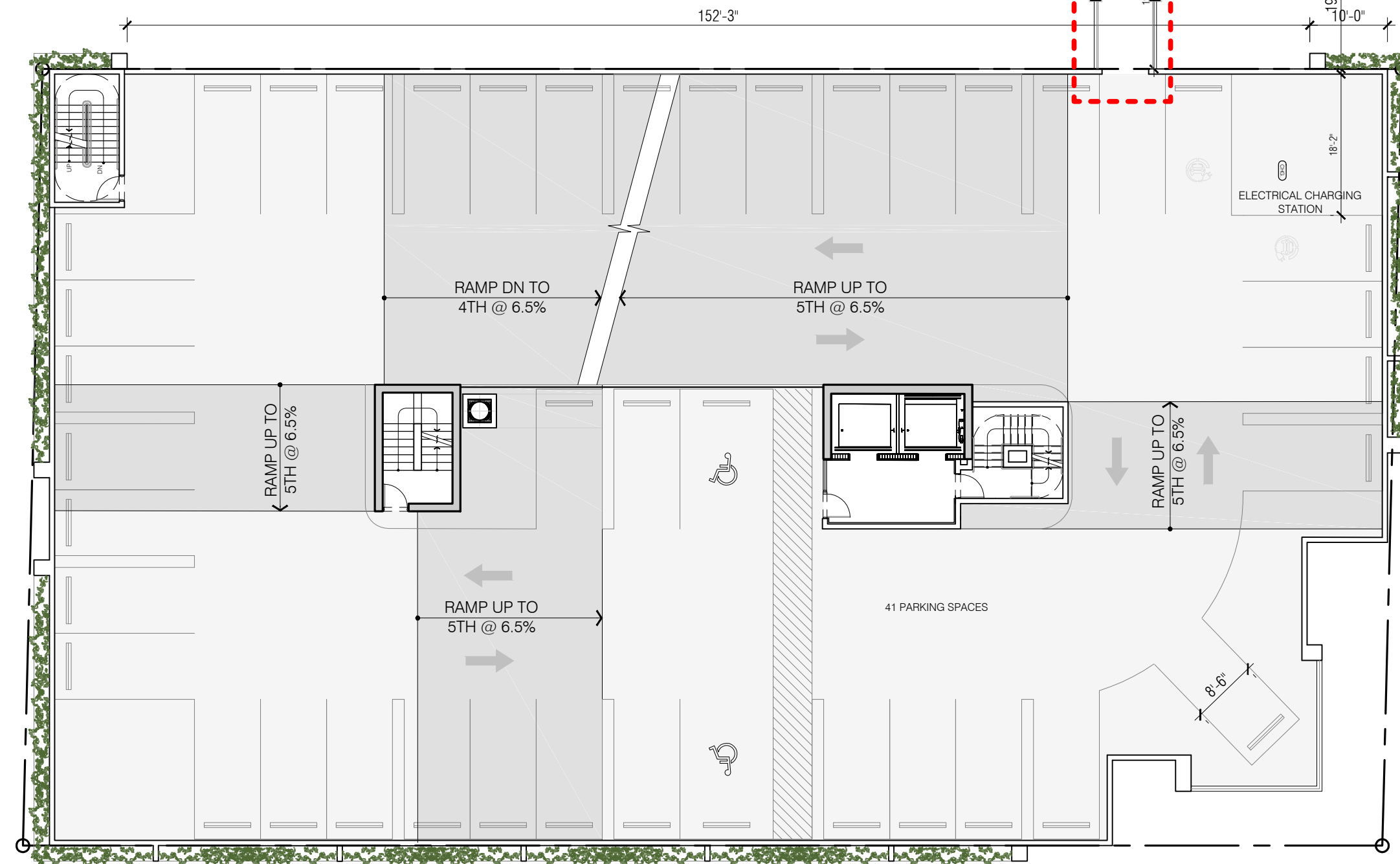
ROBERT BEHAR AR No. 14339

100 MIRACLE MILE
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 CORAL GABLES, FLORIDA

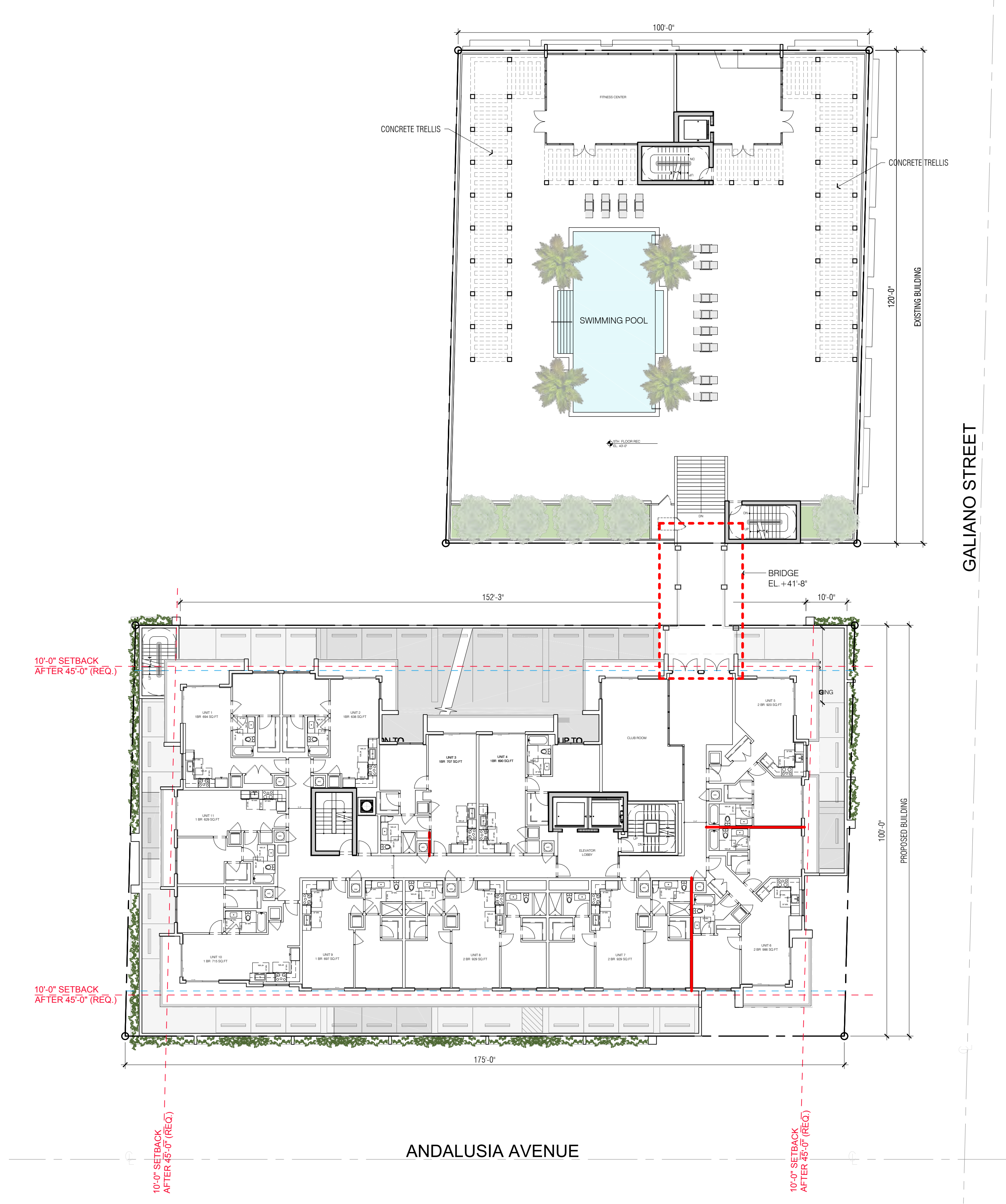
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3RD FLOOR



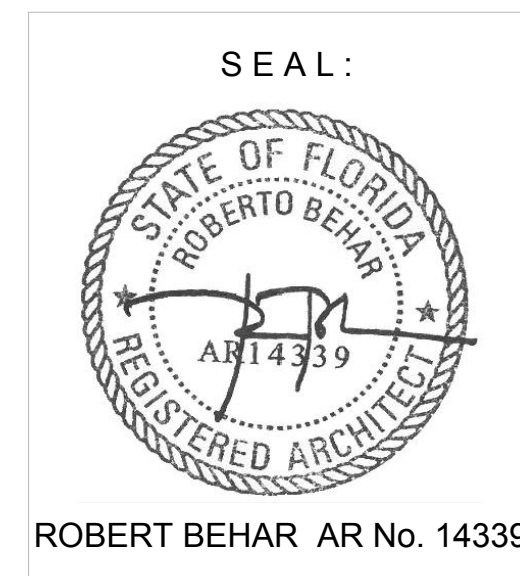
REC DECK



ENCROACHMENT PLAN

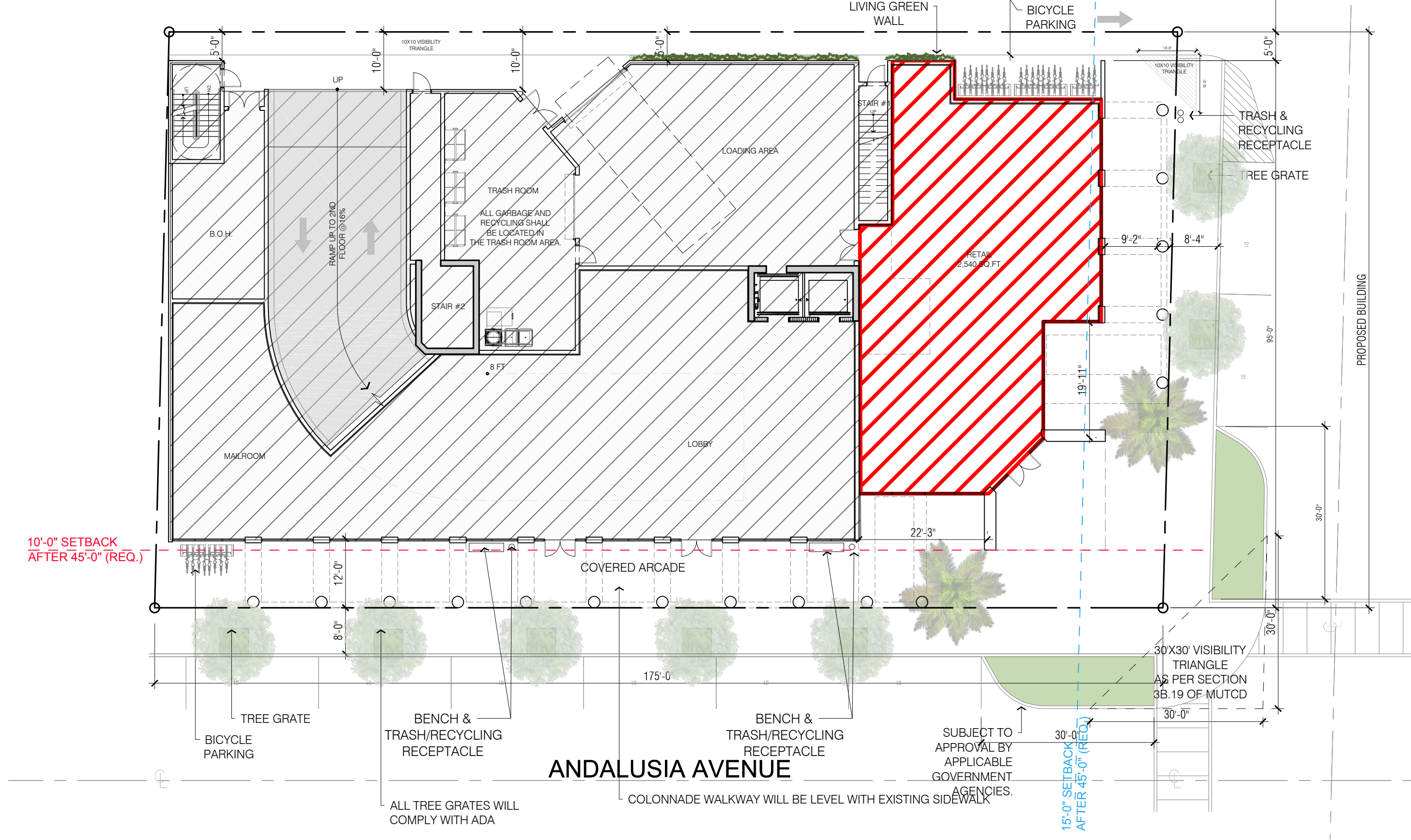
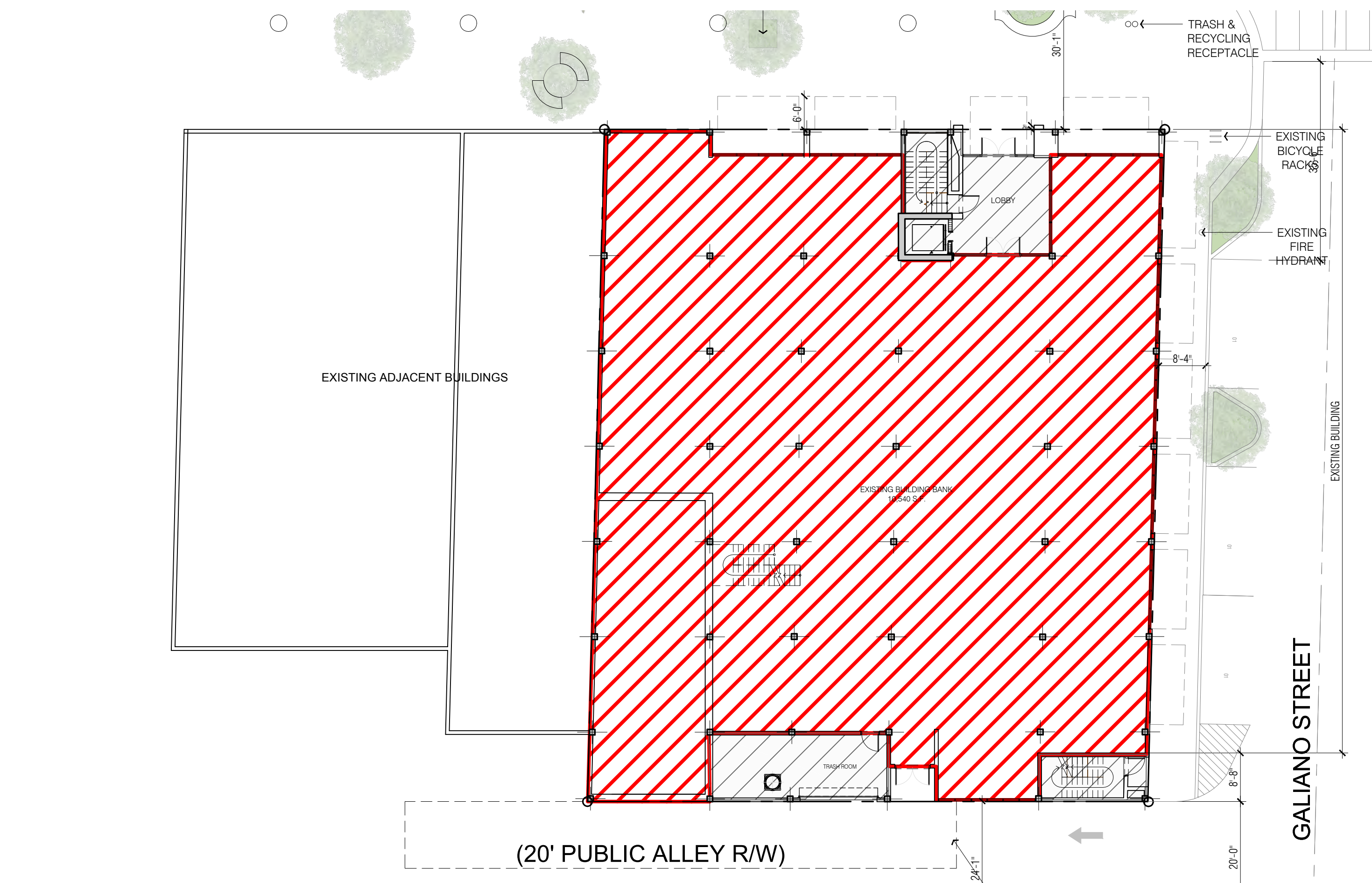
GALIANO STREET

ANDALUSIA AVENUE

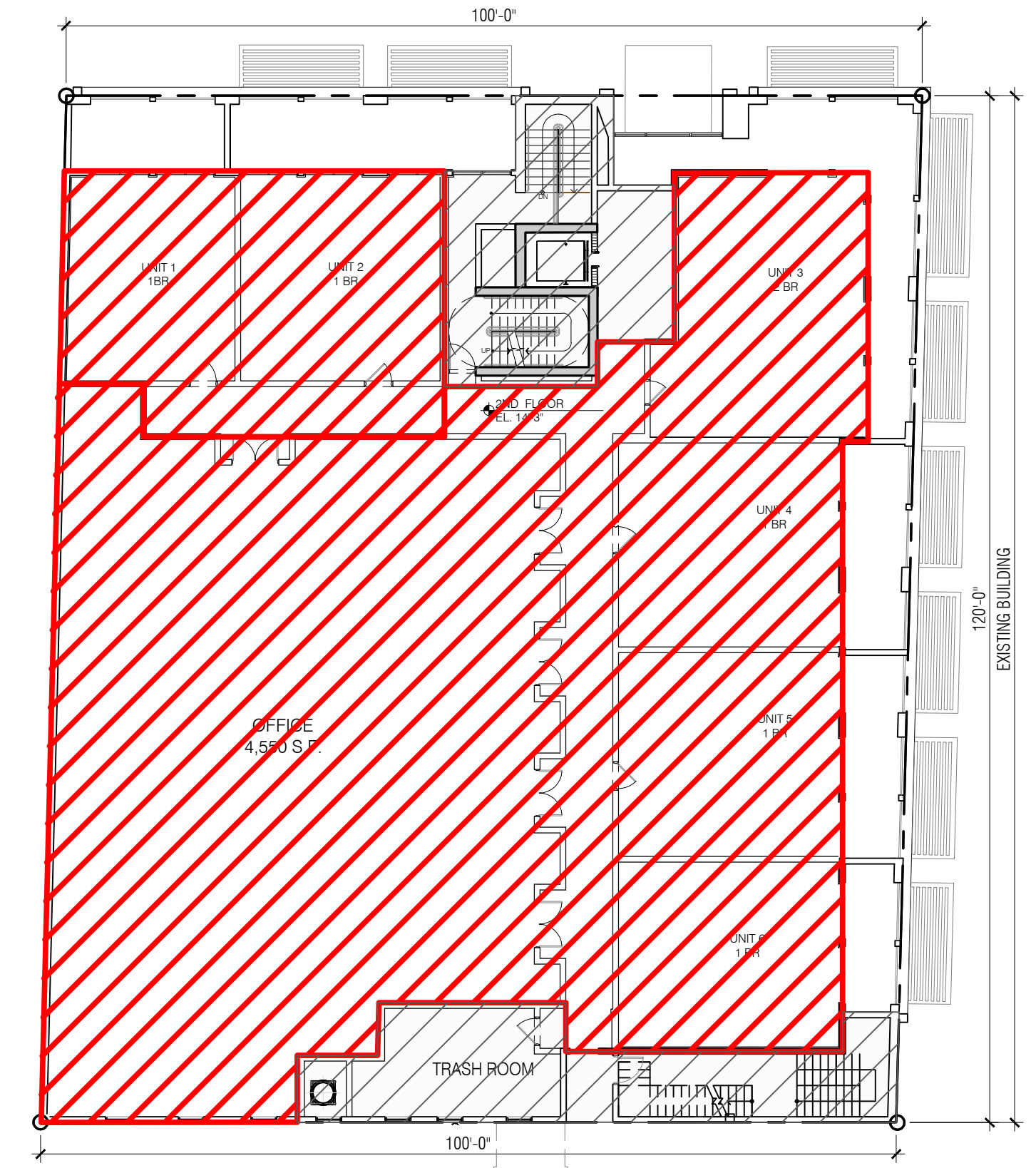


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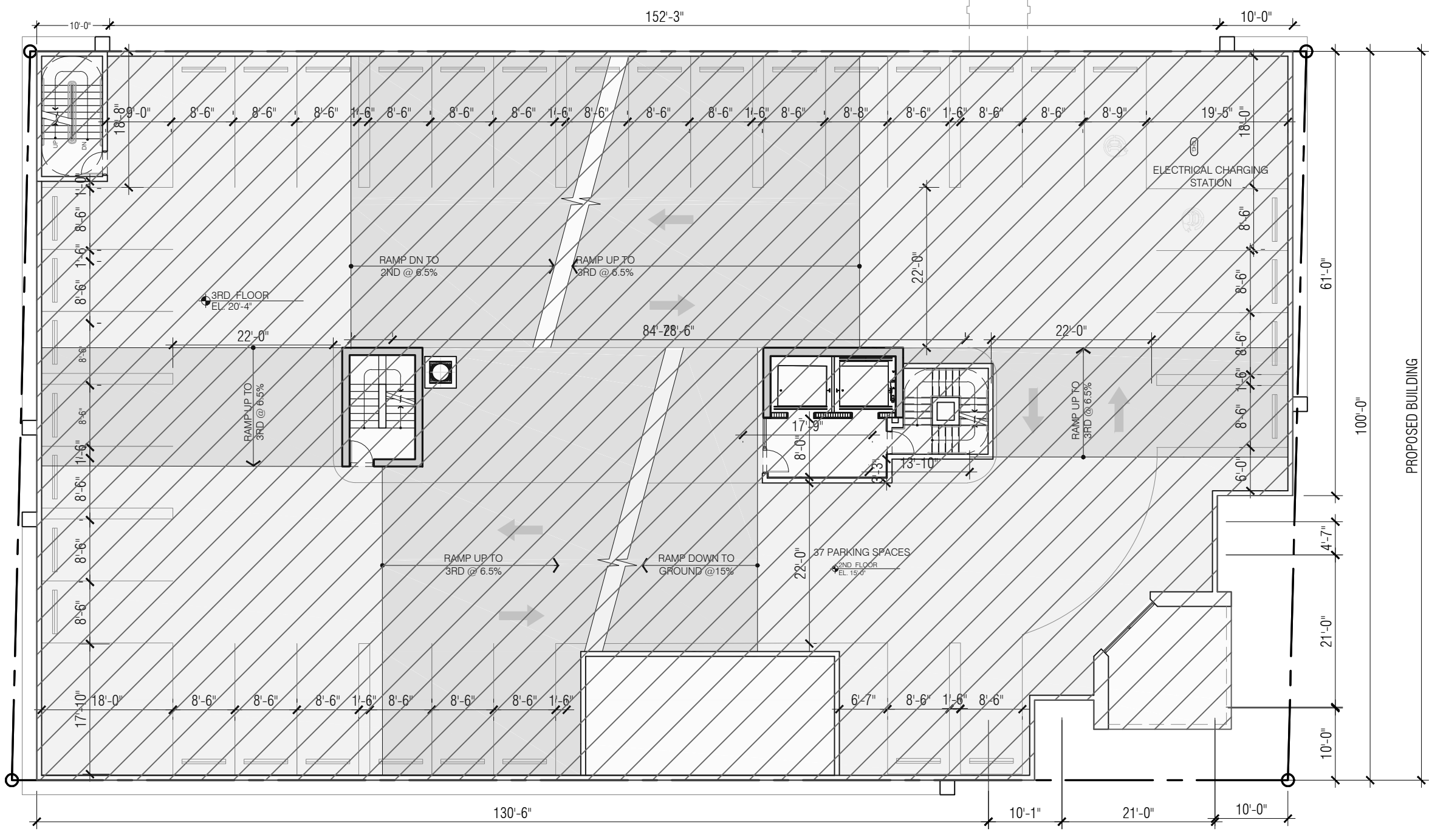
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 100 MIRACLE MILE
 CORAL GABLES, FLORIDA



GROUND FLOOR



2ND FLOOR

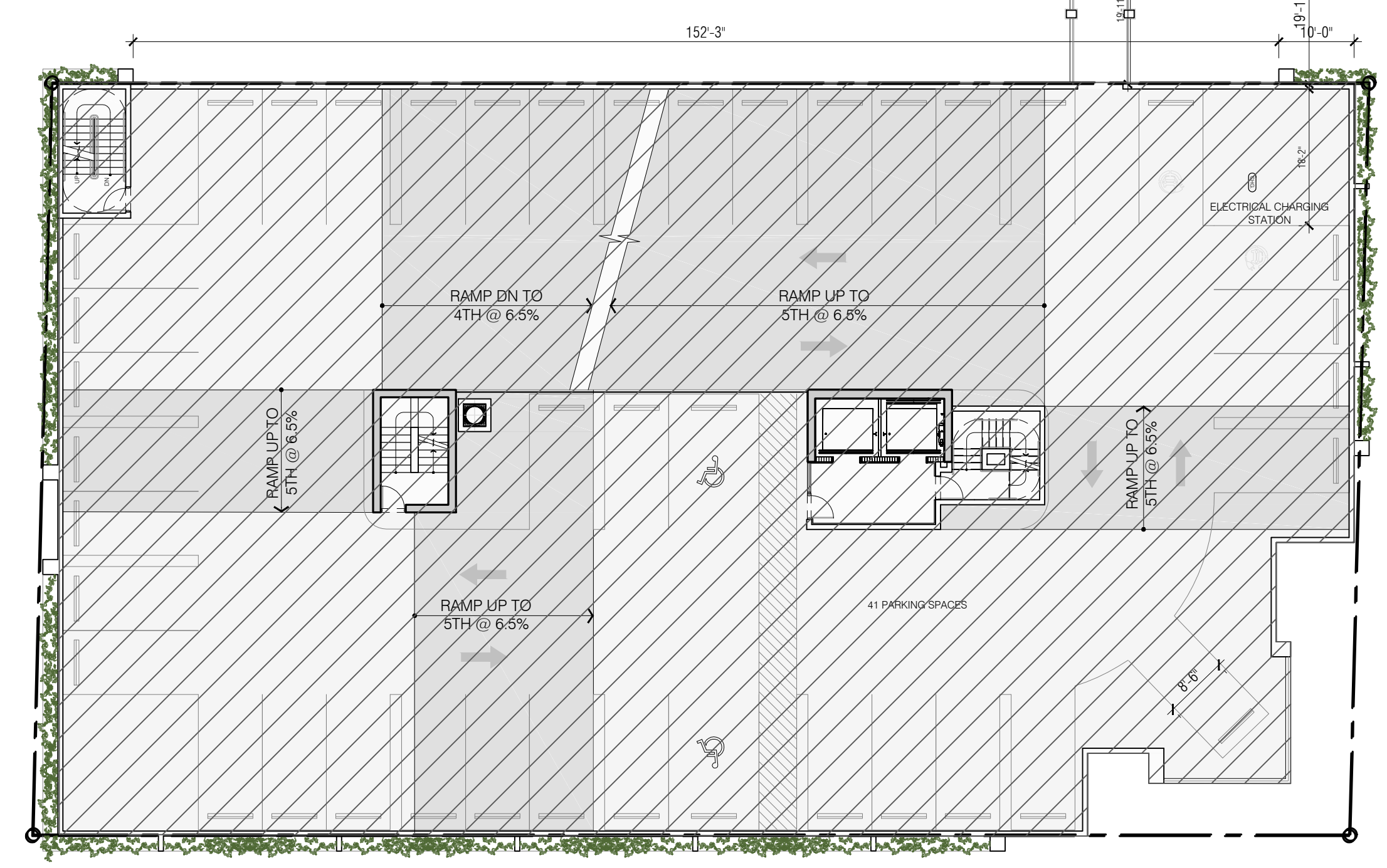
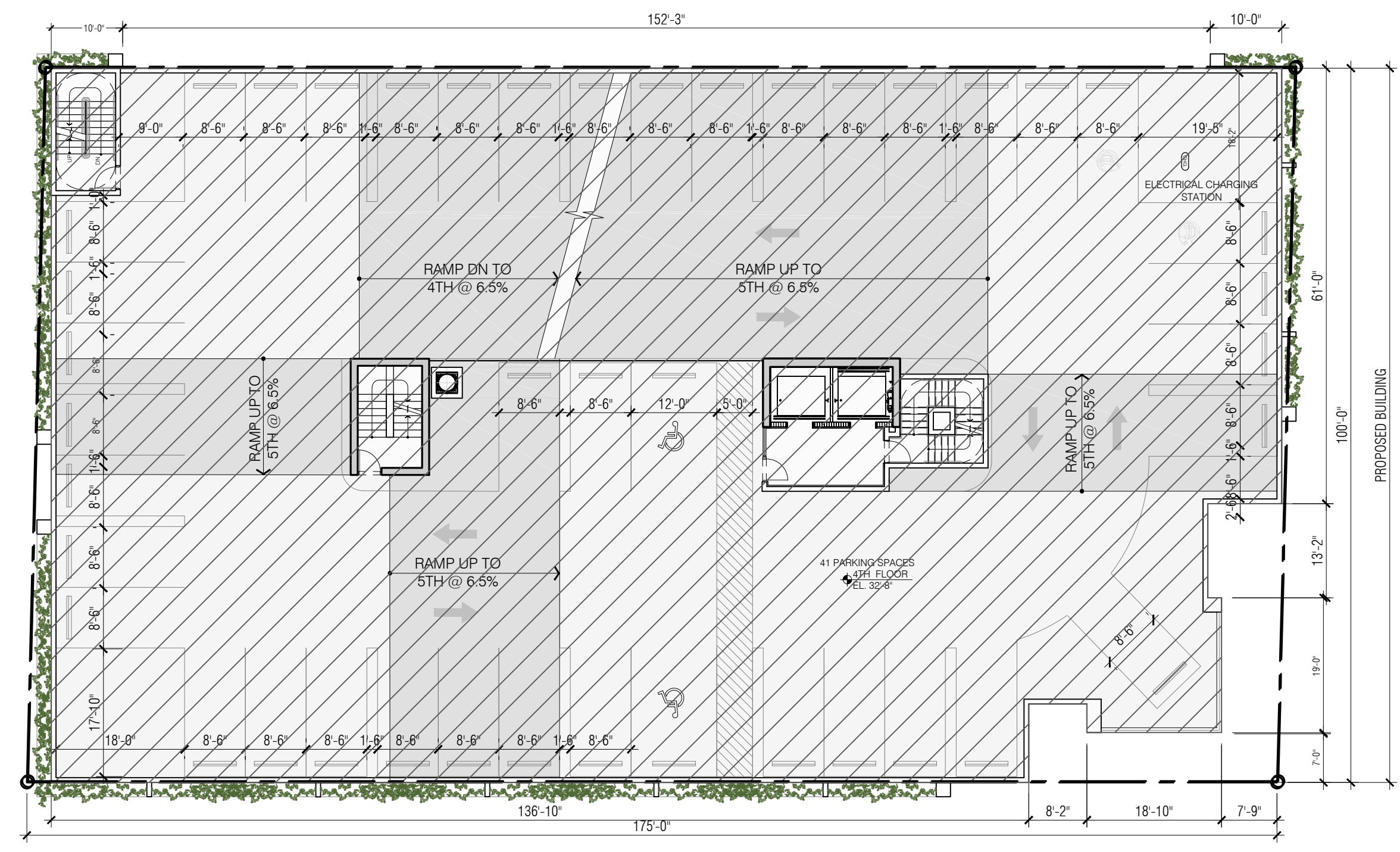
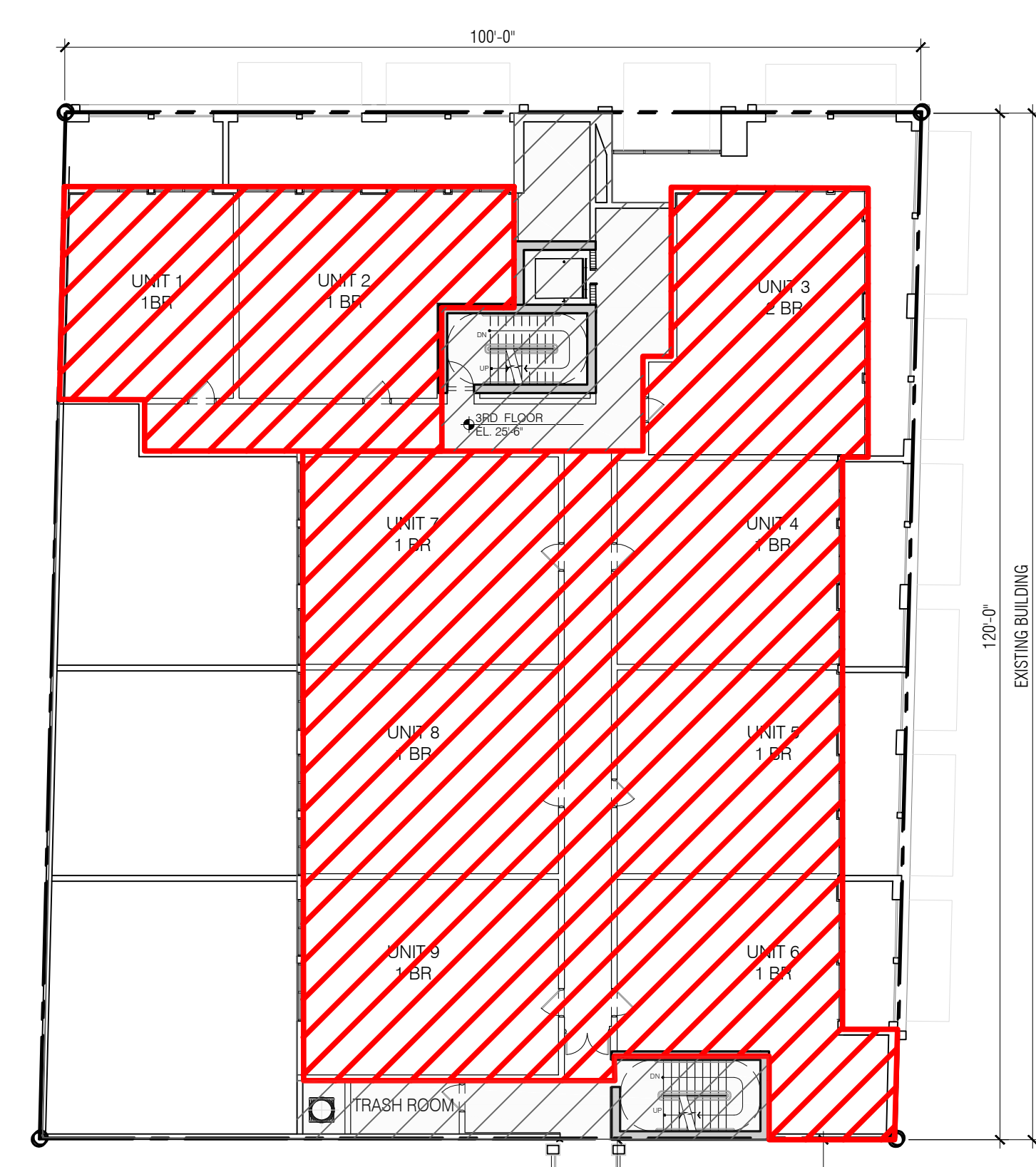
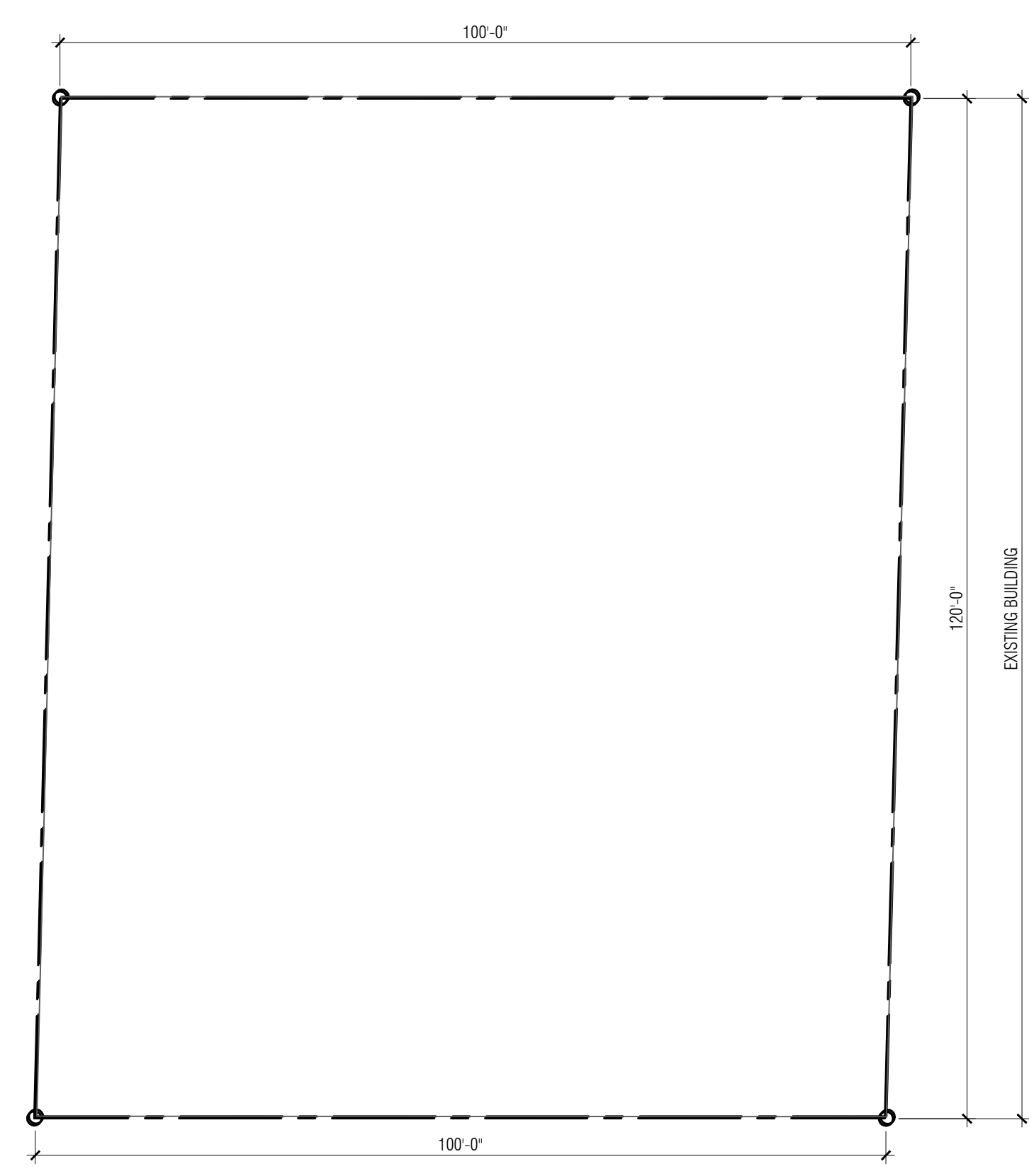
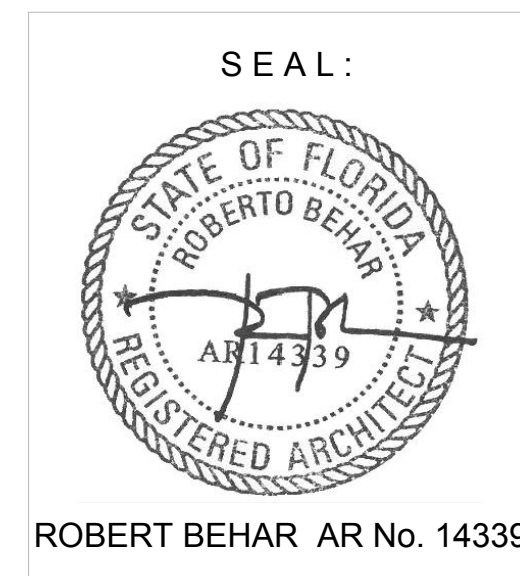


FAR DIAGRAM

LEGEND

	FAR
	NON-FAR

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4TH-5TH FLOOR

LEGEND

FAR

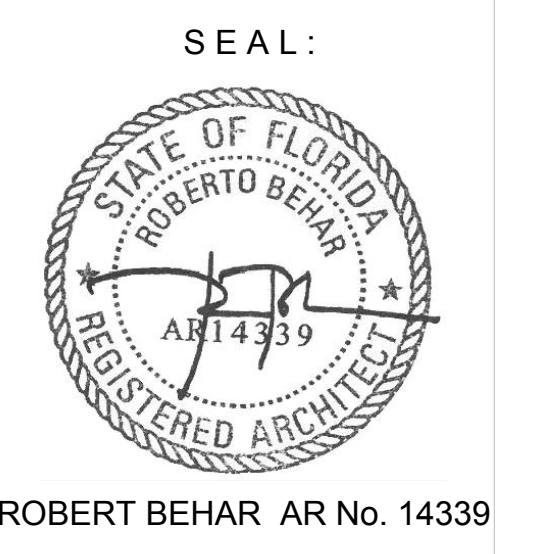
NON-FAR

3RD FLOOR

FAR DIAGRAM

100 MIRACLE MILE
 100 MIRACLE MILE
 CORAL GABLES, FLORIDA

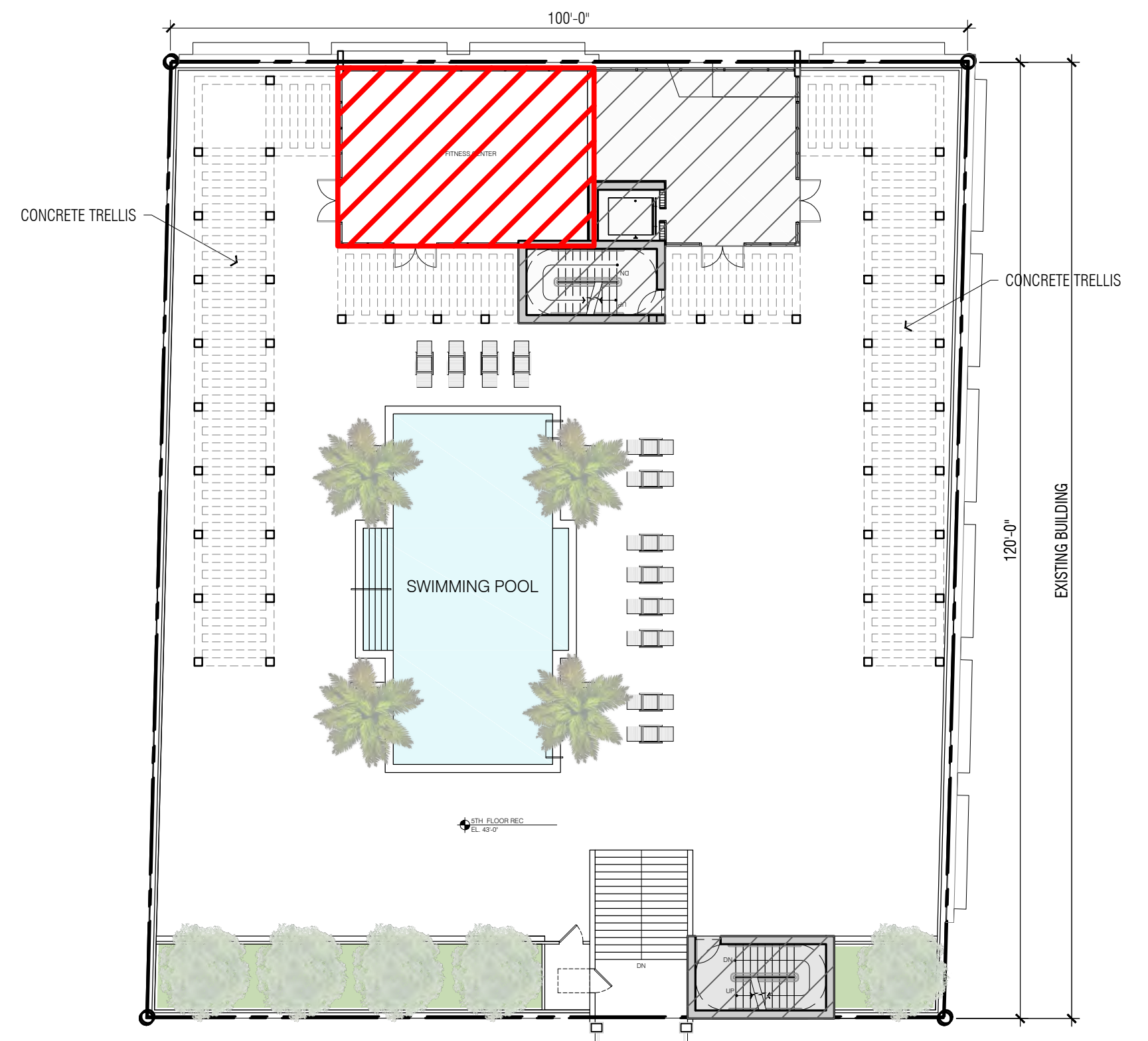
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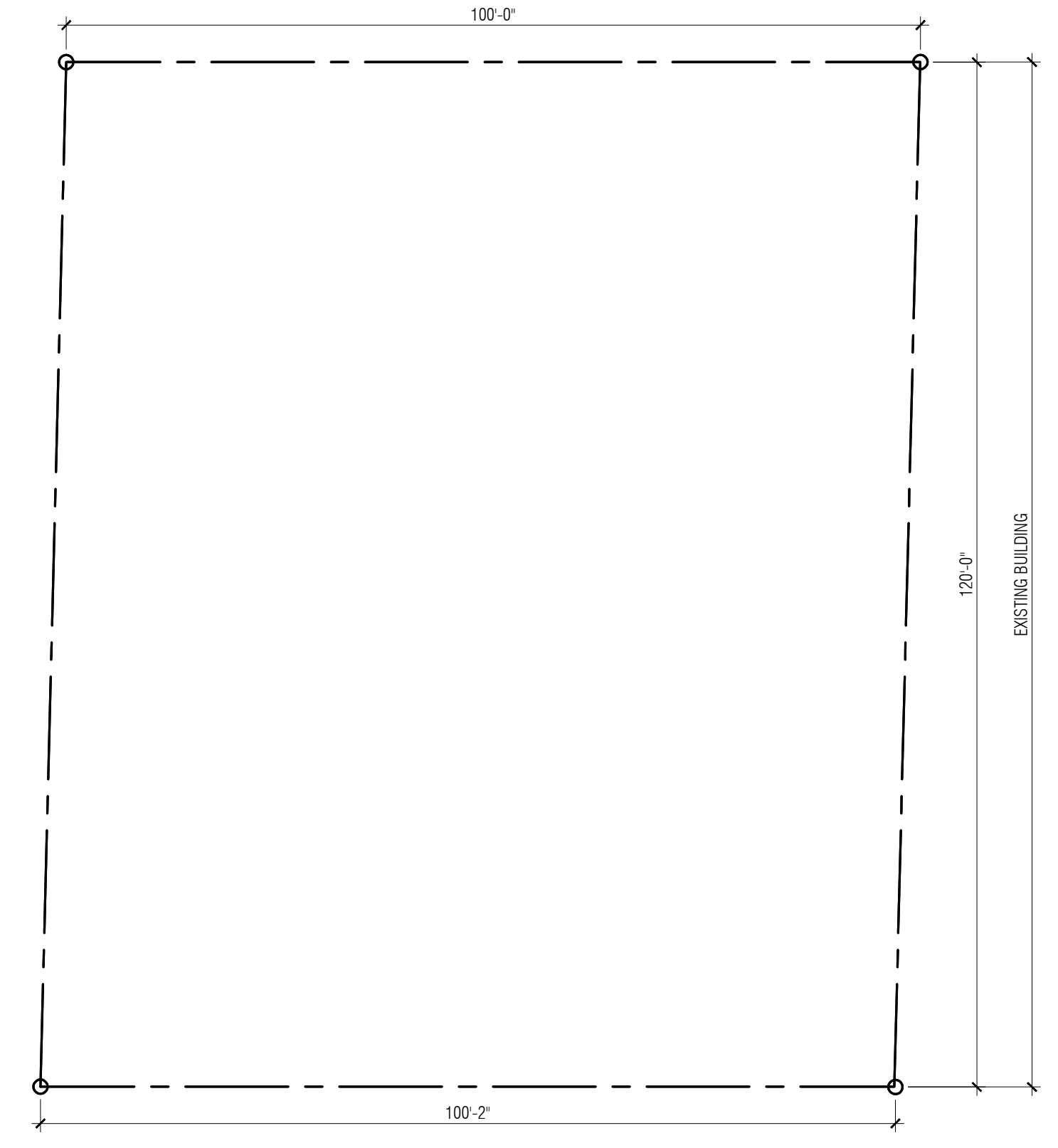
ROBERT BEHAR AR No. 14339

100 MIRACLE MILE
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 CORAL GABLES, FLORIDA

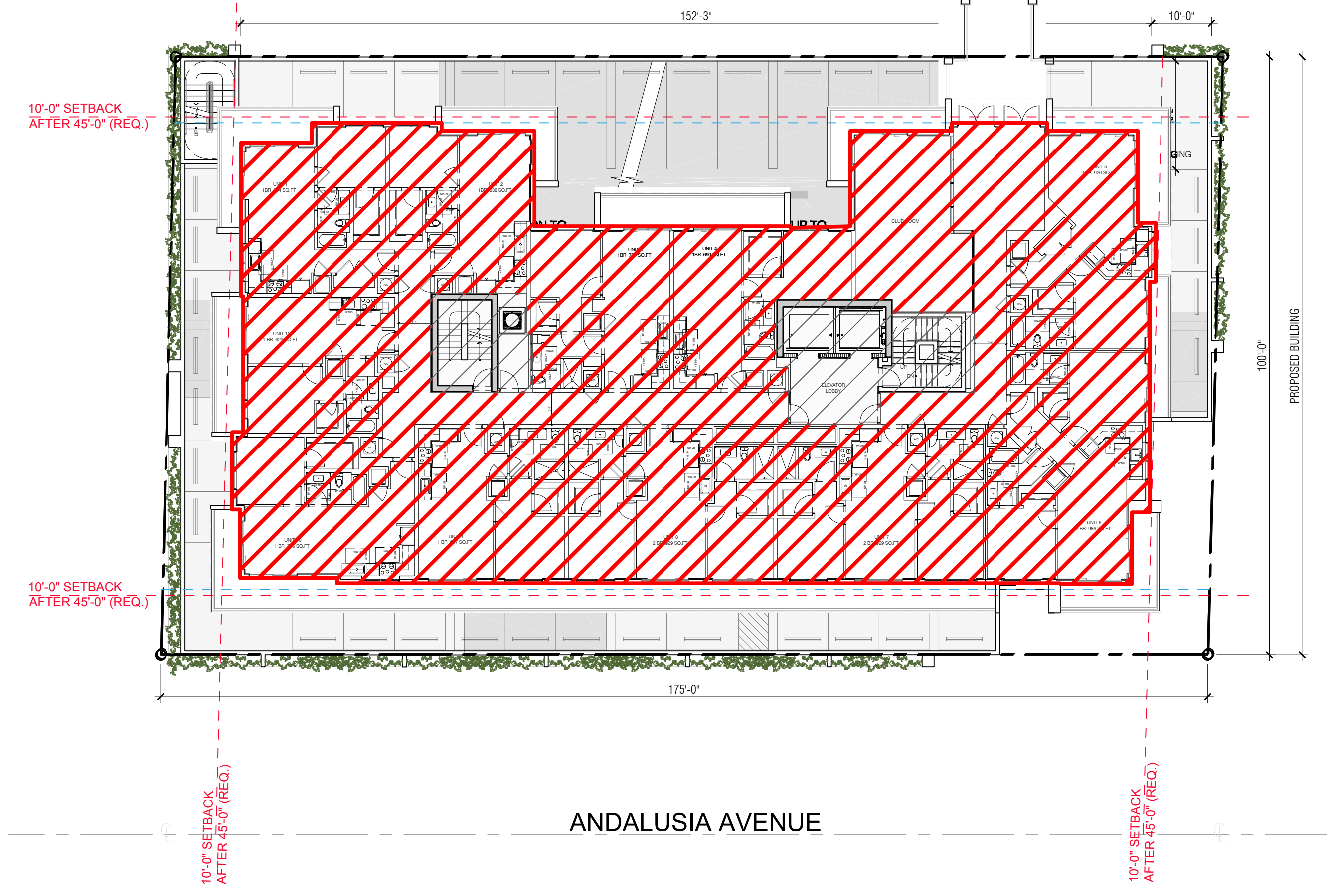
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GALIANO STREET

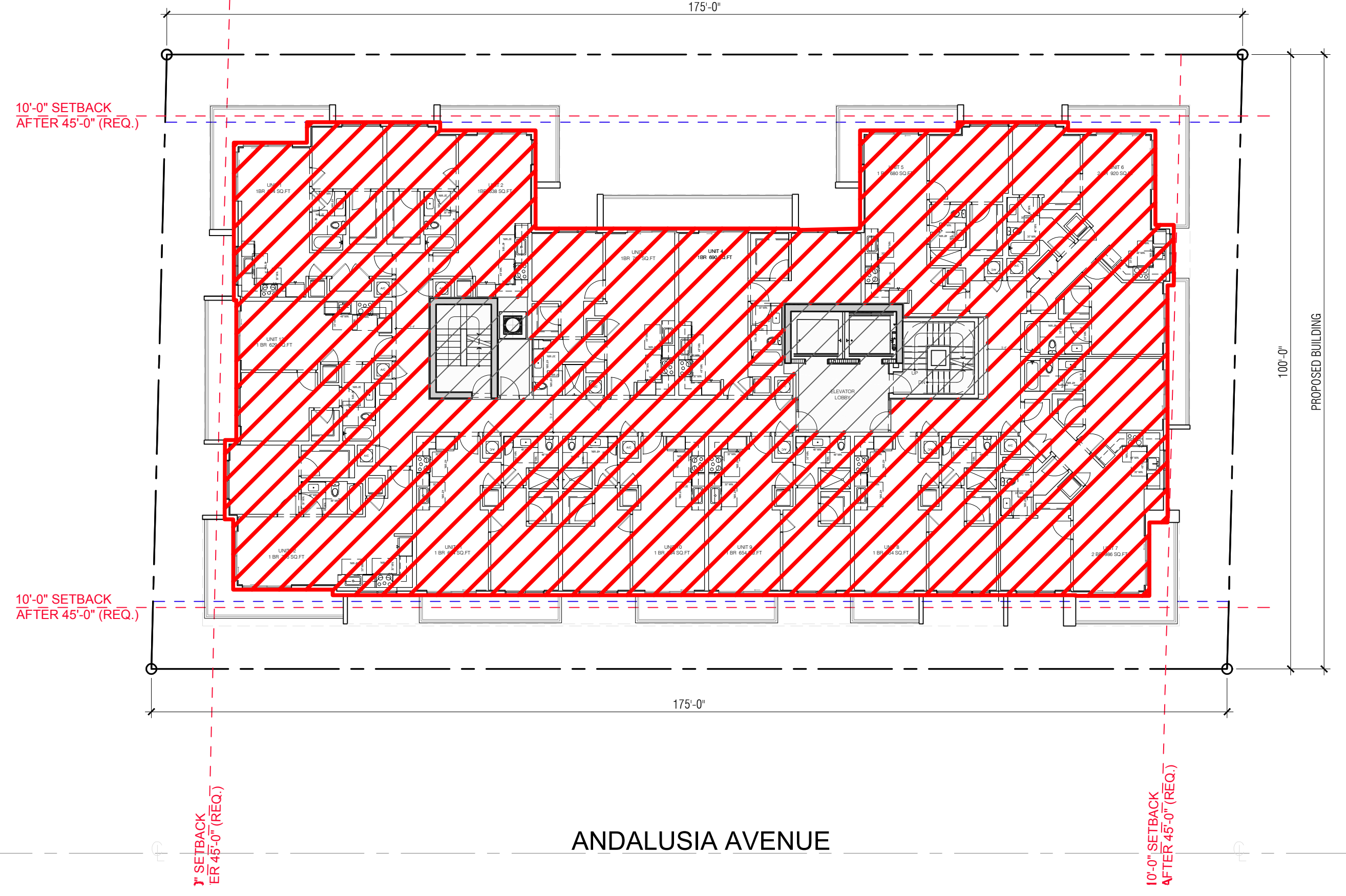


GALIANO STREET



ANDALUSIA AVENUE

REC. DECK LEVEL



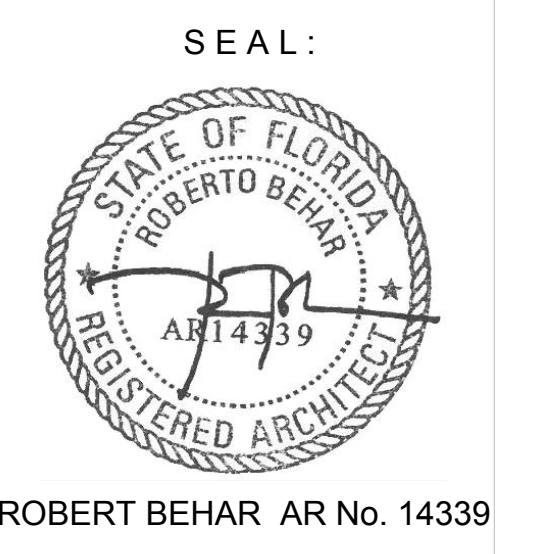
ANDALUSIA AVENUE

LEGEND

	FAR
	NON-FAR

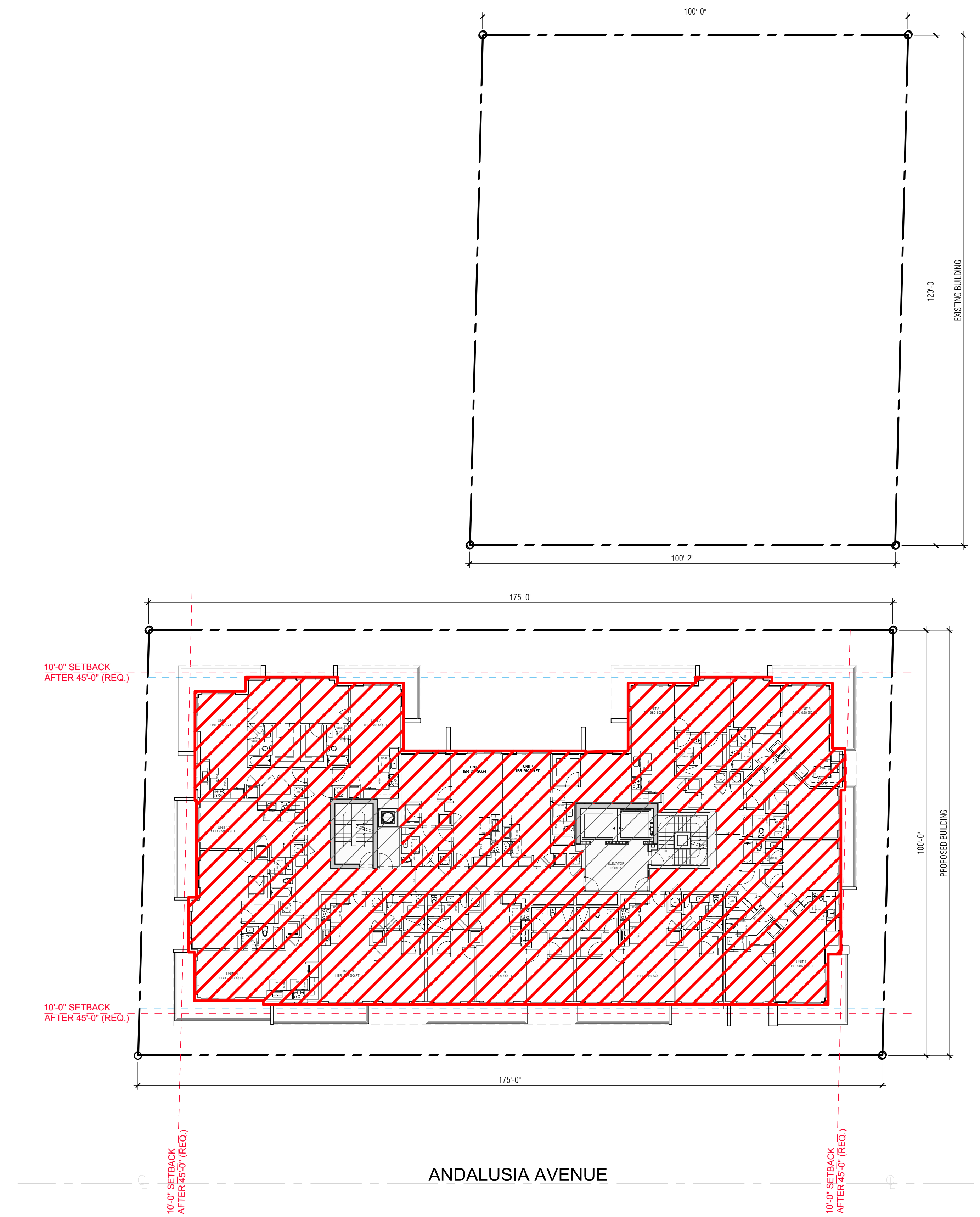
TYP FLOOR (7TH-9TH)

FAR DIAGRAM



ROBERT BEHAR AR No. 14339

GALIANO STREET



ANDALUSIA AVENUE

LEGEND

	FAR
	NON-FAR

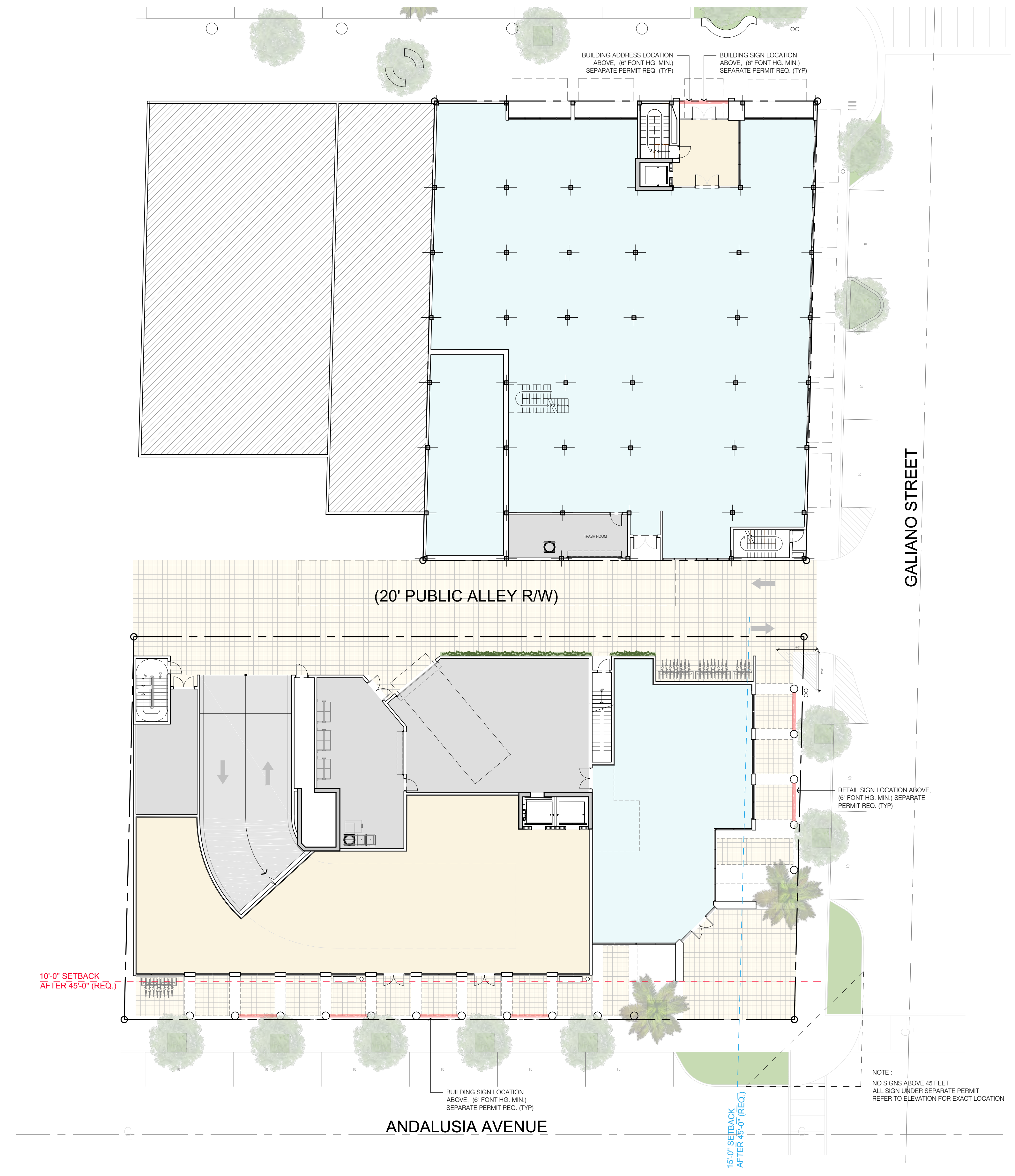
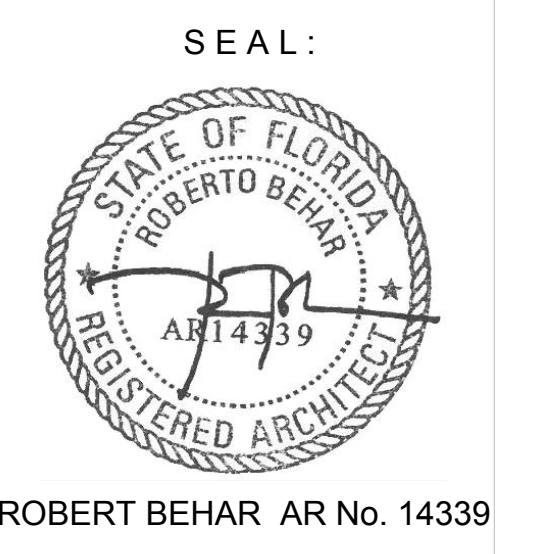
10TH-14TH LEVEL

FAR VS. NON-FAR DIAGRAM

100 MIRACLE MILE
 100 MIRACLE MILE
 CORAL GABLES, FLORIDA

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DATE: 08-27-18
 PROJECT NO: 17-054
 DRAWING NAME:
 SHEET NO:
A-0.4.3

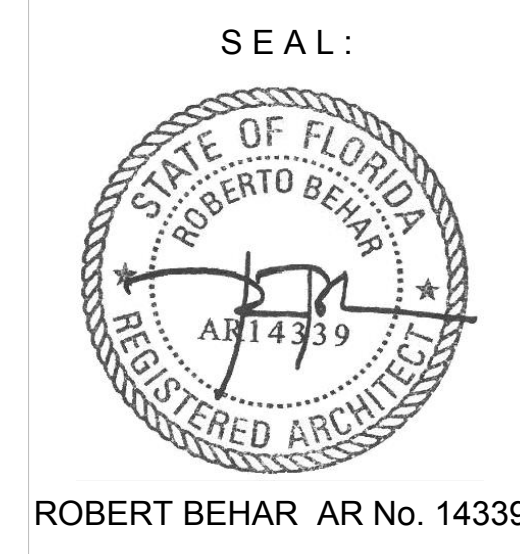


⊕ GROUND FLOOR

⊕ SIGNAGE PLAN

100 MIRACLE MILE
 100 MIRACLE MILE
 CORAL GABLES, FLORIDA

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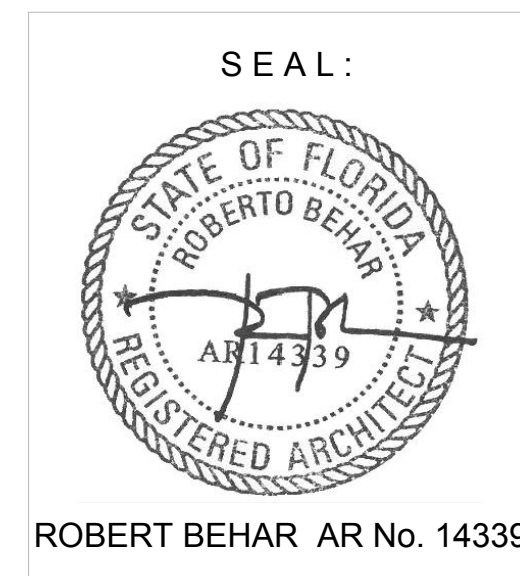
SITE PLAN

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

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 100 MIRACLE MILE
 CORAL GABLES, FLORIDA

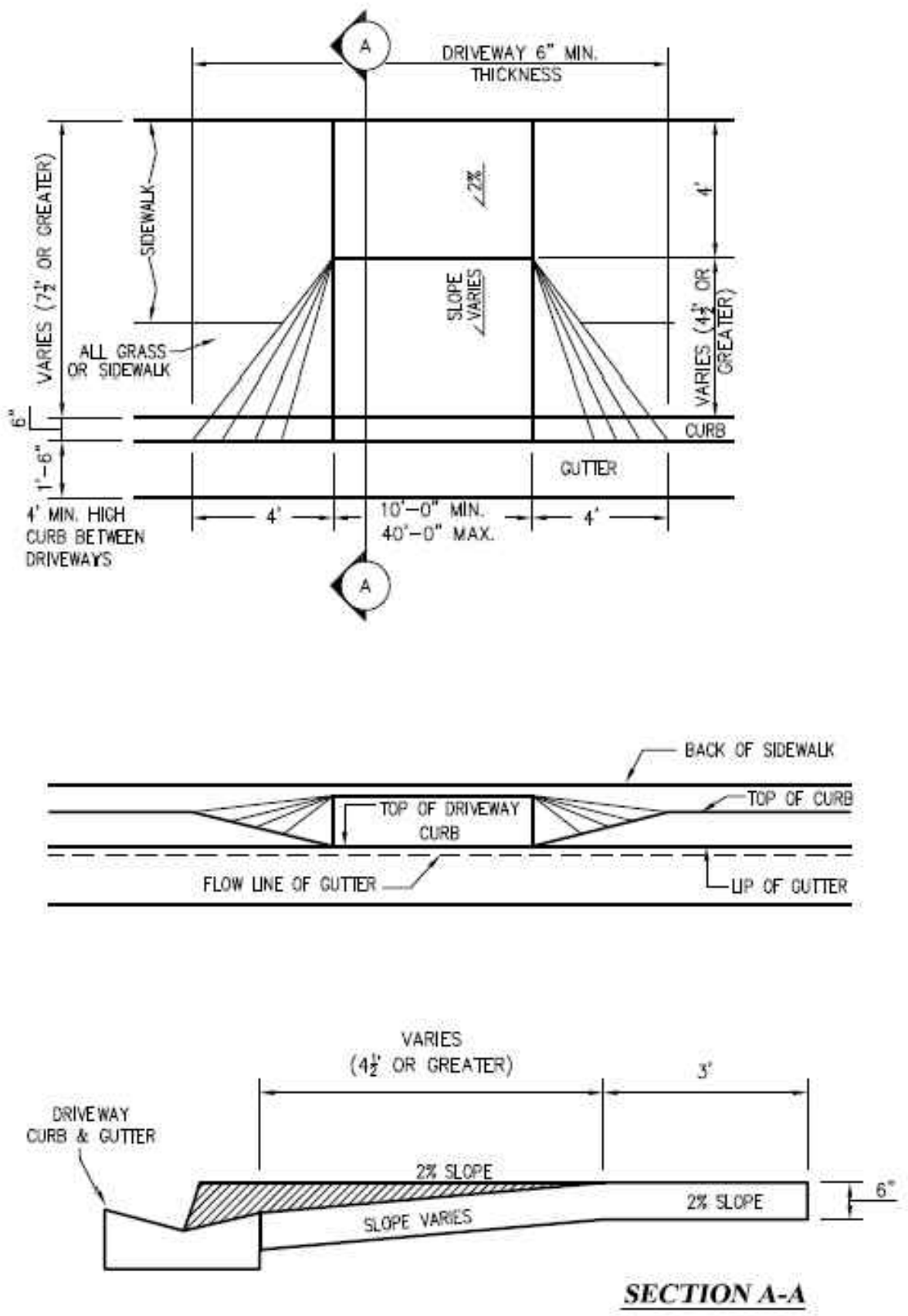
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100 MIRACLE MILE
 100 MIRACLE MILE
 CORAL GABLES, FLORIDA
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DATE: 08-27-18
 PROJECT NO: 17-054
 DRAWING NAME:
 SHEET NO:
A-1.0



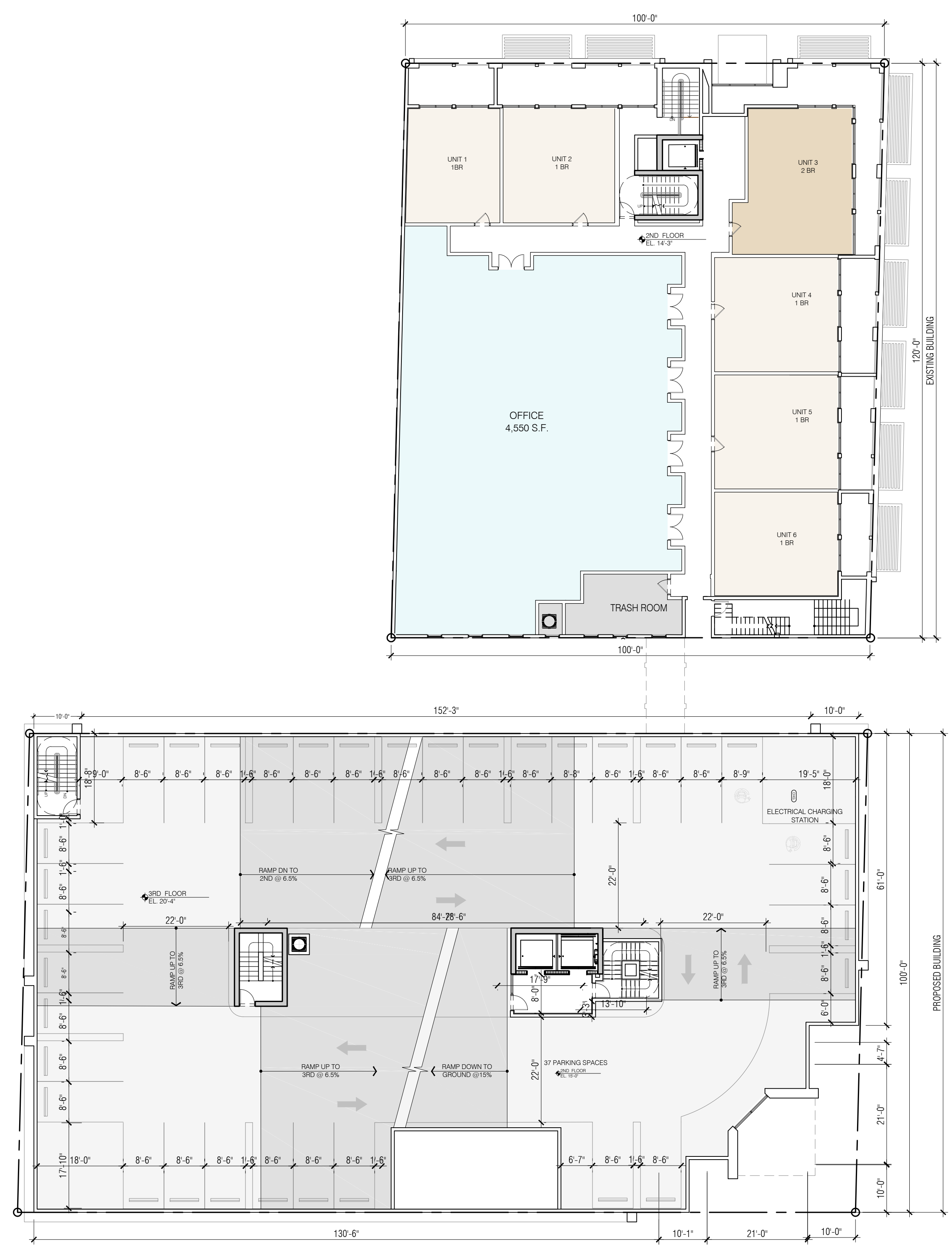
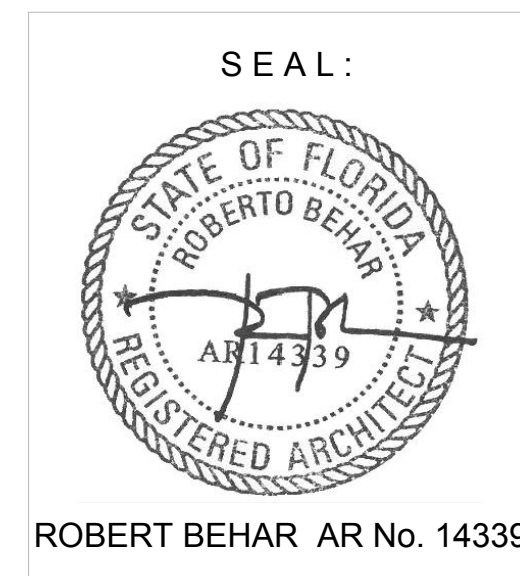
STANDARD DRIVEWAY DETAILS FOR SIDEWALK/PARKWAY GREATER THAN 7'-6" IN WIDTH



- NOTES:
- ALL STREET PROFILES SHALL COMPLY WITH SECTION 5-1504(M) OF THE ZONING CODE
 - ALL DRIVEWAY APPROACHES SHALL BE RECONSTRUCTED AS NEEDED TO MEET ADA REQUIREMENTS AND PUBLIC WORKS STANDARDS. EXISTING DRIVEWAY APPROACHES NO LONGER IN USE SHALL BE CLOSED OUT.
 - ALL DAMAGED CURBS AND SIDEWALKS ABUTTING THE PROPERTY SHALL BE RECONSTRUCTED.
 - SIDEWALKS THROUGH CURB CUTS MAINTAIN A CONTINUOUS CROSS SLOPE.



GROUND FLOOR PLAN
 SCALE: 1/16" = 1'-0"



GALIANO STREET

ANDALUSIA AVENUE

2ND FLOOR PLAN

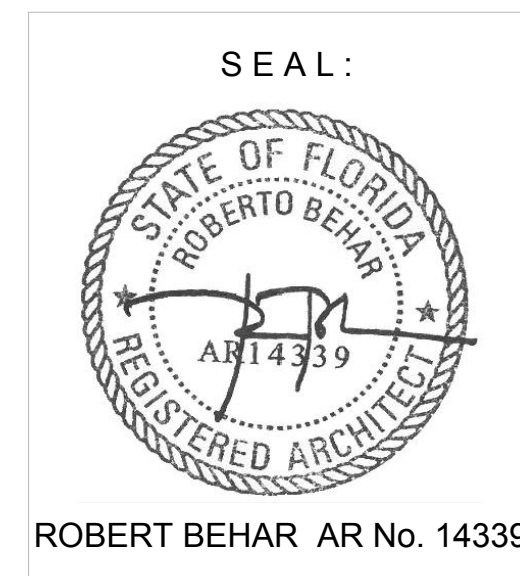
SCALE: 1/16"=1'-0"

100 MIRACLE MILE
 100 MIRACLE MILE
 CORAL GABLES, FLORIDA

DATE: 08-27-18
 PROJECT NO: 17-054
 DRAWING NAME:
 SHEET NO:

A-1.1

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GALIANO STREET

ANDALUSIA AVENUE

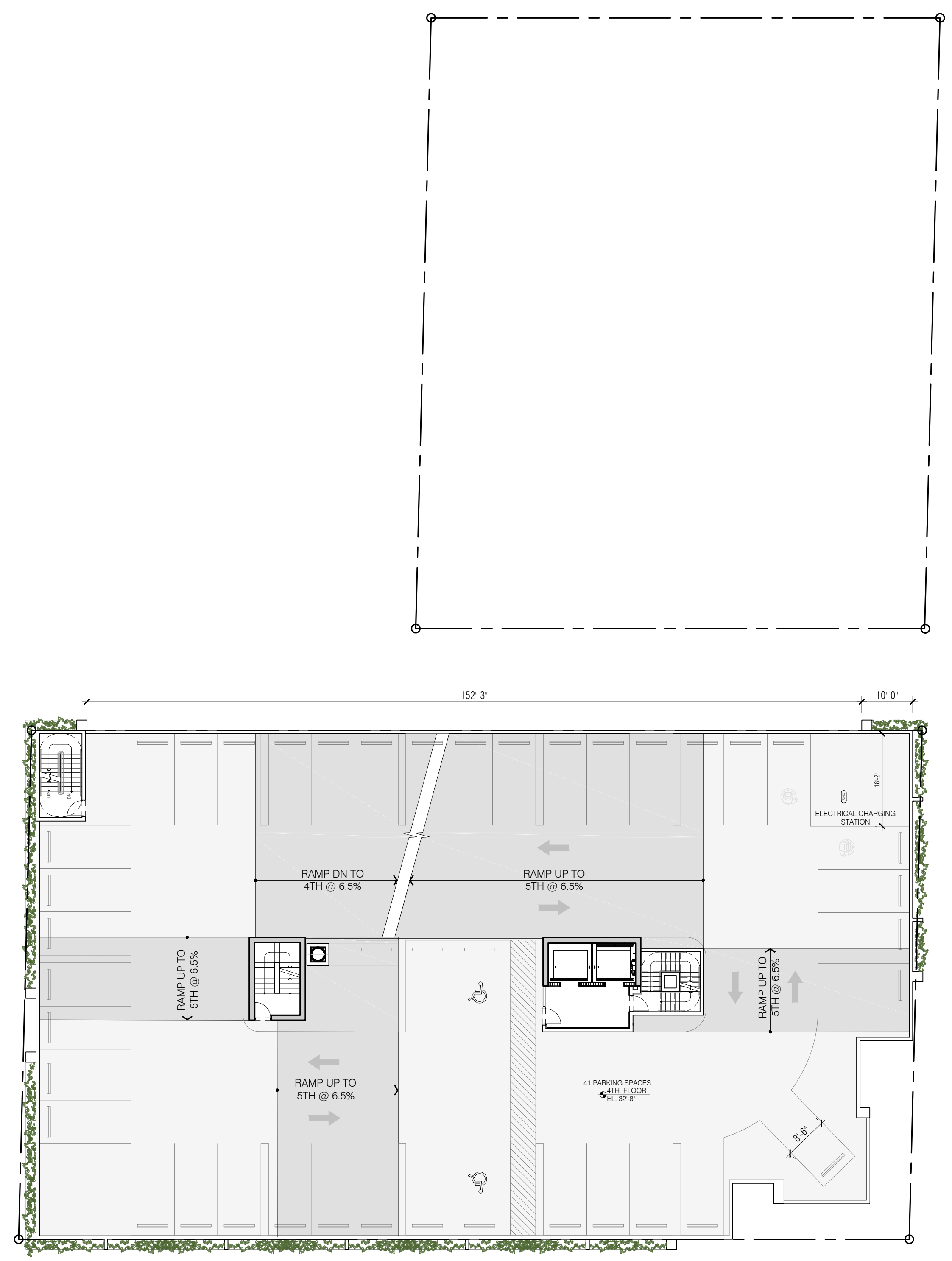
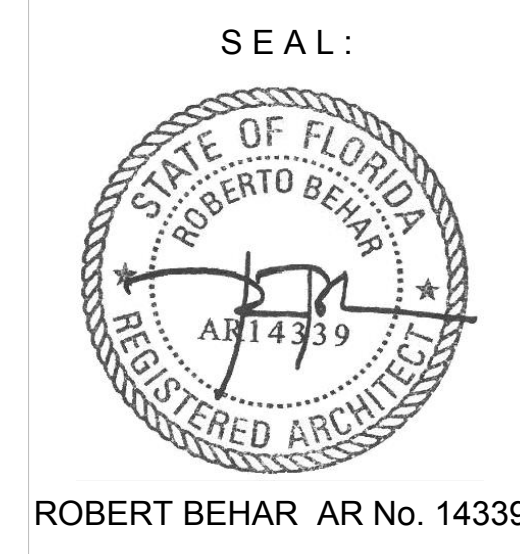
3RD PARKING FLOOR PLAN

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

100 MIRACLE MILE
 100 MIRACLE MILE
 CORAL GABLES, FLORIDA

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DATE: 08-27-18
 PROJECT NO: 17-054
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A-1.2



GALIANO STREET

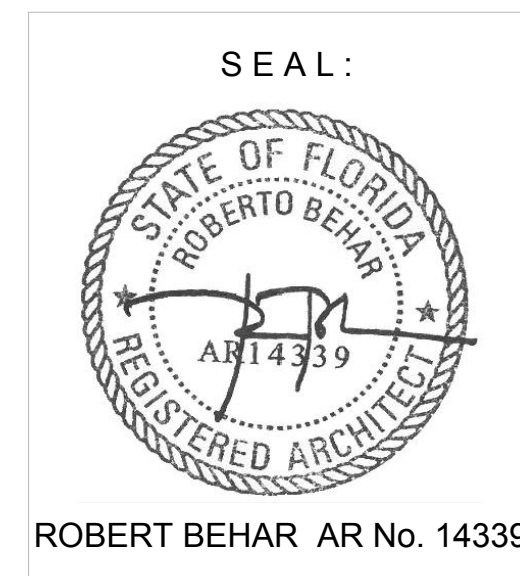
ANDALUSIA AVENUE

TYPICAL PARKING FLOOR PLAN
 SCALE: 1/16"=1'-0"

100 MIRACLE MILE
 100 MIRACLE MILE
 CORAL GABLES, FLORIDA

DATE: 08-27-18
 PROJECT NO: 17-054
 DRAWING NAME:
 SHEET NO:
A-1.3

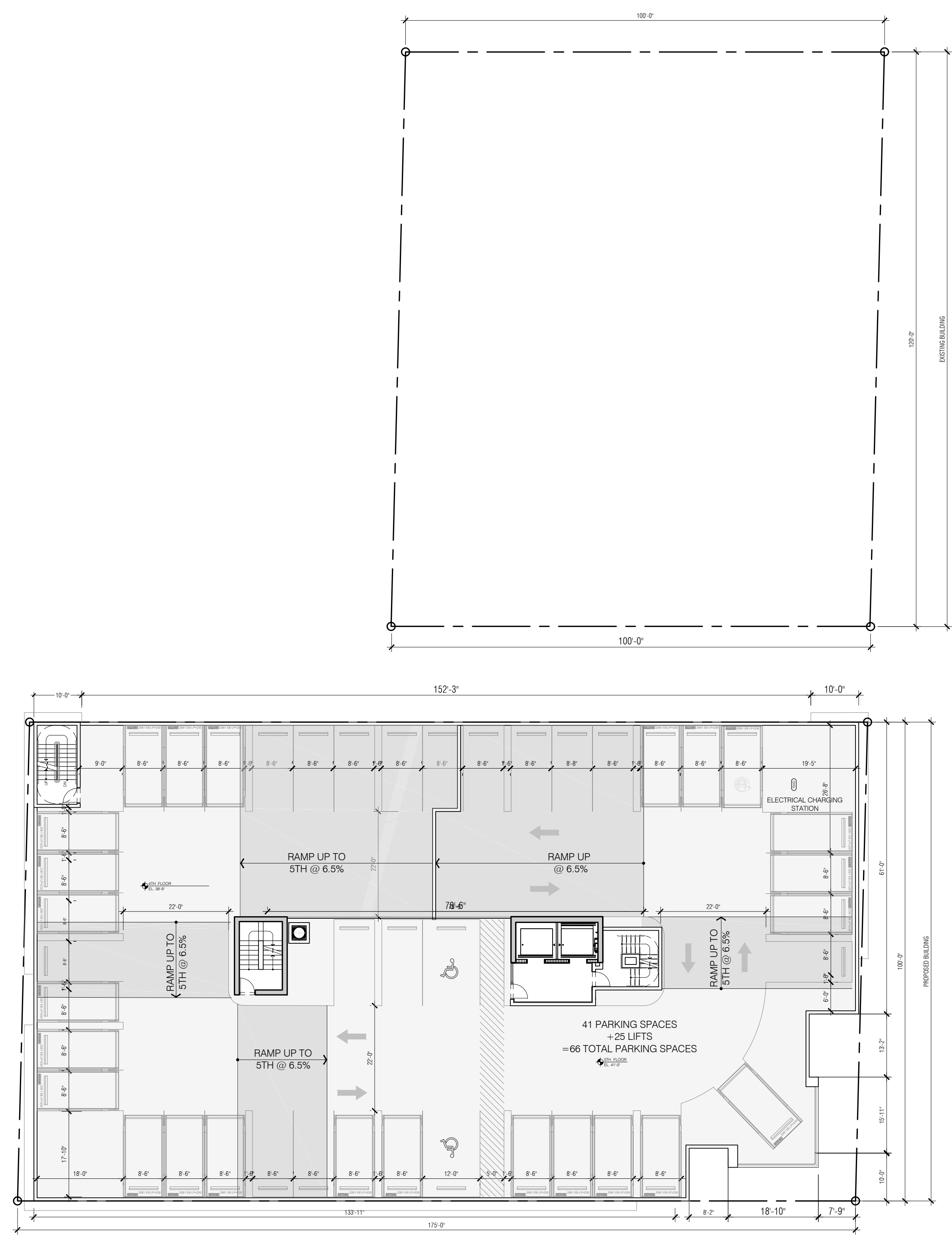
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ROBERT BEHAR AR No. 14339

100 MIRACLE MILE
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 CORAL GABLES, FLORIDA

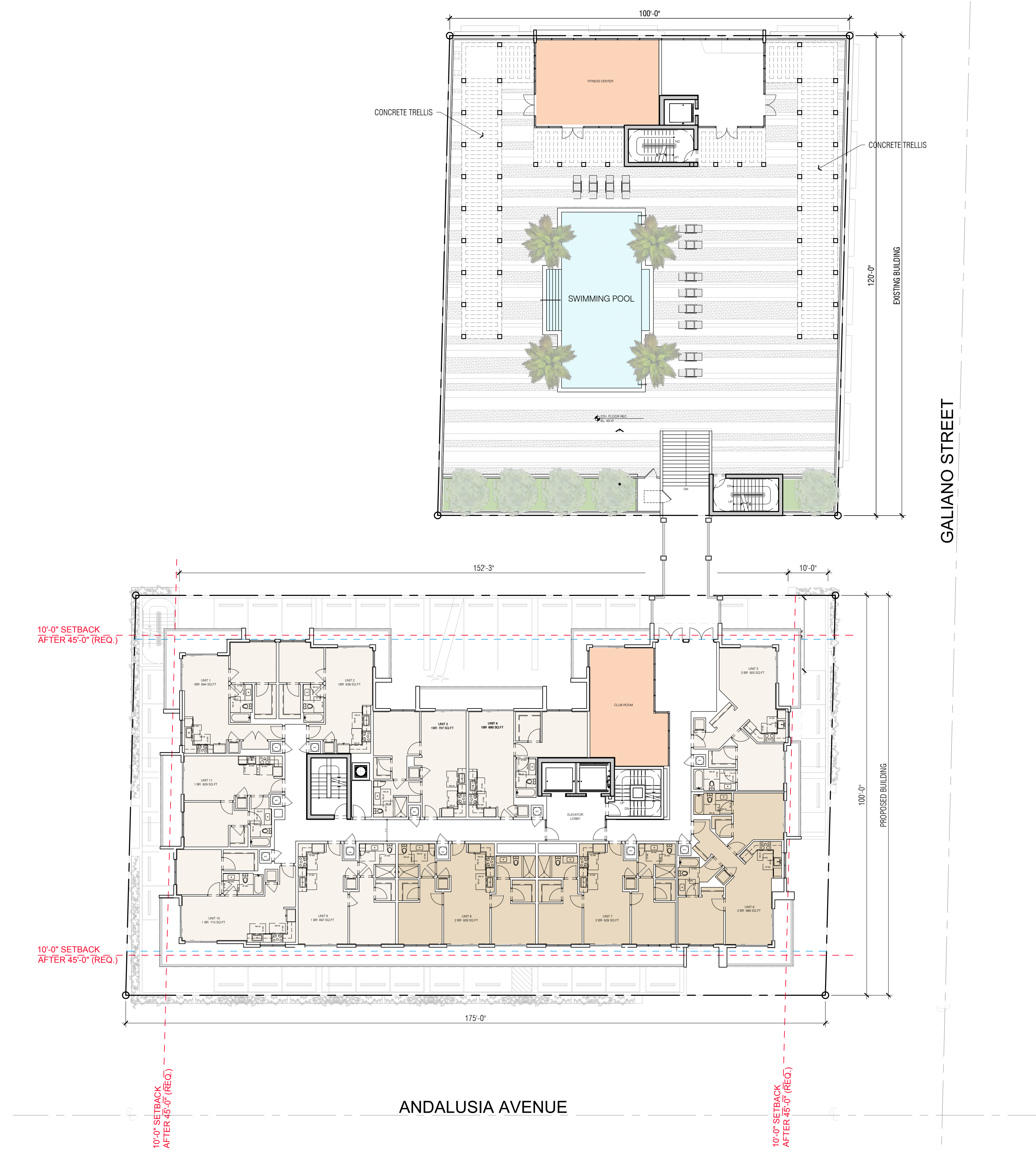
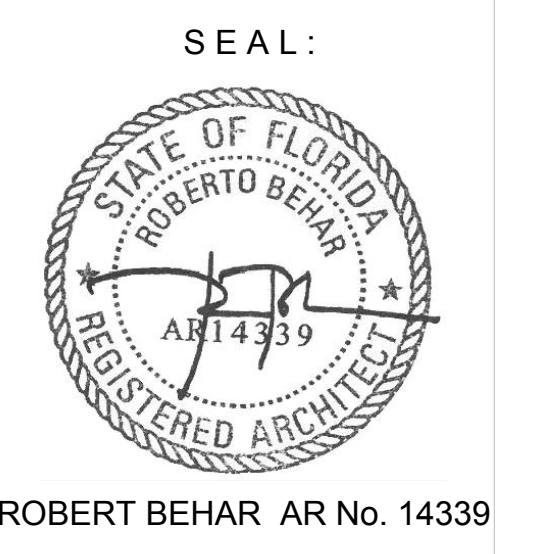
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5TH PARKING FLOOR PLAN

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

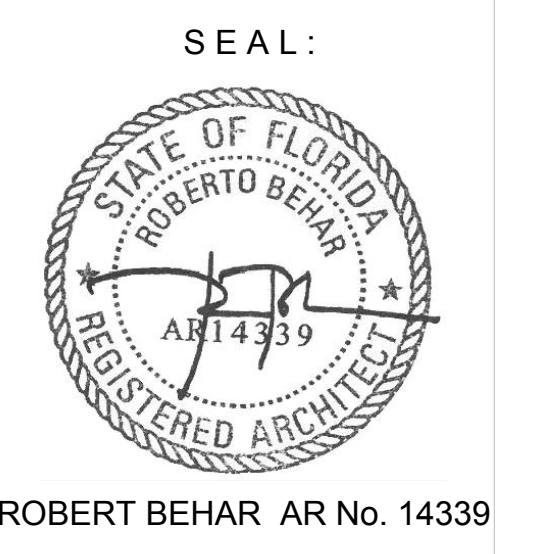
DATE: 08-27-18
 PROJECT NO: 17-054
 DRAWING NAME:
 SHEET NO:
A-1.4



REC DECK FLOOR PLAN
 SCALE: 1/16" = 1'-0"

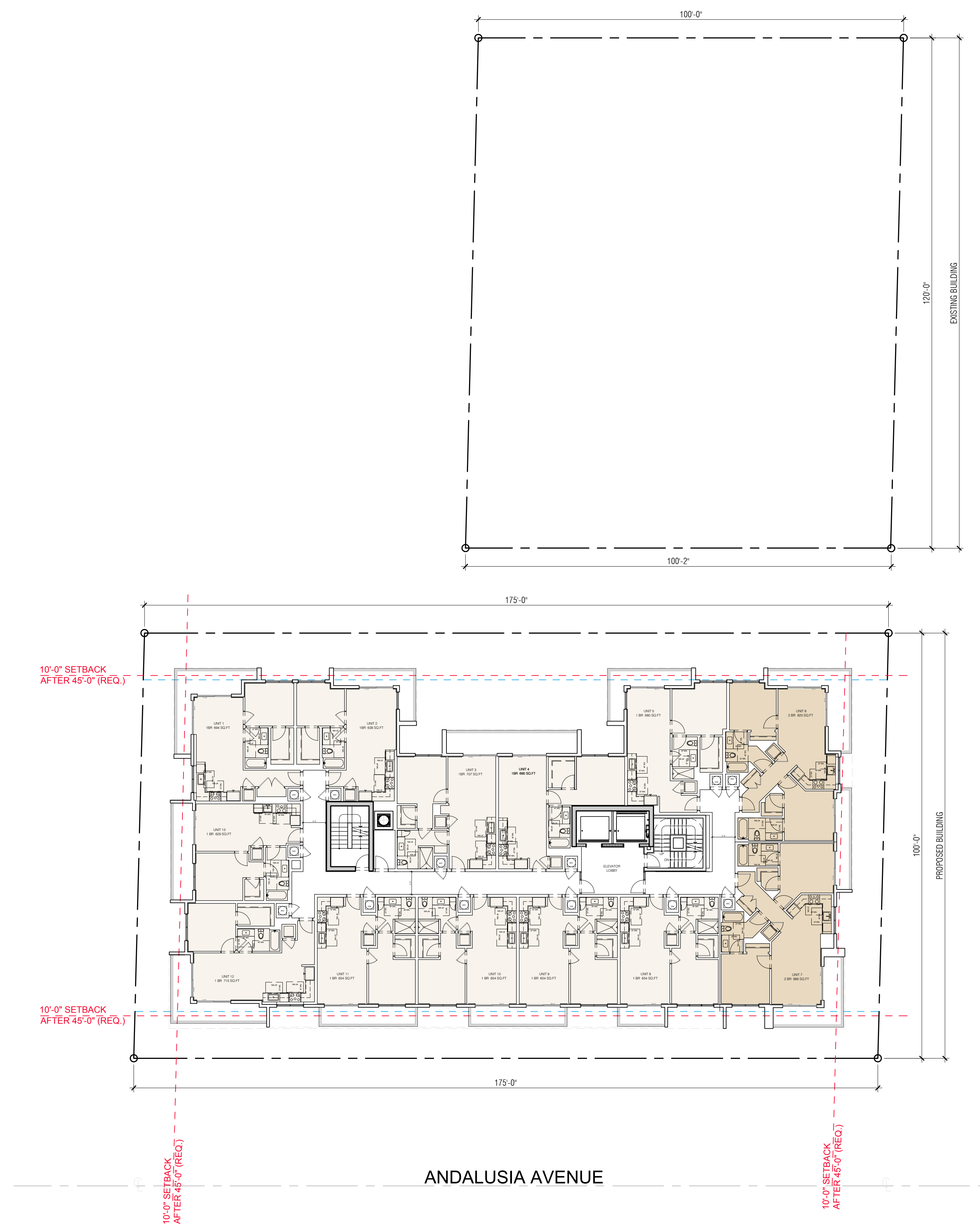
100 MIRACLE MILE
 100 MIRACLE MILE
 CORAL GABLES, FLORIDA

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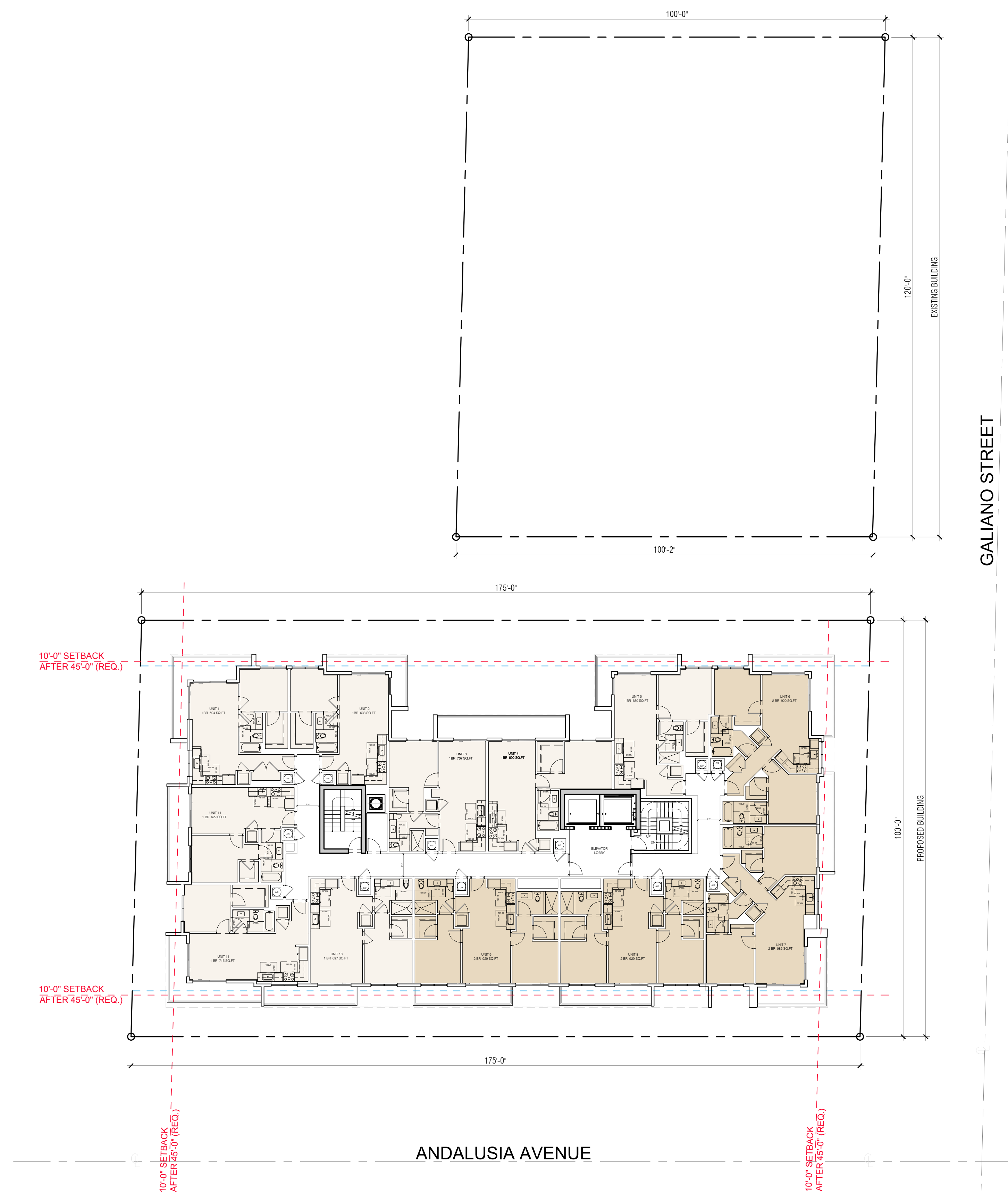
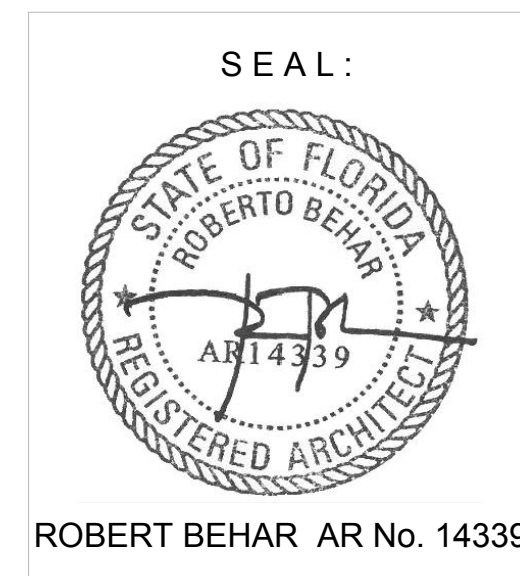


100 MIRACLE MILE
 100 MIRACLE MILE
 CORAL GABLES, FLORIDA

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TYPICAL FLOOR PLAN (7TH-9TH LEVELS)
 SCALE: 1/16"=1'-0"

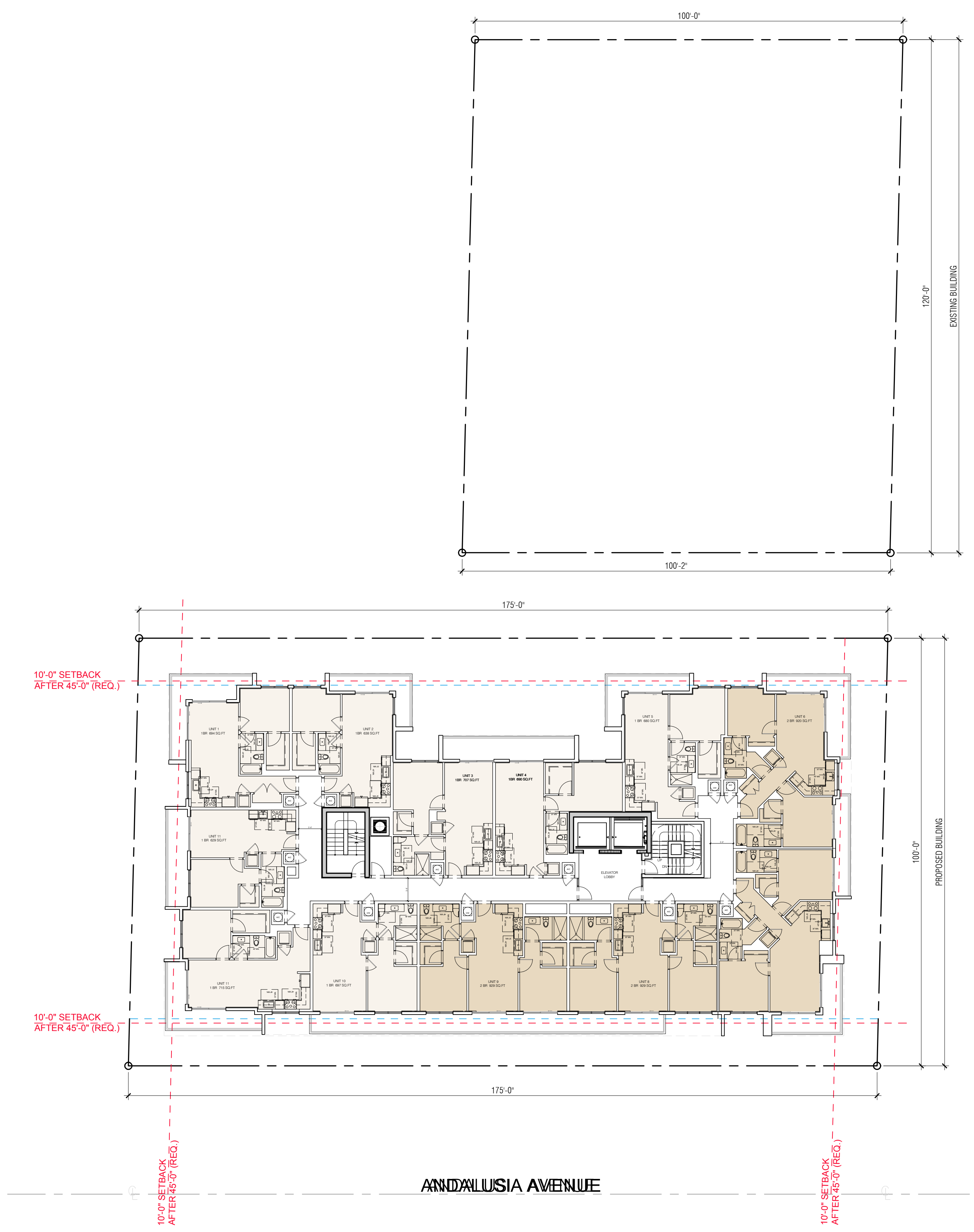
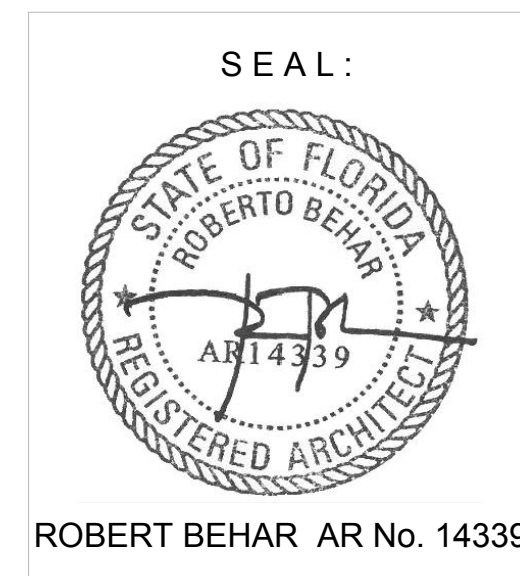


TYPICAL FLOOR PLAN (10TH-13TH LEVELS)
 SCALE: 1/16" = 1'-0"

100 MIRACLE MILE
 100 MIRACLE MILE
 CORAL GABLES, FLORIDA

DATE: 08-27-18
 PROJECT NO: 17-054
 DRAWING NAME:
 SHEET NO:
A-1.7

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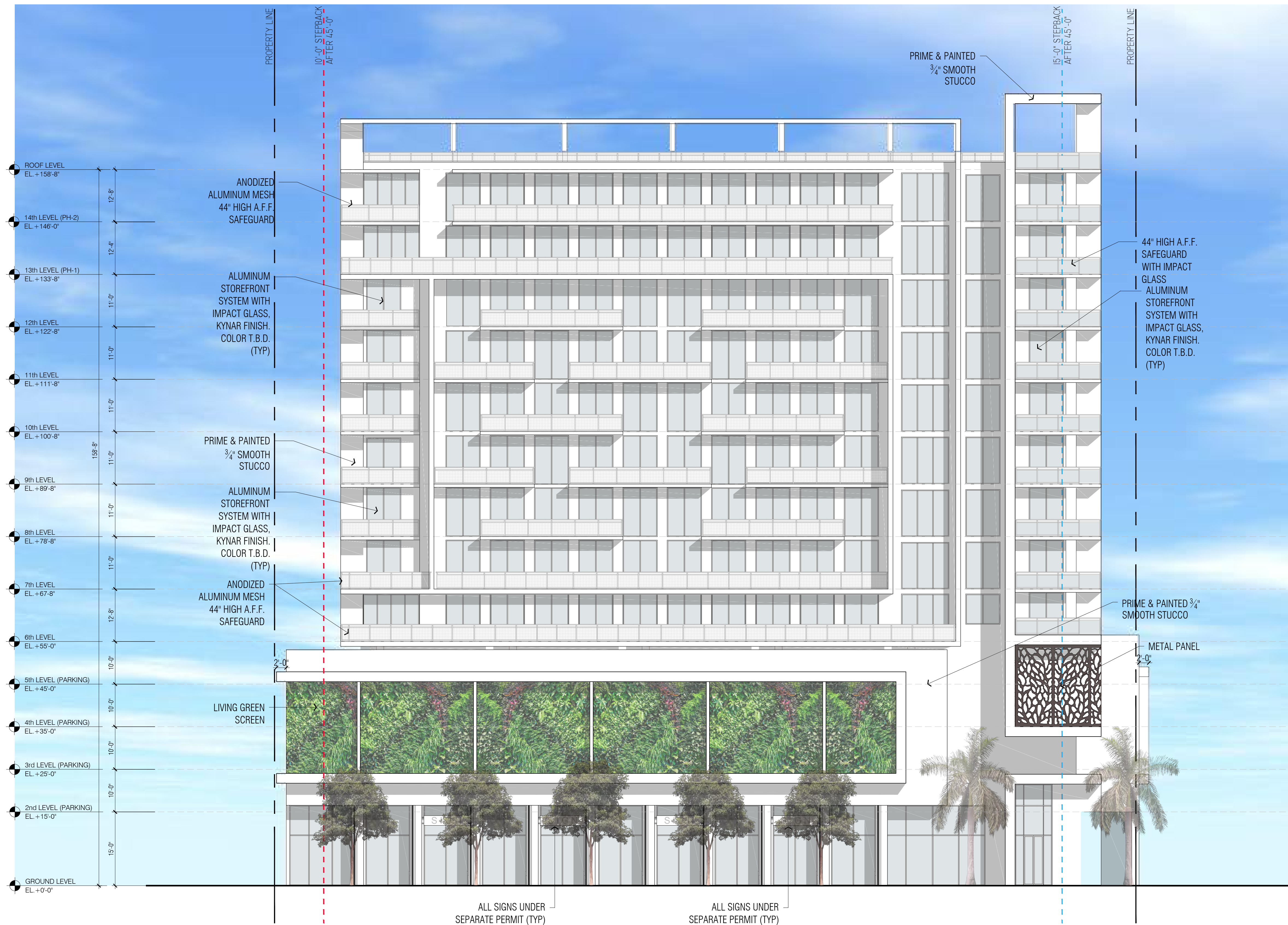
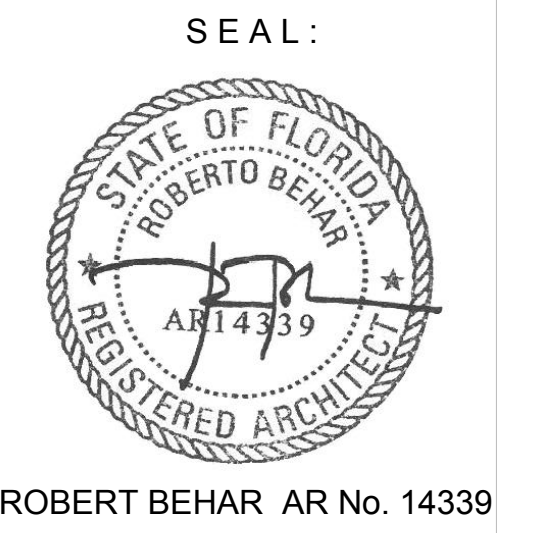


14TH FLOOR PLAN
 SCALE: 1/16"=1'-0"

100 MIRACLE MILE
 100 MIRACLE MILE
 CORAL GABLES, FLORIDA

DATE: 08-27-18
 PROJECT NO: 17-054
 DRAWING NAME:
 SHEET NO:
A-1.8

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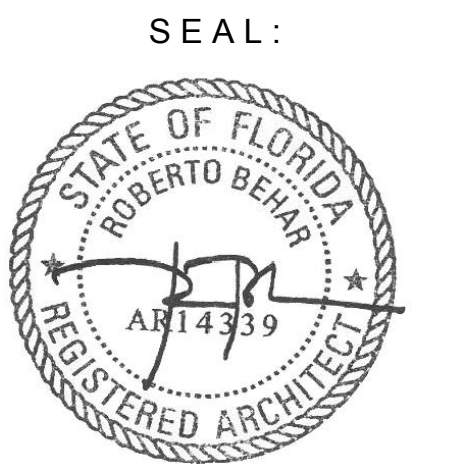


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 CORAL GABLES, FLORIDA

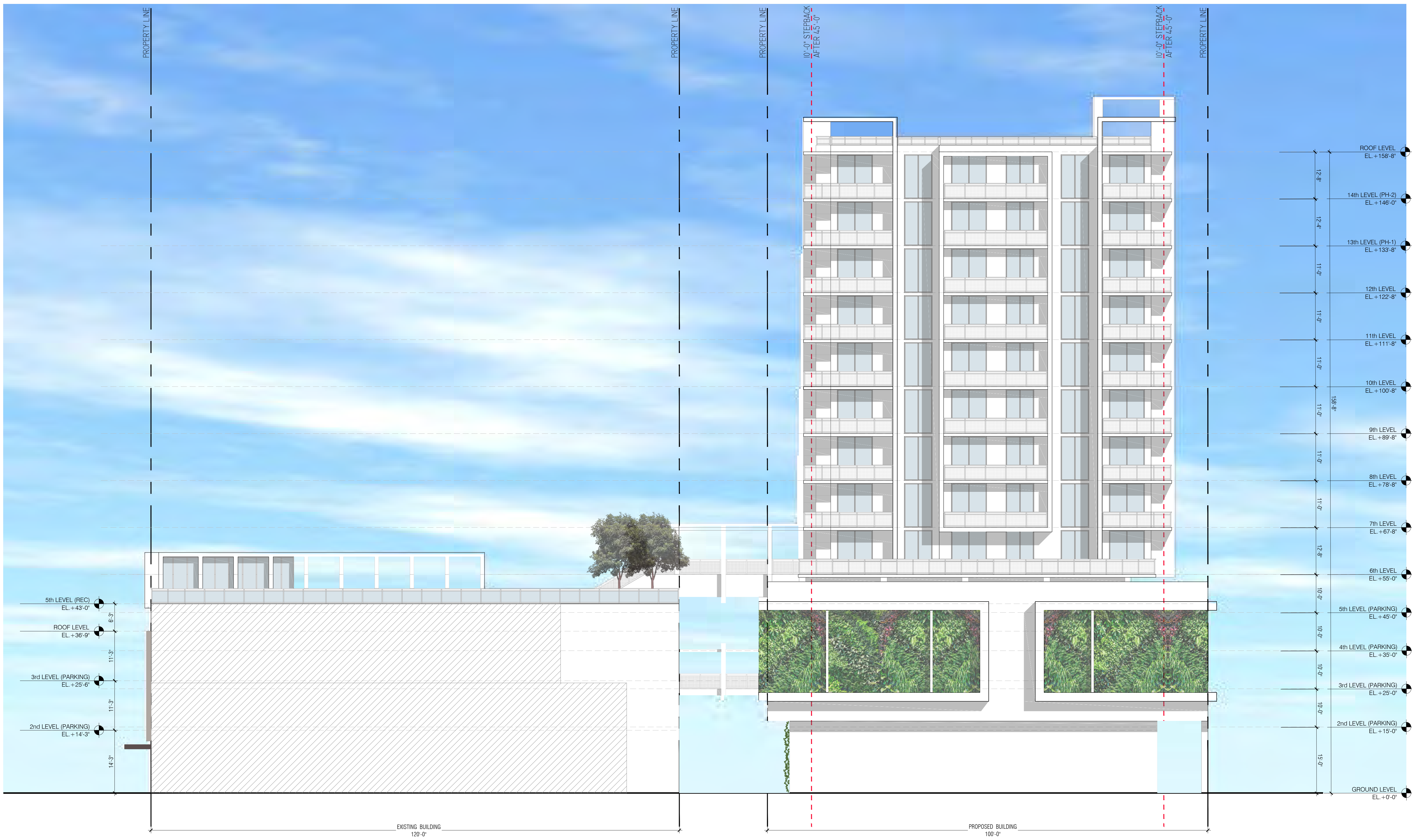
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SOUTH ELEVATION (ANDALUSIA)

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



ROBERT BEHAR AR No. 14339



WEST ELEVATION

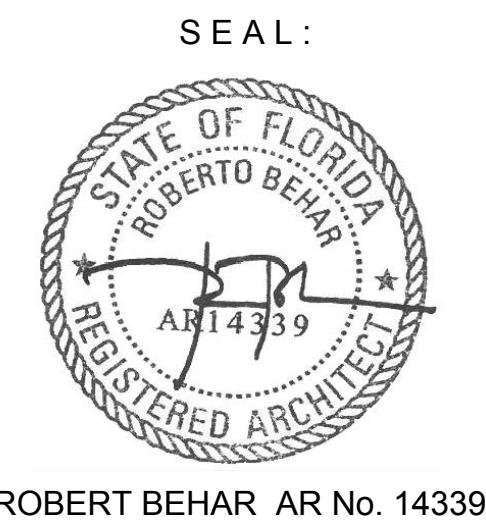
SCALE: 3/32" = 1'-0"

100 MIRACLE MILE
 100 MIRACLE MILE
 CORAL GABLES, FLORIDA

DATE: 08-27-18
 PROJECT NO: 17-054
 DRAWING NAME:
 SHEET NO:

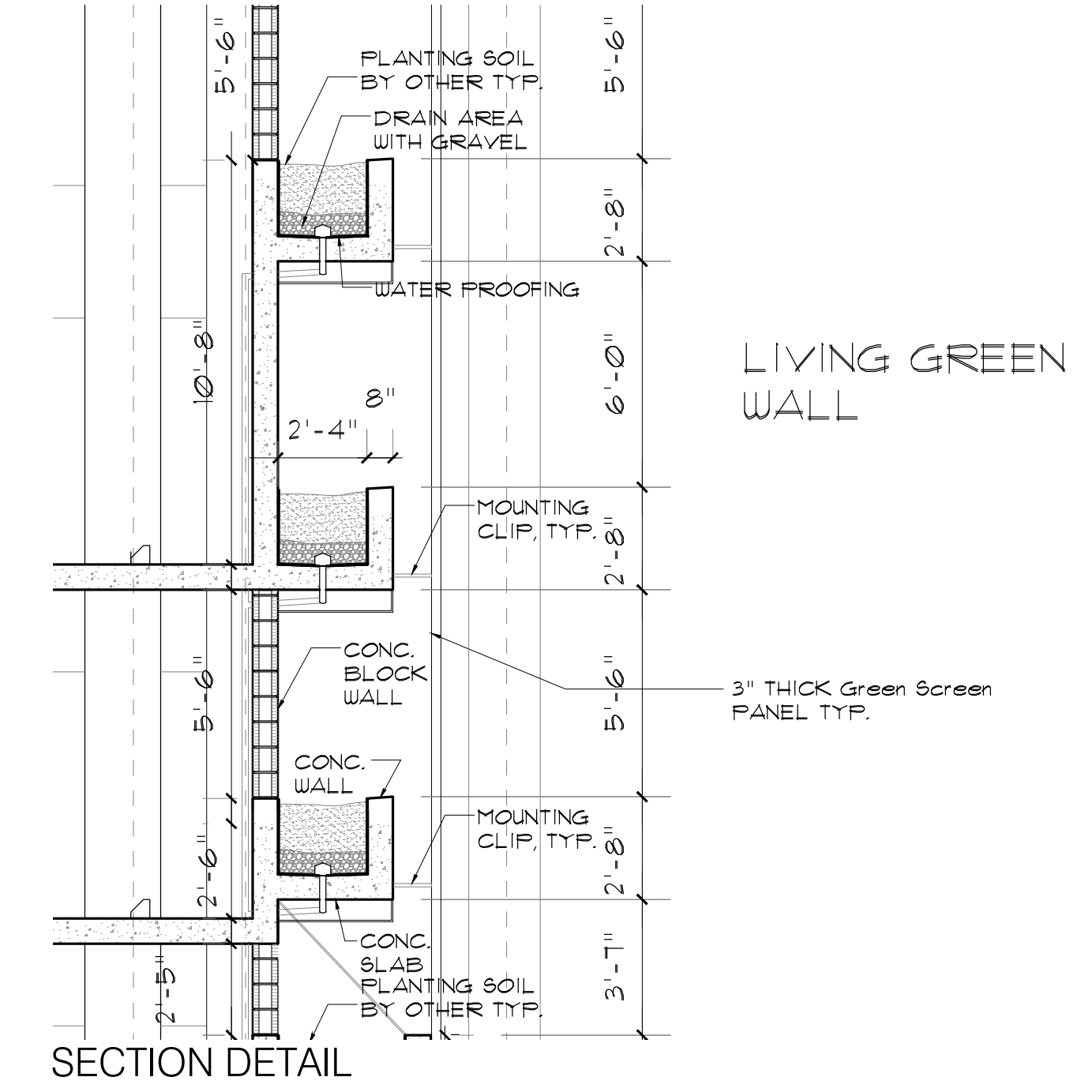
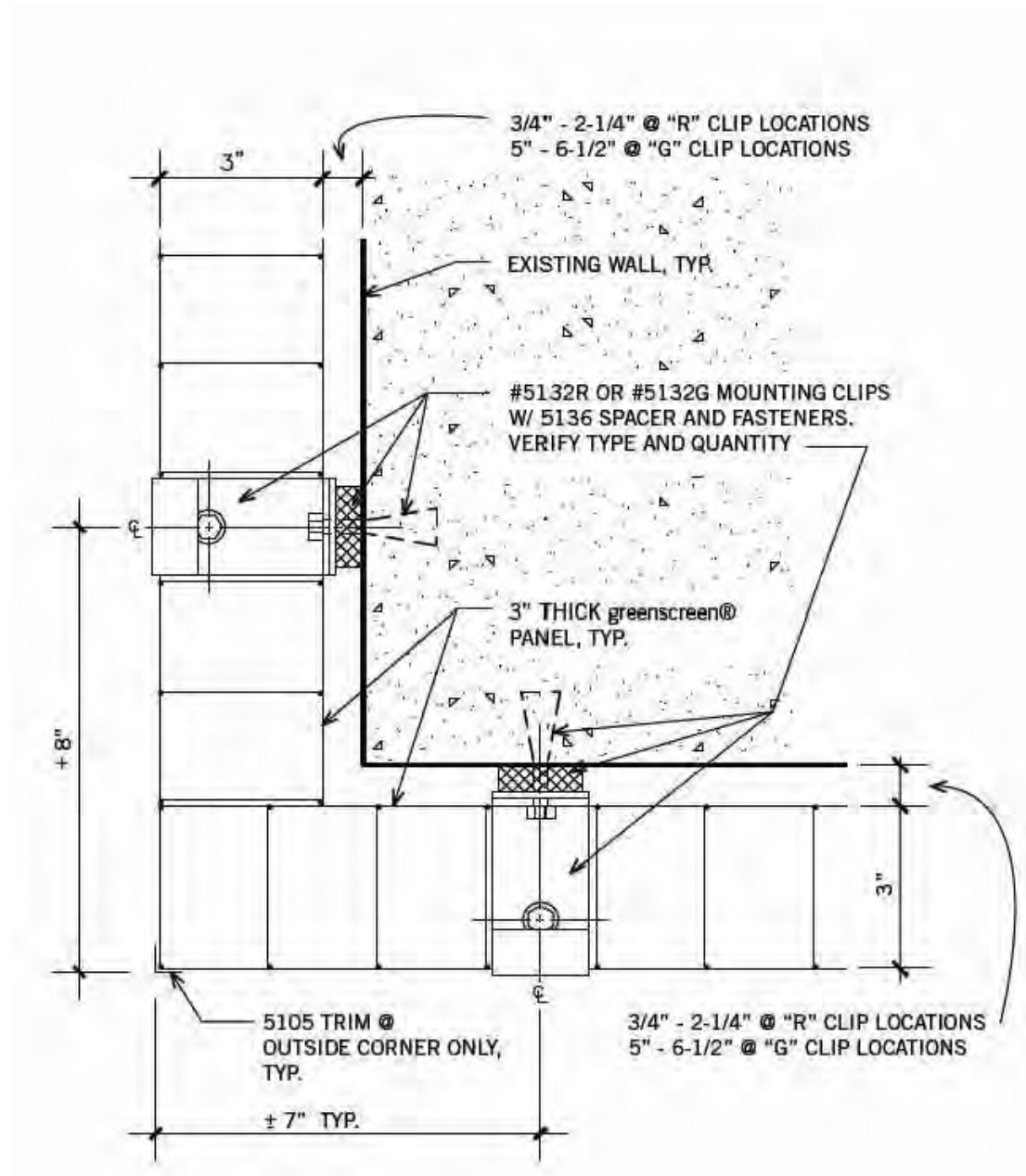
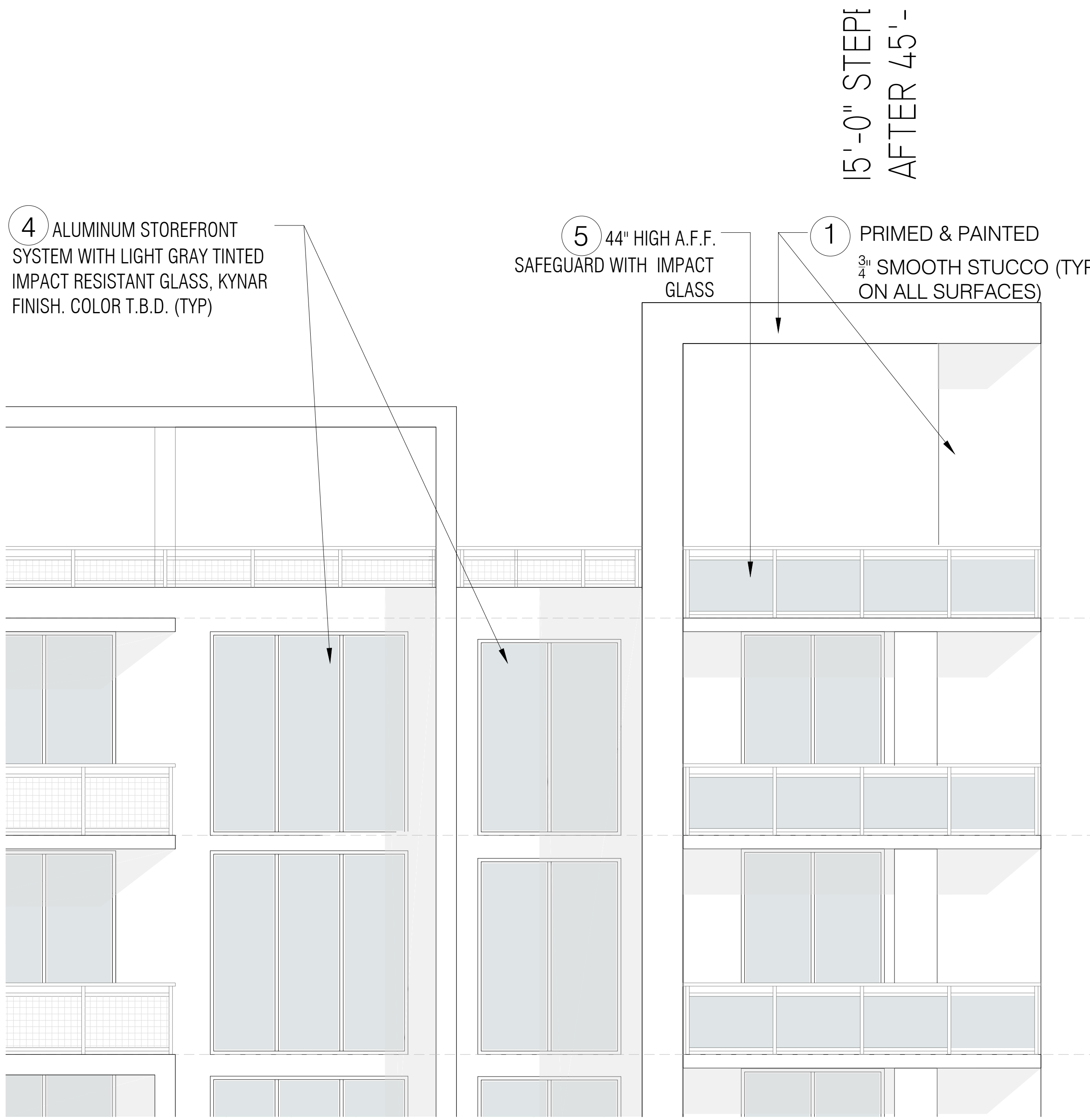
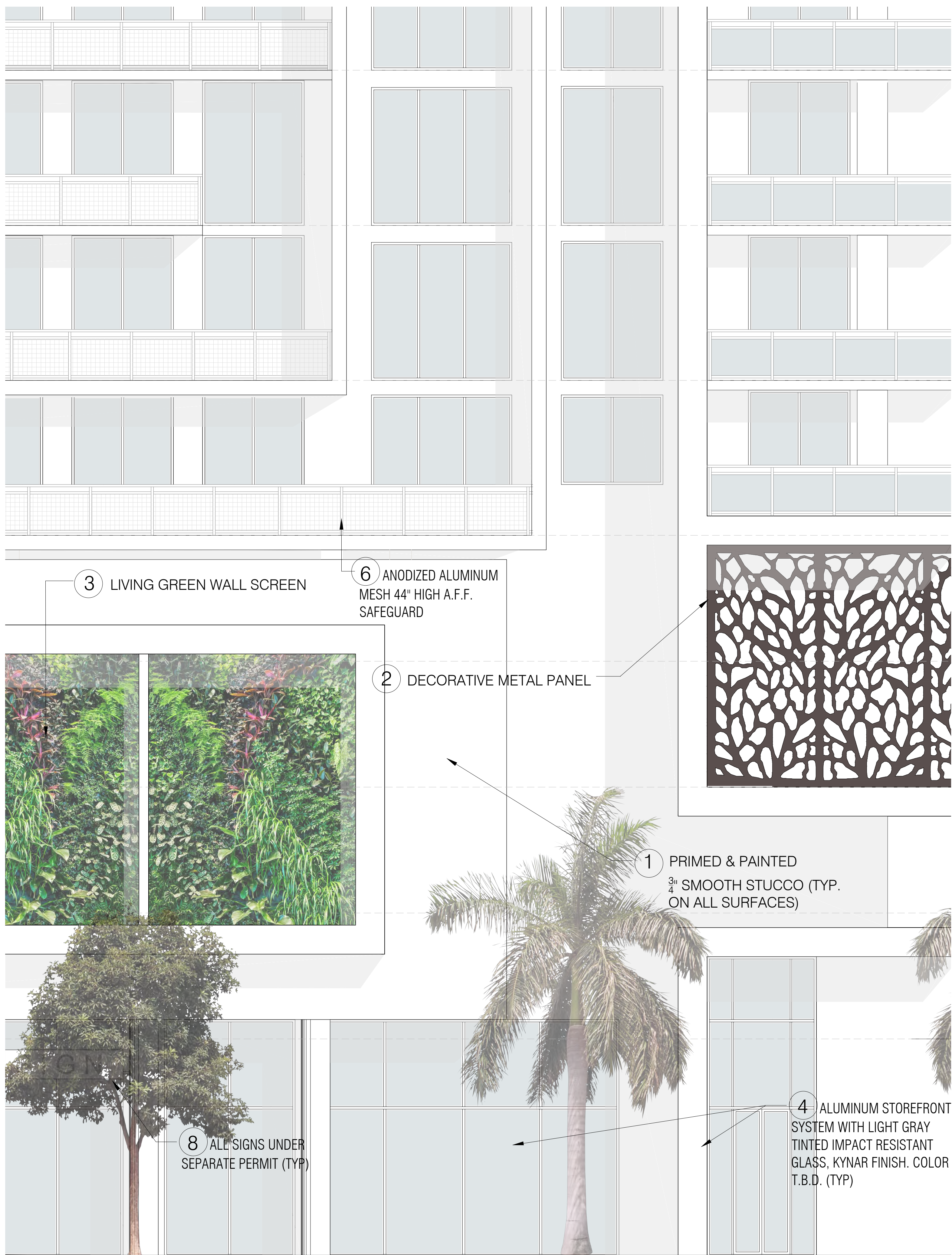
A-2.3

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ROBERT BEHAR AR No. 14339

100 MIRACLE MILE
100 MIRACLE MILE
CORAL GABLES, FLORIDA



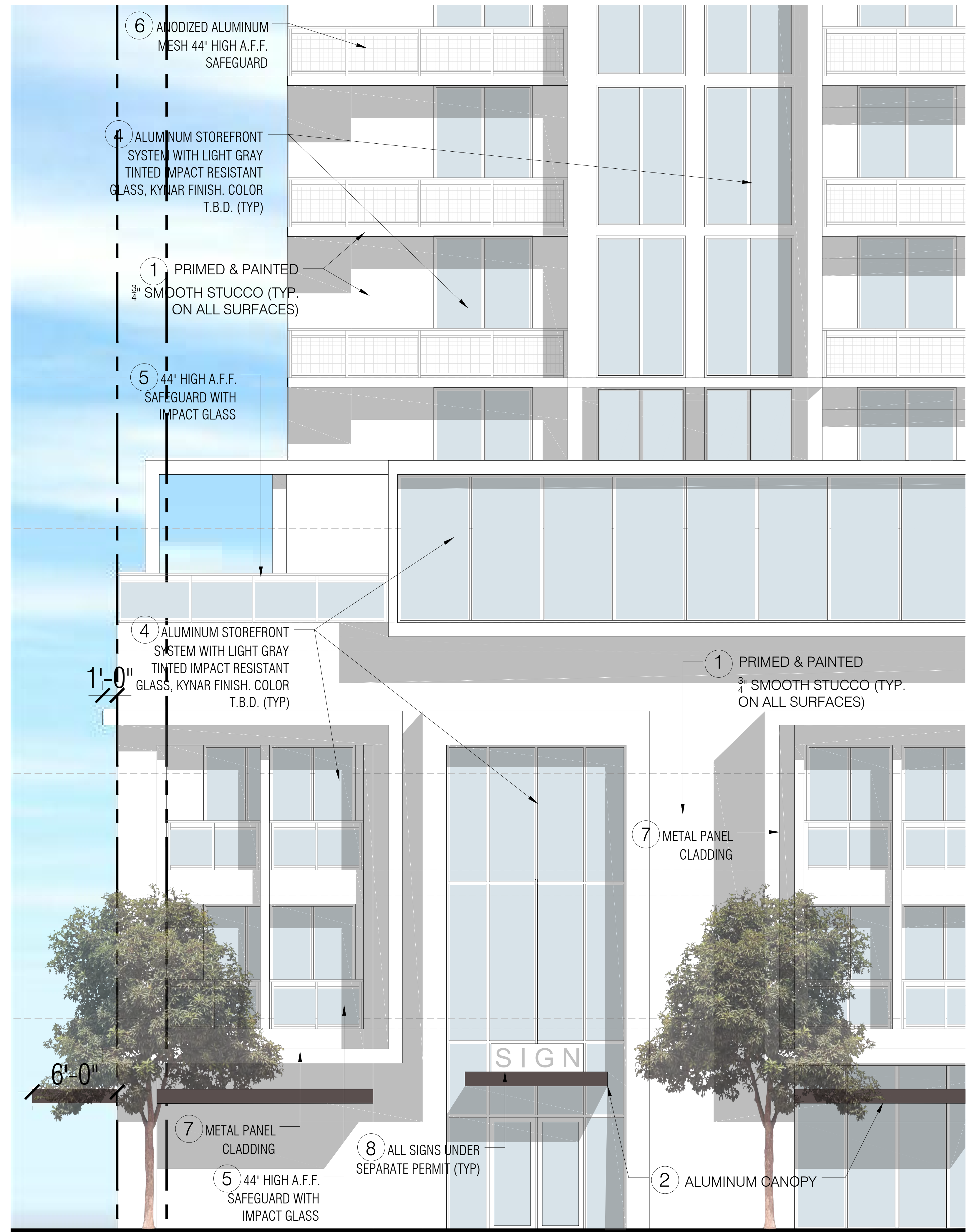
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ROBERT BEHAR AR No. 14339

100 MIRACLE MILE
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 CORAL GABLES, FLORIDA

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