



City of Coral Gables Planning and Zoning Staff Report

Property: **Annex Building at Douglas Entrance (800 Douglas Road)**

Applicant: Banyan Street/Gap Douglas Entrance Owner, LLC

Application: Conditional Use with Site Plan Review

Public Hearing: Planning and Zoning Board

Date & Time: **February 1, 2017, 6:00 – 9:00 p.m.**

Location: City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida, 33134

1. APPLICATION REQUEST

Application request is for consideration of a conditional use with site plan review as required for an educational facility of greater than fifty (50) student seats on property zoned Commercial Limited (CL) District, which is permitted as a conditional use, on the property located at 800 Douglas Road. The Resolution under consideration is as follows:

A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," and Article 4, "Zoning Districts," Division 3, "Nonresidential Districts," Section 4-301, "Commercial Limited District," for an educational facility of greater than fifty (50) student seats within a Commercial Limited (CL) zoned district for the property legally described as Blocks 1, 2 and 4, Douglas Entrance (800 Douglas Road), Coral Gables, Florida; including required conditions and providing for an effective date.

Applications for conditional use with site plan review require review and recommendation by the Planning and Zoning Board at one (1) public hearing, and consideration by the City Commission at one (1) public hearing (Resolution format).

2. APPLICATION SUMMARY

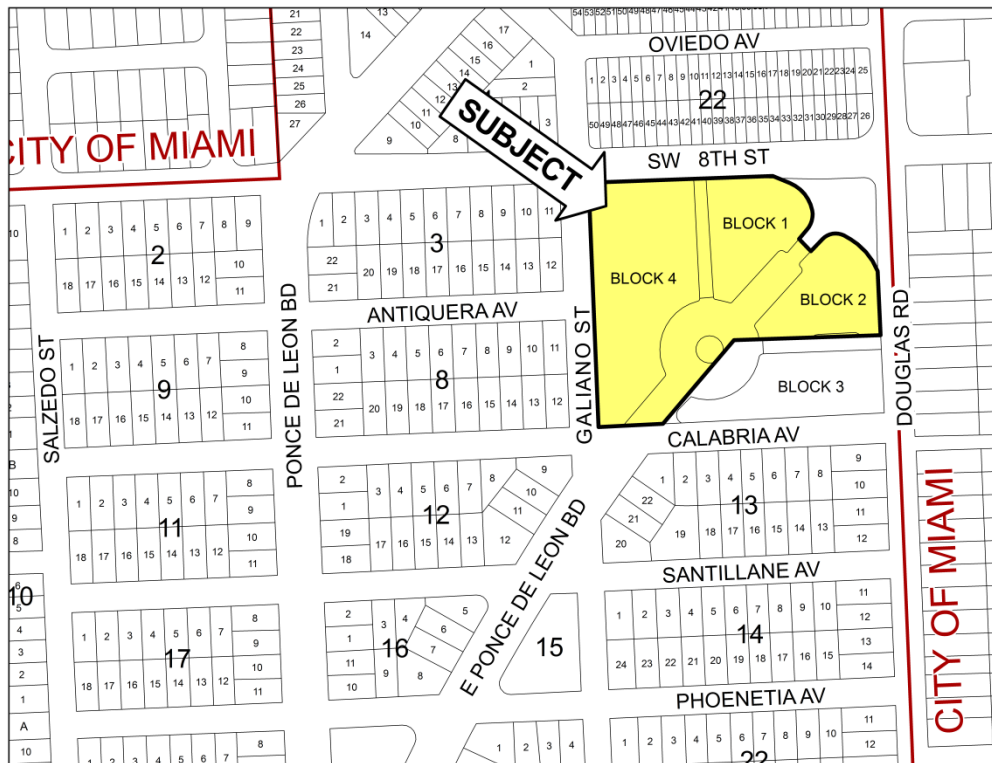
Banyan Street/Gap Douglas Entrance Owner, LLC (hereinafter referred to as the "Applicant") has submitted an application for conditional use site plan review (hereinafter referred to as the "Application") in order to allow the University of St. Augustine to operate an educational facility of greater than fifty (50) student seats on property zoned Commercial Limited (CL) District, which is permitted as a conditional use, within the Annex Building at Douglas Entrance located at 800 Douglas

Road. The application package submitted by the Applicant is provided as Attachment A.

The Applicant is proposing a change of use within the existing 2-story building with the address 3790 SW 8th Street, referred to as the "Annex Building at Douglas Entrance," to utilize the 53,201 sq. ft. space as a university with a total student enrollment of 390 students including 200 student stations. University employees and students that drive will park in the existing garage located at Galiano Street.

The property is legally described as Blocks 1, 2 and 4, Douglas Entrance (800 Douglas Road), Coral Gables, Florida, and is shown on the following location map and aerial:

Location Map



Aerial



Property Designations and Surrounding Uses

The following tables provide the subject property’s designations and surrounding land uses:

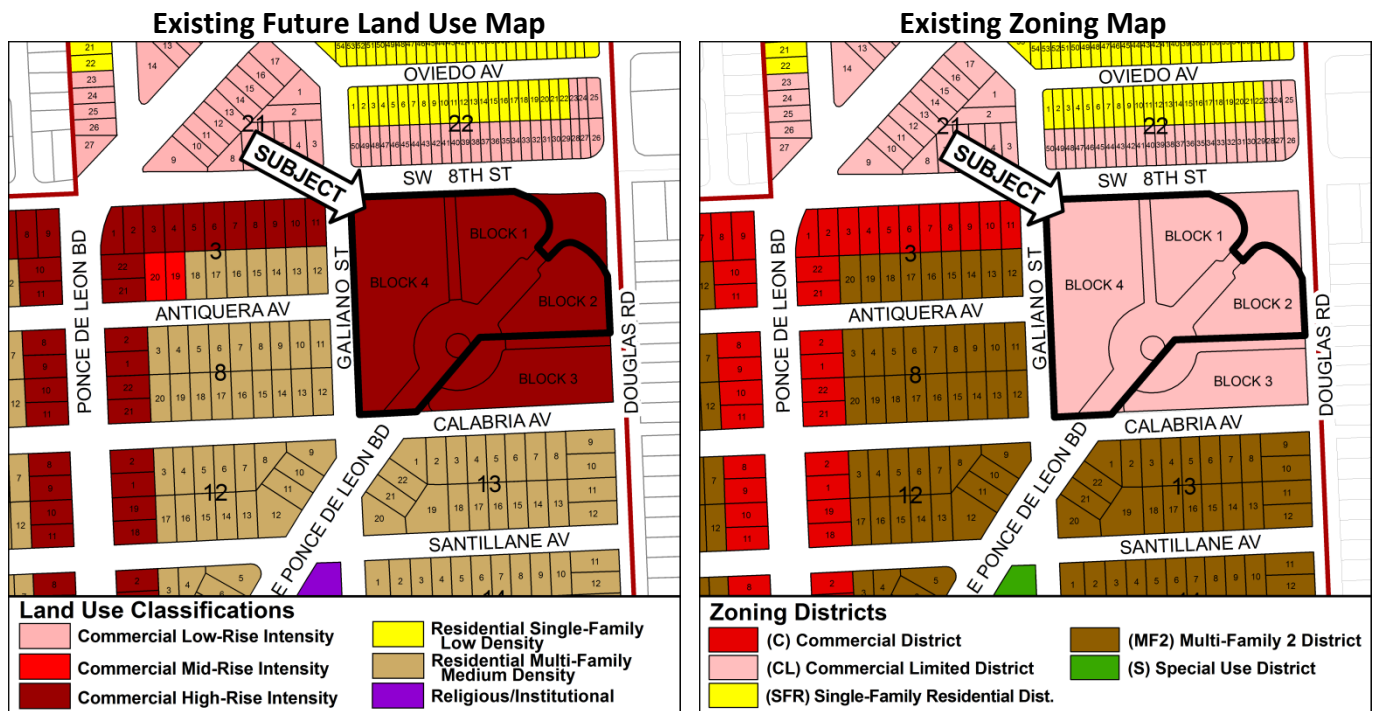
Existing Property Designations

Comprehensive Plan Future Land Use Map designation	Commercial, Low-Rise Intensity
Zoning Map designation	Commercial Limited (CL) District

Surrounding Land Uses

Location	Existing Land Uses	CP Designations	Zoning Designations
North	One and two story commercial buildings	Commercial, Low-Rise Intensity	Commercial Limited (CL) District
South	Two, three and six story apartment buildings	Residential, Multi-Family Medium Density	Multi-Family 2 (MF2) District
East	One and five story commercial and residential buildings	Commercial and residential designations (City of Miami)	Commercial and residential districts (City of Miami)
West	Two story commercial and apartment buildings	Commercial, High-Rise Intensity and Residential, Multi-Family Medium Density	Commercial (C) District and Multi-Family 2 (MF2) District

The subject property currently has the existing land use and zoning designations, as illustrated in the following maps:



City Review Timeline

The submitted application has undergone the following City reviews:

Type of Review	Date
Development Review Committee	09.30.16
Board of Architects	11.17.16
Historic Preservation Board	N/A
Planning and Zoning Board	02.01.17
City Commission	TBD

3 . APPLICATION REQUEST – CONDITIONAL USE WITH SITE PLAN REVIEW

The Applicant’s proposal is for conditional use site plan review in order to allow an educational facility of greater than fifty (50) student seats on property zoned Commercial Limited (CL) District, which is permitted as a conditional use, within an existing building requires review and evaluation pursuant to various sections of the City’s Official Zoning Code. To provide an overview of the purpose and intent of the Conditional Use provisions, Zoning Code Article 3, “Development Review,” Division 4, “Conditional Uses,” Section 3-401, “Purpose and Applicability” provides for the following:

“The purpose of providing for conditional uses within each zoning district is to recognize that there are uses which may have beneficial effects and serve important public interests, but which may, but not necessarily, have adverse effects on the environment, particularly residential areas, overburden public services, or change the desired character of an area. Individualized review of these uses is necessary due to the potential individual or cumulative impacts that they may have on the surrounding area or neighborhood. The review process allows the imposition of conditions to mitigate identified concerns or to deny the use if concerns cannot be resolved.”

Staff’s Findings: Based upon the Findings of Facts provided herein, Staff finds the Application satisfies the provisions of the Zoning Code for the Conditional Use Site Plan Review for the proposed educational facility. Staff review finds that the proposed plans and Staff’s recommended conditions of approval incorporate measures to mitigate potentially negative impacts that could have adverse effects on neighboring properties.

Traffic Study

The property is located in the Gables Redevelopment Infill District (GRID), which was created to encourage urban infill development by exempting projects from concurrency analysis for traffic capacity. The traffic study shows that all intersections operate at an acceptable level of service.

Concurrency Management

This project has been reviewed for compliance with the City’s Concurrency Management program. The Concurrency Impact Statement (CIS) for the project indicates that there is adequate infrastructure available to support the project. A copy of the CIS is provided with the submitted Application for review (see Attachment A).

Art in Public Places Program

The Applicant is required to satisfy the City’s Art in Public Places program by either providing public art on site, or providing a contribution to the Art in Public Places Fund.

Findings of Fact

A Mixed-Use Site Plan is a Conditional Use review, and must comply with Zoning Code Section 3-408, “Standards for Review” as follows:

STANDARD	STAFF EVALUATION
1. The proposed conditional use is consistent with and furthers the goals, objectives and policies of the Comprehensive Land Use Plan and furthers the purposes of these regulations and other	Yes. As concluded in this report, this Application is “consistent” with the CP’s Goals, Objectives and Policies with the recommended conditions of approval. The geographic area encompasses a large area that is served by numerous residential, civic, retail and office uses. The area is served by the Coral Gables Trolley and the Miami-Dade County bus service.

STANDARD	STAFF EVALUATION
City ordinances and actions designed to implement the Plan.	
2. 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.	Yes. The proposed educational facility containing more than fifty (50) student seats on property zoned Commercial Limited (CL) District is permitted as a conditional use. Staff has reviewed the Application and is recommending conditions that improve the surrounding area and limit the maximum number of students in order to ensure compatibility with surrounding uses.
3. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City	Yes. The redevelopment of this property as a mixed use project fulfills the objectives of the City to attract mixed use developments to the area and the creation of a pedestrian oriented urban environment.
4. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.	Yes. Staff has provided recommended conditions of approval, including limiting the maximum amount of students to ensure that the Application will not adversely affect the use of other properties in the area.
5. 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	Yes. The proposed use is permitted as a conditional use on property zoned Commercial Limited District, which is the Zoning designation of this property. This application requires public hearing review because it is allowed as a conditional use. The university will not adversely affect adjacent uses or buildings as it is a permitted use within the surrounding area.
6. The parcel proposed for development is adequate in size and shape to accommodate all development features.	Yes. The proposed development meets the requirements of the Zoning Code, a sufficient amount of parking is available within the building's parking garage to accommodate staff and students parking on site.
7. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.	Yes. The proposed development will be beneficial to the area as it provides an additional opportunity for higher education in a convenient location for residents within the area.
8. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.	Yes. The Applicant has indicated that the students that drive to the university will enter the site via Galiano Street to park in the parking garage. Pedestrian circulation will not be affected by vehicular traffic which will utilize the current parking garage entrance/exit.
9. 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.	Yes. The Application will not adversely impact public facilities as there will be no increase in the overall building square footage. This location is also served by various forms of public transportation including the Coral Gables Trolley and Miami-Dade County bus service.

Staff comments:

The standards identified in Section 3-408 for the proposed conditional use are satisfied, with conditions.

Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies

The Planning and Zoning Division has reviewed the CP and finds the following CP Goals, Objectives and Policies are applicable.

Consistent CP Goals & Objectives and Policies are as follows:

Ref. No.	CP Goal, Objective and Policy	Staff Review
1.	Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2.	Objective FLU-1.1. Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Complies
3.	Policy FLU-1.11.1. Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
4.	Objective FLU-1.12. The City shall enforce the recently adopted Zoning Code which maintains the high aesthetic community design standards.	Complies
5.	Objective FLU-1.14. The City shall enforce Zoning Code provisions which continue to preserve and improve the character of neighborhoods.	Complies
6.	Policy FLU-1.14.1. The City shall enforce Zoning Code provisions which continue to address the location and extent of residential and non-residential land uses consistent with the Future Land Use Map in order to preserve the character of existing neighborhoods.	Complies
7.	Goal FLU-3. The City as a part of its development review process shall engage public/community participation and collaboration to provide for a transparent development review process.	Complies
8.	Objective FLU-3.1. The City shall continue its efforts to notify stakeholders, residents, property owners and neighborhood associations of pending development reviews to provide transparency within the development process.	Complies
9.	Policy FLU-3.1.1. The Planning Department shall, when necessary, assist in the dissemination of information of applications to surrounding properties with the intent of supporting all the goals, objective and policies of the Comprehensive	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
	Plan. Specifically as it relates to ensuring residential areas are protected from potential impacts which may include noise, light, traffic, and vehicular access.	
10.	Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
11.	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies

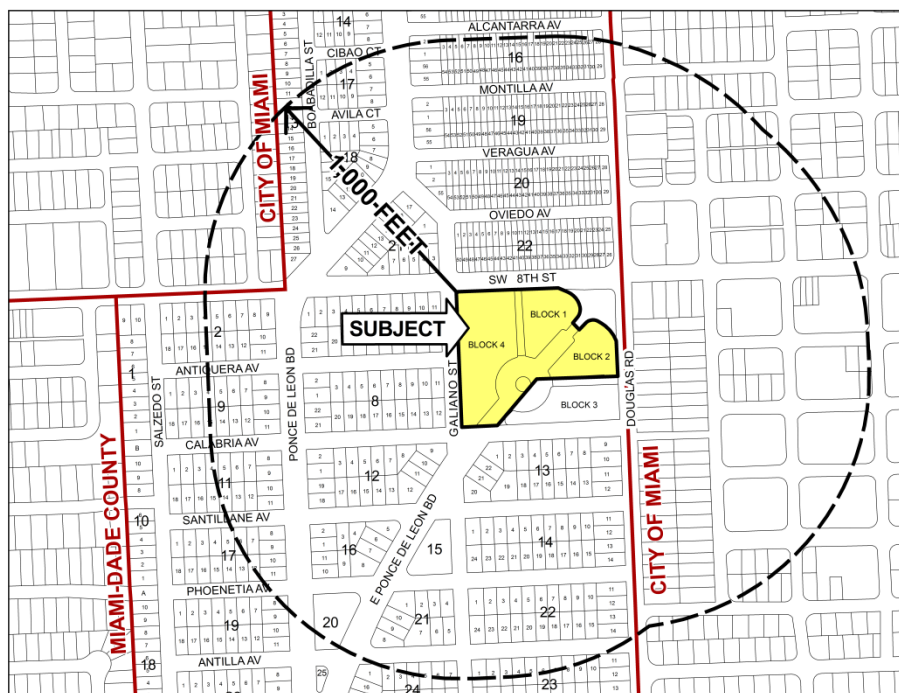
Staff Comments: Staff’s determination that this Application is “consistent” with the CP’s goals, objectives and policies that are identified is based upon compliance with conditions of approval recommended by Staff. The conditions of approval should mitigate the potential negative impacts on the surrounding areas.

4. PUBLIC NOTIFICATION

The Applicant completed the mandatory neighborhood meeting with notification to all property owners within 1,000 feet of the property boundary. A meeting was held by the Applicant with the property owners on 11.30.16.

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,000 feet of the boundary of the property. The notice indicates the following: Application filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 746 notices were mailed. A copy of the legal advertisement and courtesy notice are provided as Attachments B and C. A map of the notice radius is as follows:

Courtesy Notification Radius Map



The following has been completed to solicit input and provide notice of the application:

Public Notice

Type	Date
Public information meeting	11.30.16
Courtesy notification - 1,000 feet	01.20.17
Posting of property	01.20.17
Legal advertisement	01.20.17
Posted agenda on City web page/City Hall	01.20.17
Posted Staff report on City web page	01.27.17

5. STAFF RECOMMENDATION

The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends **approval, with conditions** of the Application.

Summary of the Basis for Approval

As enumerated in the Findings of Fact contained herein, Staff finds the Application is in compliance with the Comprehensive Plan, Zoning Code, and other applicable City Codes, subject to the identified conditions of approval.

Conditions of Approval

In furtherance of the Comprehensive Plan (CP) Goals, Objectives and Policies, Zoning Code and other applicable City provisions, the recommendation for approval of the Application is subject to the following conditions of approval:

Prior to the issuance of a Temporary Certificate of Occupancy the Applicant shall:

1. Provide improvements to the property's frontage on SW 8th Street including landscape and pedestrian improvements, subject to review and approval by the Directors of Public Works and Planning and Zoning.
2. Provide improved public transportation stops at all locations throughout the property. This includes, but is not limited to, shelters with benches for the bus stop on Douglas Road and the Coral Gables trolley stop on Galiano Street. Subject to review and approval by the Directors of Parking, Public Works and Planning & Zoning.
3. Install lighting in the rights-of-way, where permitted by FDOT. Lighting shall be LED, 3500k, and Coral Gables pole with acorn fixture. The top shall not be clear in an effort to reduce lighting pollution. Subject to review and approval by the Director of Public Works.

The Applicant, its successors or assigns, shall adhere to the following condition:

1. Maximum student capacity. The university shall have a maximum total enrollment of 390 students.

6. ATTACHMENTS

- A. Applicant's submittal package.
- B. 01.20.17 Legal advertisement published.
- C. 01.20.17 Courtesy notice mailed to all property owners.

Please visit the City's webpage at www.coralgables.com to view all application materials. The complete application also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Ramon Trias
Director of Planning and Zoning
City of Coral Gables, Florida



Annex Building at Douglas Entrance

800 South Douglas Road
Coral Gables, Florida 33134

Planning and Zoning Set

Owner:

Banyan Street Capital
80 SW 8th Street Suite 2200
Miami, FL 33130
305-722-9400

Hamed Rodriguez Architects Inc
3250 Mary Street Suite 305 Coconut Grove FL 33133
305-529-9967
www.hamedrodriguez.com

Fullerton Group Architects Inc
366 Altara Ave Coral Gables, FL 33146
305-213-3321
www.fullertongroup.com

The Annex Building at Douglas Entrance

Planning & Zoning Board Application

Application	Tab 1
Statement of Use and Zoning Analysis	Tab 2
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Photographs	Tab 4
Site Plan and Architectural Drawings	Tab 5
Landscape Plan	Tab 6
Parking and Traffic Study	Tab 7
Contact Information	Tab 8
Lobbyist Forms	Tab 9
Concurrency	Tab 10
Historic Determination	Tab 11
Deed	Tab 12
Plat	Tab 13
Ordinances	Tab 14



City of Coral Gables Planning Division Application

305.460.5211

planning@coralgables.com

www.coralgables.com

Application request

The undersigned applicant(s)/agent(s)/property owner(s) request City of Coral Gables consideration and review of the following application(s) (please check all that apply):

- Abandonment and Vacations
- Annexation
- Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- Comprehensive Plan Map Amendment - Small Scale
- Comprehensive Plan Map Amendment - Large Scale
- Comprehensive Plan Text Amendment
- Conditional Use - Administrative Review
- Conditional Use without Site Plan
- Conditional Use with 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
- Restrictive Covenants and/or Easements
- Site Plan
- Separation/Establishment of a Building Site
- 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: _____

General information

Street address of the subject property: _____

Property/project name: _____

Legal description: Lot(s) _____

Block(s) _____ Section (s) _____

Property owner(s): _____

Property owner(s) mailing address: _____

Telephone: Business _____ Fax _____

Other _____ Email _____@_____



Applicant(s)/agent(s): _____

Applicant(s)/agent(s) mailing address: _____

Telephone: Business _____ Fax _____

Other _____ Email _____@_____

Property information

Current land use classification(s): _____

Current zoning classification(s): _____

Proposed land use classification(s) (if applicable): _____

Proposed zoning classification(s) (if applicable): _____

Supporting information (to be completed by Planning Staff)

A Preapplication Conference is required with the Planning Division in advance of application submittal to determine the information necessary to be filed with the application(s). Please refer to the Planning Division Development Review Process Handbook, Section 3.0, for an explanation of each item. If necessary, attach additional sheets to application. The Planning Division reserves the right to request additional information as necessary throughout the entire review process.

- Aerial.
- Affidavit providing for property owner’s authorization to process application.
- Annexation supporting materials.
- Application fees.
- Application representation and contact information.
- Appraisal.
- Architectural/building elevations.
- Building floor plans.
- Comprehensive Plan text amendment justification.
- Comprehensive Plan analysis.
- Concurrency impact statement.
- Encroachments plan.
- Environmental assessment.
- Historic contextual study and/or historical significance determination.
- Landscape plan.
- Lighting plan.
- Massing model and/or 3D computer model.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Parking study.
- Photographs of property, adjacent uses and/or streetscape.
- Plat.
- Property survey and legal description.



- Property owners list, notification radius map and two sets of labels.
- Public Realm Improvements Plan for mixed use projects.
- Public school preliminary concurrency analysis (residential land use/zoning applications only).
- Sign master plan.
- Site plan and supporting information.
- Statement of use and/or cover letter.
- Streetscape master plan.
- Traffic accumulation assessment.
- Traffic impact statement.
- Traffic impact study.
- Traffic stacking analysis.
- Utilities consent.
- Utilities location plan.
- Vegetation survey.
- Video of the subject property.
- Zoning Analysis (Preliminary).
- Zoning Code text amendment justification.
- Warranty Deed.
- Other: _____

Application submittal requirements

1. Hard copies. The number of application binders to be submitted shall be determined by Staff at the preapplication meeting. The application shall include all the items identified in the preapplication meeting.
2. Digital media copies. Two (2) compact discs (CD ROMs) of the entire application including all the items identified in the Preapplication Conference. Each document shall be separated into PDF files (i.e., application; site plan, landscape plan; etc.). Please include a "Table of Contents" identifying all PDF file name(s). Each PDF file size shall not exceed 10 Mb. All discs shall be labeled with the applicant(s) name, project name and date of submittal.

Applicant/agent/property owner 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.



City of Coral Gables Planning Division Application

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. Additional costs in addition to the application fees may be assessed associated with the review of applications by the City. These are costs that may be incurred by the applicant due to consultant fees paid by City to review the application. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees will be assessed upon finalization of the City application review.

Property owner(s) signature(s):	Property owner(s) print name: Banyan Street/GAP Douglas Entrance Owner, LLC	
Property owner(s) signature(s):	Property owner(s) print name:	
Property owner(s) signature(s):	Property owner(s) print name:	
Address: 80 SW 8th Street, Suite 2200, Miami, Florida 33130		
Telephone: 305-722-9400	Fax:	Email: zgruber@banyanstreet.com
NOTARIZATION		
STATE OF FLORIDA/COUNTY OF		
The foregoing instrument was acknowledged before me this _____ day of _____ by _____		
(Signature of Notary Public - State of Florida)		
(Print, Type or Stamp Commissioned Name of Notary Public)		
<input type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____		



City of Coral Gables Planning Division Application

Contract Purchaser(s) Signature:		Contract Purchaser(s) Print Name:	
Contract Purchaser(s) Signature:		Contract Purchaser(s) Print Name:	
Address:			
Telephone:	Fax:	Email:	

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this _____ day of _____ by _____
(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 _____

Applicant(s)/Agent(s) Signature: <i>Mario Garcia-Serra</i>	Applicant(s)/Agent(s) Print Name: Mario Garcia-Serra, Esq.
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Address: 600 Brickell Avenue, Suite 3500, Miami, Florida 33131

Telephone: 305-376-6061	Fax: 305-376-6010	Email: MGarcia-Serra@Gunster.com
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NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 2nd day of November ²⁰¹⁴ by Mario Garcia-Serra
(Signature of Notary Public - State of Florida)



[Handwritten Signature]

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

Personally Known OR Produced Identification; Type of Identification Produced _____



November 14, 2016

VIA HAND DELIVERY

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

**Re: Douglas Entrance / Annex Building / University of St. Augustine /
Conditional Use Approval for Educational Facility / Statement of Use for
Planning and Zoning Board Application**

Dear Mr. Trias:

On behalf of Banyan Street/Gap Douglas Entrance Owner LLC, (the "Applicant"), we respectfully submit this Letter of Intent/Statement of Use in connection with the Planning and Zoning Board's consideration of a conditional use application for an educational facility of more than 50 students, pursuant to Section 4-301.C.5 of the Zoning Code, for the building with address 3790 SW 8th Street (the "Annex Building") on the property at 800 Douglas Road (the "Property"), also known as "Douglas Entrance." The Property is designated Commercial High-Rise Intensity on the Future Land Use Map and its existing Zoning designation is Commercial Limited (CL) District.

The Property is approximately 270,200 square-feet and—except for a parcel on the southeast corner of the block—occupies nearly the entire block west of 37th Avenue and east of Galiano Street, south of SW 8th Street and north of Calabria Avenue. The Property has been historically designated because it includes La Puerta del Sol, one of the grand original signature buildings dating from the initial planning and development of Coral Gables. The Douglas Entrance also served as the major entrance into the planned City of Coral Gables from the City of Miami and is reminiscent of walled Spanish hilled towns. La Puerta del Sol was to be a part of a larger complex which was never completed. Instead, many years later, modern office towers were developed at the site and joined with a pre-existing non-descript Annex Building to create what we know today as the Douglas Entrance office complex. The Applicant intends to renovate the Annex Building, which has been declared as non-contributing to the Property's historic designation by the City's Historic Resources Department, so as to better fit with the historical integrity of the rest of the Property and reactivate it so as to better fulfill the original intent for the Property as a focal entrance point to the City Beautiful. The redesign of this building will be compatible in design, function and aesthetics, with the historically significant Puerta del Sol building and its more modern counterparts. The Applicant proposes improvements to the façade of the Annex Building, as well as open space and public realm improvements. Along with these

proposed improvements, the Applicant has identified a new tenant for the Annex Building which will revive the complex with a new and different use while activating the pedestrian activity onsite. The University of St. Augustine is a nationally recognized educational institution dedicated to the allied medical fields, offering post-doctoral degrees in areas such as physical and occupational therapy, nursing and health administration. Since the University of St. Augustine anticipates an enrollment in excess of 50 students, conditional use approval is required.

The proposed conditional use complies with the following standards and criteria applicable to the conditional use as set forth in Section 3-408:

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 future land use category of the parcel proposed for development is Commercial High-Rise Intensity, which permits educational facilities in excess of 50 students. The use proposed complies with the future land use category. As such the proposed conditional use is consistent with the goals, policies and objectives of the Comprehensive Plan as further summarized in the Comprehensive Plan Analysis attached as **Exhibit A**.

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 property that is subject to the proposed conditional use is situated at the intersection of two major streets—Douglas Road and SW 8th Street—and is a major office center of City-wide significance, rendering the property appropriate for an educational facility and compatible with the existing and planned uses in the area.

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

The proposed educational facility does not conflict with the needs and character of the neighborhood and the City. George Merrick himself envisioned the City as a place to foster education when he donated over 600 acres of land to what became the University of Miami. In keeping with Merrick's vision of Coral Gables as a center for higher education, the proposed educational facility is consistent with the character of the City, with its many educational facilities, as well as the original "village" plan and concept for Douglas Entrance.

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

The proposed educational facility will not adversely or unreasonably affect the use of other property in the area; on the contrary it will make use of the now vacant Annex Building, considerably improve its aesthetics, and provide customers for the surrounding commercial

properties, thereby enhancing the use of the surrounding properties without interfering with the neighboring residential areas.

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.

The proposed educational facility is compatible and complimentary to the adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings and structures. Given that the Property is on SW 8th Street and all the properties on the south side of SW 8th Street in Coral Gables are zoned Commercial, which would permit this use, this proposed conditional use is reasonable and consistent with the its surroundings.

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

At 270,200 square feet and with courtyards and green space, the parcel is adequate in size and shape to accommodate all development features of the proposed new educational facility.

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

The nature of the proposed development is not detrimental to the health, safety and general welfare of the community; on the contrary, the proposed development will improve the general welfare of the community by making use of the existing vacant Annex Building and updating it and by providing a new educational option for the City's residents. The proposed development also intends to modify the Property's landscaping to highlight the prominent entrance that this property was intended to be. The proposed development represents a significant improvement to the area as well as the property's existing condition.

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

Architects and engineers have carefully designed the proposed circulation patterns, parking garage access, and trolley stops so that they promote vehicular and pedestrian circulation to accommodate this proposed change in use.

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.

The proposed conditional use satisfies the concurrency standards and will not adversely burden public facilities in an unreasonable or disproportionate manner as indicated by the concurrency impact statement issued by the City.

We are confident that the proposed enhanced Douglas Entrance will be a welcomed evolution to this historically significant Property that will again make it the marquee entrance to

Mr. Ramon Trias
November 14, 2016
Page 4

the City Beautiful, brimming with activity of both professionals and students, which it was intended to be and respectfully request your favorable consideration of this application. If you have any questions, please do not hesitate to contact me at (305) 376-6061.

Sincerely,



Mario Garcia-Serra

Enclosures

MIA_ACTIVE 4536459.1

Exhibit A

Comprehensive Plan Analysis

The proposed redesign of the Annex Building on the Douglas Entrance property, and the accompanying open space and public realm improvements are consistent with the Comprehensive Plan and will help realize the following goals, objectives, and policies thereof:

Goal FLU-1. *Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live, and play.*

The reconfiguration of the open space to serve as a courtyard to be used by the University of St. Augustine, along with the improvements to the façade of the Annex Building, and the public realm improvements proposed by the Applicant, protect, strengthen, and enhance the City of Coral Gables as a vibrant community making it a very desirable place to work, live, and play.

Objective FLU-1.13. *The City shall enforce the recently adopted Zoning Code which creates, preserves and maintains scenic vistas in keeping with the classic traditions as embodied in the original city plan.*

The proposed renovations would emphasize and complement the historic Puerta del Sol entrance to the City.

Goal DES-1. *Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.*

The addition of an educational facility at this Property will add to the dynamic urban character of the City and the proposed renovations to the Annex Building façade will contribute to the aesthetics of the Property.

Objective DES-1.1. *Preserve and promote high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding development, public spaces and open spaces.*

The improvements to the façade of the Annex Building would make it a better fit with the historical integrity of the rest of the Property and reactivate it so as to better fulfill the original intent for the Property as a focal entrance point to the City Beautiful.

Policy DES-1.1.1. *Promote and support George Merrick's vision consistent with the established historic and cultural fabric of the City.*

As stated above, George Merrick's vision for this Property was that it would serve as a focal entrance point to the City and a center of higher education and the proposed use and improvements to the landscaping, open space and Annex Building, would support his vision consistent with the established historic and cultural fabric of the City.

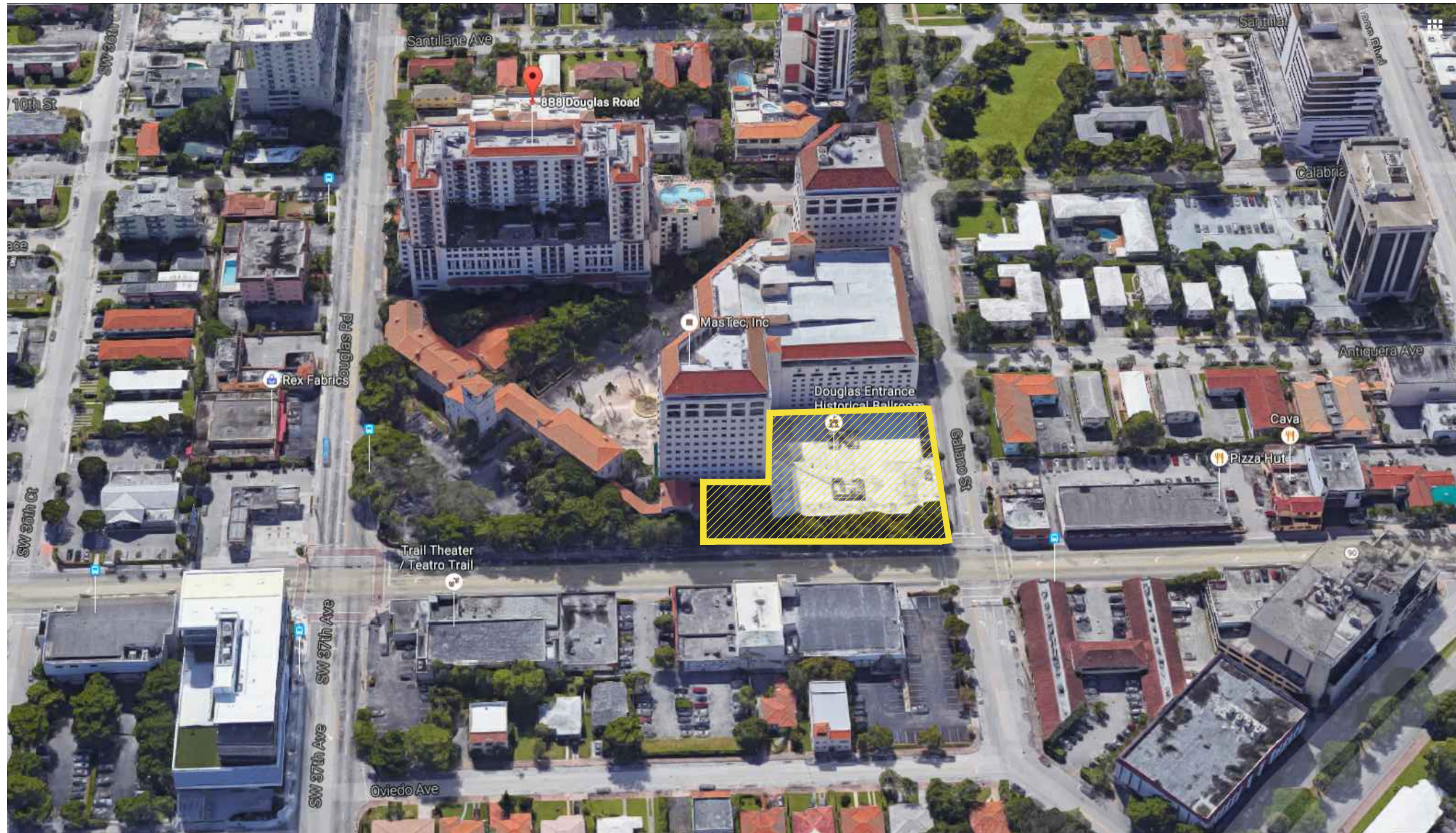
Policy MOB-1.1.2. *Encourage land use decisions that encourage infill, redevelopment, and reuse of vacant or underutilized parcels that support walking, bicycling, and public transit use.*

The Annex Building is vacant and unused. The conditional use will remedy the vacancy and the proposed improvements will result in reuse and redevelopment of the Property in a manner consistent with the goals, policies and objectives of the Comprehensive Plan.

Policy EDU-1.8.2. *The location of future educational facilities should occur where capacity of other public facilities and services is available to accommodate the infrastructure needs of the educational facility.*

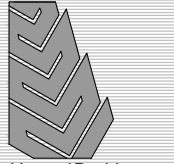
The Properties location at the major intersection of SW 8th Street and Douglas Road and its proximity to other public facilities and services, including public transportation, makes the location of this Property ideal for use as an educational facility.

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AERIAL LOOKING SOUTH

PLANNING AND ZONING - NOVEMBER 14, 2016



Hamed Rodriguez
3031 N.W. 11th St.
 3350 Mary Street # 205
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 305.421.9997
 hamed@hr-architects.com



THE FULLERTON GROUP
ARCHITECTURE
 DEVELOPMENT CONSULTING
 INTERIOR DESIGN
 LAND PLANNING

ANNEX BUILDING
 800 S DOUGLAS ROAD
 CORAL GABLES, FLORIDA 33134

OWNER:
Banyan Street Capital
 80 SW 8th Street Suite 2200
 Miami, FL 33130
 305-722-9400

PROJECT NUMBER:

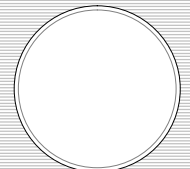
DATE OF ISSUE:
NOVEMBER 14, 2016

FOR:

NO.	DESCRIPTION	DATE

DRAWING HISTORY

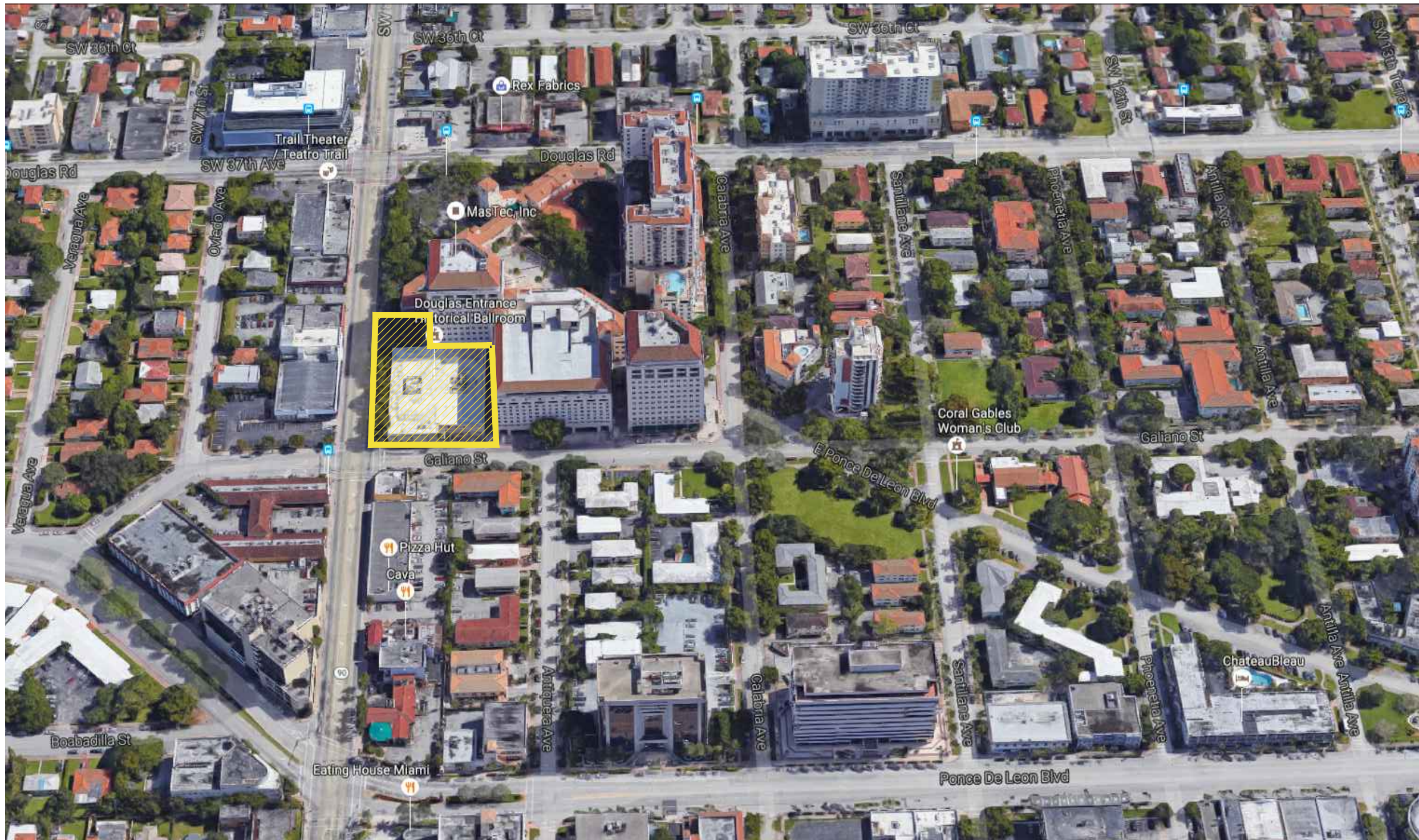
REGISTRATION: AA 26002034
 HAMED RODRIGUEZ
 AR 93261



i

SHEET NUMBER:

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AERIAL LOOKING EAST

PLANNING AND ZONING - NOVEMBER 14, 2016

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IN COLLABORATION WITH
THE FULLERTON GROUP
ARCHITECTURE
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 LAND PLANNING

ANNEX BUILDING
 800 S DOUGLAS ROAD
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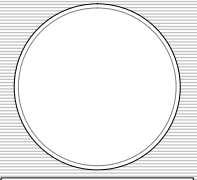
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DATE OF ISSUE:
NOVEMBER 14, 2016

FOR:

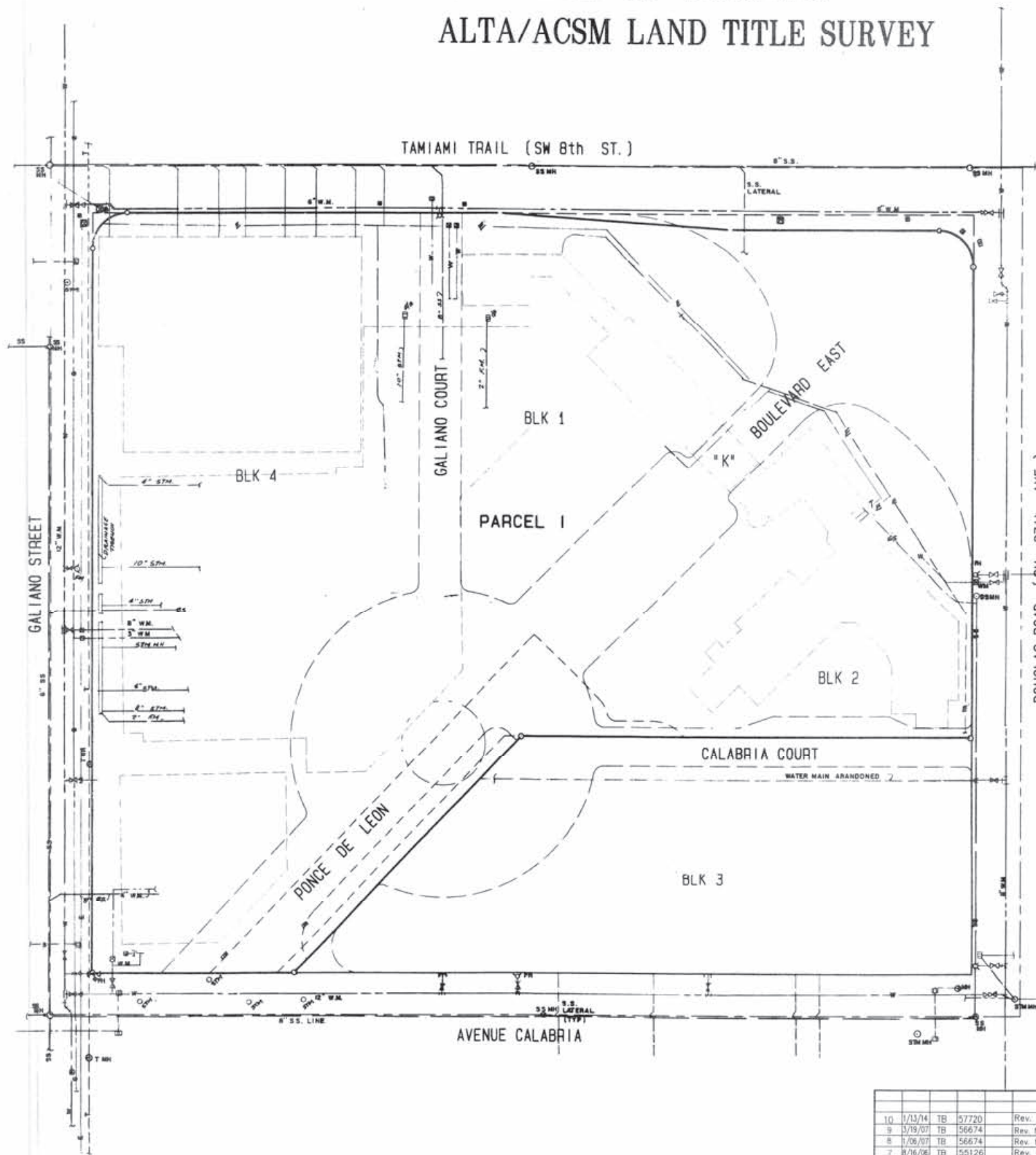
NO.	DESCRIPTION	DATE

DRAWING HISTORY
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 HAMED RODRIGUEZ
 AR 93261

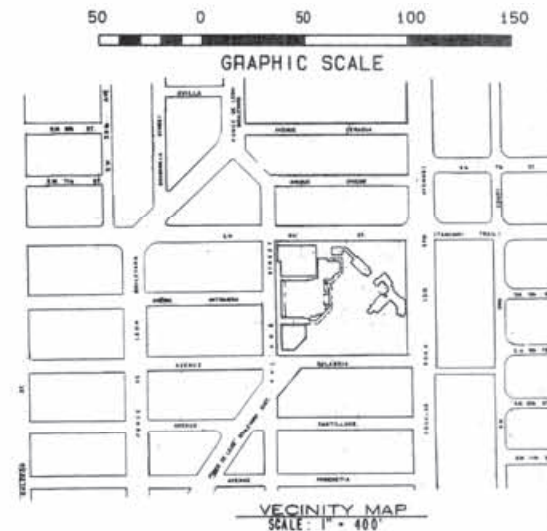


ii
 SHEET NUMBER:

MAP OF SURVEY ALTA/ACSM LAND TITLE SURVEY



UTILITY LOCATIONS



THIS IS A COMPILED DRAWING BASED ON THE FOLLOWING SOURCES:

- a) Spillis Candela DMJM (formerly known as, Ferendina Grafton Spillis and Candela/ Spillis Candela and Partners, Inc.)
800 Douglas Entrance
Coral Gables, FL 33134-3119
- b) City of Coral Gables, Florida
285 Aragon Avenue
Coral Gables, FL 33146
- c) Miami-Dade Water and Sewer Department
3575 South LeJeune Road
Miami, FL 33146
- d) BellSouth Telecommunications, Inc.
7325 SW 48th Street
Miami, FL 33155

LEGEND:

- ▣ C/B Catch Basin
- Concrete Pole
- ⊕ Electrical
- ⊕ FH Fire Hydrant
- Gas
- ⊙ MH Manhole
- Reducer
- S.S Sanitary Sewer
- T Telephone
- ⊠ Traffic Control Box
- WM W Water Main
- ⊠ Water Meter
- ⊠ Water Valve
- STM Storm
- FM Force Main
- Typ. Typical

No.	Date	Apvd	J.N.	F.B.	Revision Description
10	1/13/04	TB	57720		Rev. to Update
9	5/19/07	TB	56674		Rev. Notes
8	1/06/07	TB	56674		Rev. to Update
7	8/16/06	TB	55126		Rev. Update
6	2/05/04	TB	55126		Rev. Certification
5	2/02/04	TB	55126		Rev. Certification and Notes
4	1/21/04	TB	55126		Rev. to show Lot Area
3	1/09/04	TB	55126		Additional Certifications
2	1/06/04	TB	55126		Rev. to Update
1	10/22/01	TB	56559		Rev. Certification



Prepared for: **Bayan Street/GAP Douglas Entrance Owner, LLC.**

E.R. Brownell & Assoc., Inc.

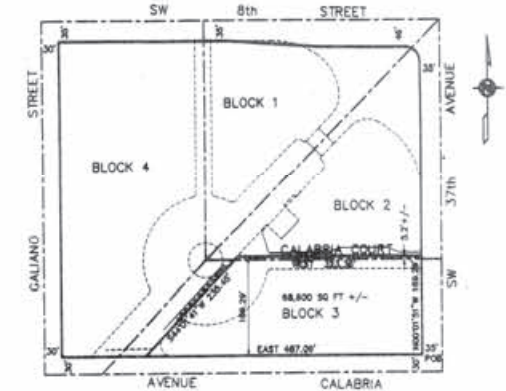
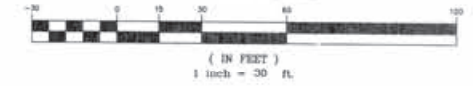
CONSULTING ENGINEERS PLANNERS SURVEYORS & MAPPERS
2434 SW 28th LAKE Miami, Florida, 33135
PHONE: 305.860.3866 www.erbrownell.com 305.860.3870 (FAX)

Professional Land Surveyor No. 2891
Professional Engineer No. _____
State of Florida LB 761 EB 00761

Drawn by: TB Ref. 54441 53762 LS-2137/2003 55046 Sheet: 2 OF 3
Des. by: J.N. 55126 F.B.
Chk. by: TB Scale: 1:40' Date: 08/27/01 Sk. No. LS-2003B

MAP OF SURVEY ALTA/ACSM LAND TITLE SURVEY

GRAPHIC SCALE



THE REVISED PLAT OF BLOCKS
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

LOCATION SKETCH
Scale: 1" = 150'

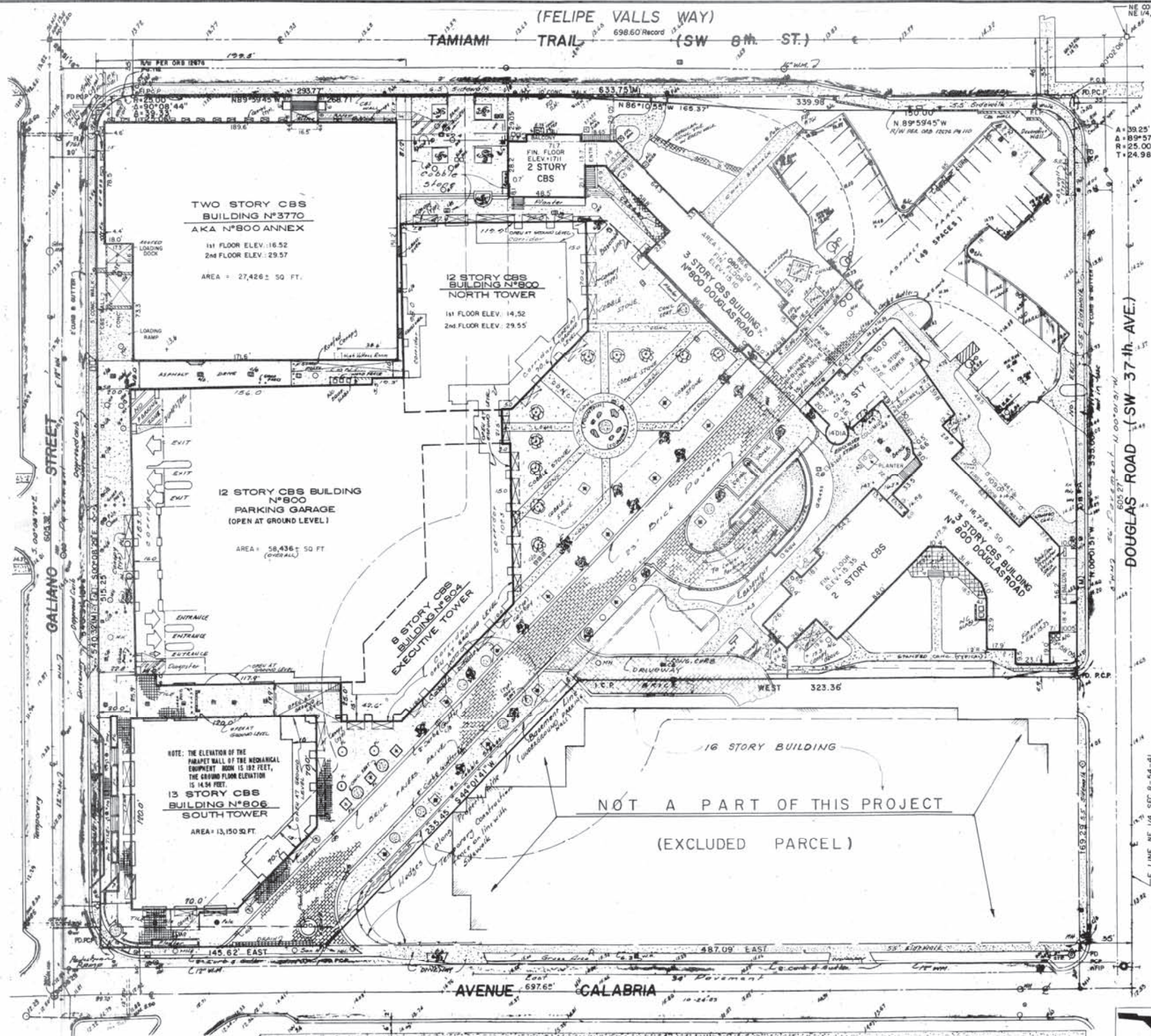
- LEGEND:**
- | | | | |
|------------|---------------------------------|---------|---------------------------|
| (D) | = Deed | FPL | = Florida Power & Light |
| (M) | = Measured | INV | = Invert |
| (TYP) | = Typical | M.H. | = Manhole |
| A, Δ, R, T | = Arc, Delta, Radius, Tangent | ORB | = Official Records Book |
| A/C | = Air Conditioner | P.C.P. | = Permanent Control Point |
| BLDG. | = Building | P.O.B. | = Point of Beginning |
| BST | = Bell South Telecommunications | PG | = Page |
| C | = Centerline | R/W | = Right-of-Way |
| C.B.S. | = Concrete Block Stucco | SAN | = Sanitary |
| C.L.F. | = Chain Link Fence | SEC | = Section |
| CB | = Catch Basin | SQ. FT. | = Square Feet |
| CONC. | = Concrete | ST LT | = Street Light Pole |
| D.H. | = Drill Hole | STM | = Storm |
| ELEC. | = Electric | STY. | = Story |
| F.H. | = Fire Hydrant | TEMP. | = Temporary |
| F.I.P. | = Found 1/2" Iron Pipe | UG | = Underground |
| FD | = Found | W.M. | = Water Meter |
| FIN. ELEV. | = Finish Floor Elevation | W.V. | = Water Valve |

No.	Date	App'd	J.N.	F.B.	Revision Description
10	1/13/14	TB	57720		Rev. to Update
9	3/19/07	TB	56674		Rev. Notes
8	1/06/07	TB	56674		Rev. to Update
7	8/16/06	TB	55126		Rev. Update
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1	10/22/01	TB	56559		Rev. Certification

Prepared for: **Bayan Street/GAP Douglas Entrance Owner, LLC.**

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PHONE: 305.860.3866 www.erbrownell.com 305.860.3870 (FAX)

Professional Land Surveyor No. 2891	Ref. 54441	53762	LS-2137/2003	55046	Sheet: 30F3
Professional Engineer No.	J.N. 55126	F.B.			Sk. No. LS-2003B
State of Florida LB 761 EB 00761	Scale: 1"=30'	Date: 08/27/01			



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8TH ST + DOUGLAS ROAD AERIAL



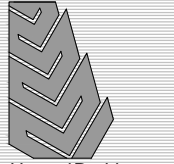
AERIAL PHOTOGRAPH LOOKING EAST



ANNEX BUILDING - EXISTING ELEVATION 8TH ST + GALIANO



ANNEX BUILDING - EXISTING ENTRANCE 8TH STREET



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ARCHITECTURE
 DEVELOPMENT CONSULTING
 INTERIOR DESIGN
 LAND PLANNING

ANNEX BUILDING
 800 S DOUGLAS ROAD
 CORAL GABLES, FLORIDA 33134

OWNER:
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 80 SW 8th Street Suite 2200
 Miami, FL 33130
 305-722-9400

PROJECT NUMBER:

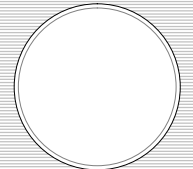
DATE OF ISSUE:
NOVEMBER 14, 2016

FOR:

NO.	DESCRIPTION	DATE

DRAWING HISTORY

REGISTRATION: AA 26002034
 HAMED RODRIGUEZ
 AR 93261



A4.0

SHEET NUMBER:

PLANNING AND ZONING - NOVEMBER 14, 2016

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ANNEX BUILDING COURTYARD - 8TH STREET



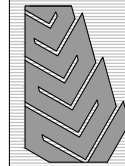
EXISTING COURTYARD



ANNEX BUILDING - EXISTING ADA RAMP



ANNEX BUILDING - EXISTING EAST ELEVATION



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ARCHITECT
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IN COLLABORATION WITH:



THE FULLERTON GROUP
ARCHITECTURE
 DEVELOPMENT CONSULTING
 INTERIOR DESIGN
 LAND PLANNING

ANNEX BUILDING
 800 S DOUGLAS ROAD
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PROJECT NUMBER:

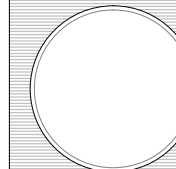
DATE OF ISSUE:
NOVEMBER 14, 2016

FOR:

NO.	DESCRIPTION	DATE

DRAWING HISTORY

REGISTRATION: AA 26002034
 HAMED RODRIGUEZ
 AR 93261



A4.1

SHEET NUMBER:

PLANNING AND ZONING - NOVEMBER 14, 2016

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DOUGLAS ENTRANCE - 8TH ST + 37TH AVE (DOUGLAS ROAD)



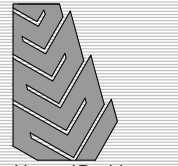
EXISTING PARKING LOT AT HISTORIC ENTRANCE



HISTORIC ENTRANCE



ENTRANCE AT GALIANO ST + CALABRIA AVE



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IN COLLABORATION WITH:



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ARCHITECTURE
DEVELOPMENT CONSULTING
INTERIOR DESIGN
LAND PLANNING

ANNEX BUILDING
 800 S DOUGLAS ROAD
 CORAL GABLES, FLORIDA 33134

OWNER:
 Banyan Street Capital
 80 SW 8th Street Suite 2200
 Miami, FL 33130
 305-722-9400

PROJECT NUMBER:

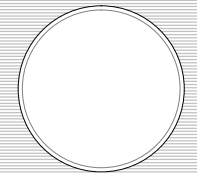
DATE OF ISSUE:
NOVEMBER 14, 2016

FOR:

NO.	DESCRIPTION	DATE

DRAWING HISTORY

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 AR 93261

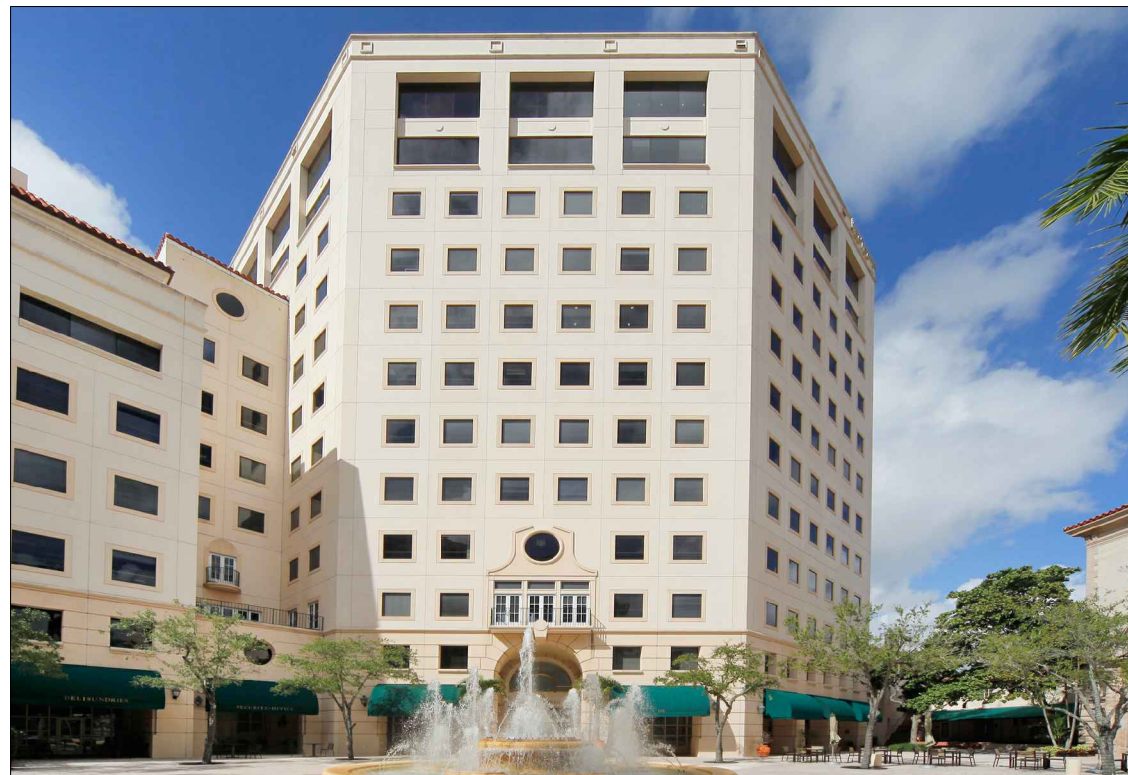


A4.2

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EXISTING OFFICE BUILDINGS



EXISTING PARKING LOT AT HISTORIC ENTRANCE



CONDOMINIUM BUILDING AT DOUGLAS ROAD + CALABRIA AVE, PUERTA DE PALMAS



HISTORIC NEIGHBORING STRUCTURE- CORAL GABLES WOMEN'S CLUB



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CORAL GABLES, FLORIDA 33134

OWNER:
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305-722-9400

PROJECT NUMBER:

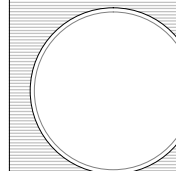
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COMMERCIAL BUILDINGS AT GALIANO + 8TH STREET INTERSECTION



COMMERCIAL BUILDINGS AT GALIANO + 8TH STREET INTERSECTION



COMMERCIAL BUILDINGS AT NORTH SIDE OF 8TH STREET



OFFICE BUILDING AT 8TH STREET + DOUGLAS ROAD INTERSECTION

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OWNER:
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 305-722-9400

PROJECT NUMBER:

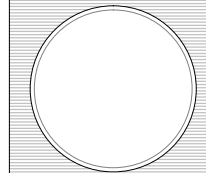
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GAS STATION AT 8TH STREET + DOUGLAS INTERSECTION



APARTMENT BUILDING AT GALIANO ST



APARTMENT BUILDING AT GALIANO ST



APARTMENT BUILDING AT GALIANO ST

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ANNEX BUILDING
 800 S DOUGLAS ROAD
 CORAL GABLES, FLORIDA 33134

OWNER:
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PROJECT NUMBER:

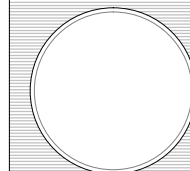
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FOR:

NO.	DESCRIPTION	DATE

DRAWING HISTORY

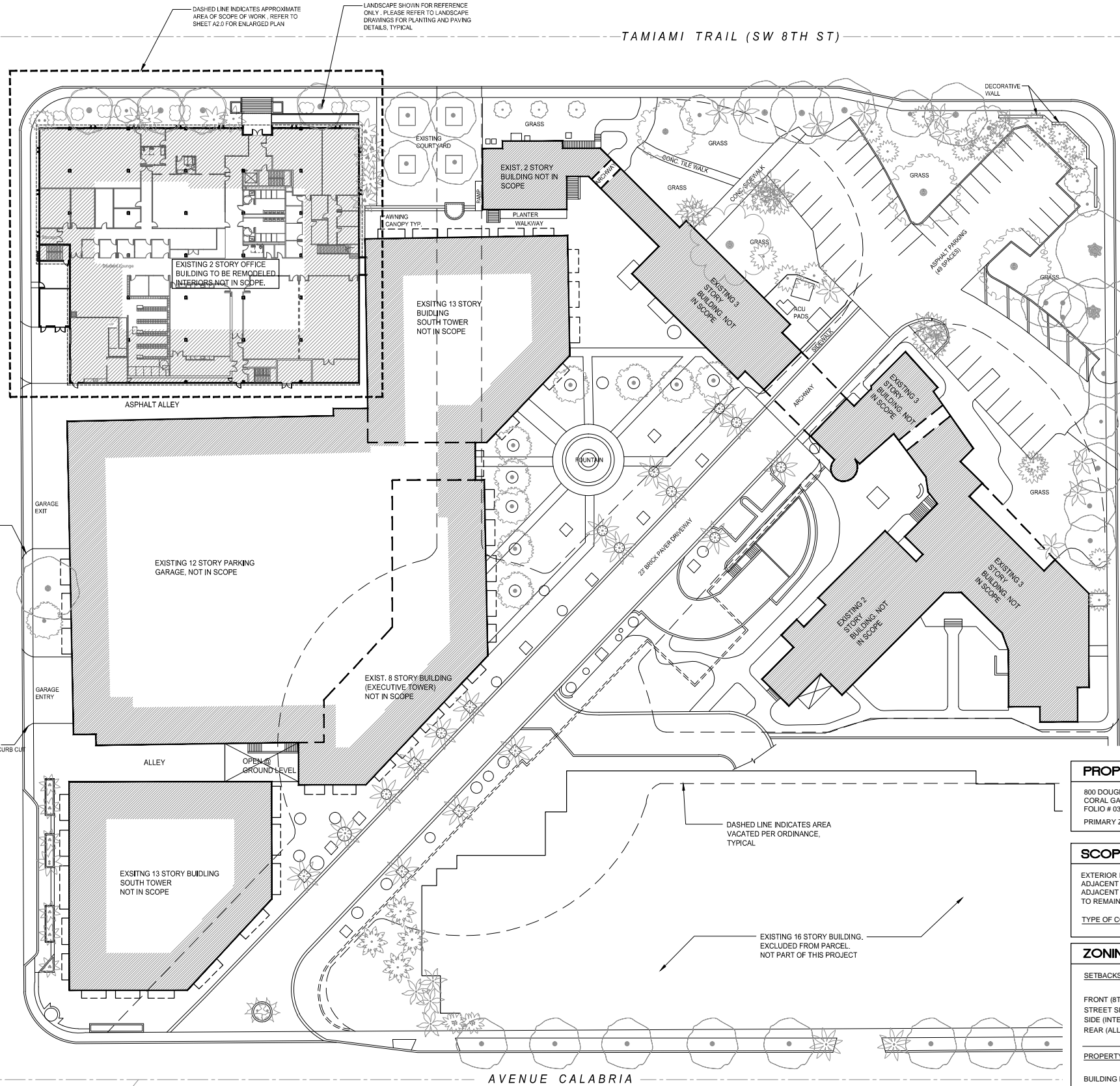
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 AR 93261



A4.5
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PLANNING AND ZONING - NOVEMBER 14, 2016

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PROPERTY INFORMATION:
 800 DOUGLAS ROAD,
 CORAL GABLES FL 33134
 FOLIO # 03-4108-040-0020
 PRIMARY ZONE : 6100 COMMERCIAL - NEIGHBORHOOD

SCOPE OF WORK
 EXTERIOR IMPROVEMENTS TO EXISTING FACADE, IMPROVEMENTS TO LANDSCAPE AND ADJACENT COURTYARD PLAZA. SCOPE OF WORK IS LIMITED TO THE ANNEX BUILDING ADJACENT COURTYARD PLAZA. BUILDING SQUARE FOOTAGE AND EXISTING SETBACKS ARE TO REMAIN. INTERIOR WORK TO BE DONE UNDER SEPARATE ARCHITECT.
 TYPE OF CONSTRUCTION = TYPE I PROTECTED

ZONING (COMMERCIAL LIMITED DISTRICT)

SETBACKS - ANNEX BUILDING ONLY		
	EXISTING	PROPOSED
FRONT (8TH ST)	16'-8"	EXISTING TO REMAIN
STREET SIDE (GALIANO)	4'-7"	EXISTING TO REMAIN
SIDE (INTERIOR)	NOT APPLICABLE	EXISTING TO REMAIN
REAR (ALLEY)	NOT APPLICABLE	EXISTING TO REMAIN

PROPERTY AREA	EXISTING	PROPOSED
BUILDING HEIGHT	2 STORIES - 29'-7"	EXISTING TO REMAIN
BUILDING AREA	27,426 SF	EXISTING TO REMAIN

PARKING

PARKING SPACES REQUIRED = (AT 1 SPACE /STUDENT STATION)	1,852 SPACES
PARKING SPACES PROVIDED =	1,879 SPACES
SURPLUS PARKING =	27 SPACES

SITE PLAN
 SCALE: nts

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 LAND PLANNING

ANNEX BUILDING
 800 S DOUGLAS ROAD
 CORAL GABLES, FLORIDA 33134

OWNER:
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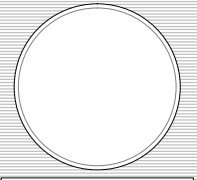
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FOR:

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DRAWING HISTORY

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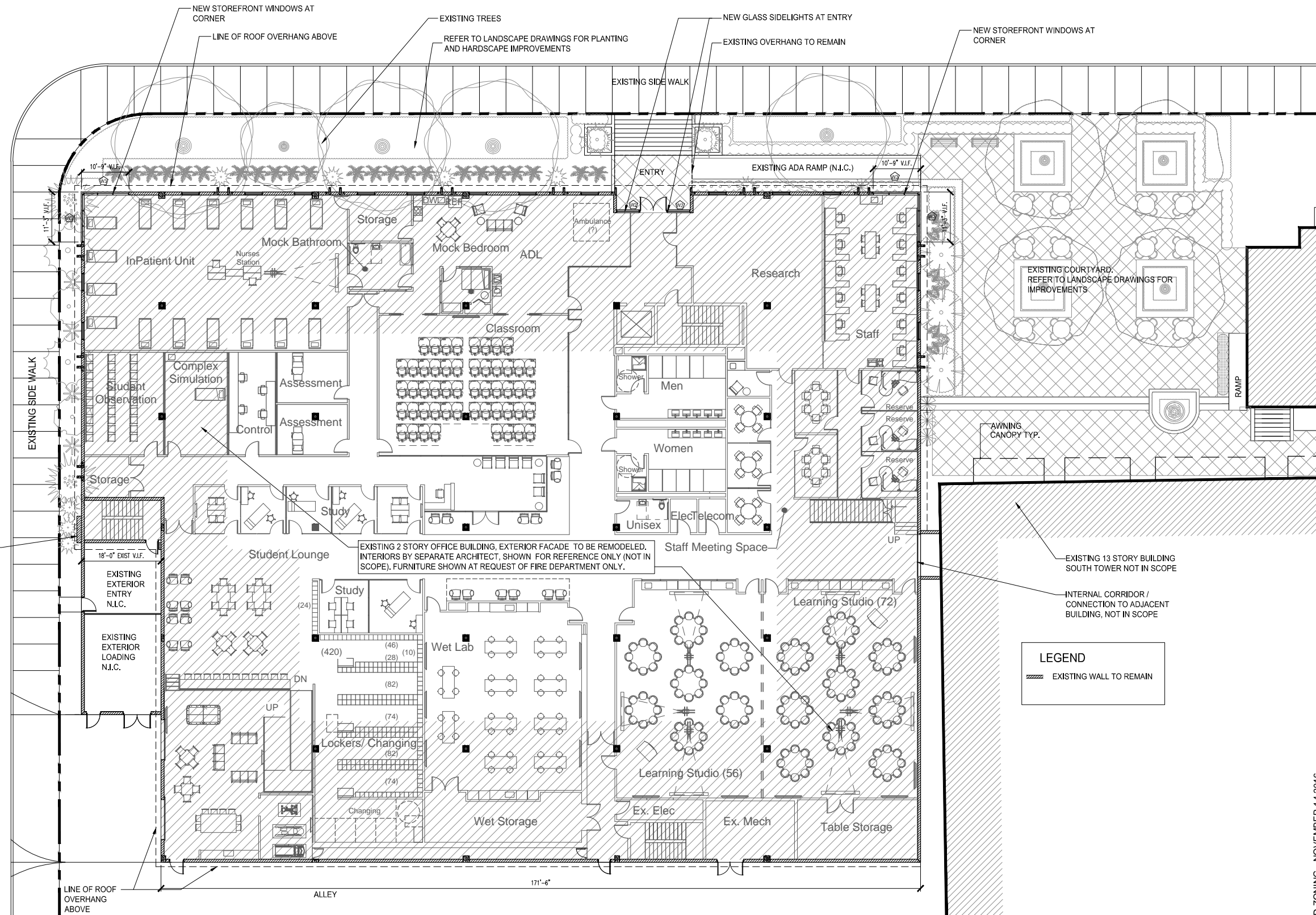
A1.0
 SHEET NUMBER:

PLANNING AND ZONING - NOVEMBER 14, 2016

TAMIAMI TRAIL SW 8TH STREET

GALIANO STREET

NEW BLOCK AND STUCCO FRAME



GROUND FLOOR PLAN
SCALE: 3/32" = 10'

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LAND PLANNING

ANNEX BUILDING
800 S DOUGLAS ROAD
CORAL GABLES, FLORIDA 33134

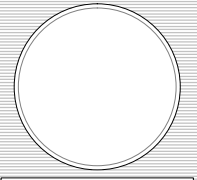
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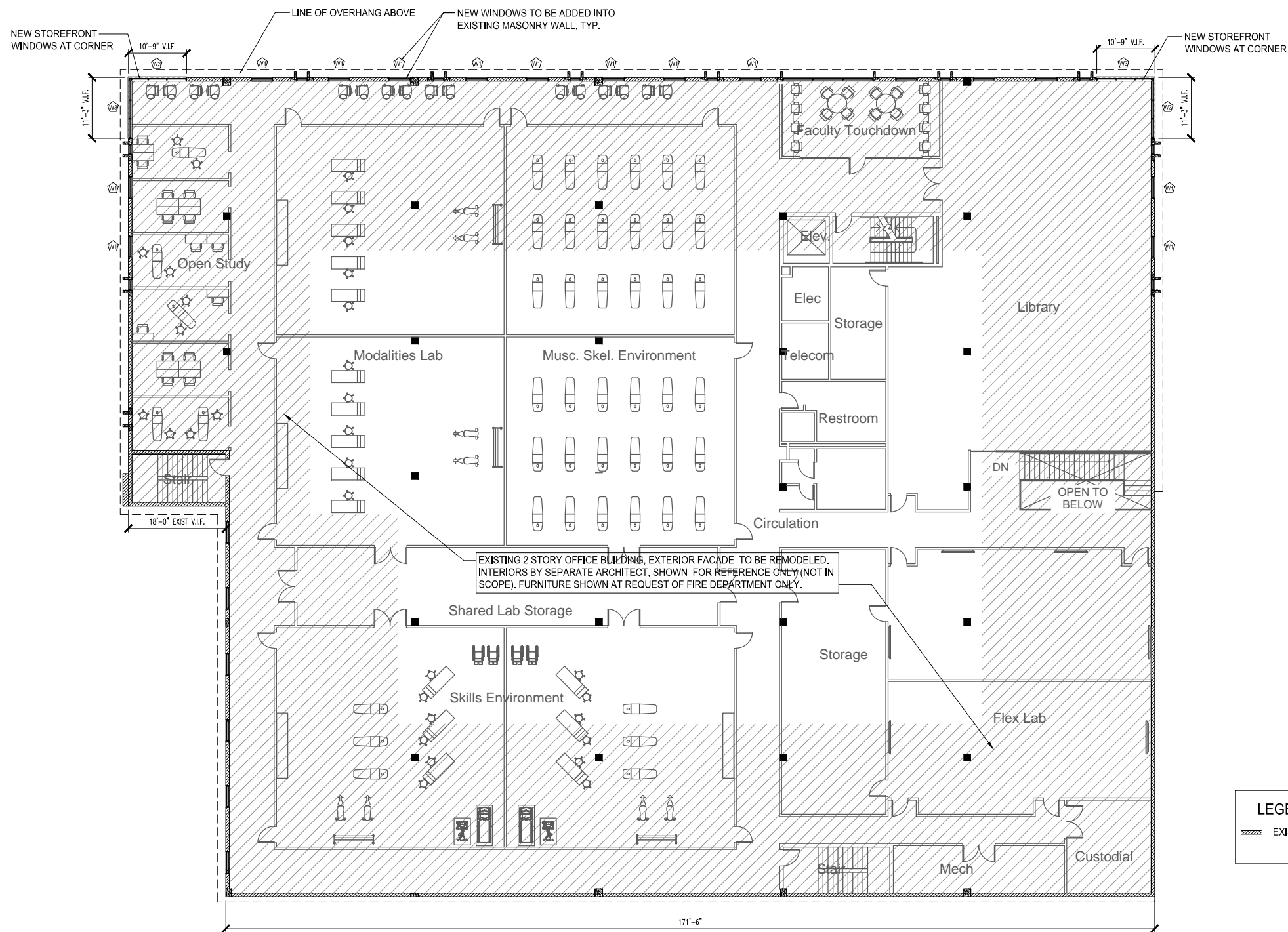
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REGISTRATION: AA 26002034
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AR 93261



A2.0
SHEET NUMBER:

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LEGEND
 // EXISTING WALL TO REMAIN

SECOND FLOOR PLAN
 SCALE: 3/32" = 10'

PLANNING AND ZONING - NOVEMBER 14 2016

ANNEX BUILDING
 800 S DOUGLAS ROAD
 CORAL GABLES, FLORIDA 33134

OWNER:
 Banyan Street Capital
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PROJECT NUMBER:

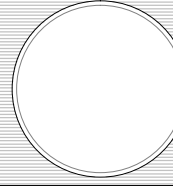
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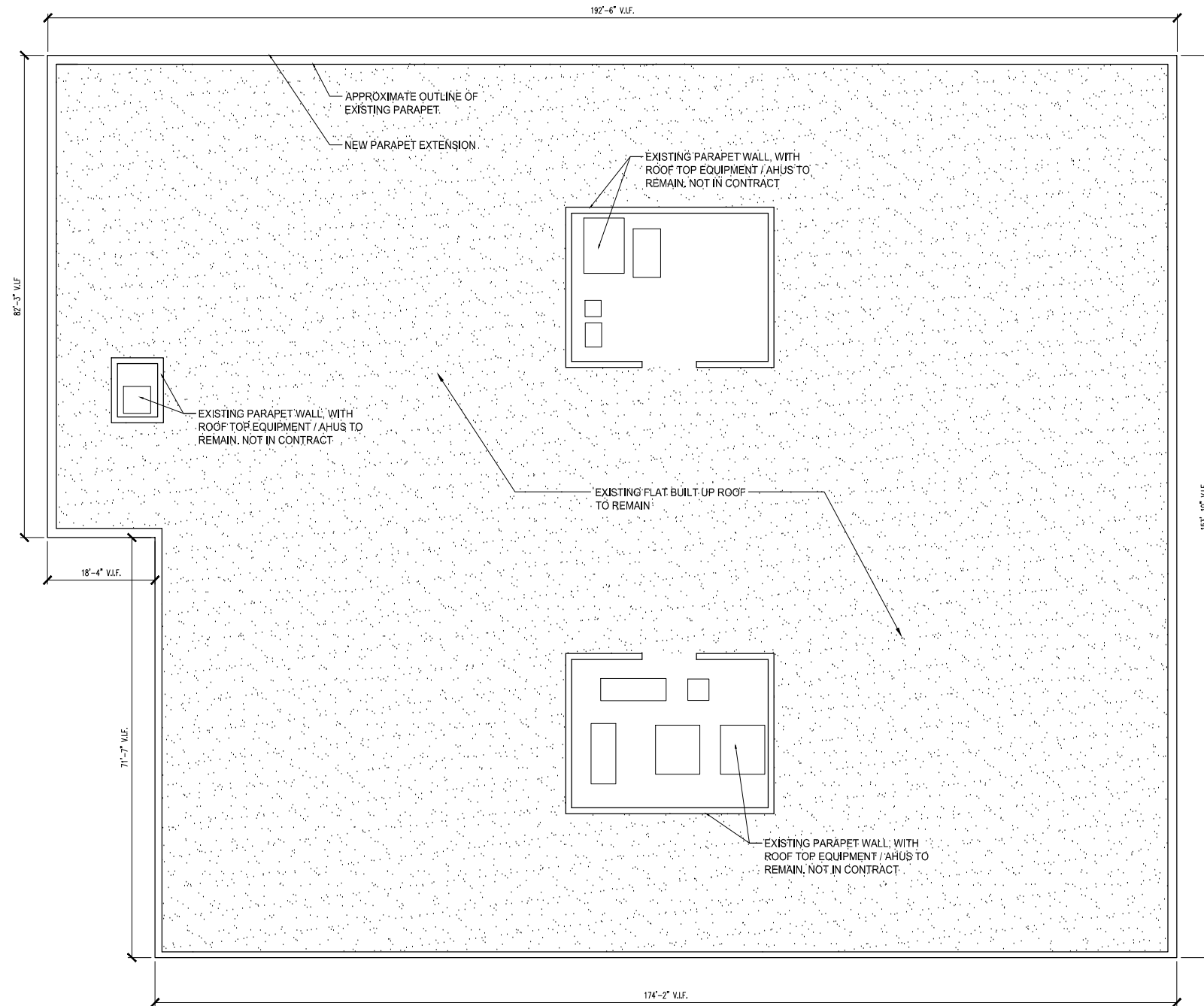
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 AR 93261



A2.1
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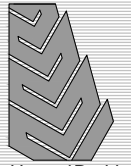
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ROOF PLAN

SCALE

3/32" = 10'



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INTERIOR DESIGN
LAND PLANNING

ANNEX BUILDING
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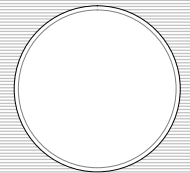
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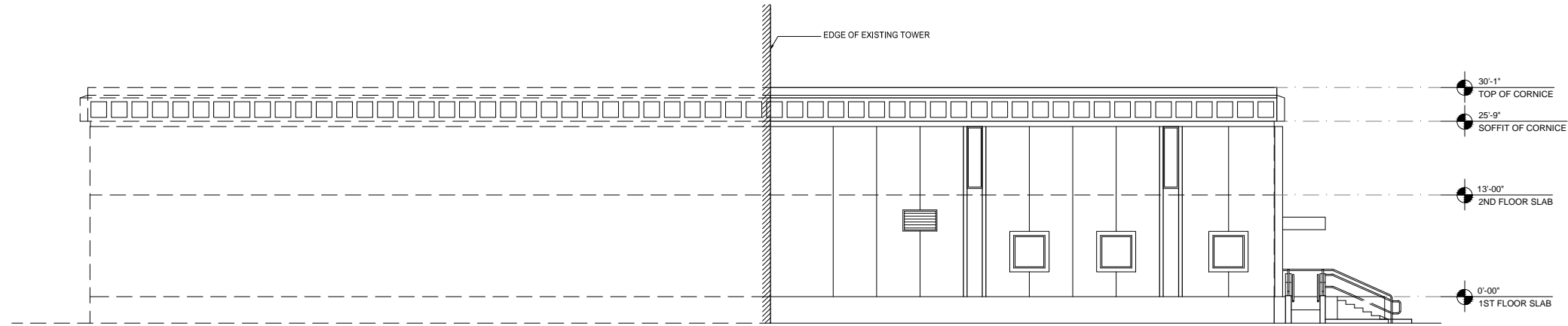


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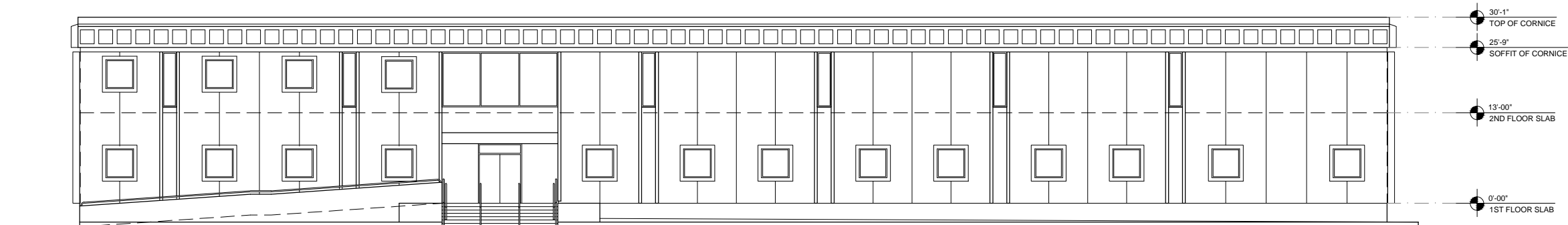
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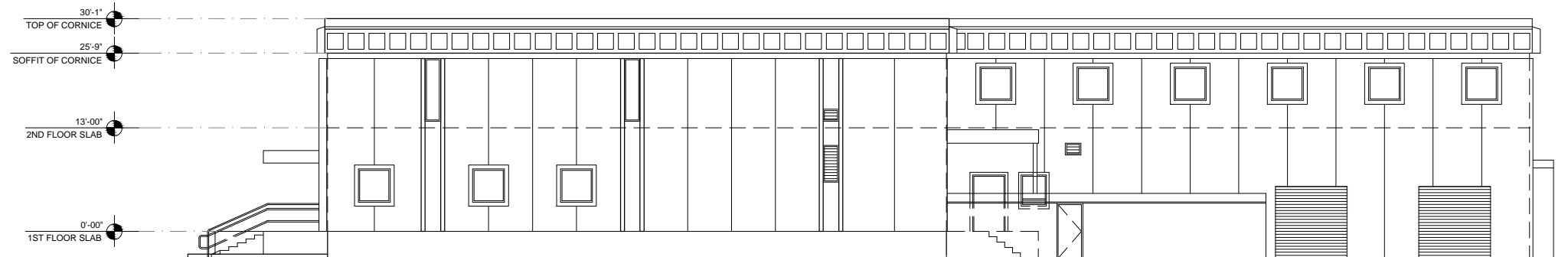
EXISTING EAST ELEVATION

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



EXISTING NORTH ELEVATION

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



EXISTING WEST ELEVATION

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



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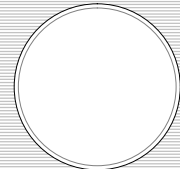
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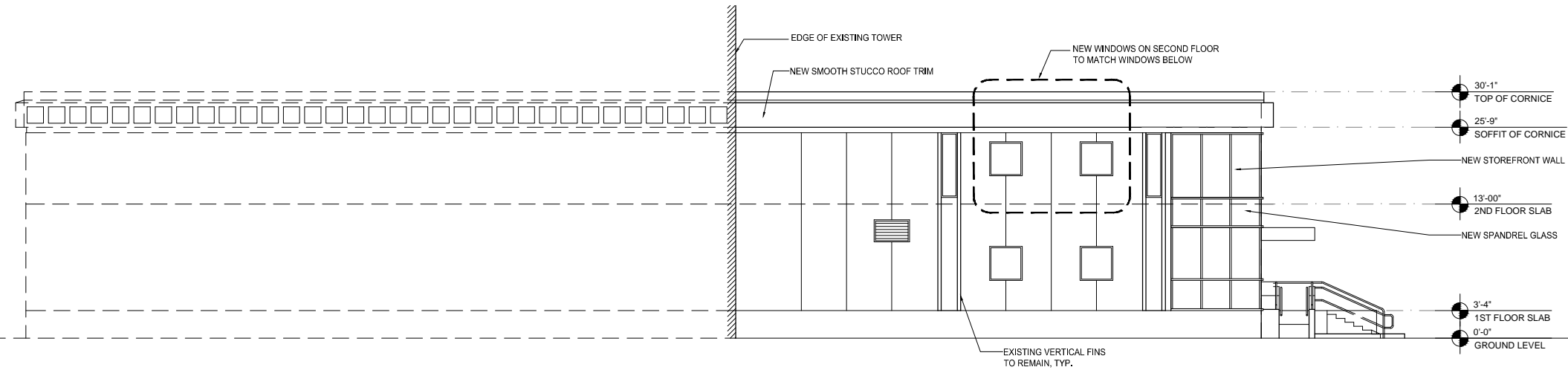


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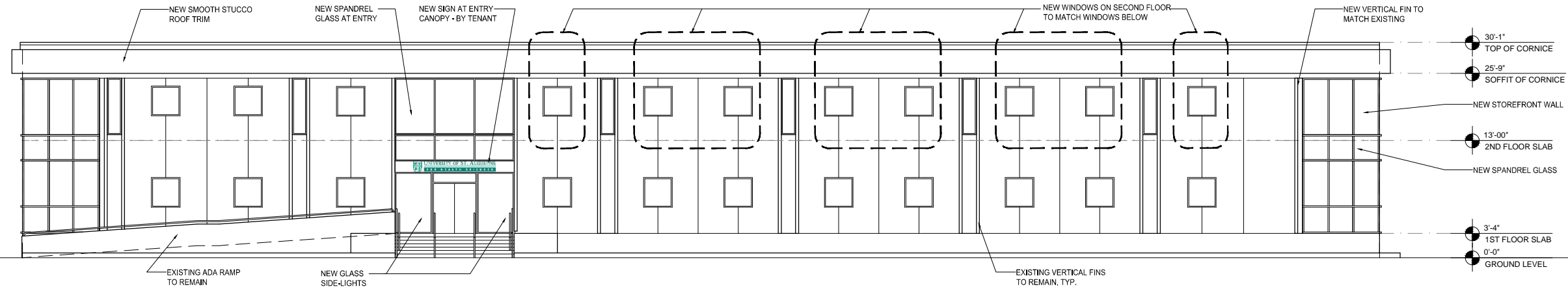
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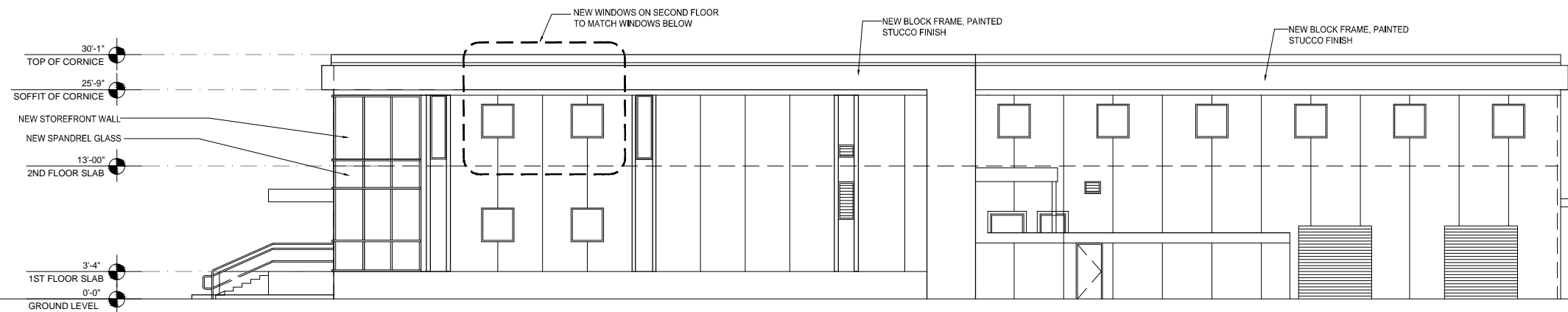
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PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"

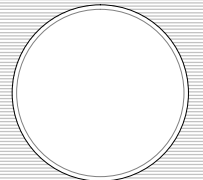


PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	DATE



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PROPOSED EAST ELEVATION

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



PROPOSED NORTH ELEVATION

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



PROPOSED WEST ELEVATION

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



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FOR:

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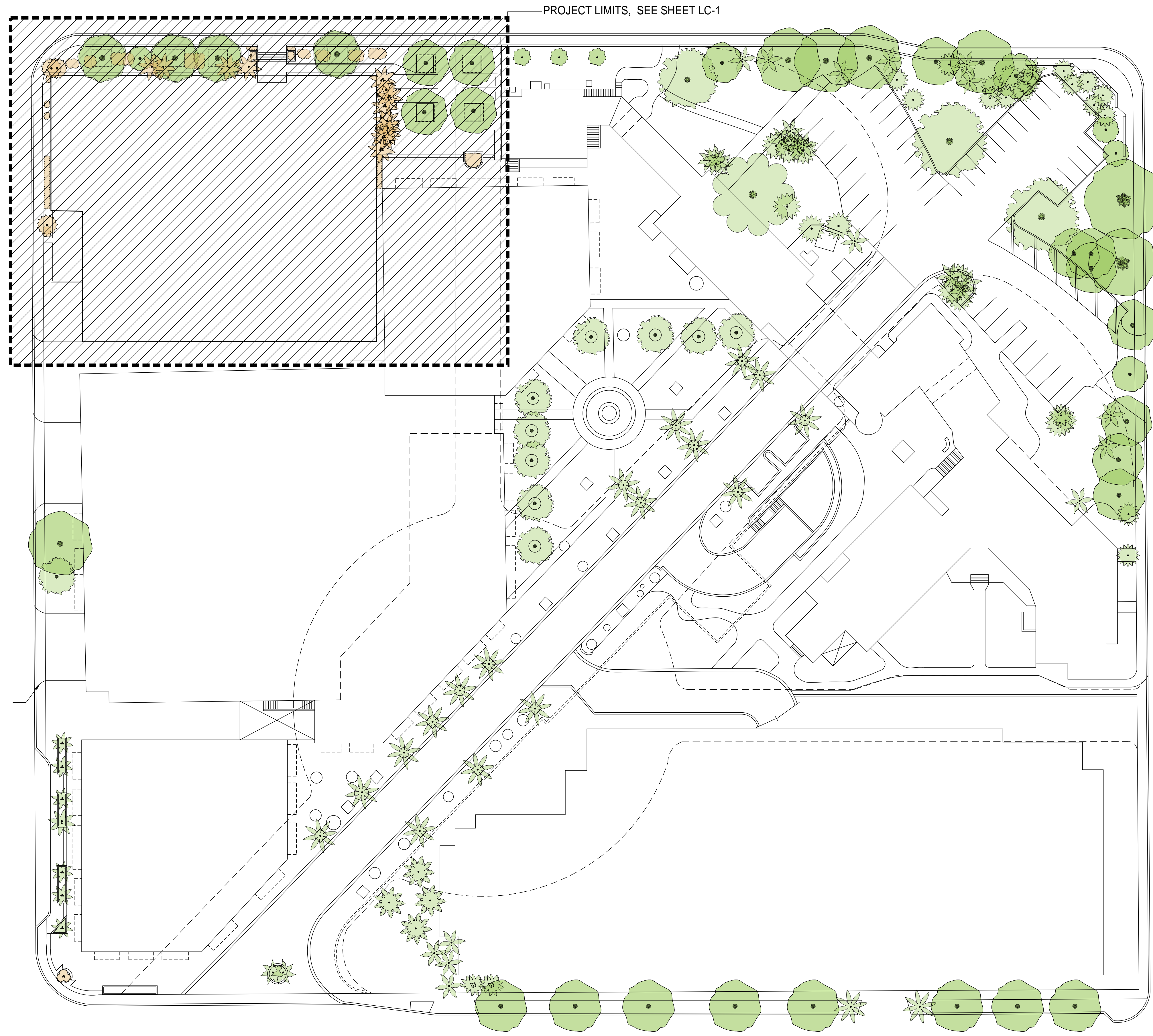
DRAWING HISTORY

REGISTRATION: AA 26002034
 HAMED RODRIGUEZ
AR 93261



A 3.2

SHEET NUMBER:



PROJECT LIMITS, SEE SHEET LC-1

CONTEXT MASTER SITE PLAN

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

LANDSCAPE SHEET INDEX:

- L-1 CONTEXT MASTER SITE PLAN
- LE-1 EXISTING LANDSCAPE - DISPOSITION PLAN
- LE-2 EXISTING LANDSCAPE IMAGES
- LC-1 CONCEPT SITE PLAN
- LC-2 CONCEPT ANNEX BUILDING PLAN
- LC-3 CONCEPT COURTYARD PLAN
- LC-4 CONCEPT PLANTING IMAGES

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PROJECT TITLE

ANNEX BUILDING
3777 SW 8TH STREET, CORAL GABLES, 33134

SHEET TITLE

LANDSCAPE
CONTEXT MASTER SITE PLAN

REVISION DATE(S)

DATE

11/14/16

L-1

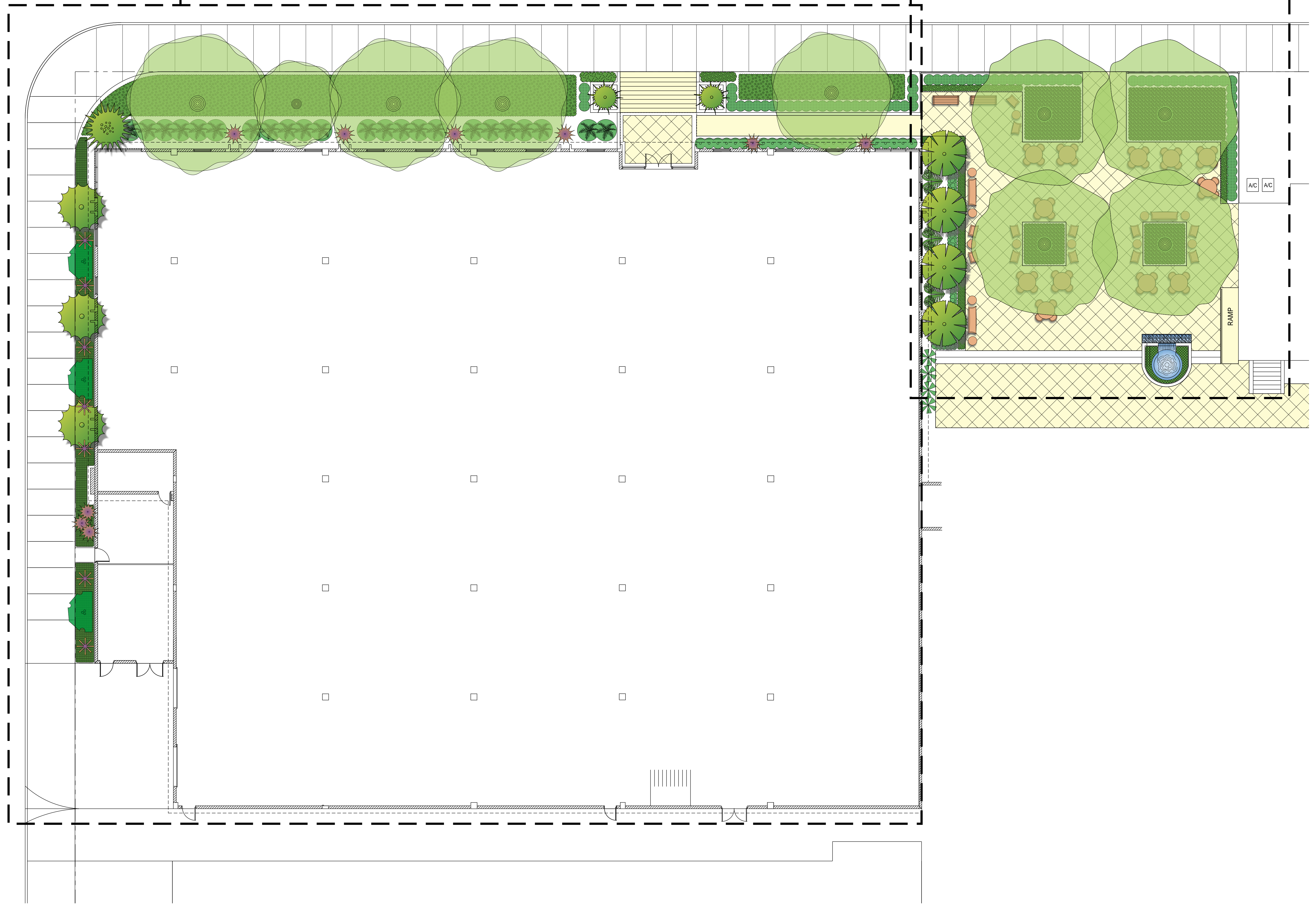
GEOMETRIC DESIGN, INC.
 LANDSCAPE ARCHITECTURE
 ROBERT PARSLEY A.S.L.A.
 1800 N. W. 41 STREET, MIAMI, FL 33143
 PHONE: 305.446.9668 FAX: 305.446.9226

SEE SHEET LC-2
ANNEX BUILDING

SW 8TH STREET

COURTYARD
SEE SHEET LC-3

GALIANO STREET



CONCEPT - SITE PLAN
SCALE: 3/32" = 1'-0"



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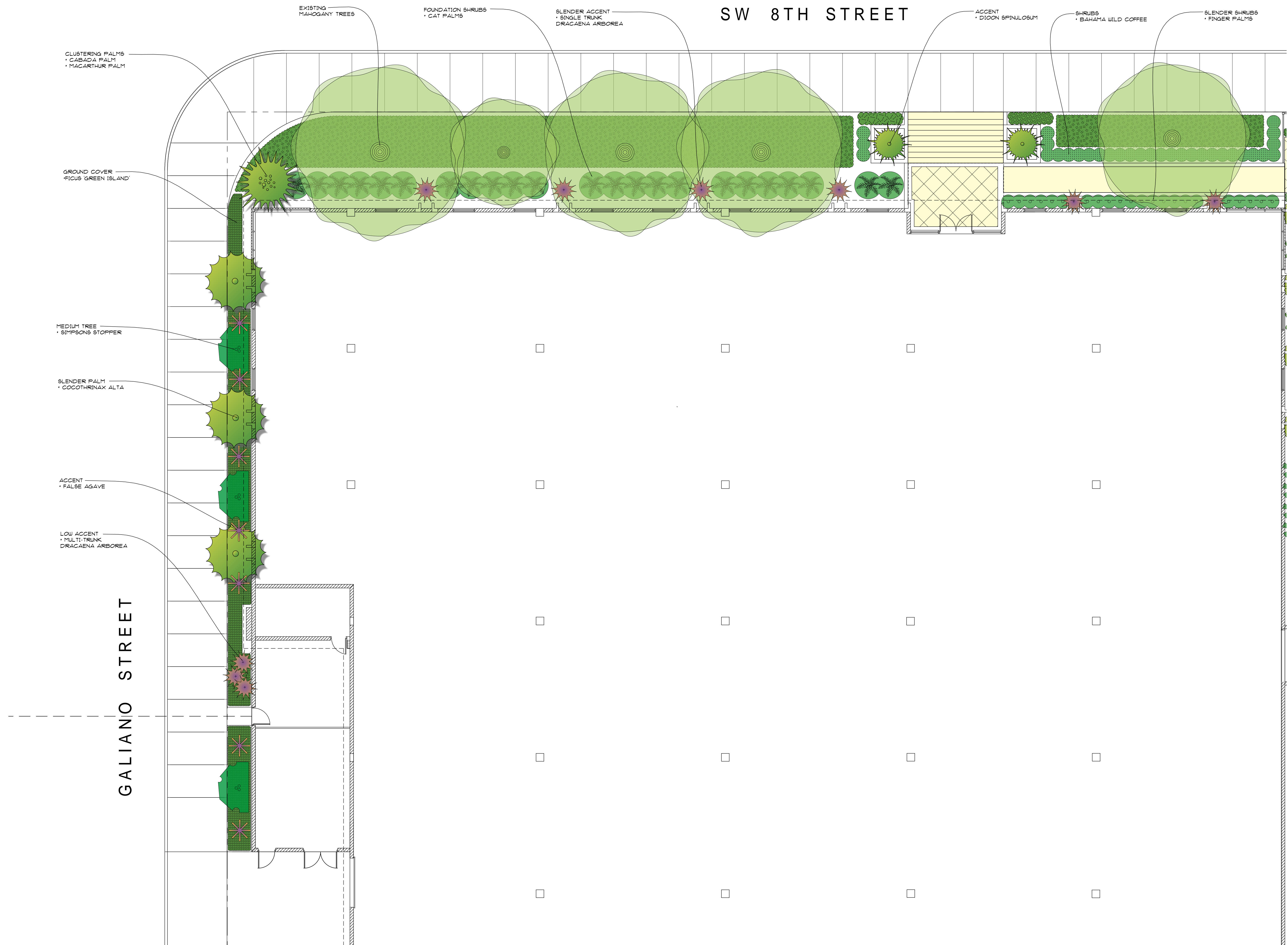
REVISION DATE(S)
DATE
11/14/16

SHEET TITLE
**LANDSCAPE
CONCEPT - SITE PLAN**

REAL

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LANDSCAPE ARCHITECTURE
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16824 W. 41 STREET, MIAMI, FL 33143
PHONE: 305.445.9668 FAX: 305.445.9226

LC-1



SW 8TH STREET

GALIANO STREET

CLUSTERING PALMS
 • CABADA PALM
 • MACARTHUR PALM

GROUND COVER
 • FICUS GREEN ISLAND

MEDIUM TREE
 • SIMPSONS STOPPER

SLENDER PALM
 • COCOTHRINAX ALTA

ACCENT
 • FALSE AGAVE

LOW ACCENT
 • MULTI-TRUNK
 DRACAENA ARBOREA

EXISTING
 MAHOGANY TREES

FOUNDATION SHRUBS
 • CAT PALMS

SLENDER ACCENT
 • SINGLE TRUNK
 DRACAENA ARBOREA

ACCENT
 • DIION SPINULOSUM

SHRUBS
 • BAHAMA WILD COFFEE

SLENDER SHRUBS
 • FINGER PALMS

CONCEPT ANNEX BUILDING PLAN
 SCALE: 1/8" = 1'-0"

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SHEET TITLE

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 ANNEX BUILDING
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PROJECT TITLE

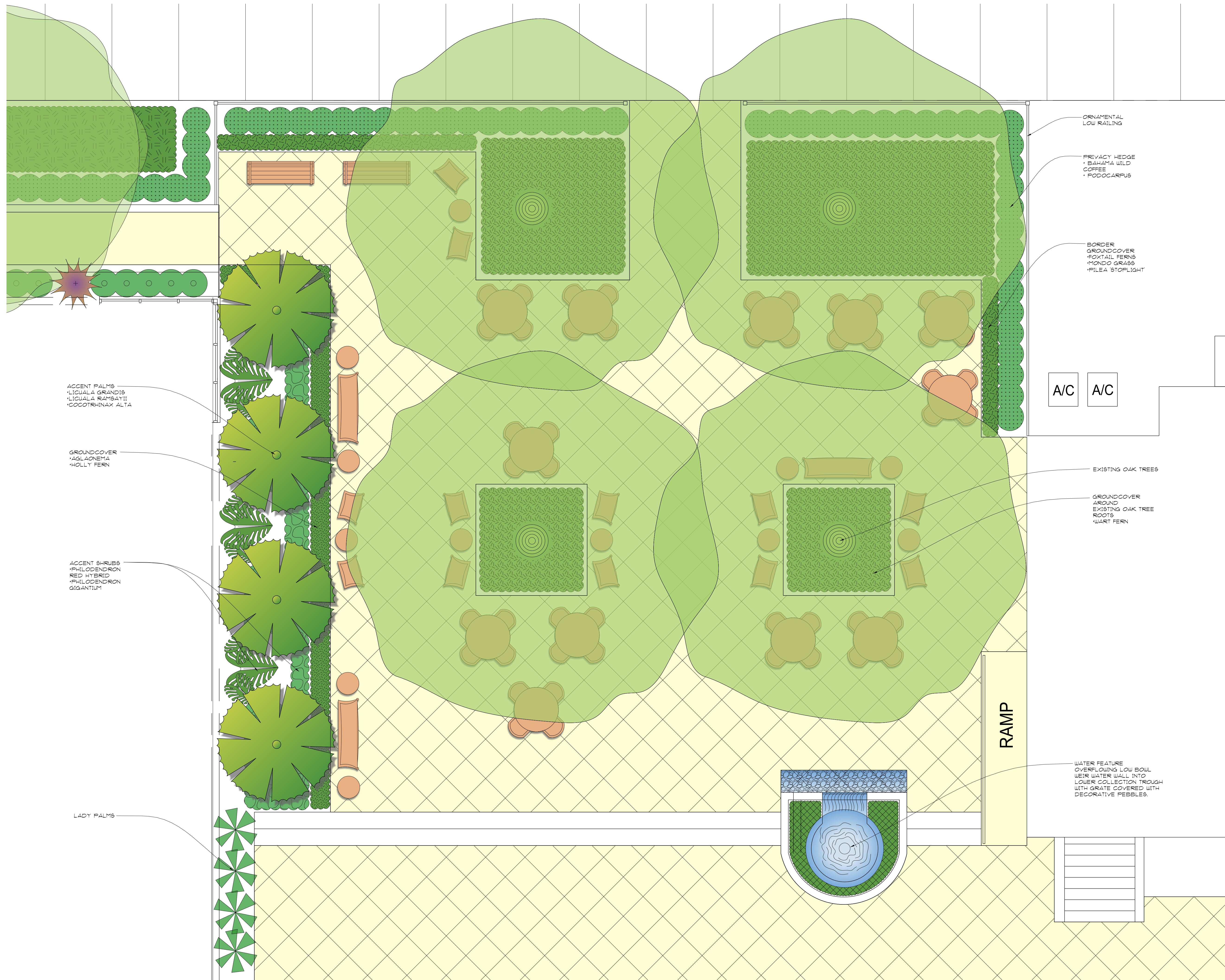
3777 SW 8TH STREET, CORAL GABLES, 33134

ANNEX BUILDING
 3777 SW 8TH STREET, CORAL GABLES, 33134

REVISION DATE(S)

DATE
 11/14/16

LC-2



ACCENT PALMS
 *LICUALA GRANDIS
 *LICUALA RAMSAYII
 *COCOTRINAX ALTA

GROUNDCOVER
 *AGLAONEMA
 *HOLLY FERN

ACCENT SHRUBS
 *PHILODENDRON
 RED HYBRID
 *PHILODENDRON
 GIGANTUM

LADY PALMS

ORNAMENTAL
 LOW RAILING

PRIVACY HEDGE
 *BAHAMA WILD
 COFFEE
 *PODOCARPUS

BORDER
 GROUNDCOVER
 *FOXTAIL FERNS
 *MONDO GRASS
 *PILEA 'STOPLIGHT'

A/C A/C

EXISTING OAK TREES

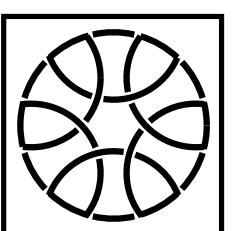
GROUNDCOVER
 AROUND
 EXISTING OAK TREE
 ROOTS
 *WART FERN

RAMP

WATER FEATURE
 OVERFLOWING LOW BOWL
 WEIR WATER WALL INTO
 LOWER COLLECTION TROUGH
 WITH GRATE COVERED WITH
 DECORATIVE FEBBLES.

CONCEPT COURTYARD PLAN
 SCALE: 1/4" = 1'-0"

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**LANDSCAPE
 CONCEPT COURTYARD PLAN**

ANNEX BUILDING
 3777 SW 8TH STREET, CORAL GABLES, 33134

PROJECT TITLE	
REVISION DATE(S)	
DATE	11/14/16
LC-3	



CAT PALMS



AGLAONEMA



DIOON SPINULOSUM



FOXTAIL FERNS



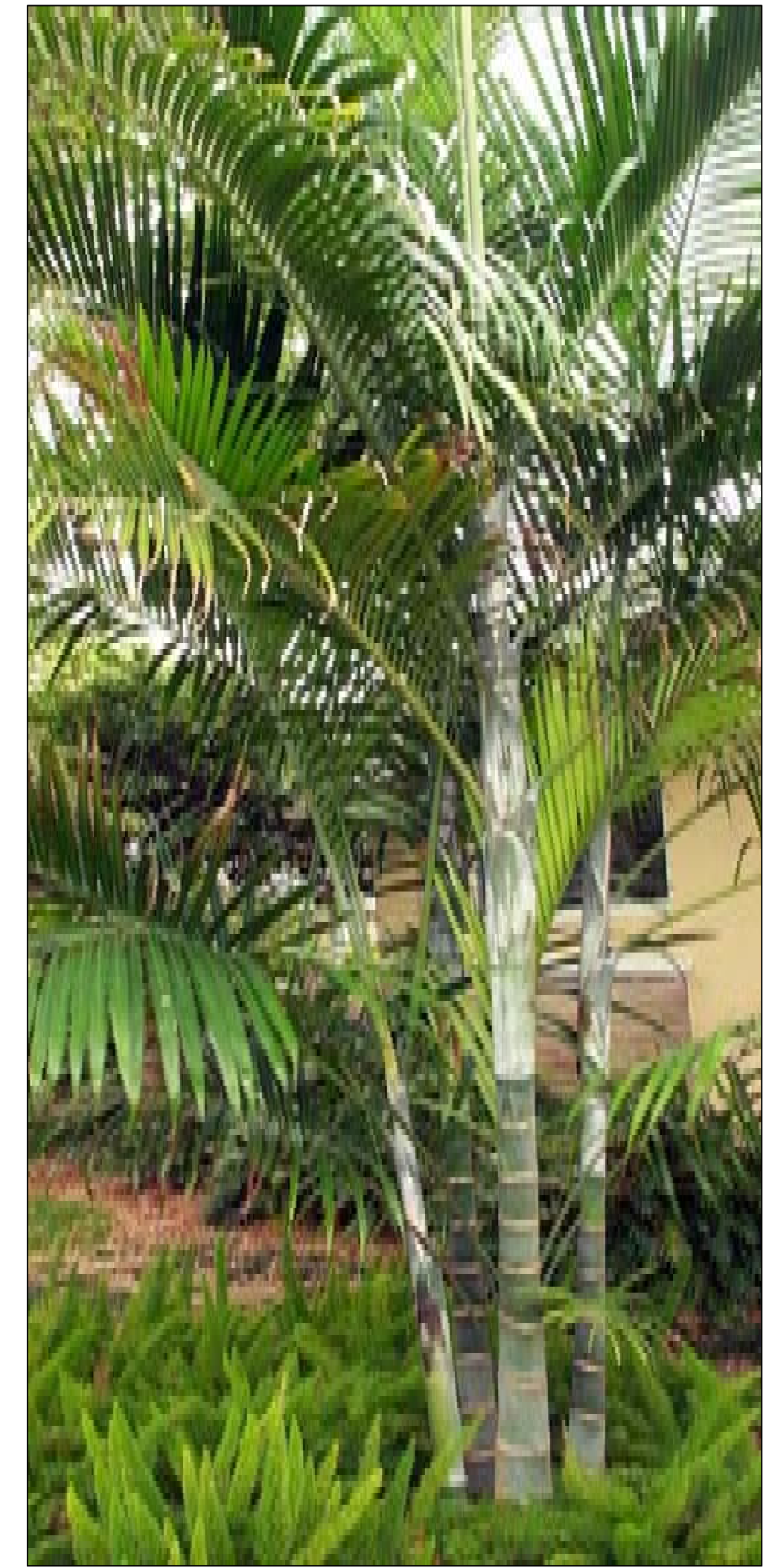
BOWL WATER FEATURE



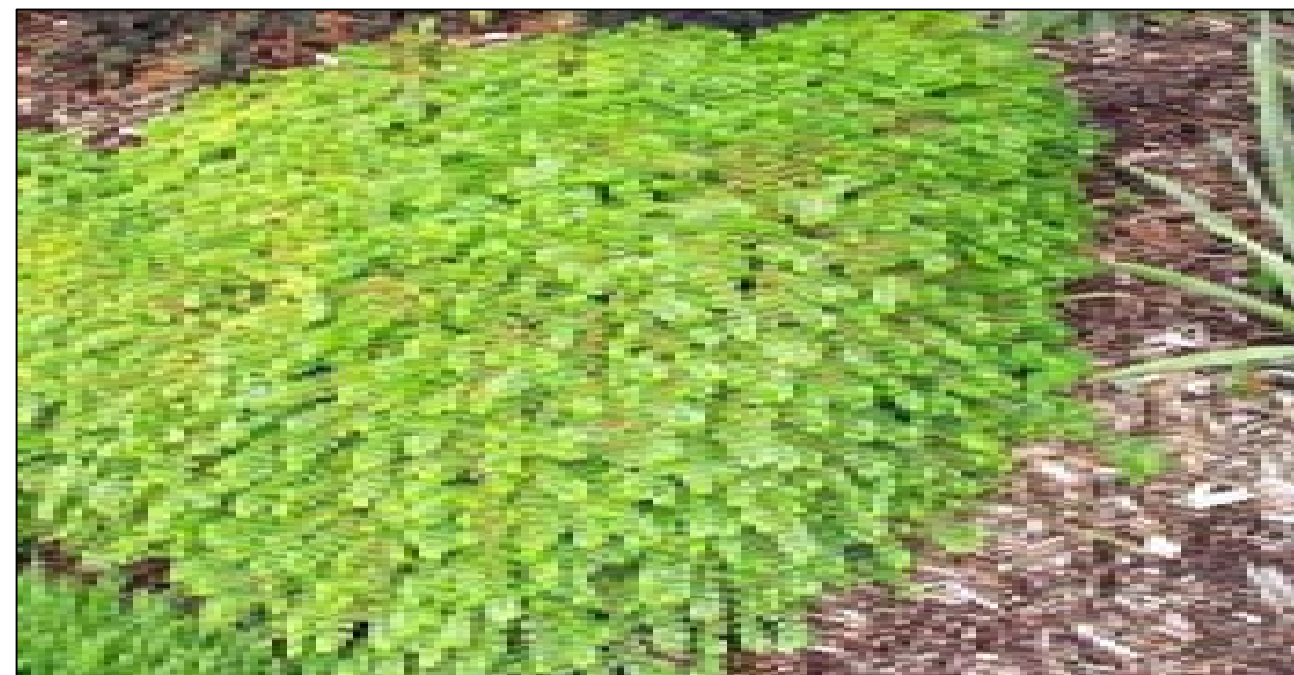
DRACAENA ARBOREA



LICUALA RAMSAYI



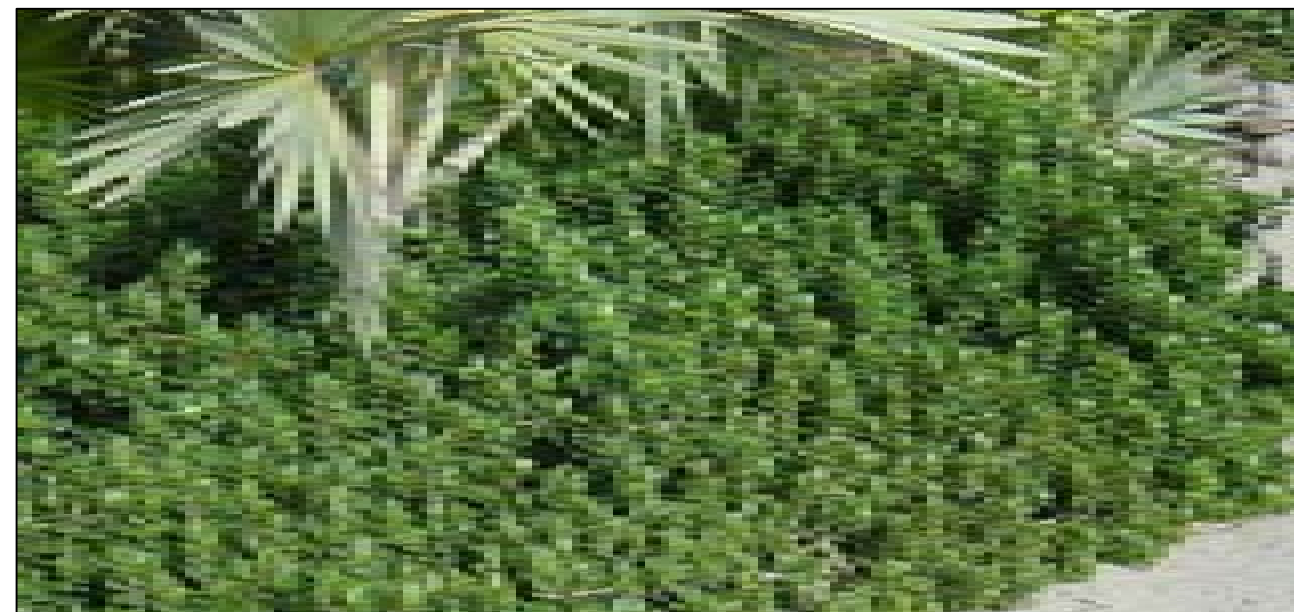
CABADA PALM



FILEA 'STOPLIGHT'



PHILODENDRON 'RED HYBRID'



FICUS GREEN ISLAND



DRACAENA ARBOREA



COCOTHRINAX ALTA



LICUALA GRANDIS



WART FERN

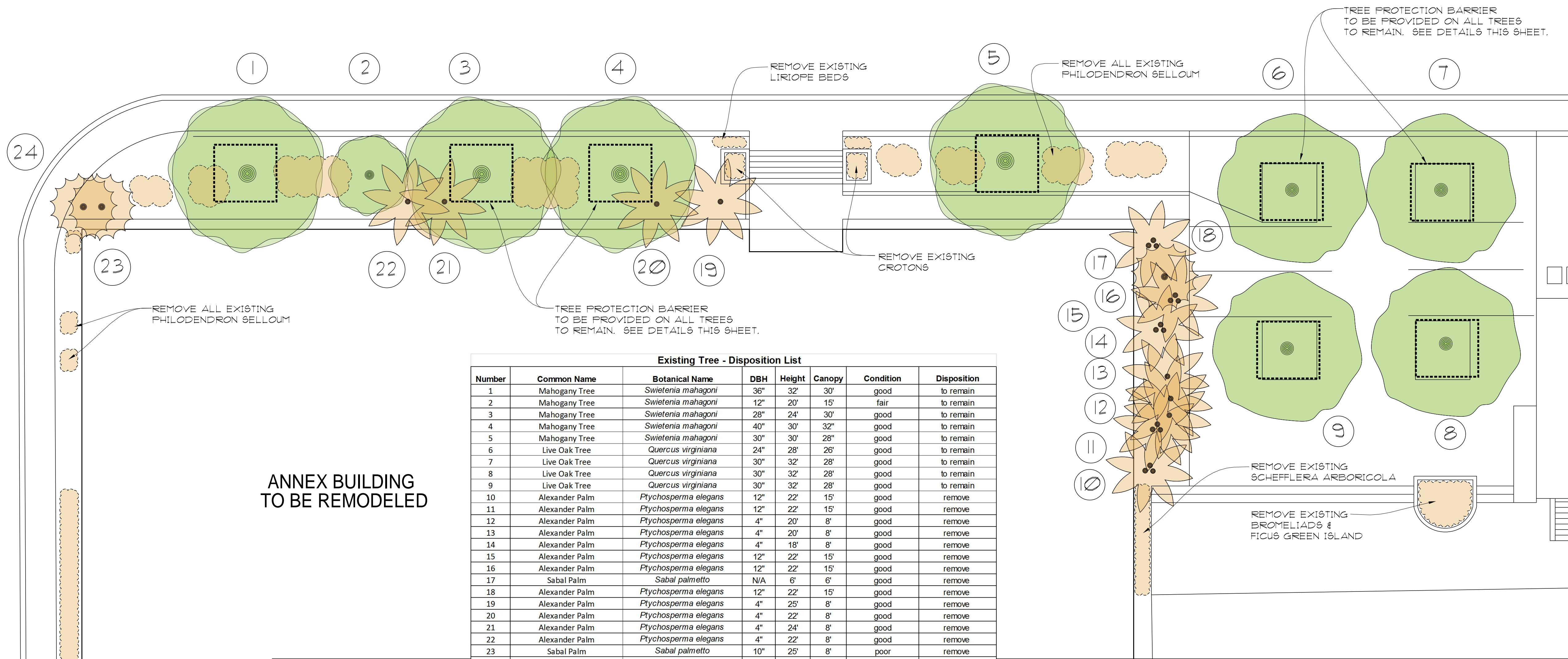


MACARTHUR PALM

TAMIAMI TRAIL (SW 8TH ST)

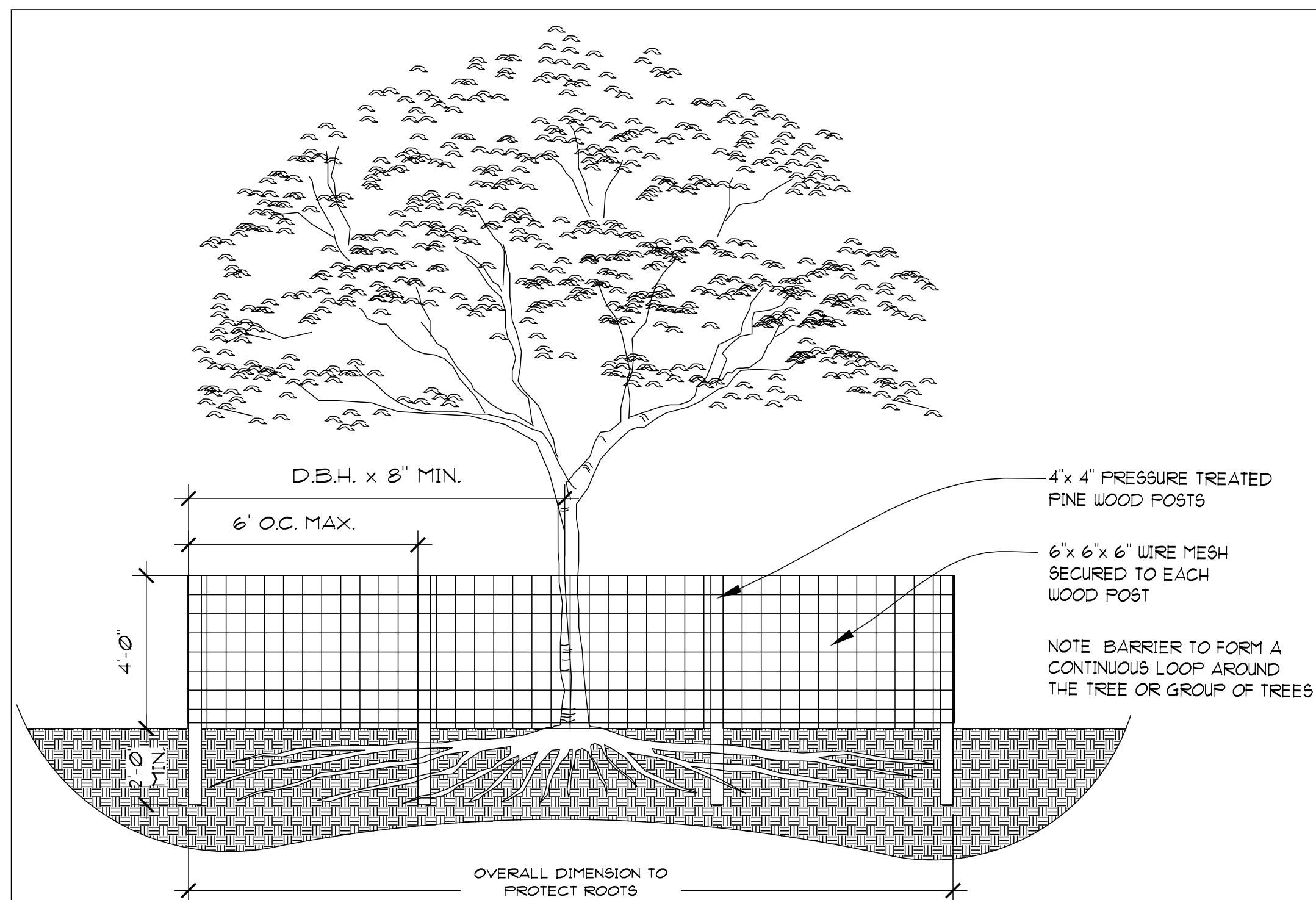
GALIANO STREET

ANNEX BUILDING TO BE REMODELED

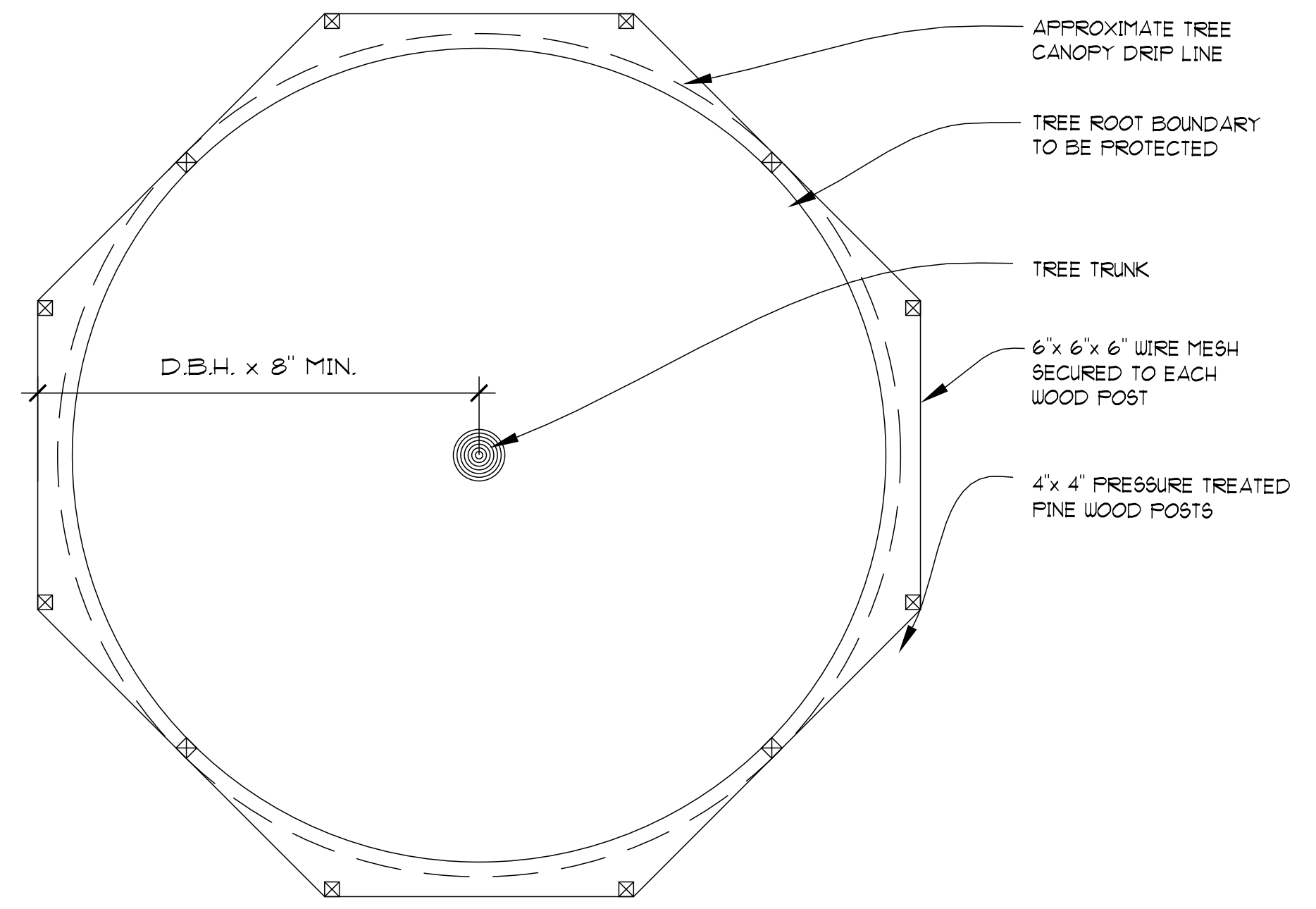


Existing Tree - Disposition List							
Number	Common Name	Botanical Name	DBH	Height	Canopy	Condition	Disposition
1	Mahogany Tree	<i>Swietenia mahagoni</i>	36"	32'	30'	good	to remain
2	Mahogany Tree	<i>Swietenia mahagoni</i>	12"	20'	15'	fair	to remain
3	Mahogany Tree	<i>Swietenia mahagoni</i>	28"	24'	30'	good	to remain
4	Mahogany Tree	<i>Swietenia mahagoni</i>	40"	30'	32"	good	to remain
5	Mahogany Tree	<i>Swietenia mahagoni</i>	30"	30'	28"	good	to remain
6	Live Oak Tree	<i>Quercus virginiana</i>	24"	28'	26'	good	to remain
7	Live Oak Tree	<i>Quercus virginiana</i>	30"	32'	28'	good	to remain
8	Live Oak Tree	<i>Quercus virginiana</i>	30"	32'	28'	good	to remain
9	Live Oak Tree	<i>Quercus virginiana</i>	30"	32'	28'	good	to remain
10	Alexander Palm	<i>Ptychosperma elegans</i>	12"	22'	15'	good	remove
11	Alexander Palm	<i>Ptychosperma elegans</i>	12"	22'	15'	good	remove
12	Alexander Palm	<i>Ptychosperma elegans</i>	4"	20'	8'	good	remove
13	Alexander Palm	<i>Ptychosperma elegans</i>	4"	20'	8'	good	remove
14	Alexander Palm	<i>Ptychosperma elegans</i>	4"	18'	8'	good	remove
15	Alexander Palm	<i>Ptychosperma elegans</i>	12"	22'	15'	good	remove
16	Alexander Palm	<i>Ptychosperma elegans</i>	12"	22'	15'	good	remove
17	Sabal Palm	<i>Sabal palmetto</i>	N/A	6'	6'	good	remove
18	Alexander Palm	<i>Ptychosperma elegans</i>	12"	22'	15'	good	remove
19	Alexander Palm	<i>Ptychosperma elegans</i>	4"	25'	8'	good	remove
20	Alexander Palm	<i>Ptychosperma elegans</i>	4"	22'	8'	good	remove
21	Alexander Palm	<i>Ptychosperma elegans</i>	4"	24'	8'	good	remove
22	Alexander Palm	<i>Ptychosperma elegans</i>	4"	22'	8'	good	remove
23	Sabal Palm	<i>Sabal palmetto</i>	10"	25'	8'	poor	remove
24	Sabal Palm	<i>Sabal palmetto</i>	10"	18'	8'	poor	remove
25	Sabal Palm	<i>Sabal palmetto</i>	12"	28'	8'	fair	remove

EXISTING TREE - DISPOSITION PLAN
SCALE: 3/32" = 1'-0"



TREE PROTECTION BARRIER SECTION
NOT TO SCALE



TREE PROTECTION BARRIER PLAN
NOT TO SCALE

TREE PROTECTION BARRIER DETAILS
SCALE: N.T.S.

SABAL PALMS



#23 #24

MAHOGANY TREES



#5 #4 #3 #2 #1

COURTYARD OAK TREES



#7 #8 #6

SABAL PALM



#25

PHILODENDRON SELLOUM



COURTYARD ALEXANDER PALMS & SABAL PALM



#10 - #16 #17 #18

Annex Building at Douglas Entrance

Traffic Study



Prepared By:
David Plummer & Associates

Prepared For:
Banyan Street Capital

Prepared In:
October 2016

DPA Job #:
16140

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EXECUTIVE SUMMARY

The proposed project will be located on the southeast corner of the SW 8th Street / Galiano Street intersection within the Douglas Entrance development in Coral Gables, Florida. The site is located within the Gables Re-development Infill District (GRID), the city's traffic concurrency exception area. Currently, the Annex Building within the Douglas Entrance complex is a 53,201 SF office space. The project proposes to redevelop this space as a university with a total student enrollment of 390 students, with 200 student stations, and a multi-shift program. University students and employees will access the site by using the existing parking garage located at Galiano Street.

This traffic study is consistent with the methodology previously discussed with and agreed to by the city of Coral Gables Public Works Department. For the purpose of this traffic study, project build-out is anticipated in 2017.

An assessment of the traffic impacts associated with the proposed project was performed in accordance with the requirements of the City of Coral Gables. The results shows that the analyzed intersections currently operate and are projected to operate within the City's LOS standards. However minor signal timings are recommended to improve the operations of certain approaches at the following intersections:

- Ponce de Leon Boulevard / SW 8th Street
- Douglas Road / SW 8th Street

In addition, a mobility and circulation plan was completed as part of the study. The plan shows that the project area is currently served by various Miami-Dade Transit bus routes and the city of Coral Gables Trolley. The project is located in an area that is conducive for pedestrian activity providing sidewalks and crosswalks.

As mention above, this site is currently occupied by 53,201 SF of office space. The trip generation comparison showed a 42% decrease in trips during the AM peak period and a 52% decrease in trips during the PM peak period. Even though the proposed development program shows a substantial decrease of project trips when compared to the existing use, this study does not deduct the existing trips, providing for a conservative analysis. Furthermore, the project represents less than 2% of the total projected volumes at all study intersections during the morning and afternoon peak periods.

1.0 INTRODUCTION

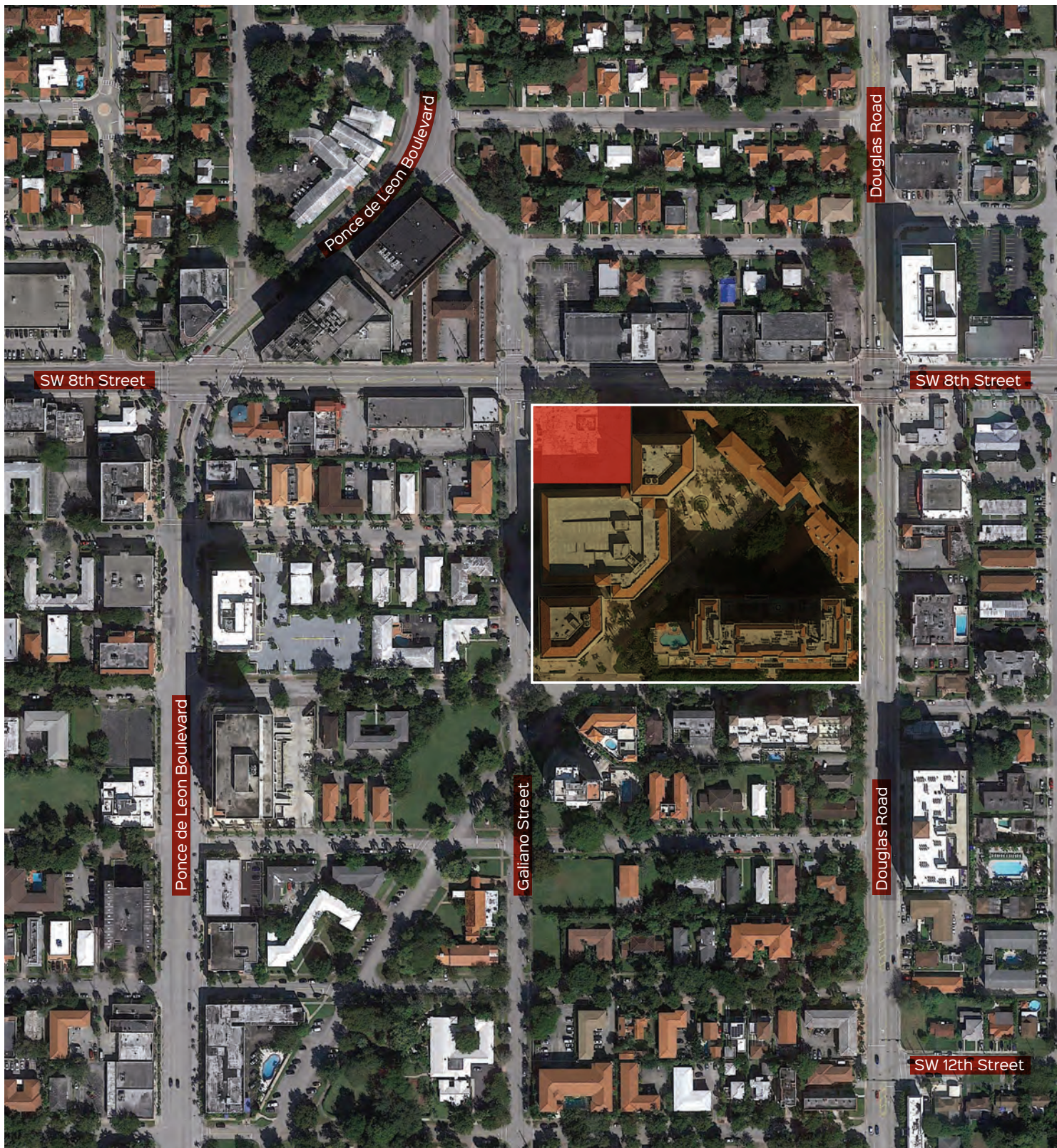
1.1 Project Background

The proposed project will be located on the southeast corner of the SW 8th Street / Galiano Street intersection within the Douglas Entrance development in Coral Gables, Florida (See Exhibit 1). The site is located within the Gables Re-development Infill District (GRID), the city's traffic concurrency exception area. Currently, the Annex Building within the Douglas Entrance complex is a 53,201 SF office space. The project proposes to redevelop this space as a university with a total student enrollment of 390 students, with 200 student stations, and a multi-shift program. University students and employees will access the site by using the existing parking garage located at Galiano Street. The existing site access is shown in Appendix A.

This traffic study is consistent with the methodology previously discussed with and agreed to by the city of Coral Gables Public Works Department. For the purpose of this traffic study, project build-out is anticipated in 2017.

1.2 Study Objective

The purpose of the study is to provide a traffic study that meets the requirements of the city of Coral Gables for the project. This study includes vehicular flow, trip generation, and intersection analyses.





-  Annex Building
-  Douglas Entrance

Exhibit 1 Location Map



1.3 Study Area and Methodology

The analysis undertaken follows the study methodology previously discussed with and approved by the city of Coral Gables Public Works Department (See Appendix B). A synopsis of the methodology is as follows:

- Traffic Counts (Intersections) – Two-hour turning movement counts were collected for the AM (7-9 AM) and PM (4-6 PM) hours on April 19, 2016 at the following intersections:
 - SW 8th Street / Ponce de Leon Boulevard (S)
 - SW 8th Street / Galiano Street (S)
 - SW 8th Street / Douglas Road (S)
 - SW 12th Street / Douglas Road (S)

S= Signalized
- Background Traffic. Average Annual Daily Traffic (AADT) volumes were reviewed to determine the appropriate background growth applicable to this area. This growth rate was applied to existing traffic counts to establish future traffic conditions without project for the anticipated project buildout year.
- Committed Developments. The city was consulted to determine any committed development in the vicinity of the project site. Traffic associated with these projects was considered in the analysis.
- Project Traffic. Trip generation for the project was estimated using trip generation information published by the Institute of Transportation Engineers (ITE) publication Trip Generation Manual, 9th Edition. Net new external project traffic was assigned to the adjacent street network using the appropriate cardinal distribution from the Miami-Dade 2040 Long Range Transportation Plan, published by the Metropolitan Planning Organization.

- Future Traffic Conditions. Project traffic was combined with projections of future traffic without project. Intersection capacity analyses were performed for this condition.
- Circulation Analysis/Plan – A circulation plan is provided depicting the project site, driveways, delivery areas, location of street signs/signals, crosswalks, sidewalks, location of bus facilities, bike facilities, adjacent streets configuration (travel lanes, etc.) including names, on-street parking and any other pertinent transportation feature in the vicinity of this project.

2.0 EXISTING CONDITIONS

Data collection for this study included roadway characteristics, intersection traffic counts, signal timing, and seasonal adjustment factors. The data collection effort is described in the following sections.

2.1 Roadway Characteristics

Ponce de Leon Boulevard (North / South)

Ponce de Leon Boulevard is a collector that provides north/south access throughout the city of Coral Gables Central Business District (CBD). Within the study area, Ponce de Leon Boulevard is a two-way, four-lane, undivided roadway. On-street, metered, parking is provided along the portion of Ponce de Leon Boulevard. The city Coral Gables operates and maintains Ponce de Leon Boulevard. The speed limit is not posted within the study limits, however, if not posted, the city's speed limit is 30 mph.

SW 37th Avenue (Douglas Road)

SW 37th Avenue is a minor arterial that provides north/south access throughout Miami-Dade County. Within the study area, Douglas Road is a two-way, four-lane, divided roadway. On street parking is prohibited. Miami-Dade County has jurisdiction over Douglas Road. The posted speed limit is 40 mph.

Galiano Street

Galiano Street is a local roadway that provides north/south access within the study area. Within the study area, Galiano Street is a two-way, two-lane, undivided roadway. On street parking is allowed on the portion of the roadway. The city of Coral Gables has jurisdiction over Galiano Street. The speed limit is not posted within the study limits, however, if not posted, the city's speed limit is 30 mph.

SW 8th Street (US-41)

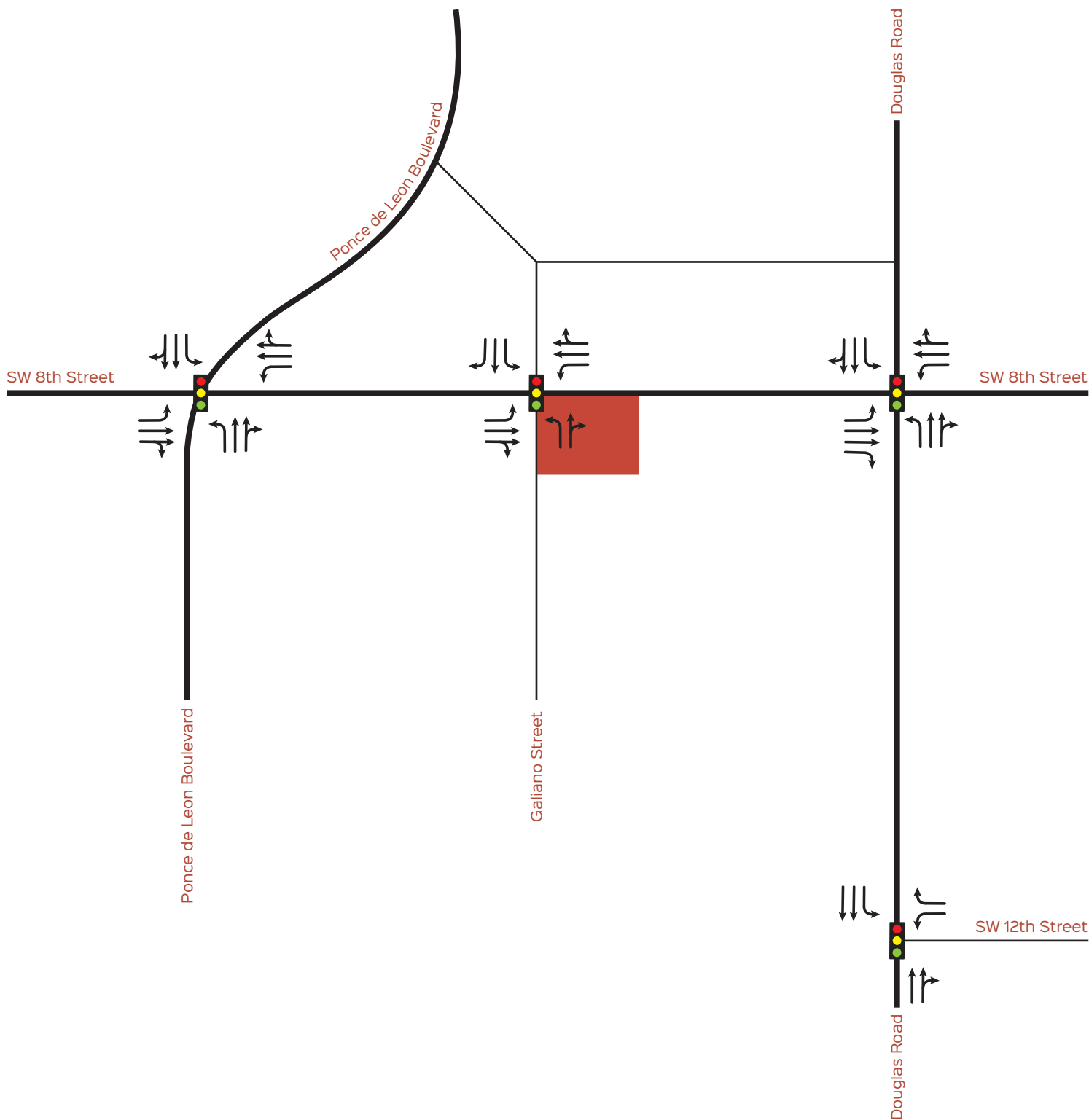
SW 8th Street is a state principal arterial that provides east/west access throughout Miami-Dade County. Within the study area, SW 8th Street is a two-way, four-lane, undivided roadway. An exclusive left turn lane is provided at every intersection within the study area. On street parking is prohibited. Florida Department of Transportation (FDOT) has jurisdiction over SW 8th Street. The posted speed limit is 35 mph.

2.2 Traffic Counts

Vehicle turning movement counts were taken on April 19, 2016 at the study intersections during the AM (7-9 AM) and PM (4-6 PM) peak periods. The counts were adjusted to reflect average annual daily traffic conditions using the latest weekly volume adjustment factors obtained from FDOT. A weekly volume adjustment factor of 0.99 (Miami-Dade County South) corresponding to the dates of the counts was used to adjust the raw turning movement counts to peak seasonal conditions. Traffic counts are provided in Appendix C.

2.3 Intersection Data

Signal timing data was obtained from Miami-Dade County for the signalized intersections analyzed in this study. This information was used for the signal phasing and timing required for the intersection capacity analysis. A field survey was also conducted to obtain the intersection lane configurations to be used in the intersection analysis. Exhibit 2 shows the existing lane configurations at the analyzed intersections. Existing volumes for the morning and afternoon peak period at the intersections analyzed are shown in Exhibit 3. The signal timings are also provided in Appendix C.

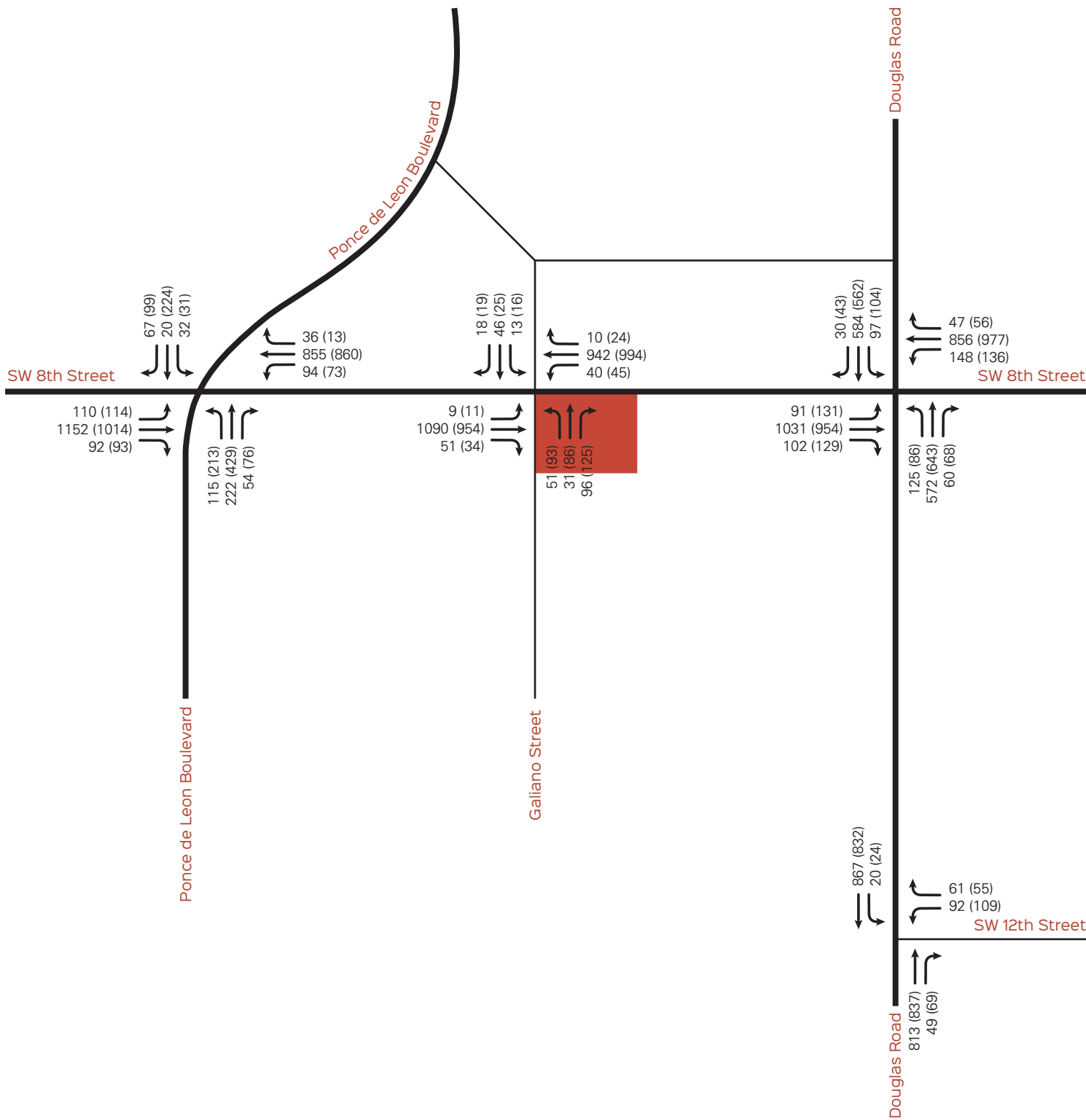


 Project Location

Exhibit 2

Existing Lane Configuration





■ Project Location

Exhibit 3

Existing AM & PM Peak Period Traffic Volumes



2.4 Walking / Other Modes of Transportation

Pedestrian activity is an essential element within this area of Coral Gables. The Coral Gables Trolley service (which traverses the Ponce de Leon Boulevard corridor and loops on Galiano Street) provides frequent service to the project area. There is an existing trolley stop directly adjacent to the project site on Galiano Street and the project proposes to add a shelter at this location. The Coral Gables Trolley provides connectivity to the Douglas Road Metrorail Station which is located approximately 2 miles from the project site. The project area is also serviced by multiple Miami-Dade Transit bus routes. The project site is located in an area where pedestrian activity is common between the existing site and surrounding properties (i.e. Coral Gables Central Business District, Downtown Coral Gables, and Miracle Mile). See Section 5.0 of this report for the circulation plan including details on pedestrian access and available transit.

2.5 Intersection Capacity Analysis

The proposed project is located within the city of Coral Gables Redevelopment and Infill District (GRID), which is a Transportation Concurrency Area established by the city to promote development within its boundaries. In essence, this ordinance establishes that roadways within the geographical area of the GRID are exempt from the citywide traffic LOS Standards.

The Synchro software was used to perform intersection capacity analysis at the analyzed intersections. Synchro is a macroscopic analysis and optimization software application that implements the Intersection Capacity Utilization method for determining intersection capacity. Exhibit 4 shows the resulting LOS for existing conditions during morning and afternoon peak periods. The results of the analysis show that the overall LOS of all intersections is within the city's LOS standards. The northbound approach at the Ponce de Leon Boulevard / SW 8th Street and the Douglas Road / SW 8th Street intersections are currently experiencing delays during the afternoon peak period and morning peak periods respectively. Analysis worksheets are included in Appendix D.

**Exhibit 4: Existing Intersection Capacity Analysis
Weekly AM and PM Peak Period Conditions**

Intersection	Signalized/ Un-signalized/ Roundabout	Direction	AM Peak LOS	PM Peak LOS	LOS Standard
SW 8 th Street / Ponce de Leon Boulevard	S	NB SB EB WB <i>Overall</i>	E E C B <i>C</i>	E + 25 E C B <i>D</i>	E + 20 E + 20 E + 20 E + 20 <i>E + 20</i>
SW 8 th Street / Galiano Street	S	NB SB EB WB <i>Overall</i>	E + 2 E A A <i>A</i>	E E A A <i>B</i>	E + 20 E + 20 E + 20 E + 20 <i>E + 20</i>
SW 8 th Street / Douglas Road	S	NB SB EB WB <i>Overall</i>	E + 24 E + 4 A C <i>D</i>	E + 15 E A C <i>D</i>	E + 20 E + 20 E + 20 E + 20 <i>E + 20</i>
SW 12 th Street / Douglas Road	S	NB SB WB <i>Overall</i>	A A E + 5 <i>A</i>	A A E + 5 <i>A</i>	E + 20 E + 20 E + 20 <i>E + 20</i>

Source: David Plummer & Associates

3.0 PLANNED AND PROGRAMED ROADWAY IMPROVEMENTS

The 2016 Miami-Dade County *Transportation Improvement Program (TIP)* and the *2040 Long Range Transportation Program (LRTP)* were reviewed to identify any programmed or planned projects within the limits of the study area established. Projects within the roadway segments within the study area are listed below.

SR 90/ SW 8 Street from west of SW 39th Avenue to east of SW 34th Avenue

- **DT 4334511** Intersection improvements

Ponce de Leon Boulevard from Salamanca Avenue to Antiquera Avenue

- **PW 000705** Four lanes with left turn bays

Although these improvements are within the study area, they will not impact the study intersections before project buildout year. Therefore they were not considered in the intersection capacity analysis. Roadway improvement information is included in Appendix E.

4.0 FUTURE TRAFFIC CONDITIONS

4.1 Background Traffic and Committed Developments

Average Daily Traffic (ADT) counts published by the Miami-Dade Public Works Department and the FDOT were reviewed to determine historic growth in the area. This analysis indicated that traffic has decreased in the past years. However, a conservative 0.5% annual growth rate was used for the study. Historic growth rate documentation is included in Appendix C.

The city was consulted to determine any committed development in the vicinity of the project site. Two committed development were considered for estimating future traffic volumes in this study: Offizina and Casa Antilla. Exhibit 5 provides a tabulation of AM and PM peak hour trips generated by the committed development, along with the approved land uses. Committed development information is also included in Appendix E.

Exhibit 5: Committed Development Trip Generation

Project	ITE Land Use	Size/Units	AM Peak Vehicle Trips*			PM Peak Vehicle Trips*		
			In	Out	Total	In	Out	Total
Offizina	Office Building (Land Use 710)	90,536 SF	156	21	177	31	149	180
	Drive-in-Bank (Land Use 912)	5,891 SF	41	30	71	72	71	143
Casa Antilla	Residential Condo (Land Use 230)	44 DUs	5	22	27	21	10	31

* Gross vehicle trip ends. Appendix E reflects adjustments for existing land uses, pass-by, internal, and transit trips.

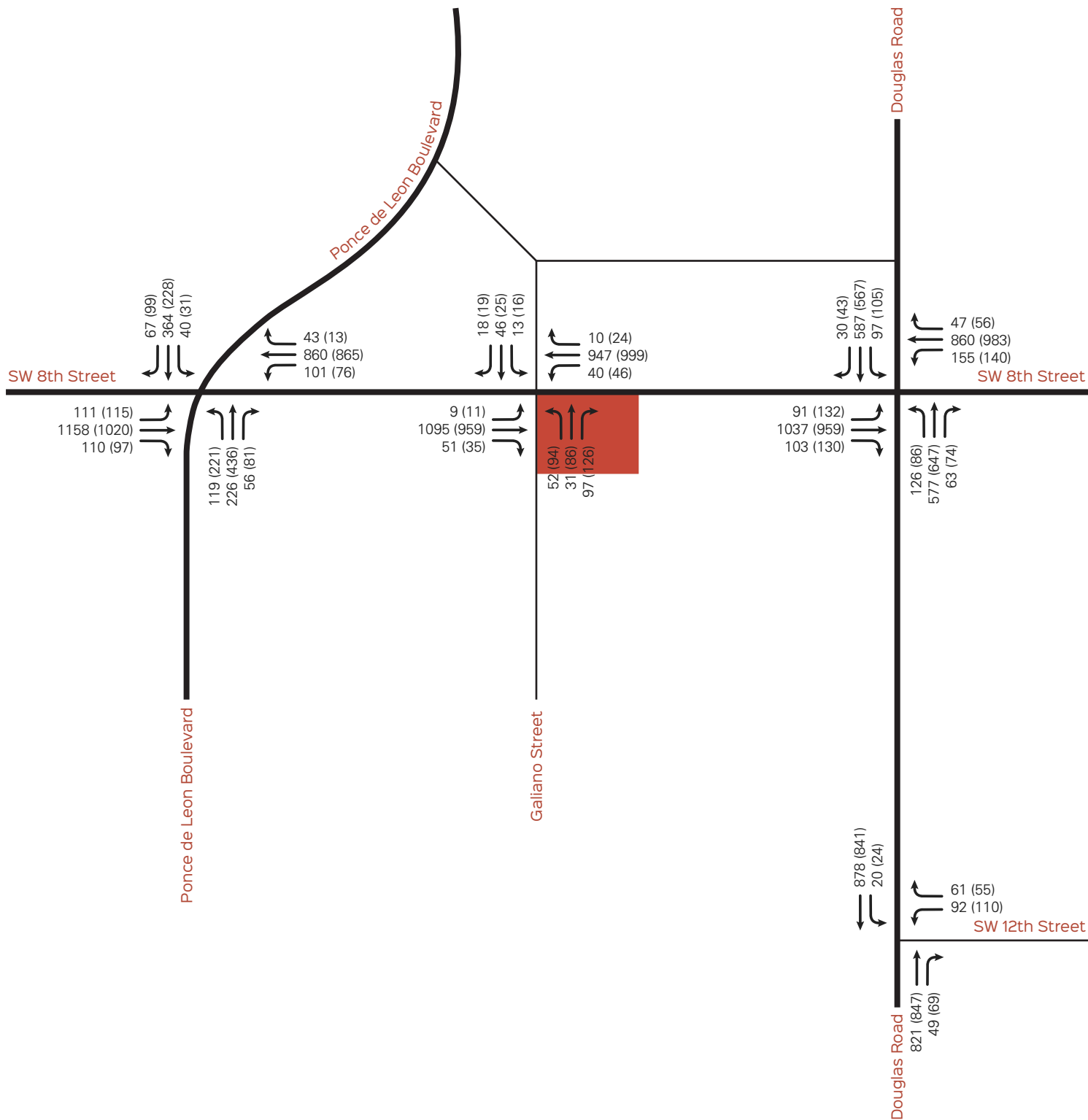
4.2 Future without Project Intersection Capacity Analysis

Future without project conditions was obtained by adding background traffic with committed development trips. Exhibit 6 shows the resulting LOS for morning and afternoon peak conditions for future without project. Exhibit 7 shows the projected turning movements for future without project traffic. The results of the analysis show that the overall LOS of all intersections continues to be within the city’s LOS standards. The northbound approach at the Ponce de Leon Boulevard / SW 8th Street and the Douglas Road / SW 8th Street intersections continue to experience delays during the afternoon peak period and morning peak period respectively. Capacity worksheets are included in Appendix D.

**Exhibit 6: Future without Project Intersection Capacity Analysis
Weekly AM and PM Period Conditions**

Intersection	Signalized/ Unsignalized	Direction	AM Peak LOS	PM Peak LOS	LOS Standard
SW 8 th Street / Ponce de Leon Boulevard	S	NB	E	E + 39	E + 20
		SB	E	E	E + 20
		EB	C	C	E + 20
		WB	B	B	E + 20
		<i>Overall</i>	<i>C</i>	<i>D</i>	<i>E + 20</i>
SW 8 th Street / Galiano Street	S	NB	E + 2	E	E + 20
		SB	E	E	E + 20
		EB	A	A	E + 20
		WB	A	A	E + 20
		<i>Overall</i>	<i>A</i>	<i>B</i>	<i>E + 20</i>
SW 8 th Street / Douglas Road	S	NB	E + 26	E + 17	E + 20
		SB	E + 4	E	E + 20
		EB	A	A	E + 20
		WB	C	C	E + 20
		<i>Overall</i>	<i>D</i>	<i>D</i>	<i>E + 20</i>
SW 12 th Street / Douglas Road	S	NB	A	A	E + 20
		SB	A	A	E + 20
		WB	E + 5	E + 5	E + 20
		<i>Overall</i>	<i>A</i>	<i>A</i>	<i>E + 20</i>

Source: David Plummer & Associates



Project Location

Exhibit 7

Future Without Project AM & PM Peak Period Traffic Volumes



4.3 Project Trip Generation

Trip generation for the proposed project and the existing use was estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition. This manual provides gross trip generation rates and/or equations by land use type. These rates and equations estimate vehicle trip ends at a free-standing site’s driveways. The project proposes a university with a total student enrollment of 390 students, with 200 student stations, and a multi-shift program. In essence not all 390 students will be on campus at the same time. However, for a conservative analysis, the trip generation during the AM and PM peak hours of the adjacent street was completed based on total enrollment. See Appendix F for project trip generation worksheets.

The proposed project is located within the City’s Central Business District (CBD). Therefore, pedestrian activity is expected between the site and adjacent residential areas as well as other destinations (retail, restaurants and services). The project site is also in an area served by bus routes from Miami-Dade Transit and the Coral Gables Trolley. Therefore, a conservative 10% adjustment was applied to the trip generation to account for other modes of transportation. The project trip generation summary is provided in Exhibit 8.

Exhibit 8: Project Trip Generation Summary

Proposed ITE Land Use Designation ¹	Size/Units	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
		In	Out	Total	In	Out	Total
University (Land Use 550)	390 Students	51	15	66	21	45	66
Transit Pedestrian Trips	10%	-5	-2	-7	-2	-5	-7
Net External Trips (Proposed)		45	13	59	19	40	59

It should be noted that the proposed use is replacing an existing 53,201 SF of office space. Since it is unknown how much of this space was actually in use at the time of the traffic counts, the study does not deduct the existing trips, providing for a conservative analysis. However a trip generation

comparison is provided in Exhibit 9. The comparison shows a 42% decrease in trips during the AM peak hour and a 52% decrease in trips during the PM peak hour.

Exhibit 9: Trip Generation Comparison

Proposed ITE Land Use Designation ¹	Size/Units	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
		In	Out	Total	In	Out	Total
University (Land Use 550)	390 Students	51	15	66	21	45	66
Transit Pedestrian Trips	10%	-5	-2	-7	-2	-5	-7
Net External Trips (Proposed)		45	13	59	19	40	59

Existing ITE Land Use Designation ¹	Size/Units	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
		In	Out	Total	In	Out	Total
General Office (Land Use 710)	53,201 SF	101	14	115	23	115	138
Transit/Pedestrian Trips	10%	-10	-2	-12	-21	-12	-14
Net External Trips (Existing)		91	12	103	21	103	124

Proposed Uses	45	13	59	19	40	59
Existing Uses	-91	-12	-103	-21	-103	-124
Net New External Trips	-45	1	-44	-2	-63	-65

¹ Based on ITE Trip Generation Manual, Ninth Edition,

4.4 Project Trip Assignment

Project traffic was distributed and assigned to the study area using the Cardinal Distribution for TAZ 1054 shown in Exhibit 10. The Cardinal Distribution gives a generalized distribution of trips from a TAZ to other parts of Miami-Dade County. The distribution can be summarized as follows: 33.06% to the north, 21.07% to the south, 22.25% to the east, and 23.78% to the west. For estimating trip distribution for the project traffic, consideration was given to conditions such as the roadway network accessed by the project traffic, roadways available to travel in the desired direction, and attractiveness of traveling on a specific roadway. Project trip distribution for the proposed project is shown in Exhibit 11.

**Exhibit 10: Cardinal Distribution
(TAZ 1054)**

Direction	Distribution
NNE	14.69%
ENE	16.72%
ESE	5.52%
SSE	6.66%
SSW	14.40%
WSW	12.58%
WNW	11.19%
NNW	18.37%
Total	100.00%

Source: Miami-Dade Long Range Transportation Plan

Annex Building at Douglas Entrance

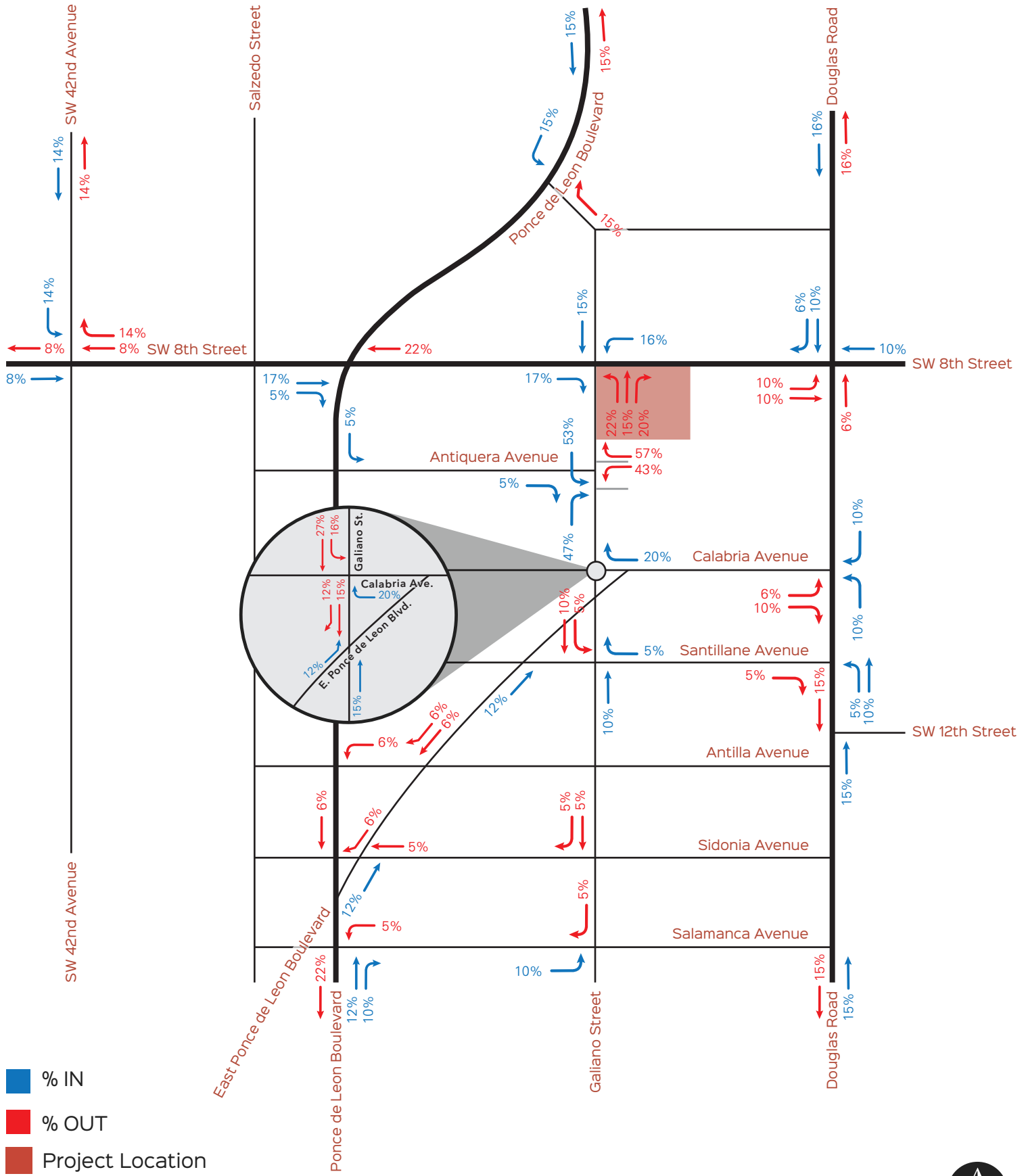


Exhibit 11 Project Trip Distribution

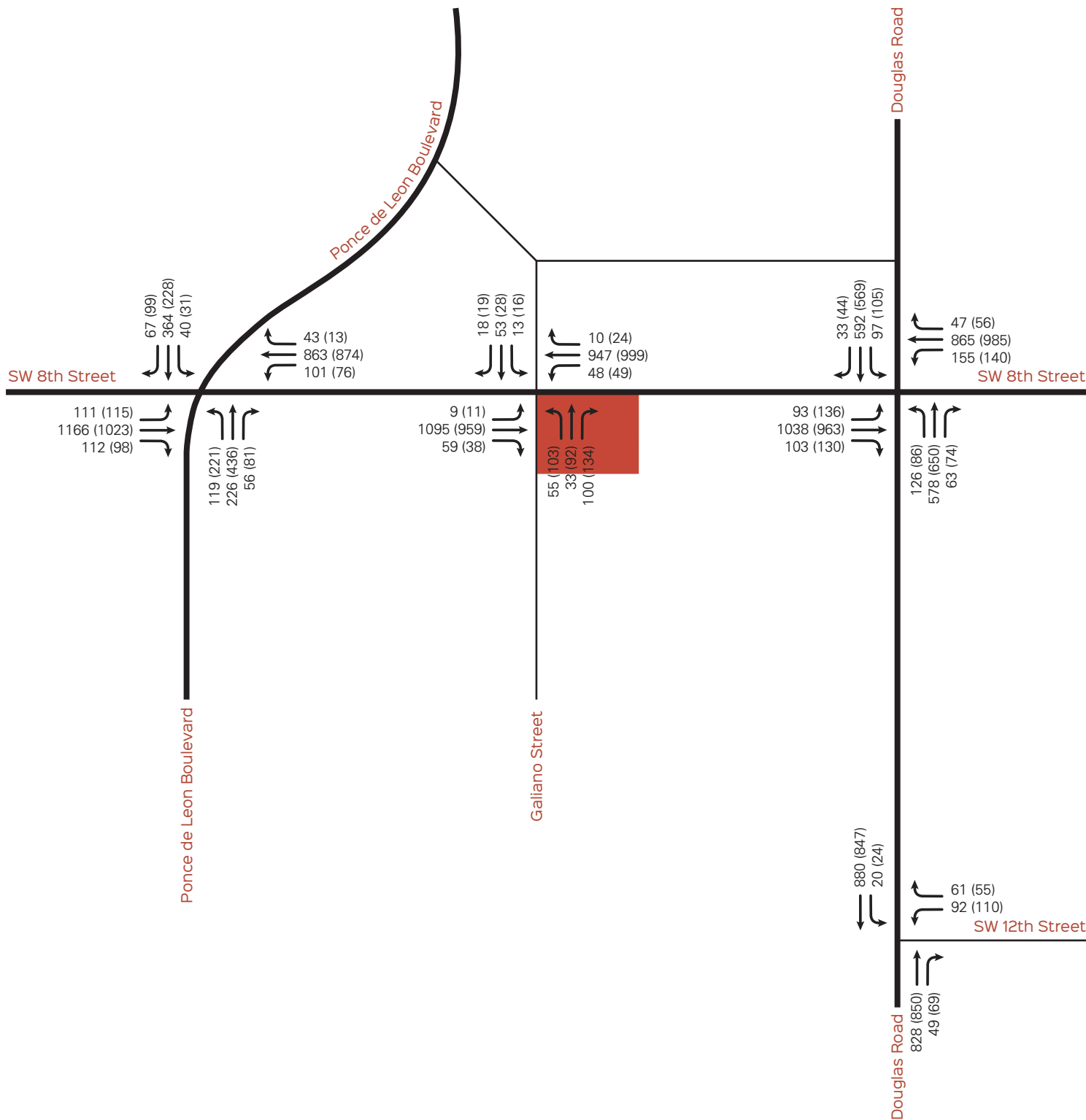
4.5 Future with Project Intersection Capacity Analysis

The trip assignments in the previous section, traffic projections for the project, committed developments and background growth were combined to obtain future traffic with project at the analyzed intersections. Exhibit 12 shows the resulting LOS for the morning and afternoon peak conditions for future with project. Capacity worksheets are included in Appendix D. Exhibit 13 shows the projected turning movement volumes for future with project. The analysis shows that all intersections analyzed are projected to operate within the city's LOS standard during the morning and afternoon peak periods. The northbound approach at the Ponce de Leon Boulevard / SW 8th Street and the Douglas Road / SW 8th Street intersections continue to experience delays during the afternoon peak period and morning peak period respectively. Although the analyzed intersections will operate within the City's LOS standards, minor signal timings adjustment are recommended at these intersections to improve the operations at the approaches.

**Exhibit 12: Future with Project Intersection Capacity Analysis
Weekday AM and PM Peak Period Conditions**

Intersection	Signalized/ Unsignalized/ Roundabout	Direction	AM Peak LOS	PM Peak LOS	LOS Standard
SW 8 th Street / Ponce de Leon Boulevard ¹	S	NB SB EB WB <i>Overall</i>	E E C B <i>C</i>	E + 19 E C B <i>D</i>	E + 20 E + 20 E + 20 E + 20 <i>E + 20</i>
SW 8 th Street / Galiano Street	S	NB SB EB WB <i>Overall</i>	E + 2 E A A <i>A</i>	E E A A <i>B</i>	E + 20 E + 20 E + 20 E + 20 <i>E + 20</i>
SW 8 th Street / Douglas Road ²	S	NB SB EB WB <i>Overall</i>	E + 19 E + 5 A C <i>D</i>	E + 17 E A C <i>D</i>	E + 20 E + 20 E + 20 E + 20 <i>E + 20</i>
SW 12 th Street / Douglas Road	S	NB SB WB <i>Overall</i>	A A E + 5 <i>A</i>	A A E + 26 <i>A</i>	E + 20 E + 20 E + 20 <i>E + 20</i>

(1) PM Peak LOS with Signal Timing improvements
(2) AM Peak LOS with Signal Timing Improvements



Project Location

Exhibit 13

Future With Project AM & PM Peak Period Traffic Volumes

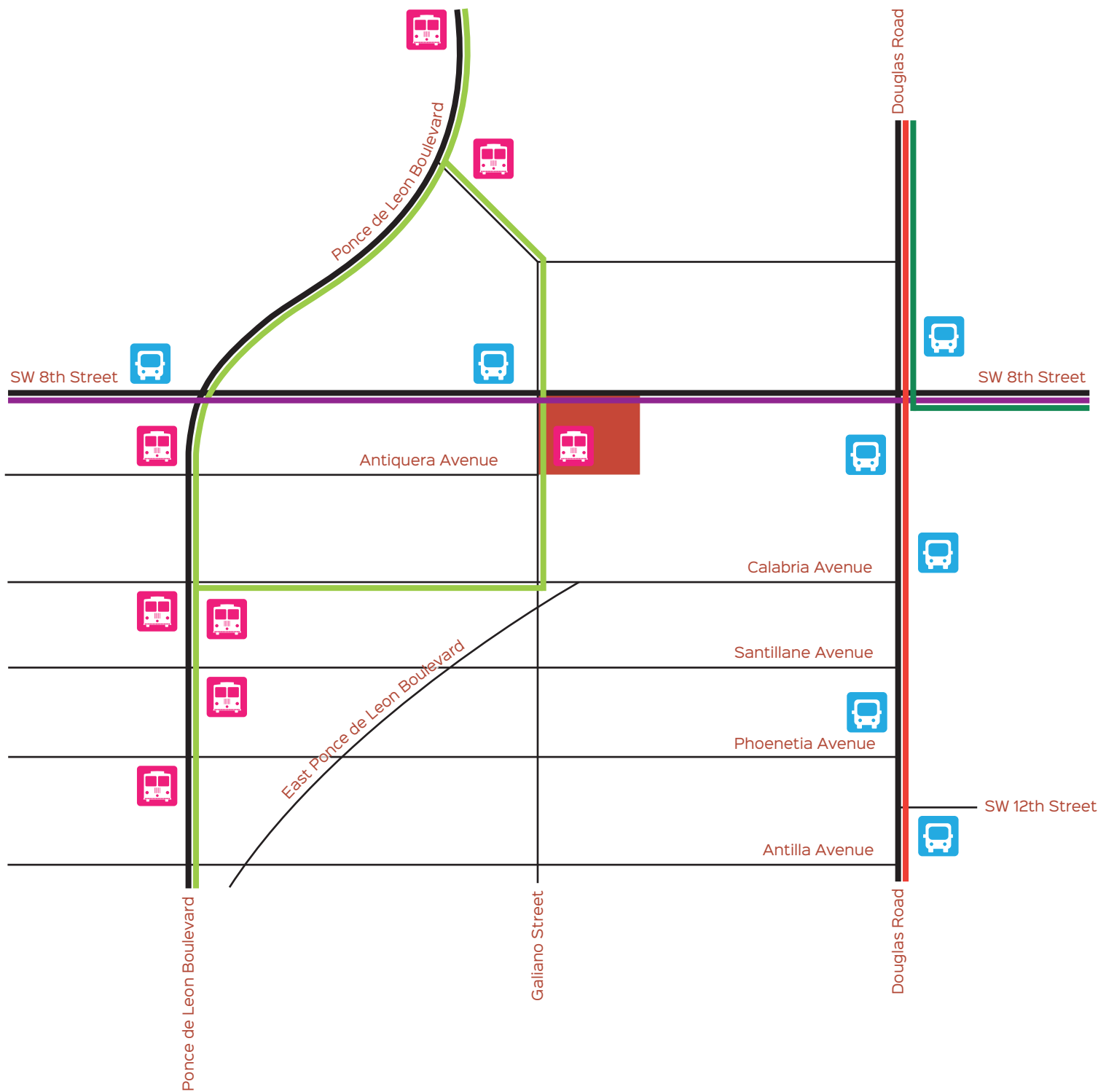


5.0 CIRCULATION PLAN

As mentioned before, University students/employees will access the site by using the existing parking garage located at Galiano Street.

The area surrounding the project is served by transit. There are three Miami-Dade Transit bus routes (Routes: 6, 8, and 37) that traverse this area of Coral Gables. The closest bus stops to the project site are located on SW 8th Street west of Galiano Street and on SW 37th Avenue south of SW 8th Street. The Coral Gables Trolley (which traverses the Ponce de Leon Boulevard corridor and loops on Galiano Street) provides frequent service to the project area. It also provides connectivity to the Douglas Road Metrorail Station which is located approximately 2 miles from the project site. There is an existing trolley stop directly adjacent to the project site on Galiano Street and the project proposes to add a shelter at this location. Exhibit 14 shows the available bus routes and bus stops in the area. Appendix G shows the bus route maps and schedules.

The project is located in an area that is conducive for pedestrian activities. SW 8th Street, Ponce de Leon Boulevard, Douglas Road, and Galiano Street provide sidewalks on both sides of the road. Signalized intersections adjacent to the site have clearly marked crosswalks and provide pedestrian signals. A circulation and mobility plan was prepared for the site (see Exhibit 15). The plan shows the project driveways, location of street signals, sidewalk connections, and pedestrian crosswalks.







 Project Location



Exhibit 14

Circulation Plan - Bus Routes

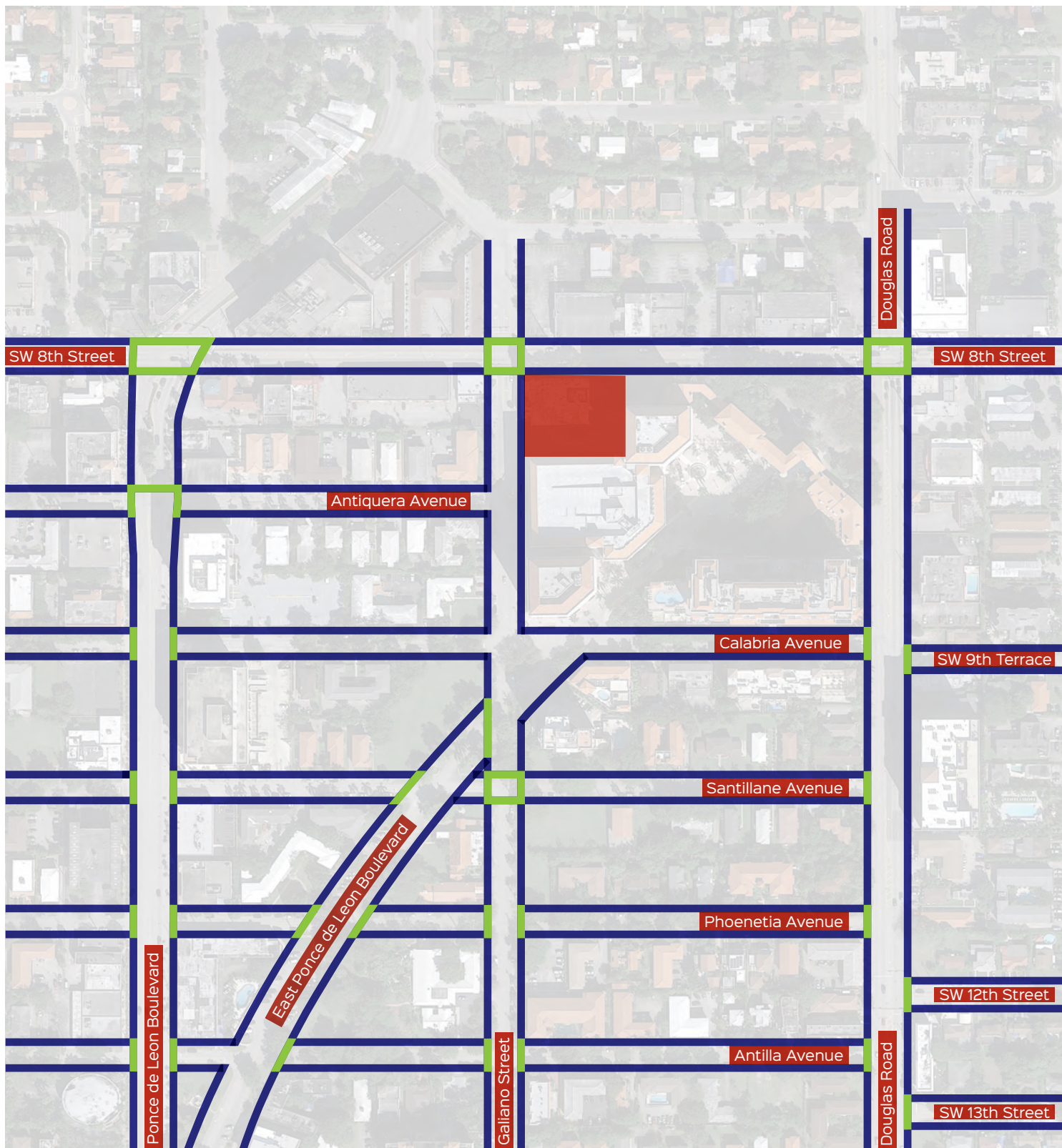
Miami Dade Transit

-  Route 8
-  Route 6
-  Route 37
-  Bus Stop

Miami Dade Transit

-  Trolley Route
-  Trolley Stop





- Project Location
- Sidewalks
- Crosswalks

Exhibit 15

Circulation Plan - Mobility



6.0 CONCLUSIONS

An assessment of the traffic impacts associated with the proposed project was performed in accordance with the requirements of the City of Coral Gables. The results shows that the analyzed intersections currently operate and are projected to operate within the City's LOS standards, however minor signal timings are recommended to improve the operations of certain approaches at the following intersections:

- Ponce de Leon Boulevard / SW 8th Street
- Douglas Road / SW 8th Street

In addition, a mobility and circulation plan was completed as part of the study. The plan shows that the project area is currently served by various Miami-Dade Transit bus routes and the city of Coral Gables Trolley. The project is located in an area that is conducive for pedestrian activity providing sidewalks and crosswalks.

As mention above, this site is currently occupied by 53,201 SF of office space. The trip generation comparison showed a 42% decrease in trips during the AM peak period and a 52% decrease in trips during the PM peak period. Even though the proposed development program shows a substantial decrease of project trips when compared to the existing use, this study does not deduct the existing trips, providing for a conservative analysis. Furthermore, the project represents less than 2% of the total projected volumes at all study intersections during the morning and afternoon peak periods.

Contact Information

Property Owner

Banyan Street/Gap Douglas Entrance Property Owner, LLC
80 SW 8th Street, Suite 2200
Miami, Florida 33131
305-772-9400
zgruber@banyanstreet.com

Attorney

Mario Garcia-Serra, Esq.
Gunster
600 Brickell Avenue, Suite 3500
Miami, Florida 33131
305-376-6027
MGarcia-Serra@gunster.com

Architects

Hamed Rodriguez
Hamed Rodriguez Architect
3250 Mary Street, Suite 305
Coconut Grove, Florida 33131
305-454-2483
hamed@hr-architects-inc.com

John Fullerton
Fullerton Group Architects
2214 Granada Boulevard
Coral Gables, Florida 33134
305-442-4200
jfullerton@thefullertongroup.com



COPY

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

2016 AUG 19 PM 1:00
OFFICE OF THE CLERK
CITY OF CORAL GABLES

REGISTRATION #: _____

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

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

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

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

Print Your Name Hamed Rodriguez LOBBYIST

Print Your Business Name, if applicable Hamed Rodriguez Architects, Inc.

Business Telephone Number 305-529-9967

Business Address 3250 Mary Street, Suite 305, Coconut Grove, Florida 33133
ADDRESS CITY, STATE ZIP CODE

Federal ID#: 26-4387019

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

PRINCIPAL REPRESENTED:

NAME Banyan Street/Gap Douglas Entrance COMPANY NAME, IF APPLICABLE
Owner LLC
BUSINESS ADDRESS 80 SW 8 Street, Suite 2200 TELEPHONE NO.: 305-859-3175
Miami, Florida 33131

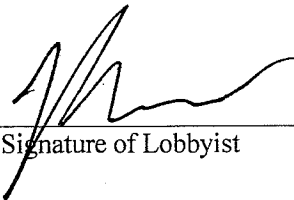
ANNUAL REPORT: On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of \$25.00 for the preceding calendar year. A statement is required to be filed even if there were no expenditures.

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

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

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

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

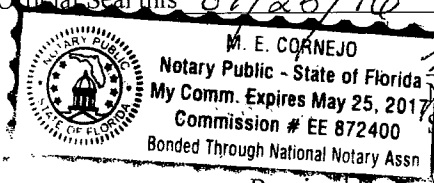

Signature of Lobbyist

STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared Hamed Rodriguez 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 07/25/10

Personally Known
 Produced ID




Notary Public
State of Florida

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

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

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



**CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION**

REGISTRATION #: _____

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

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

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

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

Print Your Name Hamed Rodriguez LOBBYIST

Print Your Business Name Hamed Rodriguez Architects, Inc.

Business Telephone Number 305-529-9967

Business Address 3250 Mary Street, Suite 305, Coconut Grove, Florida 33133
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented:

Principal Name: Banyan Street/Gap Douglas Entrance Owner LLC

Principal Address: 80 SW 8 Street, Suite 2200, Miami, Florida 33131 Telephone Number: 305-859-3175

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 approvals in connection with the proposed redevelopment of the property

at Douglas Entrance located at 800 Douglas Road in the City of Coral Gables, Florida.

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

[Signature]
Signature of Lobbyist

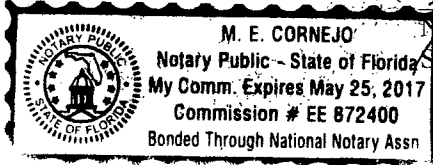
7/25/16
Date

STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared Hamed Rodriguez 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 07/25/16.

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 Organization. Please attach documentary proof.



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

REGISTRATION #: _____

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

Print Your Name	<u>Mario Garcia-Serra</u>		
		LOBBYIST	
Print Your Business Name, if applicable	<u>Gunster, Yoakley & Stewart, P.A.</u>		
Business Telephone Number	<u>(305) 376-6000</u>		
Business Address	<u>600 Brickell Avenue, Suite 3500, Miami, Florida</u>	<u>33131</u>	
	ADDRESS	CITY, STATE	ZIP CODE
Federal ID#:	<u>59-1450702</u>		

2016 MAR 31 PM 2:11
 CITY OF CORAL GABLES
 RECEIVED BY THE
 OFFICE OF THE CLERK

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

PRINCIPAL REPRESENTED:

NAME Banyan Street/Gap Douglas Entrance **COMPANY NAME, , IF APPLICABLE** _____
Owner LLC
BUSINESS ADDRESS 80 SW 8 Street, Suite 2200 **TELEPHONE NO.:** 305-859-3175
Miami, Florida 33131

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

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

Mario Garcia-Serra
Signature of Lobbyist

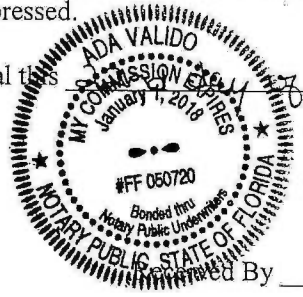
STATE OF FLORIDA)
)
COUNTY OF DADE)

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 _____ day of _____, 2016

X Personally Known

____ Produced ID



[Signature]
Notary Public

State of Florida

\$150.00 Fee Paid _____

Witnessed By _____ Date: _____

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

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



CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION

REGISTRATION #: _____

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Print Your Name	<u>Mario Garcia-Serra</u>	2016 MAR 35 PM 2: 11 CITY OF CORAL GABLES RECEIVED BY THE OFFICE OF THE CITY CLERK
	LOBBYIST	
Print Your Business Name	<u>Gunster, Yoakley & Stewart, P.A.</u>	
Business Telephone Number	<u>305-376-6000</u>	
Business Address	<u>600 Brickell Avenue, Suite 3500, Miami, Florida 33131</u>	
	ADDRESS CITY, STATE ZIP CODE	

Corporation, Partnership, or Trust Represented:

Principal Name: Banyan Street/Gap Douglas Entrance Owner LLC

Principal Address: 80 SW 8 Street, Suite 2200, Miami, Florida 33131 Telephone Number: 305-859-3175

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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, governing Lobbying.

Mario Garcia-Serra
Signature of Lobbyist

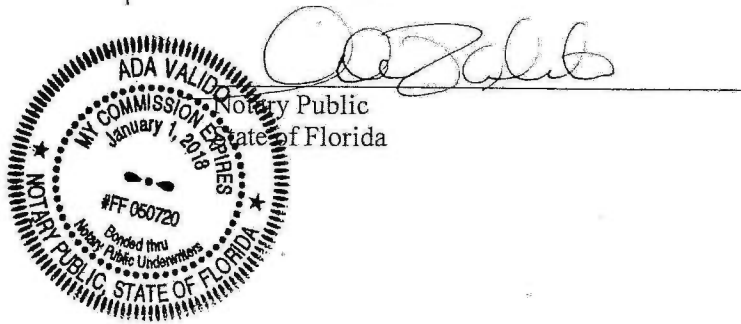
3/22/14
Date

STATE OF FLORIDA)
)
COUNTY OF 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 22nd day of March, 2014

X Personally Known
 Produced ID



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

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



COPY
2016 AUG 19 PM 1:06
CITY OF CORAL GABLES
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OFFICE OF THE ENK

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

REGISTRATION #: _____

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

Print Your Name Zac Gruber LOBBYIST

Print Your Business Name, if applicable Banyan Street/GAP Douglas Entrance Owner, LLC
c/o Banyan Street Capital

Business Telephone Number 305-722-9400

Business Address 80 SW 8 Street, Suite 2200, Miami, Florida 33130
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.
N/A

PRINCIPAL REPRESENTED:

NAME Banyan Street/GAP Douglas Entrance COMPANY NAME, , IF APPLICABLE _____
Owner, LLC

BUSINESS ADDRESS 80 SW 8 Street, Suite 2200 TELEPHONE NO.: 305-722-9400
Miami, Florida 33130

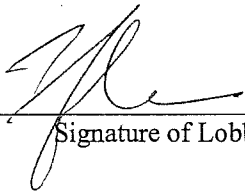
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I Zac Gruber hereby swear or affirm under penalty of per-
jury that I have read the provisions of the City of Coral Gables Ordinance 2006-11, governing Lobbying and that all of the facts contained in this Registration Application are true and that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



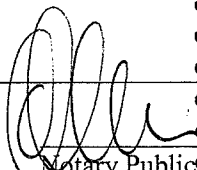
Signature of Lobbyist

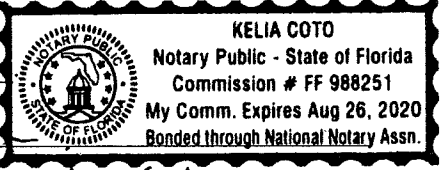
STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared Zac Gruber 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 _____

Personally Known
____ Produced ID


Notary Public
State of Florida Kelia Coto



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

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

For Office Use Only

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



**CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION**

REGISTRATION #: _____

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Print Your Name Zac Gruber
LOBBYIST

Print Your Business Name Banyan Street/GAP Doulgas Entrance Owner, LLC
c/o Banyan Street Capital

Business Telephone Number 305-722-9400

Business Address 80 SW 8 Street, Suite 2200, Miami, Florida 33130
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented:

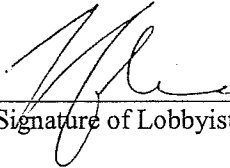
Principal Name: Banyan Street/GAP Douglas Entrance Owner, LLC

Principal Address: 80 SW 8 Street, Suite 2200, Miami, Florida 33130 Telephone Number: 305-722-9400

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 approvals in connection with the proposed redevelopment of the property
at Douglas Entrance located at 800 Douglas Road in the City of Coral Gables, Florida.

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


Signature of Lobbyist

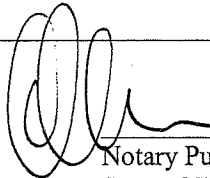
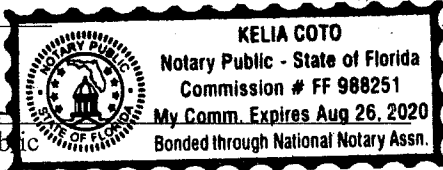
8/5/16
Date

STATE OF FLORIDA)
)
COUNTY OF DADE)

BEFORE ME personally appeared Zac Gruber 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 in-
strument for the purposes therein expressed.

WITNESS my Hand and Official Seal this _____

Personally Known
 Produced ID


Notary Public
State of Florida

Kelia Coto

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

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

CORAL GABLES CONCURRENCY MANAGEMENT

Concurrency Information Statement

This Concurrency Information Statement is for informational purposes only and reflects the availability of public services only at the time statement is issued.

The available capacity for each public service is monitored and updated as development orders are issued by the city, and the applicant cannot be assured that the necessary public services will be available for a development order (e.g. any change in use) at a future date.



Annex Building/ University of St. Augusti
800 DOUGLAS ROAD
Coral Gables, FL

All Schools: 390 students
STATUS=P

Date Printed: 10/27/2016
Development Order: 0
Record Number: 3268
Assoc. Demolition Record: 0

Zones:

Trffic	Fire Protection	Flood Protection	Parks and Recreation
11	201	X	3

Concurrency Needs

Minimum Required Elevation (ft): 0

Adequate Water Flow for Commercial & Residential Fire Protection

	Site Demand	Zone Capacity	Zone Demand	Concurrent	
Trips	702			OK	Within Urban Infill Area
Golf Course	0	47.41	0.3694567874	OK	
Tennis Courts	0	40.35	3.6945664252	OK	
Racquetball Courts	0	6.23	0.482214	OK	
BASKETBALL Courts	0	15.34	1.585192	OK	
Ball Diamonds	0	6.27	0.992038	OK	
Playing Fields	0	7.27	0.992038	OK	
Swimming Pools	0	3.13	0.11089	OK	
Equipped Playing Areas	0	6.34	1.1089	OK	
Special Recreation Facilities	0	93.84	16.63	OK	
Neighborhood Parks (acres)	0	5.62	4.1572	OK	
Mini Parks (acres)	0	0.97	0.22168	OK	
Open Space (acres)	0	1.53	0.5551	OK	
Water Flow (gpm)	3000	3000	3000	OK	

Application Fee: \$190.31
Application Date: 10/27/2016
Expiration Date: N/A

Statement Issued by:

Comments: BUSINESS LOCATION: 3770 SW 8th STREET. CHANGE OF USE FROM OFFICE TO EDUCATIONAL FACILITY WITH (390) STUDENTS. PROPERTY LOCATED IN CL DIST, CONDITIONAL USE APPROVAL REQUIRED. REFER TO SECTION 4-301. B.5. PERMITTED USES

Although the proposed use for which this Concurrency Statement is issued is located in the Urban Infill Area of the City of Coral Gables, and the Statement does not reflect the actual trips that would be generated for this use, Concurrency Fees are applicable and will be assessed.



March 29, 2015

Historical Resources &
Cultural Arts

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

☎ 305.460.5093
✉ hist@coralgables.com

Banyan Street Gap Douglas Ent Own LLC
777 Brickell Avenue, Suite 1100
Miami, FL 33131

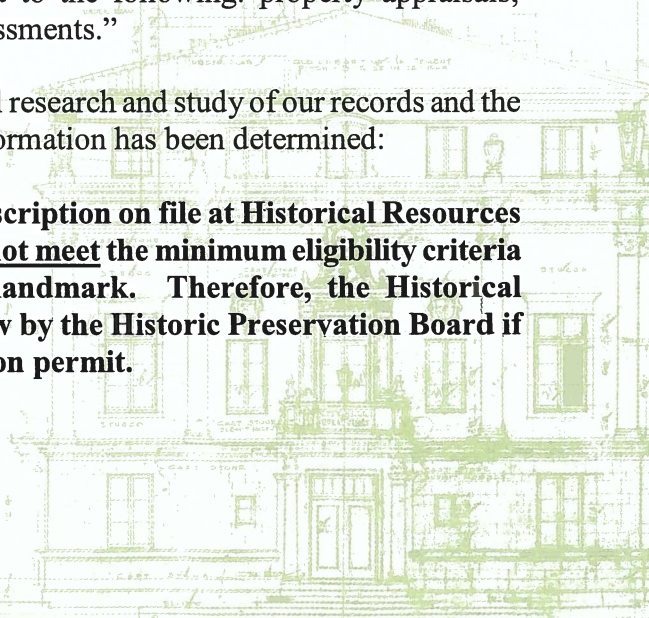
Re: 3770 S.W. 8th Street, lengthy legal description on file at Historical Resources and Cultural Arts Department

Dear Sirs:

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 six (6) 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:

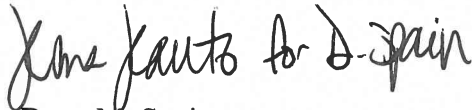
3770 S.W. 8th Street, lengthy legal description on file at Historical Resources and Cultural Arts Department, does not meet the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made for a demolition permit.



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 six (6) 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 six-month period. Upon expiration of the six-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,

A handwritten signature in black ink that reads "Dona M. Spain". The signature is written in a cursive style with a large initial "D" and "S".

Dona M. Spain
Historical Resources & Cultural Arts Director

cc: Mario Garcia-Serra, Esq., 600 Brickell Avenue, Suite 3500, Miami, FL 33131
Craig Leen, City Attorney
Miriam S. Ramos, Deputy City Attorney
Charles Wu, Assistant Development Services Director
Ramon Trias, Planning & Zoning Director
William Miner, Building Director
Virginia Goizueta, Plans Processor Lead
Historical Significance Request Property File



CFN 2014R0235660
OR Bk 29092 Pgs 0614 - 619; (6pgs)
RECORDED 04/02/2014 11:00:17
DEED DOC TAX 604,500.00
SURTAX 453,375.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This instrument was prepared
by and upon recording should
be returned to:

David A. Lapins, Esq.
Drane Freyer & Lapins Limited
200 West Madison Street
Suite 3200
Chicago, IL 60606

Tax Parcel ID No. 03-4108-040-0020

SPECIAL WARRANTY DEED

ASLAN III DOUGLAS ENTRANCE, L.L.C., a Delaware limited liability company f/k/a Transwestern Douglas Entrance, L.L.C. (“**Grantor**”), whose mailing address is 200 West Madison, Suite 3200, Chicago IL 60606, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) cash and other good and valuable consideration to it paid by BANYAN STREET/GAP DOUGLAS ENTRANCE OWNER, LLC, a Delaware limited liability company (“**Grantee**”), whose mailing address is c/o Banyan Street Capital, LLC, 777 Brickell Ave., Suite 1100, Miami, Florida 33131, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL AND CONVEY unto Grantee the tract of land (the “**Land**”) in Miami-Dade County, Florida more fully described on **Exhibit A** hereto, together with all improvements thereon and all or Grantor’s right, title and interest, if any, in and to all easements, rights-of-way, rights and appurtenances appertaining thereto (the “**Property**”).

This Special Warranty Deed is executed by Grantor and accepted by Grantee subject to validly existing and enforceable rights, interests and estates, if any do in fact exist, but only to the extent that the same do in fact exist, of third parties in connection with those items set out and listed in **Exhibit B** hereto, without reimposing any of the same (the “**Encumbrances**”).

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself and its successors and assigns to WARRANT and FOREVER DEFEND all and singular the Property, subject to the validly existing and enforceable rights, if any, of third parties in connection with the Encumbrances, without reimposing any of the same, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

WITNESS THE EXECUTION HEREOF effective as of March 13, 2014.

GRANTOR:

ASLAN III DOUGLAS ENTRANCE, L.L.C., a
Delaware limited liability company f/k/a
Transwestern Douglas Entrance, L.L.C.

By: [Signature]
Name: J. Matthew Haley
Title: Managing Director

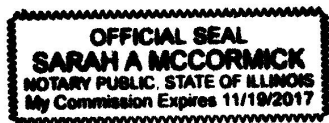
WITNESSES:

Catherine Minton
Witness
Catherine Minton
Print Name

[Signature]
Witness
Lorraine Heart
Print Name

STATE OF ILLINOIS) SS
)
COUNTY OF COOK) SS

This instrument was acknowledged before me on March 13, 2014, by J. Matthew Haley, a managing director of Aslan III Douglas Entrance, L.L.C., a Delaware limited liability company, as the act and deed of said entity.



[Signature]
Name: Sarah A. McCormick
Notary Public in and for
The State of Illinois

(Seal of Notary)

My commission expires: 11-19-2017

Exhibit A to Special Warranty Deed**LEGAL DESCRIPTION**

The land referred to herein below is situated in the County of MIAMI-DADE, State of FLORIDA, and is described as follows:

PARCEL I:

BEGINNING AT A POINT 35.00 FEET SOUTH OF AND 35.00 FEET WEST OF THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 54 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA; THENCE RUN NORTH 89 DEGREES 59 MINUTES 45 SECONDS WEST ALONG A LINE 35.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 8, FOR A DISTANCE OF 633.75 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF GALIANO STREET AS SHOWN ON THE "THE REVISED PLAT OF BLOCKS 4, 4-A, 4-B, 5, 5-A, 5-B, 5-C, 6, 6-A, 7, 7-A, AND 7-B, OF DOUGLAS SECTION OF CORAL GABLES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, AT PAGE 32, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN SOUTH 00 DEGREES 08 MINUTES 29 SECONDS EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID GALIANO STREET, FOR A DISTANCE OF 540.31 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF AVENUE CALABRIA AS SHOWN ON SAID REVISED PLAT OF DOUGLAS SECTION OF CORAL GABLES; THENCE RUN EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF AVENUE CALABRIA, FOR A DISTANCE OF 632.71 FEET TO A POINT OF INTERSECTION WITH A LINE 35 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST $\frac{1}{4}$ OF SAID SECTION 8; THENCE RUN NORTH 00 DEGREES 01 MINUTES 51 SECONDS WEST ALONG SAID LINE FOR A DISTANCE OF 540.27 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

THE LAND CONVEYED TO THE STATE OF FLORIDA FOR THE USE AND BENEFIT OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, BY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 12676, AT PAGE 110 AND OFFICIAL RECORDS BOOK 12676, AT PAGE 112.

ALSO DESCRIBED AS FOLLOWS:

BLOCKS 1, 2, 3, 4 AND LOT "K" OF "THE REVISED PLAT OF BLOCKS 4, 4-A, 4-B, 5, 5-A, 5-B, 5-C, 6, 6-A, 7, 7-A, AND 7-B, OF DOUGLAS SECTION OF CORAL GABLES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, AT PAGE 32, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; TOGETHER WITH THE REVERSIONARY RIGHTS GRANTED TO DOUGLAS DEVELOPMENT CO., BY DEED FROM DOUGLAS ENTRANCE INC., CONVEYING THE FOLLOWING PROPERTY:

ALL THAT PART OF THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 54 SOUTH, RANGE 41 EAST THAT IS BOUNDED AS FOLLOWS: ON THE NORTH BY THE NORTH LINE OF THE SAID SECTION 8, ON THE EAST BY THE EAST LINE OF THE SAID SECTION 8, ON THE SOUTH BY THE CENTER LINE OF AVENUE CALABRIA AND ON THE WEST BY THE CENTER LINE OF GALIANO STREET (REFERENCE HEREIN TO AVENUE CALABRIA AND GALIANO STREET ARE AS

SAID STREET AND AVENUE ARE SHOWN ON THE REVISED PLAT OF DOUGLAS SECTION OF CORAL GABLES, PLAT BOOK 34, AT PAGE 32); AND ALSO THOSE CERTAIN RIGHTS OF WAY CLOSED BY ORDINANCE NO. 992 PASSED AND ADOPTED BY THE CITY OF CORAL GABLES, FLORIDA ON NOVEMBER 13, 1956.

LESS AND EXCEPT

THE LAND CONVEYED TO THE STATE OF FLORIDA FOR THE USE AND BENEFIT OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, BY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 12676, AT PAGE 110 AND OFFICIAL RECORDS BOOK 12676, AT PAGE 112.

FURTHER LESS AND EXCEPT: (JEFFERSON AT DOUGLAS ENTRANCE LP LANDS)

A PORTION OF "THE REVISED PLAT OF BLOCKS, 4, 4-A, 4-B, 5, 5-A, 5-B, 5-C, 6, 6-A, 7, 7-A, AND 7-B, OF DOUGLAS SECTION OF CORAL GABLES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, AT PAGE 32, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; A PORTION OF PONCE DE LEON BOULEVARD EAST AND CALABRIA COURT CLOSED BY ORDINANCE NO. 992 PASSED AND ADOPTED BY THE CITY OF CORAL GABLES, FLORIDA ON NOVEMBER 13, 1956, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 3 THE SAME BEING A RECOVERED PERMANENT CONTROL POINT; THENCE RUN NORTH 00 DEGREES 01 MINUTES 51 SECONDS WEST ALONG A LINE 35 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 54 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, OF A DISTANCE OF 169.29 FEET TO A SET PERMANENT CONTROL POINT; THENCE RUN WEST ALONG A LINE 169.29 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 3, OF A DISTANCE OF 323.36 FEET TO A SET PERMANENT CONTROL POINT; THENCE RUN SOUTH 44 DEGREES 01 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 235.45 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF AVENUE CALABRIA AS SHOWN ON SAID REVISED PLAT OF DOUGLAS SECTION OF CORAL GABLES, THE SAME BEING A SET PERMANENT CONTROL POINT; THENCE RUN EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF AVENUE CALABRIA AND THE SOUTH LINE OF SAID BLOCK 3, FOR A DISTANCE OF 487.09 FEET TO THE POINT OF BEGINNING.

PARCEL II:

FOR THE BENEFIT OF PARCEL I, THOSE CERTAIN EASEMENTS AS CREATED BY THAT DECLARATION OF COVENANTS AND EASEMENTS RECORDED NOVEMBER 17, 2000 IN OFFICIAL RECORDS BOOK 19369, AT PAGE 1858; AND RE-RECORDED IN OFFICIAL RECORDS BOOK 19571, AT PAGE 1238; AS AFFECTED BY AMENDMENT TO DECLARATION FILED NOVEMBER 7, 2001 IN OFFICIAL RECORDS BOOK 20004, PAGE 4378, FOR INGRESS, EGRESS, PARKING AND SIGNAGE, AS APPLICABLE, OVER, UNDER AND ACROSS THE LANDS DESCRIBED IN SAID EASEMENTS.

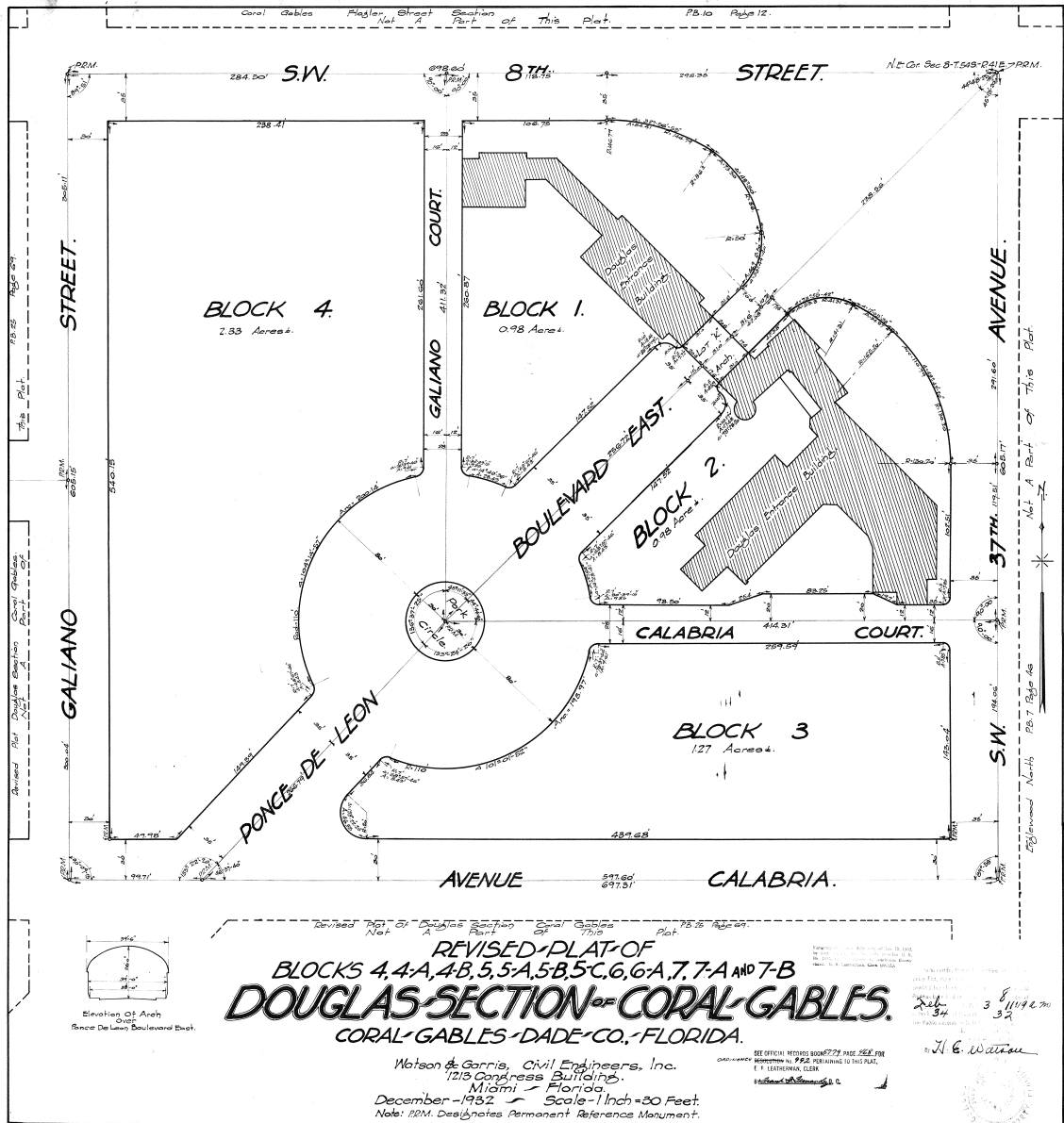
Exhibit B to Special Warranty Deed**Permitted Exceptions**

1. Taxes and assessments for the year 2014 and subsequent years, which are not yet due and payable.
2. The terms, provisions and conditions contained in that certain Agreement for the Construction of Water Facilities and for the Provision of Water Service for Douglas Entrance, Phases I and II between Metro-Dade Water and Sewer Utility and City National Bank of Miami, as Trustee under Land Trust Number 5006818 recorded in Official Records Book 11942, Page 2794, of the Public Records of Miami-Dade County, Florida.
3. Terms and conditions contained in that Declaration of Restrictive Covenant recorded March 20, 1985 in Official Records Book 12449, Page 1446, of the Public Records of Miami-Dade County, Florida.
4. Terms and conditions contained in that Declaration of Restrictive Covenant recorded April 5, 1985 in Official Records Book 12468, Page 1621, of the Public Records of Miami-Dade County, Florida.
5. Terms and conditions contained in that Declaration of Restrictive Covenant recorded April 5, 1985 in Official Records Book 12468, Page 1623, of the Public Records of Miami-Dade County, Florida.
6. The terms, provisions and conditions contained in that certain Ordinance No. 2563 recorded August 28, 1985 in Official Records Book 12620, Page 153, designating Douglas Entrance as a historic landmark.
7. Easement recorded April 3, 1926 in Deed Book 839, Page 106, of the Public Records of Miami-Dade County, Florida.
8. Terms and conditions contained in that Declaration of Restrictive Covenants recorded November 17, 2000 in Official Records Book 19369, Page 1833, of the Public Records of Miami-Dade County, Florida.
9. Terms and conditions contained in that Declaration of Covenants and Easements recorded November 17, 2000 in Official Records Book 19369, Page 1858, and re-recorded March 28, 2001 in Official Records Book 19571, Page 1238, as affected by Instrument, recorded November 7, 2001 in Official Records Book 20004, Page 4378, all of the Public Records of Miami-Dade County, Florida.
10. The terms, provisions and conditions contained in that certain Notice of Lease recorded February 7, 1990 in Official Records Book 14424, Page 2995, as affected by that Notice to Lienors recorded November 24, 2008 in Official Records Book 26662, Page 2983, all of the Public Records of Miami-Dade County, Florida.

DR BK 29092 PG 0619
LAST PAGE

11. Easement to FPL FiberNet, LLC, a Delaware limited liability company recorded February 10, 2009 in Official Records Book 26746, Page 4526, of the Public Records of Miami-Dade County, Florida.
12. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
13. Any lien or right to a lien for labor, services or materials provided in connection with the construction of the improvements referred to in that Notice of Commencement recorded October 30, 2013, in Official Records Book 28890, Page 3294, of the Public Records of Miami-Dade County, Florida.
14. Any lien or right to a lien for labor, services or materials provided in connection with the construction of the improvements referred to in that Notice of Commencement recorded October 23, 2013 in Official Records Book 28879, Page 4553, of the Public Records of Miami-Dade County, Florida.
15. Any lien or right to a lien for labor, services or materials provided in connection with the construction of the improvements referred to in that Notice of Commencement recorded July 8, 2013, in Official Records Book 28713, Page 990, of the Public Records of Miami-Dade County, Florida.

34-32 34-3



Know All Men By These Presents:-
 That The Maryland Casualty Company, a corporation existing under the laws of the State of Florida, has caused to be made the attached Revised Plat of Blocks 4, 4A, 4B, 5, 5A, 5B, 5C, 6, 6A, 7, 7-A and 7-B Douglas Section of Coral Gables, Dade County, Florida, All that part of Block 4 known as Block 4 which is overlain by the arch of that structure as the Douglas Entrance to Canal Ditches (No. 1) is located upon a part of the property hereinafter subject, however, to reservation in the City of Coral Gables to the benefit of the Public, being the perpetual right the roadway under the arch of said structure and Highway until such use may be discontinued by law of the property heretofore described, being in the County of Dade, State of Florida. The said Boulevard, Avenue, Streets, Courts and Park shown on the attached plat, one hereby claims the perpetual use of the Public for proper purpose reserving to ourselves, our successors and our assigns or reversioners thereof whenever allowed by law.

That The Maryland Casualty Company hereby a perpetual easement for highway purposes over, and across Lot K as shown on the attached Plat K is that portion of the highway known as De Leon Boulevard and that under the arch of an structure over said boulevard. The easement constitute the full dimensions of the arch as constructed and as shown on said attached plat and provided further that should said arch, be abandoned and removed over said boulevard, and complete discontinuance of said Lot K shall to the City of Coral Gables for highway purposes reserving to ourselves, our successors and our assigns or reversioners thereof whenever discontinued by law.

In Witness Whereof the Maryland Casualty Company has caused these presents to be signed in its name by its president and its corporate seal to be hereunto affixed and attested its secretary this 27th day of January, A.D. 1932.

Witness Myself, Secretary,
 Maryland Casualty Company.

Witness Myself, By _____ President
 _____ Secretary
 State of Maryland ss.

Before me this day personally appeared F. H. Hinkle Burns and John A. Hartman, President and Secretary respectively of the Maryland Casualty Company, a Maryland Corporation authorized to transact business in Florida, to me well known to be persons acquainted with and who executed the foregoing instrument of obligation, who upon being duly sworn, acknowledged the execution thereof to be their free and voluntary act and deed as such officers of said corporation and for the purposes herein mentioned and that they filed the original of said instrument with and with the authority of the Board of Directors and that the same is the true act and deed of said corporation.

In Witness Whereof, I, _____ Notary Public for the State of Florida, have hereunto set my hand and seal of office at Miami, Florida, this 27th day of January, A.D. 1932.

Notary Public for the State of Florida
 My Commission Expires: _____ 1932

Approved for record
 _____ City Engineer of Coral Gables, Florida
 This Plat was approved by Ordinance No. 225 passed and adopted by the City Commission of Coral Gables, Florida, this _____ day of _____, A.D. 1932.

Attest: _____ Mayor
 _____ Clerk of Circuit Court
 _____ County Clerk
 Approved for record _____ Notary Public for the State of Florida
 I hereby certify that the attached Plat is a true and correct plat of such property as recently surveyed and plotted under my direction and that P.R.M.s were set out thereon.

Field Land Survey No. 251
 3 11/4 30
 J. E. Watson

ORDINANCE NO. 2463

AN ORDINANCE APPROVING A SITE PLAN AND CERTAIN VARIANCES AND RULINGS IN ACCORDANCE WITH THE PROVISIONS OF ORDINANCE NO. 2437 FOR THE DEVELOPMENT OF "DOUGLAS ENTRANCE" LOCATED IN BLOCKS 1, 2, 3, 4, PARK CIRCLE, LOT "K" AND THE VACATED STREETS THEREIN AND ADJACENT THERETO OF THE REVISED PLAT OF BLOCKS 4, 4A, 4B, 5, 5A, 5B, 5C, 6, 6A, 7, 7A AND 7B, DOUGLAS SECTION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34 AT PAGE 32 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, an application was made for approval of a site plan and certain variances and rulings in accordance with the provisions of Ordinance No. 2437 for the development of "Douglas Entrance" located in Blocks 1, 2, 3, 4, Park Circle, Lot "K" and the vacated streets therein and adjacent thereto of the Revised Plat of Blocks, 4, 4A, 4B, 5, 5A, 5B, 5C, 6, 6A, 7, 7A and 7B, Douglas Section, according to the plat thereof recorded in Plat Book 34 at Page 32 of the Public Records of Dade County, Florida, and

WHEREAS, the site plan was reviewed by the Building Official, Zoning Administrator, Acting Public Works Director, Public Service Director, Division Chief of the Coral Gables Fire Department, the Board of Architects and Historic Preservation Board of Review, and

WHEREAS, after notice of public hearing duly published and notification of all property owners of record within three hundred (300) feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on March 10, 1983 at which hearing all interested persons were afforded an opportunity to be heard, and

WHEREAS, the Planning and Zoning Board, at a special meeting of March 10, 1983 recommended that the applicant's request be approved subject to certain conditions,

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That pursuant to the provisions of Ordinance No. 2437, and upon recommendation from the Planning and Zoning Board, the site plan for the development of "Douglas Entrance" located in Blocks 1, 2, 3, 4, Park Circle, Lot "K" and the vacated streets therein and adjacent thereto of the Revised Plat of Blocks 4, 4A, 4B, 5, 5A, 5B, 5C, 6, 6A, 7, 7A and 7B, Douglas Section, according to the plat thereof recorded in Plat Book 34 at Page 32 of the Public Records of Dade County, Florida, shall be and the same is hereby approved in accordance with the revised site plans prepared by the architectural firm of Ferendino, Grafton, Spillis and Candela on file in the office of the City Clerk.

SECTION 2. That the representations made by the applicant before the Planning and Zoning Board and the City Commission shall be made a part of this ordinance as if the same were fully set forth herein.

SECTION 3. That the following variances and/or rulings as requested by the applicant shall be and the same are hereby approved:

1. Permit a hotel restaurant and a hotel snack bar to be detached from the main hotel building, and to be entered from outside rather than through an inside lobby, the restaurant to be located within the existing Douglas Entrance Building, and the snack bar to be located within the racquet ball club area.
2. Permit cafe-type tables and chairs in several different interior courts and plaza locations that would be served from a nearby restaurant or cafe.
3. Permit attendant and/or valet parking for the restaurant and hotel facilities.

AA810

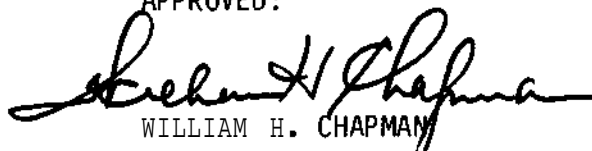
- 4. Permit racquet ball courts and health spa facilities to be located at the top of the parking garage building in Phase I instead of in the hotel as part of Phase III.
- 5. Permit all buildings facing a public street on which it abuts to be considered as front facing for the purpose of determining setbacks.

SECTION 4. That the developer shall have a period of five (5) years from the effective date of this ordinance to obtain a permit for the variances as set forth under Section 3 hereinabove.

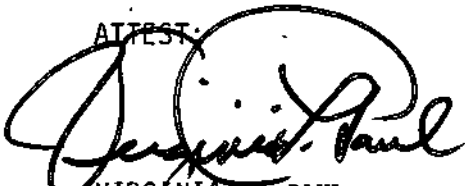
SECTION 5. That all ordinances or parts of ordinances inconsistent or in conflict herewith shall be and the same are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS TWENTY-SIXTH DAY OF APRIL, A. D., 1983.

APPROVED:


WILLIAM H. CHAPMAN
MAYOR

ATTEST:


VIRGINIA L. PAUL
CITY CLERK

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ORDINANCE NO. 2488

AN ORDINANCE APPROVING MODIFICATIONS TO THE SITE PLAN OF DOUGLAS ENTRANCE AS APPROVED BY ORDINANCE NO. 2463, PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES ON APRIL 26, 1983, LOCATED ON BLOCKS 1, 2, 3, 4, PARK CIRCLE, LOT "K" AND THE VACATED STREETS THEREIN AND ADJACENT THERETO OF THE REVISED PLAT OF BLOCKS 4, 4A, 4B, 5, 5A, 5B, 5C, 6, 6A, 7, 7A AND 7B OF DOUGLAS SECTION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34 AT PAGE 32 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; WAIVING THE THIRTY DAY WAITING PERIOD TO PROVIDE THAT THIS ORDINANCE SHALL BECOME EFFECTIVE OCTOBER 25, 1983; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, an **application** was made for **approval** of modifications to the site **plan** of **Douglas Entrance** as approved by **Ordinance** No. 2463, passed and adopted by the City Commission on **April 26, 1983**, and

WHEREAS, the **modifications** to the site **plan** were reviewed by the **Building Official**, **Zoning Administrator**, **Public Works Director**, **Public Service Director**, **Division Chief** of the **Coral Gables Fire Department**, **Board of Architects** and **Historic Preservation Board of Review**, and

WHEREAS, after notice of **public hearing** duly published and **notification** of **all** property owners of record within three hundred (300) feet, a **public hearing** was **held** before the **Planning** and **Zoning Board** of the **City of Coral Gables** on **September 26, 1983** at which hearing **all** interested persons were afforded an opportunity to be heard, and

WHEREAS, the **Planning** and **Zoning Board** at its **meeting** held on **September 26, 1983** recommended that the modifications be approved,

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That the **following modifications**, as requested by the **applicant**, to the site **plan** of **Douglas Entrance** as approved by **Ordinance** No. 2463, passed and adopted by the City Commission of the City of **Coral Gables** on **April 26, 1983** located on **Blocks 1, 2, 3, 4, Park Circle, Lot "K"**, and the vacated streets therein and adjacent thereto of the **Revised Plat** of **Blocks 4, 4A, 4B, 5, 5A, 5B, 6, 6A, 7, 7A and 7B** of **Douglas Section** according to the **Plat** thereof recorded in **Plat Book 34** at **Page 32** of the **Public Records of Dade County, Florida** shall be and the same are hereby approved:

1. Permit the traffic **control** structure and **pergola** as shown on the submitted **plans** prepared by **Spillis, Candela and Partners, Inc.**
2. Permit the roof coverage by **mechanical** equipment and parapets in the North and South office Towers to be 70% of the area of the floor **immediately below** rather than 25% as permitted by the Zoning Code.
3. Permit the **elimination** of the racquet **ball** and **health club** **previously** approved for the low-rise **office building** on the 7th and 8th **levels** (mezzanine) and permit the area to be used for office use, subject to the **office** uses meeting the required off-street parking and **all other applicable regulations** of the City of **Coral Gables**.

SECTION 2. That the representations made by the **applicant** before the **Planning** and **Zoning Board** and the **City Commission** shall be made a part of this ordinance as if the same were **fully** set forth herein.

SECTION 3. That this ordinance is hereby **declared** to be an emergency measure for the purpose of waiving the thirty (30) day waiting period; and providing that this ordinance **shall** become effective October 25, 1983.


SECTION 4. That **all** ordinances or parts of ordinances inconsistent or in **conflict** herewith **shall** be and the same are hereby **repealed** insofar as there is **conflict** or inconsistency.

PASSED AND ADOPTED THIS TWENTY-FIFTH DAY OF OCTOBER, A. D., 1983.

APPROVED:


WILLIAM H. CHAPMAN
MAYOR

ATTEST:


VIRGINIA L. PAUL
CITY CLERK

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ORDINANCE NO. 2563

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "ZONING CODE", AND IN PARTICULAR USE AND AREA MAP PLATE NO. 5, BY DESIGNATING UPON THE USE AND AREA MAP AS AN HISTORIC LANDMARK THE "DOUGLAS ENTRANCE" LOCATED ON BLOCKS 1, 2, 3, 4, PARK CIRCLE, LOT "K" AND THE VACATED STREETS THEREIN AND - ADJACENT THERETO OF THE REVISED PLAT OF BLOCKS 4, 4A, 4B, 5, 5A, 5B, 5C, 6, 6A, 7, 7A AND 7B, DOUGLAS SECTION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, AT PAGE 32 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA (DOUGLAS ROAD AND SOUTHWEST 8TH STREET) CORAL GABLES, DADE COUNTY, FLORIDA; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, it is the policy of the City of Coral Gables to preserve the architectural heritage of its historic neighborhoods by designating certain properties as historic landmarks; and

WHEREAS, the Historic Preservation Board, at its October 23, 1985, meeting determined that the "Douglas Entrance" located on Blocks 1, 2, 3, 4, Park Circle, Lot "K" and the vacated streets therein and adjacent thereto of the Revised Plat of Blocks 4, 4A, 4B, 5, 5A, 5B, 5C, 6, 6A, 7, 7A and 7B, Douglas Section, according to the Plat thereof recorded in Plat Book 34, at Page 32 of the Public Records of Dade County, Florida (Douglas Road and Southwest 8th Street) has met the criteria set forth in Section 16B of Article II of the "Code of the City of Coral Gables" and therefore recommended that the property be designated an Historic Landmark; and

WHEREAS, the City Commission at its meeting on January 13, 1976 adopted Resolution No. 20998 approving the inclusion of the same property on the City of Coral Gables Historic Landmark Inventory pursuant to procedures specified in Chapter 16B of Article II of the "Code of the City of Coral Gables"; and

WHEREAS, the City of Coral Gables is now desirous of designating upon the Use and Area Maps historic landmarks pursuant to procedures specified in Chapter 16B of Article II of the "Code of the City of Coral Gables", and Section 3.13 of Ordinance No. 1525, as amended, and known as the "Zoning Code"; and

WHEREAS, after notice of public hearing duly published and proper posting of the property, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables, Florida, on March 18, 1985, at which hearing all interested persons were afforded the opportunity to be heard on the proposed Historic Landmark Designation of the "Douglas Entrance" located on Blocks 1, 2, 3, 4, Park Circle, Lot "K" and the vacated streets therein and adjacent thereto of the Revised Plat of Blocks 4, 4A, 4B, 5, 5A, 5B, 5C, 6, 6A, 7, 7A and 7B, Douglas Section, according to the plat thereof recorded in Plat Book 34, at Page 32 of the Public Records of Dade County, Florida, (Douglas Road and Southwest 8th Street), Dade County, Coral Gables, Florida; and

WHEREAS, the Planning and Zoning Board at its regular meeting of March 18, 1985 recommended that the "HL" Designation be approved;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That Ordinance No. 1525, as amended, and known as the "Zoning Code", and in particular, that Use and Area Map Plate No. 5 attached thereto and by reference made a part thereof, shall be it is hereby amended to show henceforth the "Douglas Entrance" located on Blocks 1, 2, 3, 4, Park Circle "K" and the vacated streets therein and adjacent thereto of the Revised Plat of Blocks 4, 4A, 4B, 5, 5A, 5B, 5C, 6, 6A, 7, 7A and 7B, Douglas Section, according to the Plat thereof recorded in Plat Book 34, at Page 32 of the Public Records of Dade County, Florida, (Douglas Road and Southwest 8th Street) to be designated as "HL-CA" Commercial Use. The letter symbol "HL" to indicate that said property is an "Historic Landmark" designated pursuant to Section 16B-17 of Article II of the "Code of the City of Coral Gables", and Section 3.13 of the "Zoning Code".

SECTION 2. That a document entitled "Douglas Entrance Designation Report" has been prepared by the Historic Landmark Officer, said report containing information on the historic and architectural significance of the property and regulations pertaining to the review and evaluation of future building permits is attached hereto and by reference shall be made a part of this ordinance.

SECTION 3. That all ordinances or parts of ordinances inconsistent or in conflict herewith shall be and they are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS THIRTIETH DAY OF APRIL, A. D., 1985.

APPROVED:

Dorothy Thomson
DOROTHY THOMSON
MAYOR

ATTEST:
Virginia L. Paul
VIRGINIA L. PAUL
CITY CLERK

Official Designation Report located in the Planning Department, Historic Preservation Division, Historic Landmark Site File for Douglas Road and Southwest Eighth Street - Douglas Entrance.

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THE CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2801

AN ORDINANCE APPROVING MODIFICATION OF SITE PLAN FOR THE CONSTRUCTION OF A 189 ROOM HOTEL ON A PORTION OF BLOCKS 2 AND 3, DOUGLAS ENTRANCE, CORAL GABLES, DADE COUNTY, FLORIDA; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, Application No. 437-P was submitted, requesting modification of site plan, to construct a 189 room hotel instead of a 300 room hotel originally approved by the City Commission. Submission of the plans for approval by the Planning and Zoning Board, after being reviewed by the Directors of Planning, Building and Zoning, Public Works, Public Service, the Fire Chief, the Board of Architects and the Historic Preservation Board, is a condition of Ordinance No. 2437 adopted 11/16/82; and

WHEREAS, after notice of public hearing duly published, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on July 13, 1988, at which hearing all interested persons were afforded an opportunity to be heard; and

WHEREAS, the Planning and Zoning Board at its regular meeting held on July 13, 1988, recommended that the plans be approved with conditions.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That plans drawn by The Collaborative, Inc. for the Compr Hotel, and preliminarily approved by the Historic Preservation Board on April 28, 1988 and by the Board of Architects on May 26, 1988 for the construction of a 189 room hotel on property known as the Douglas Entrance, Coral Gables, Dade County, Florida, shall be and are hereby approved, with the following conditions:

1. That provisions be made to buffer the hotel pool and pool area from the abutting streets.
2. That details of the hotel service area be submitted to the Public Works Department for review.
3. That proposed modifications be reviewed by Dade County and FDOT, if required by those agencies.
4. That plans comply with zoning regulations and that any required variances will be obtained.

SECTION 2. That all ordinances or parts of ordinances inconsistent or in conflict herewith shall be and the same are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS THIRTIETH DAY OF AUGUST, A. D., 1988

APPROVED:

George M. Corrigan

GEORGE M. CORRIGAN
MAYOR

ATTEST:

VIRGINIA L. PAUL
CITY CLERK

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2976

AN ORDINANCE APPROVING A DEVELOPMENT OF REGIONAL IMPACT (**DRI**) AND REVISED PLANS AND MAJOR MODIFICATIONS FOR THE HISTORICALLY DESIGNATED "DOUGLAS ENTRANCE" (800 DOUGLAS ROAD) LEGALLY DESCRIBED AS BLOCKS 1, 2, 3, 4, AND LOT "**K**" AND THE VACATED STREETS THEREIN AND ADJACENT THERETO OF THE REVISED PLAT OF BLOCKS 4, 4A, 4B, 5, 5A, 5B, 5C, 6, 6A, 7, 7A AND 7B, DOUGLAS SECTION, CORAL GABLES, DADE COUNTY, FLORIDA; SETTING FORTH CONDITIONS AND RESTRICTIONS; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, Application No. 536-P was submitted by the Louis Dreyfus Property Group (the "**Developer**"), requesting approval for a Development of Regional Impact (DRI) and the revision of plans and major **modifications** to Ordinance No. 2437 (11/16/82) for the historically designated "Douglas Entrance" (800 Douglas Road) (the "Project") and legally **described as** Blocks 1, 2, 3, 4 and Lot "K" and the vacated streets therein and adjacent thereto of the Revised Plat of Blocks 4, 4A, 4B, 5, 5A, 5B, 5C, 6, 6A, 7, 7A and 7B, Douglas Section; and

WHEREAS, the South Florida Regional Planning Council reviewed the Application for Development Approval ("ADA") for the Development of Regional Impact (DRI) for the Project and on September 4, 1991 recommended approval of the proposed Project with conditions; and

WHEREAS, after notice of public hearing duly **published**, and notification of all property owners of record within three hundred (300) feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on November 13, 1991, at which hearing all interested persons were afforded an opportunity to be heard; and

WHEREAS, the Planning and Zoning Board at its regular meeting held on November 13, 1991, recommended that the plans be approved with conditions; and

WHEREAS, after notice of public hearing duly published, a final public hearing was held before the Coral Gables City Commission on March 10, 1992 at which hearing all interested persons were afforded an opportunity to be heard, the recommendations of the South Florida Regional Planning Council and the Planning and Zoning Board were considered and the following Findings of Fact and Conclusions of Law were made:

FINDINGS OF FACT

- A. The name of the Project is Douglas Entrance.
- B. The authorized agent for the Project is the Louis Dreyfus Property Group.
- C. The name of the owner/Developer of the Project is Douglas Entrance Holdings Limited Partnership, a Delaware limited partnership (the **Developer**).
- D. The development of the Project does not unreasonably interfere with the achievement of the objectives of any adopted state land development plan applicable to the **area**.

- E. The Project is consistent with the City of Coral Gables Zoning Code and Comprehensive Plan subject to the provisions contained herein.
- F. The Project is consistent with the recommendations of the South Florida Regional Planning Council DRI Assessment pursuant to §380.06(14)(c), F.S.
- G. Adequate provisions have been made by the Developer for facilities and services necessary to accommodate the Project and its impacts.

CONCLUSIONS OF LAW

- H. The Project does not unreasonably interfere with the achievement of the objectives of any adopted state land development plan applicable to the area.
- I. The Project is consistent with the City of Coral Gables Zoning Code and Comprehensive Plan subject to the provisions contained herein.
- J. The Project is consistent with the recommendations of the South Florida Regional Planning Council DRI Assessment pursuant to §380.06(14), F.S.
- K. Adequate provisions have been made by the Developer for facilities and services necessary to accommodate the Project and its impacts.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That pursuant to the provisions of Ordinance No. 2437, the revised site plan for the development of "Douglas Entrance" located in Blocks' 1, 2, 3, 4, Lot "K" and the vacated streets therein and adjacent thereto of the Revised Plat of Blocks 4, 4A, 4B, 5, 5A, 5B, 5C, 6, 6A, 7, 7A and 7B, Douglas Section, according to the plat **thereof, recorded** in Plat Book 34 at Page 32 of the Public Records of Dade County, Florida, containing **7.85±** acres as more fully described on Exhibit "A", (attached hereto and incorporated herein by **reference**), shall be and the same is hereby approved in accordance with the revised site plan prepared by the architectural firm of Spillis, Candela & Partners on file in the office of the Planning Director and subject to the conditions and restrictions contained herein (the "Approved **Plans**").

SECTION 2. That the representations made by Developer and his representatives before the Planning and Zoning Board and the City Commission shall be made a part of this Ordinance and the development order incorporated herein (the "Development Order") as if the same were fully set forth herein.

SECTION 3. That the Developer shall be permitted to develop the Douglas Entrance Project in accordance with the Approved Plans and all tabulations related thereto which are attached as exhibits and include acreage attributable to open space, areas of preservation, ground area coverage, landscaping, structures and improvements and other major components of the development, which Approved Plans and exhibits are by this reference incorporated in this Development Order and which Approved Plans provide for, among other things, a total of 739,051 square feet of space allocated to the following uses:

1. Office Space - 684,300 square feet.
2. Retail space - 34,751 square feet; and
3. Restaurant Space - 20,000 square feet

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SECTION 4. That the following considerations as requested by the Developer shall be and the same are hereby approved:

1. Permit the maintenance of **2,681** off-street parking spaces at the Project as required by the Zoning Code of the City of Coral Gables.
2. In addition to all uses permitted in CA-Use Districts pursuant to Section 3-6 of the Zoning Code, permit the maintenance of the following uses at the Project as such uses are permitted in CB-Use Districts pursuant to Section 3-6 of the Zoning Code:
 - (a) Addressing and mailing service.
 - (b) Bake shops, retail only, provided no baking shall be permitted on the premises.
 - (c) Bicycle stores - retail sales only, no repair on premises. Parking and storage of bicycles to be within the building.
 - (d) Catering.
 - (e) Cleaning and **Laundry Agencies**, where no gasoline or explosives of any kind are stored or used therewith and provided no cleaning or laundry shall be done on the premises.
 - (f) Dairy products (retail **only**).
 - (g) Data processing.
 - (h) Day nurseries/Day Care facility for children.
 - (i) Dressmaking and alteration shops for wearing **apparel**, custom only.
 - (j) Employment Agencies.
 - (k) Fruit store (retail only)
 - (l) Gourmet food store.
 - (m) Health and athletic clubs.
 - (n) Hobby supplies.
 - (o) Interior decorating, no work to be done on premises.
 - (p) Loan agencies (excluding pawn **shops**).
 - (q) Luggage shop.
 - (r) Mail order offices, without storage of products sold.
 - (s) **Mimeographing**.
 - (t) Music, Radio, Television and Electrical appliance stores (retail **only**).
 - (u) News stands, provided the business is carried on within and under cover of a building.
 - (v) Parking lots, automobile - auxiliary or accessory to any CA or CB Use.
 - (w) Photo equipment and supplies.
 - (x) Photograph developing and printing.
 - (y) Photostating, photocopying and printing equipment limited to printing on presses accommodating sheet size no larger than 11" X 17".
 - (z) Printing shops and addressing.
 - (aa) Rental of video movies only and computer software only.
 - (bb) Restaurants, Cafes, Cafeterias and Delicatessen. Retail liquor store licenses may be issued limiting the number of permitted licenses for the sale of alcoholic beverages and intoxicating liquors subject to the minimum **conditions**, restrictions and limitations outlined in the Code of ordinances.
 - (cc) Retail beverage store. Retail beverage license may be issued to bona-fide restaurants of fifty (50) seats or over subject to certain conditions, restrictions and limitations outlined in the Code.
 - (dd) Shoe repair shops.

- (ee) Retail package beverage stores, retail beverage stores, retail package liquor stores and retail liquor stores, subject to applicable distance requirements outlined in Section 21-6 of the Zoning Code.
- (ff) Tailor shop
- (gg) Telephone answering service, may include the licensing upon the premises thereof of certain businesses which by their inherent nature require no office space, no signs, no direct sales of merchandise and no storage or display of materials, goods or supplies relating to the operation of such business **e.g., factory representatives, insurance salesmen, consultants and etc.**
- (hh) Telephone exchange.
- (ii) Vocational Training School

3. Permit the maintenance of a health or athletic club in the Project as would be permitted in a CC-Use District pursuant to Section 3-6 of the Zoning Code.
4. Permit attendant and/or valet parking **for** the restaurant and retail facilities at the Project.

SECTION 5. That the Development Order and Project approval are hereby granted subject to the condition that the Developer, its successors and/or assigns, jointly or severally, shall:

1. Incorporate the following into the Project design and **operation:**
 - (a) Actively encourage and promote **ridesharing** by establishing a car and van pool information **program;**
 - (b) Designate three percent (3%) of employee parking spaces, located as close as possible to employee building entrances, for exclusive high occupancy vehicle **use;**
 - (c) Provide for the reservation of retail/restaurant daytime parking supply by making certain convenient parking areas available only after office workers have arrived at the Project. Close such reserved areas until **10:00 AM** by means of gates, barricades or other barriers. Reserve the basement and lower floors of the parking garages for retail/restaurant **uses.**
 - (d) Provide extensive on-site and off-site signage to direct retail/restaurant patrons to specific parking areas.
 - (e) Make parking ticket validation service available in connection with the retail/restaurant operations at the Project.
 - (f) Actively encourage Project merchants to distribute parking location information as part of their advertisement and day to day operations.
 - (g) Provide Metro-Dade Transit route and schedule information in convenient locations throughout the Project; including office complex lobbies and within and adjacent to retail **areas;**
 - (h) Construct and maintain a bus shelter on the south side of S.W. 8th Street between Douglas Road and **Galiano** Street in a manner acceptable to the City;
 - (i) Encourage transit use by provision of other bus shelters, development of turnout lanes, or provision of other amenities to increase **ridership;**
 - (j) Provide on-site bicycle < storage facilities to encourage use of alternative modes of **transportation;** and
 - (k) Mulch, spray, or grass exposed areas to prevent soil erosion and minimize air pollution.

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2. Design, construct and maintain the stormwater management system to meet the following **standards**:
 - (a) Retain the first flush (at least first inch) of runoff from Project roadways, parking lots and loading docks in exfiltration systems.
 - (b) Allow only roof run-off to be discharged to the existing deep well.
 - (c) Install pollutant retardant structures to treat all stormwater runoff at each of the catch basins (down-turned pipe or other Dade County Department of Environmental Resources Management ("DERM") approved **device**), in accordance with the master drainage plan, and periodically remove pollutant **accumulations**.
 - (d) Vacuum sweep all parking lots of eleven (11) or more parking spaces and private roadways serving the parking lots at least once per week.

3. Use only those plant **species** identified in Exhibit 1 herein for Project landscaping. Additional species may be used in Project landscaping only if written approval is provided. Such approval will be based on the following criteria:
 - (a) does not require excessive irrigation or fertilizer;
 - (b) is not prone to insect infestation or disease;
 - (c) does not have invasive root system; and
 - (d) other criteria as may be appropriate.

4. Utilize xeriscape principles in the design of Project landscaping.

5. The Developer shall adhere to and shall incorporate into the development by lease as long as the property is owned by the Developer, and incorporate into the development by sales agreements and restrictive covenant when any of the property is conveyed, as applicable, hazardous materials accident prevention, mitigation, and response **standards**, to be met by the Developer and each tenant classified by an SIC code listed in Exhibit 2 herein that use, handle, store, display, or generate hazardous **materials**, including those identified in Exhibit 3 herein; and including those tenants who use more than the reportable quantity of the hazardous substances listed in Exhibit 4. If any of the referenced lists in Exhibits 2 to 4 are amended, the Developer is responsible for complying with same procedures as amended. At a minimum, these standards **shall**:
 - (a) Require that buildings where hazardous materials or hazardous wastes, as defined above, are to be used, displayed, handled, generated, or stored shall be constructed with impervious floors, without drains, to ensure containment and facilitate clean-up of any spill or leakage.
 - (b) Prohibit any outside storage of hazardous materials or hazardous waste, except for retail goods typically associated with residential **nurseries**, such as lawn fertilizers and garden pesticides. Areas used for this type of outside storage of these goods shall be covered and shall provide secondary containment. This containment shall hold at least one hundred twenty percent (120%) of volume stored to contain accidental spills and contaminated run-off.

- (c) Require that any area used for loading or unloading of hazardous material be covered and equipped with a collection system to contain spills.
- (d) Require all hazardous waste generators to contract with a licensed public or private hazardous waste disposal service or processing facility and to provide to DERM copies of the following forms of documentation of proper hazardous waste management **practices:**
- (i) a shipment to a permitted hazardous waste management facility, or
 - (ii) a confirmation of receipt of materials from a recycler or a waste exchange operation.
- (e) Prohibit generation of hazardous effluents unless adequate facilities, approved by DERM and Florida Department of Environmental Regulation ("**DER**"), are constructed and used by tenants generating such effluents.
- (f) Dispose of hazardous sludge materials generated by effluent **pre-treatment** in a manner approved by the Environmental Protection Agency and DER.
- (g) Notify any tenant generating wastes of the penalties for improper disposal of hazardous waste pursuant to Section 403.727, Florida Statutes.
- (h) Allow reasonable access to facilities for monitoring by DERM, Coral Gables fire officials and DER to assure compliance with this Development Order and all applicable laws and regulations.
6. Notify state archeological officials at the Division of Historical Resources of the Florida Department of State of construction schedules, and delay construction up to three (3) months in any area where potentially significant historical or archeological artifacts are uncovered, and permit state and Coral Gables Historical Preservation Department officials to survey and excavate the site.
7. Create no adverse impacts to the "Puerto de Sol" building. Furthermore, utilize design features throughout the Project which are compatible with the historical landmark.
8. Incorporate energy conservation measures into the design and operation of the Project. At a minimum, construct all development in **conformance** with the **specifications** of the State of Florida Energy Efficiency Code for building Construction (State Energy Code). Consider using natural gas and/or renewal energy sources (e.g. solar heating) for water heating, space heating, and cooling.
9. Limit Project vehicle access points to the public roadway network to those locations shown in the Approved Plan and Exhibit 5.
10. Prior to requesting any additional certificates of occupancy, dedicate any necessary right-of-way for the addition of the eastbound left turn lane at the intersection of Calabria Avenue and Douglas Road (S. W. 37th **Avenue**), as shown in Exhibit 6. In addition, prior to requesting any certificates of occupancy beyond Phase I, as defined in Exhibit 9, complete construction of the eastbound left turn lane at the intersection of Calabria Avenue and Douglas Road (S.W. 37th **Avenue**), as shown in Exhibit 6. Replace the fourteen (14) on street parking spaces that will be removed from the north side of

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Calabria Avenue by providing a minimum of fourteen (14) replacement parking spaces within the boundaries of the Project. Such replacement parking will be available to residents of Calabria Avenue from Douglas Road to the Douglas Entrance Road on weekday nights and weekends at no charge.

The parking program will be instituted when the roadway improvements on Calabria Avenue are commenced and shall remain in effect and free of charge so long as the users abide by the reasonable rules and regulations of the parking facility. In addition, the Developer shall provide the City, the South Florida Regional Planning Council and Dade County with an annual traffic signal warrant study for this intersection, and install the traffic signal when warranted and permitted. The initial study shall be submitted within one hundred eighty (180) days of the effective **date** of this Development Order and on the due date of each annual report thereafter, pursuant to Section V, Paragraph 14 contained **herein**, with the last **submission** to coincide with Project buildout or when the traffic signal is installed, whichever occurs first.

11. Provide the South Florida Regional Planning Council, the Florida Department of Transportation ("**FDOT**"), the City and Dade County with an annual left-turn traffic signal warrant study for the intersection at S.W. 8th Street and Ponce de Leon Boulevard. Install the westbound and eastbound left-turn signal heads when warranted and permitted. The initial study shall be submitted within one hundred eighty (180) days of the effective date of this Development Order and on the due date of each annual report thereafter, pursuant to Section V, Paragraph 14 herein, with the last submission immediately prior to requesting the final building permit for the Project when both signal heads have been **installed**, whichever occurs first. The final submission of the study shall project traffic impact through Project buildout. In the event that neither signal head is found to be warranted and permitted, prior to requesting the final Project building permit, the Applicant shall submit Ten Thousand Dollars (\$10,000) to Dade County for off-site transportation **improvement(s)** within the traffic impact area. In this event, the improvements are to be determined in consultation with the City and the South Florida Regional Planning Council. This contribution may be used for credit towards Dade County impact fees if acceptable to Dade County.
12. Prior to the issuance of certificates of occupancy for development beyond Phase I, as defined in Exhibit 9, or prior to July 1, 1992, whichever occurs earlier, submit Seven Thousand Four Hundred Twenty-Four Dollars (\$7,424) to **FDOT** for contribution to the off-site improvement identified in Exhibit 7. This contribution may be used for credit towards Dade County impact fees if acceptable to Dade County and **FDOT**.
13. Integrate all original and supplemental ADA information into a consolidated Application for Development Approval ("**CADA**") and submit two (2) copies of the CADA to the South Florida Regional Planning Council, one (1) copy to the City, and one (1) copy to the Department of Community Affairs within thirty (30) days of the effective date of this Development Order. The CADA shall be prepared as follows:

- (a) Where **new, clarified,** or revised information was prepared subsequent to submittal of the ADA but prior to issuance of this Development Order, whether in response to a formal statement of information needed or otherwise, the original pages of the ADA will be replaced with revised pages.
- (b) Revised pages will have a "Page Number (R) - Date" notation, with "Page Number" being the number of the original page, "**(R)**" indicating that the page was revised, and "Date" stating the date of the revision.
14. Submit an annual report to the City, the South Florida Regional Planning Council, and the Department of Community Affairs on each anniversary date of the effective date of this Development Order. The annual report shall include, at a minimum:
- (a) a complete response to each question in Exhibit 8;
- (b) copies of the documents which were submitted to DERM, or its successors, for the reporting year pursuant to Section V, Paragraph 5 above.
- (c) monitoring reports pursuant to Section V, Paragraphs 10 and 11 above.
15. Record, within thirty (30) days of the effective date of this Development Order, notice of the adoption of this Development Order with the Clerk of the Dade County Circuit Court pursuant to **§380.06(15), F.S.**, specifying that this Development Order runs with the land, is binding on the Applicant, its successors, and assigns, jointly or severally.

SECTION 6. That the City of Coral Gables shall:

1. Limit Project vehicle access points to the public roadway network to those locations shown on the Approved Plan and Exhibit 5.
2. Withhold the issuance of any certificate of occupancy beyond Phase I, as defined in Exhibit 9, until the construction of the eastbound left turn lane at the intersection of Calabria Avenue and Douglas Road (S.W. 37th Avenue), as shown in Exhibit 6, is completed.
3. Withhold the issuance of certificates of occupancy for development beyond Phase I, as defined in Exhibit 9, or prior to July 1, 1992, whichever occurs earlier, until Seven Thousand Four Hundred Twenty-Four Dollars (7,424) is submitted to **FDOT** for contribution to the off-site improvement identified in Exhibit 7.
4. Ensure that adequate service provisions are made available to the Project to meet the requirements established in the City of coral Gables Comprehensive Plan.
5. December 31, 1999, is hereby established as the date until which the City agrees that the Douglas Entrance Development of Regional Impact shall not be subject to down-zoning, unit density reduction, or intensity reduction, unless the City can demonstrate that substantial changes, made by the developer, in the conditions underlying the approval of this Development Order have occurred, or that this Development Order was based on substantially inaccurate information provided by the Applicant, or that the change is clearly essential to the public health, safety, or welfare.

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6. The termination date for completing development of the Project shall be December 31, 1999. provided that the Applicant, its successors and assigns, complies with Section V, Paragraph 15 of this Development Order. The termination date may only be modified in accordance with **§380.06(19)(c)**, F.S.
7. Withhold the issuance of certificates of occupancy for development beyond Phase I, as defined in Exhibit 9, until the Applicant has complied with all City requirements for adequate fire flow protection for the **Project**.
8. The effective date of this Development Order shall be forty-five (45) days from transmittal of the Development Order to the Department of Community Affairs, the South Florida Regional Planning Council, and Applicant; provided however that if the Development Order is **appealed**, the Development Order will take effect on the day after all appeals have been withdrawn or resolved pursuant to **§380.07(2)**, F.S.
9. The expiration date of this Development Order shall be December 31, 2004.
10. In the event the **Developer**, its successors, or assigns violates any of the conditions of this Development Order or otherwise fails to act in substantial compliance with this Development Order (hereinafter "**violator**"), stay the effectiveness of the Development Order as to the tract, or portion of the tract, in which the violative activity or conduct has occurred and withhold further **permits, approvals, and services** for development in said **tract**, or portion of the tract, upon passage of any appropriate resolution by the City, adopted in accordance with this section, finding that such violation has occurred. The violator will be given written notice by the City that **states:** (a) the nature of the purported violation, and (b) that unless the violation is corrected within fifteen (15) days of said notice, the City will hold a public hearing to consider the matter within thirty (30) days of the date of said notice. If the violation is not correctable within fifteen (15) days, the violator's diligent good faith efforts to correct the violation within that period will obviate the need to hold a public hearing and this Development Order will remain in effect unless the violator does not diligently pursue the corrective action to completion within a reasonable time, in which event the City will given fifteen (15) days notice to the violator of its intention to stay the effectiveness of this Development Order and withhold further **permits, approvals, and services** as to the tract, or portion of the tract, in which the violation has occurred and until the violation is corrected. For purposes of this paragraph, the word "tract" shall be defined to mean any area of development identified on the Douglas Entrance Master Development Plan (Exhibit 9). In addition, the phrase "portion of a tract" means a division of a tract into more than one ownership as created by deed or plat.
11. The Building and Zoning Director is hereby **authorized** to monitor compliance with all conditions, of this Development Order, specifically including the **City's** review of all Development Order conditions prior to issuance of any development permit by the City.
12. The CADA is incorporated herein by reference and relied upon by the parties in discharging their statutory duties under Chapter 380, **F.S.**, and local ordinances. Substantial compliance with the representations contained in the ADA is a condition for approval unless waived or

modified by agreement among the City, the South Florida Regional Planning **Council**, and the Developer, its successors, or assigns.

- 13. The South Florida Regional Planning Council **DRI** Assessment Report is by reference incorporated into this Development Order.
- 14. Within thirty (30) days of the effective date of this Development **Order**, the **Applicant**, shall record the Development Order, together with all Exhibits, with the Clerk of the Dade County Circuit Clerk, pursuant to **§380.06(15)**, F.S., specifying that the Development Order runs with the land and is binding on the Developer, its successors and assigns, jointly or severally.

SECTION 7. That all ordinances or parts of ordinances inconsistent or in conflict herewith shall be and they are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS SEVENTEENTH DAY OF **MARCH**, A. D., 1992.

APPROVED:

George M. Corrigan
 GEORGE M. CORRIGAN
 MAYOR

ATTEST:

Virginia L. Paul
 VIRGINIA L. PAUL
 CITY CLERK
 H/B(4/1) (K-)

ABJ548

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO 3422

AN ORDINANCE APPROVING REVISED SITE PLAN AND ISSUANCE OF AMENDED AND RESTATED DEVELOPMENT ORDER FOR PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL IMPACT (DRI) AND APPROVING NOTICE OF PROPOSED CHANGE (NOPC) EXTENDED BUILDOUT DATE FROM DECEMBER 31, 1999 TO NOVEMBER 30, 2004, FOR HISTORICALLY DESIGNATED "**DOUGLAS ENTRANCE**," 800 DOUGLAS ROAD, BLOCKS 1-4 AND LOT "K" AND VACATED STREETS THEREIN AND ADJACENT THERETO OF REVISED PLAT OF BLOCKS 4, 4A, 4B, 5, 5A, 5B, 5C, 6, 6A, 7, 7A AND 7B, DOUGLAS SECTION, SETTING FORTH CONDITIONS AND RESTRICTIONS, AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH

WHEREAS, Application No 536-P was submitted by the Louis Dreyfus Property Group, requesting approval for a Development of Regional Impact (DRI) and the revision of plans and major modifications to Ordinance No 2463 (4/26/83) for the historically designated "Douglas Entrance" (800 Douglas Road) (the "Project") and legally described as Blocks 1, 2, 3, 4 and Lot "K" and the vacated streets therein, and adjacent thereto of the Revised Plat of Blocks 4, 4A, 4B, 5, 5A, 5B, 5C, 6, 6A, 7, 7A and 7B, Douglas Section, and

WHEREAS, the South Florida Regional Planning Council reviewed the Application for Development Approval ("ADA") for the Development of Regional Impact (DRI) for the Project and on September 4, 1991 recommended approval of the proposed Project with conditions, and

WHEREAS, after notice of public hearing duly published and notification of all property owners of record within three hundred (300) feet, a public hearing was held before the Planning and Zoning Board on November 13, 1991, at which hearing all interested persons were afforded an opportunity to be heard and the Board recommended that the plans be approved with conditions, and

WHEREAS, after notice of public hearing duly published, a final public hearing was held before the Coral Gables City Commission on March 10, 1992 at which hearing all interested persons were afforded an opportunity to be heard, the recommendations of the South Florida Regional Planning Council and the Planning and Zoning Board were considered and Ordinance No 2976 which constituted the Development Order for the DRI was passed and adopted, including the following Findings of Fact and Conclusions of Law outlined below, and

WHEREAS, on May 11, 1999 Douglas Entrance Holdings Limited Partnership, the owner of the Project submitted a Notice of Proposed Change ("NOPC") to a Previously Approved Development of Regional Impact, requesting an extension of the buildout date for the Project,

WHEREAS, after notice duly published and notification of all property owners of record within five hundred (500) feet, a public hearing was held before the Planning and Zoning Board on August 11, 1999 at which hearing all interested persons were afforded an opportunity to be heard, and the Board recommended that the application be approved,

WHEREAS, after notice duly published, a public hearing was held before the Coral Gables City Commission on September 28, 1999 at which hearing all interested persons were afforded an opportunity to be heard, and the recommendation of the Planning and Zoning Board was considered and the Amended and Restated Development Order was approved, with the following Findings of Fact and Conclusions of Law

FINDINGS OF FACT

- A The name of the Project is Douglas Entrance
- B The authorized agent for the Project is the Louis Dreyfus Property Group
- C The name of the owner/Developer of the Project is Douglas Entrance Holdings Limited Partnership, a Delaware limited partnership (the Developer)
- D The development of the Project does not unreasonably interfere with the achievement of the objectives of any adopted state land development plan applicable to the area
- E The Project is consistent with the City of Coral Gables Zoning Code and Comprehensive Plan subject to the provisions contained herein
- F The Project is consistent with the recommendations of the South Florida Regional Planning Council DRI Assessment pursuant to §380.06(14)(c), F.S.
- G Adequate provisions have been made by the Developer for facilities and services necessary to accommodate the Project and its impacts

CONCLUSIONS OF LAW

- H The Project does not unreasonably interfere with the achievement of the objectives of any adopted state land development plan applicable to the area
- I The Project is consistent with the City of Coral Gables Zoning Code and Comprehensive Plan subject to the provisions contained herein
- J The Project is consistent with the recommendations of the South Florida Regional Planning Council DRI Assessment pursuant to §380.06(14), F.S.
- K Adequate provisions have been made by the Developer for facilities and services necessary to accommodate the Project and its impacts

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES

SECTION 1 That pursuant to the provisions of Ordinance No. 2437, the revised site plan for the development of "Douglas Entrance" located in Blocks 1, 2, 3, 4, Lot "K" and the vacated streets therein and adjacent thereto of the Revised Plat of Blocks 4, 4A, 4B, 5, 5A, 5B, 5C, 6, 6A, 7, 7A and 7B, Douglas Section, according to the plat thereof recorded in Plat Book 34 at Page 32 of the Public Records of Dade County, Florida, containing 7.85+/- acres as more fully described on Exhibit "A," (attached hereto and incorporated herein by reference), shall be and the same is hereby approved in accordance with the revised site plan prepared by the architectural firm of Spillis,

Candela & Partners on file in the office of the Planning Director and subject to the conditions and restrictions contained herein (the "Approved Plans")

.SECTION 2 That the representations made by Developer and his representatives before the Planning and Zoning Board and the City Commission shall be made a part of this Ordinance and the development order incorporated herein as if the same were fully set forth herein. The development order as adopted on March 17, 1992 shall be referred to as the "Original Development Order" and the development order, as amended and restated pursuant to the approval of the NOPC shall be referred to as the "Amended and Restated Development Order."

.SECTION 3 That the Developer shall be permitted to develop the Douglas Entrance Project in accordance with the Approved Plans and all tabulations related thereto which are attached as exhibits and include acreage attributable to open space, areas of preservation, ground area coverage, landscaping, structures and improvements and other major components of the development, which Approved Plans and exhibits are by this reference incorporated in this Amended and Restated Development Order and which Approved Plans provide for, among other things, a total of 739,051 square feet of space allocated to the following uses

- A Office Space - 684,300 square feet
- B Retail space - 34,751 square feet, and
- C Restaurant Space - 20,000 square feet

.SECTION 4 That the following considerations as requested by the Developer shall be and the same are hereby approved

- 1 Permit the maintenance of 2,681 off-street parking spaces at the Project as required by the Zoning Code of the City of Coral Gables
- 2 In addition to all uses permitted in CA-Use Districts pursuant to Section 3-6 of the Zoning Code, permit the maintenance of the following uses at the Project as such uses are permitted in CB-Use Districts pursuant to Section 3-6 of the Zoning Code
 - (a) Addressing and mailing service
 - (b) Bake shops, retail only, provided no baking shall be permitted on the premises
 - (c) Bicycle stores - retail sales only, no repair on premises. Parking and storage of bicycles to be within the building
 - (d) Catering
 - (e) Cleaning and Laundry Agencies, where no gasoline or explosives of any kind are stored or used therewith and provided no cleaning or laundry shall be done on the premises
 - (f) Dairy products (retail only)
 - (g) Data processing
 - (h) Day nurseries/Day Care facility for children
 - (i) Dressmaking and alteration shops for wearing apparel, custom only
 - (j) Employment Agencies
 - (k) Fruit store (retail only)
 - (l) Gourmet food store
 - (m) Health and athletic clubs

- (n) Hobby supplies
 - (o) Interior decorating, no work to be done on premises
 - (p) Loan agencies (excluding pawn shops)
 - (q) Luggage shop
 - (r) Mail order offices, without storage of products sold
 - (s) Mimeographing
 - (t) Music, Radio, Television and Electrical appliance stores (retail only)
 - (u) News stands, provided the business is carried on within and under cover of a building
 - (v) Parking lots, automobile - auxiliary or accessory to any CA or CB Use
 - (w) Photo equipment and supplies
 - (x) Photograph developing and printing
 - (y) Photostating, photocopying and printing equipment limited to printing on presses accommodating sheet size no larger than 11" X 17"
 - (z) Printing shops and addressing
 - (aa) Rental of video movies only and computer software only
 - (bb) Restaurants, Cafes, Cafeterias and Delicatessen Retail liquor store licenses may be issued limiting the number of permitted licenses for the sale of alcoholic beverages and intoxicating liquors subject to the minimum conditions, restrictions and limitations outlined in the Code of ordinances
 - (cc) Retail beverage store, Retail beverage license may be issued to bona-fide restaurants of fifty (50) seats or over subject to certain conditions, restrictions and limitations outlined in the Code
 - (dd) Shoe repair shops
 - (ee) Retail package beverage stores, retail beverage stores, retail package liquor stores and retail liquor stores, subject to applicable distance requirements outlined in Section 21-6 of the Zoning Code
 - (ff) Tailor shop
 - (gg) Telephone answering service, may include the licensing upon the premises thereof of certain businesses which by their inherent nature require no office space, no signs, no direct sales of merchandise and no storage or display of materials, goods or supplies relating to the operation of such business e.g., factory representatives, insurance salesmen, consultants and etc
 - (hh) Telephone exchange
 - (n) Vocational Training School
- 3 Permit the maintenance of a health or athletic club in the Project as would be permitted in a CC-Use District pursuant to Section 3-6 of the Zoning Code
- 4 Permit attendant and/or valet parking for the restaurant and retail facilities at the Project

SECTION 5 The Amended and Restated Development Order and Project approval are hereby granted subject to the condition that the Developer, its successors and/or assigns, jointly or severally, shall

- 1 Incorporate the following into the Project design and operation
 - (a) Actively encourage and promote ridesharing by establishing a car and van pool information program
 - (b) Designate three percent (3%) of employee parking spaces, located as close as possible to employee building entrances, for exclusive high occupancy vehicle use
 - (c) Provide for the reservation of retail/restaurant daytime parking supply by making certain convenient parking areas available only after office workers have arrived at the Project. Close such reserved areas until 10:00 AM by means of gates, barricades or other barriers. Reserve the basement and lower floors of the parking garages for retail/restaurant uses
 - (d) Provide extensive on-site and off-site signage to direct retail/restaurant patrons to specific parking areas
 - (e) Make parking ticket validation service available in connection with the retail/restaurant operations at the Project
 - (f) Actively encourage Project merchants to distribute parking location information as part of their advertisement and day to day operations
 - (g) Provide Metro-Dade Transit route and schedule information in convenient locations throughout the Project, including office complex lobbies and within and adjacent to retail areas
 - (h) Construct and maintain a bus shelter on the south side of S W 8th Street between Douglas Road and Galiano Street in a manner acceptable to the City
 - (i) Encourage transit use by provision of other bus shelters, development of turnout lanes, or provision of other amenities to increase ridership
 - (j) Provide on-site bicycle storage facilities to encourage use of alternative modes of transportation, and
 - (k) Mulch, spray, or grass exposed areas to prevent soil erosion and minimize air pollution

- 2 Design, construct and maintain the stormwater management system to meet the following standards
 - (a) Retain the first flush (at least first inch) of runoff from Project road-

ways, parking lots and loading docks in exfiltration systems

- (b) Allow only roof run-off to be discharged to the existing deep well
 - (c) Install pollutant retardant structures to treat all stormwater runoff at each of the catch basins (down-turned pipe or other Dade County Department of Environmental Resources Management ("DERM") approved device), in accordance with the master drainage plan, and periodically remove pollutant accumulations
 - (d) Vacuum sweep all parking lots of eleven (11) or more parking spaces and private roadways serving the parking lots at least once per week
- 3 Use only those plant species identified in Exhibit 1 herein for Project landscaping. Additional species may be used in Project landscaping only if written approval is provided. Such approval will be based on the following criteria:
- (a) does not require excessive irrigation or fertilizer,
 - (b) is not prone to insect infestation or disease,
 - (c) does not have invasive root system, and
 - (d) other criteria as may be appropriate
- 4 Utilize xeriscape principles in the design of Project landscaping
- 5 The Developer shall adhere to and shall incorporate into the development by lease as long as the property is owned by the Developer, and incorporate into the development by sales agreements and restrictive covenant when any of the property is conveyed, as applicable, hazardous materials accident prevention, mitigation, and response standards, to be met by the Developer and each tenant classified by an SIC code listed in Exhibit 2 herein that use, handle, store, display, or generate hazardous materials, including those identified in Exhibit 3 herein, and including those tenants who use more than the reportable quantity of the hazardous substances listed in Exhibit 4. If any of the referenced lists in Exhibits 2 to 4 are amended, the Developer is responsible for complying with same procedures as amended. At a minimum, these standards shall:
- (a) Require that buildings where hazardous materials or hazardous wastes, as defined above, are to be used, displayed, handled, generated, or stored shall be constructed with impervious floors, without drains, to ensure containment and facilitate clean-up of any spill or leakage

- (b) Prohibit any outside storage of hazardous materials or hazardous waste, except for retail goods typically associated with residential nurseries, such as lawn fertilizers and garden pesticides. Areas used for this type of outside storage of these goods shall be covered and shall provide secondary containment. This containment shall hold at least one hundred twenty percent (120%) of volume stored to contain accidental spills and contaminated run-off.
 - (c) Require that any area used for loading or unloading of hazardous material be covered and equipped with a collection system to contain spills.
 - (d) Require all hazardous waste generators to contract with a licensed public or private hazardous waste disposal service or processing facility and to provide to DERM copies of the following forms of documentation of proper hazardous waste management practices:
 - (i) a shipment to a permitted hazardous waste management facility, or
 - (ii) a confirmation of receipt of materials from a recycler or a waste exchange operation.
 - (e) Prohibit generation of hazardous effluents unless adequate facilities, approved by DERM and Florida Department of Environmental Regulation ("DER"), are constructed and used by tenants generating such effluents.
 - (f) Dispose of hazardous sludge materials generated by effluent pretreatment in a manner approved by the Environmental Protection Agency and DER.
 - (1) Notify any tenant generating wastes of the penalties for improper disposal of hazardous waste pursuant to Section 403.727, Florida Statutes.
 - (h) Allow reasonable access to facilities for monitoring by DERM, Coral Gables fire officials and DER to assure compliance with this Development Order and all applicable laws and regulations.
- 6 Notify state archeological officials at the Division of Historical Resources of the Florida Department of State of construction schedules, and delay construction up to three (3) months in any area where potentially significant historical or archeological artifacts are uncovered, and permit state and Coral Gables Historical Preservation Department officials to survey and excavate the site.
- 7 Create no adverse impacts to the "Puerto de Sol" building. Furthermore, utilize design features throughout the Project which are compatible with the historical landmark.
- 8 Incorporate energy conservation measures into the design and operation of the Project. At a minimum, construct all development in conformance with the

specifications of the State of Florida Energy Efficiency Code for building Construction (State Energy Code) Consider using natural gas and/or renewal energy sources (e g solar heating) for water heating, space heating, and cooling

- 9 Limit Project vehicle access point to the public roadway network to those locations shown in the Approved Plan and Exhibit 5
- 10 Prior to requesting any additional certificates of occupancy, dedicate any necessary right-of-way for the addition of the eastbound left turn lane at the intersection of Calabria Avenue and Douglas Road (S W 37th Avenue), as shown in Exhibit 6 In addition, prior to requesting any certificates of occupancy beyond Phase I, as defined in Exhibit 9, complete construction of the eastbound left turn lane at the intersection of Calabria Avenue and Douglas Road (S W 37th Avenue), as shown in Exhibit 6 Replace the fourteen (14) on street parking spaces that will be removed from the north side of Calabria Avenue by providing a minimum of fourteen (14) replacement parking spaces within the boundaries of the Project Such replacement parking will be available to residents of Calabria Avenue from Douglas Road to the Douglas Entrance Road on weekday nights and weekends at no charge

The parking program will be instituted when the roadway improvements on Calabria Avenue are commenced and shall remain in effect and free of charge so long as the users abide by the reasonable rules and regulations of the parking facility In addition, the Developer shall provide the City, the South Florida Regional Planning Council and Dade County with an annual traffic signal warrant study for this intersection, and install the traffic signal when warranted and permitted The initial study shall be submitted within one hundred eighty (180) days of the effective date of the Original Development Order and on the due date of each annual report thereafter, pursuant to Section V, Paragraph 14 contained herein, with the last submission to coincide with Project buildout or when the traffic signal is installed, whichever occurs first

- 11 Provide the South Florida Regional Planning Council, the Florida Department of Transportation ("FDOT"), the City and Dade County with an annual left-turn traffic signal warrant study for the intersection at S W 8th Street and Ponce de Leon Boulevard Install the westbound and eastbound left-turn signal heads when warranted and permitted The initial study shall be submitted within one hundred eighty (180) days of the effective date of the Original Development Order and on the due date of each annual report thereafter, pursuant to Section V, Paragraph 14 herein, with the last submission immediately prior to requesting the final building permit for the Project when both signal heads have been installed, whichever occurs first The final submission of the study shall project traffic impact through Project buildout In the event that neither signal head is found to be warranted and permitted, prior to requesting the final Project building permit, the Applicant shall submit Ten Thousand Dollars (\$10,000 00) to Dade County for off-site transportation improvement(s) within the traffic impact area In this event, the improvements are to be determined in consultation with the City and the South Florida Regional Planning Council This contribution may be used for credit towards Dade County impact fees if acceptable to Dade County

- 12 Prior to the issuance of certificates of occupancy for development beyond Phase 1, as defined in Exhibit 9, or prior to July 1, 1992, whichever occurs earlier, submit Seven Thousand Four Hundred Twenty-Four Dollars (\$7,424 00) to FDOT for contribution to the off-site improvement identified in Exhibit 7. This contribution may be used for credit towards Dade County impact fees if acceptable to Dade County and FDOT.
- 13 Integrate all original and supplemental ADA information into a consolidated Application for Development Approval ("CADA") and submit two (2) copies of the CADA to the South Florida Regional Planning Council, one (1) copy to the City, and one (1) copy to the Department of Community Affairs within thirty (30) days of the effective date of the Original Development Order. The CADA shall be prepared as follows:
 - (a) Where new, clarified, or revised information was prepared subsequent to submittal of the ADA but prior to issuance of the Original Development Order, whether in response to a formal statement of information needed or otherwise, the original pages of the ADA will be replaced with revised pages.
 - (b) Revised pages will have a Page Number (R) - "Date" notation, with "Page Number" being the number of the original page, "(R)" indicating that the page was revised, and "Date" stating the date of the revision.
- 14 Submit an annual report to the City, the South Florida Regional Planning Council, and the Department of Community Affairs on each anniversary date of the effective date of the Original Development Order. The annual report shall include, at a minimum:
 - (a) a complete response to each question in Exhibit 8,
 - (b) copies of the documents which were submitted to DERM, or its successors, for the reporting year pursuant to Section V, Paragraph 5 above
 - (c) monitoring reports pursuant to Section V, Paragraphs 10 and 11 above
- 15 Record, within thirty (30) days of the effective date of this Amended and Restated Development Order, notice of the adoption of this Amended and Restated Development Order with the Clerk of the Dade County Circuit Court pursuant to §380.06(15), F.S., specifying that this Amended and Restated Development Order runs with the land, is binding on the Applicant, its successors, and assigns, jointly or severally.

SECTION 6 That the City of Coral Gables shall

- 1 Limit Project vehicle access point to the public roadway network to those locations shown on the Approved Plan and Exhibit 5

- 2 Withhold the issuance of any certificate of occupancy beyond Phase I, as defined in Exhibit 9, until the construction of the eastbound left turn lane at the intersection of Calabria Avenue and Douglas Road (S W 37th Avenue), as shown in Exhibit 6, is completed
- 3 Withhold the issuance of certificates of occupancy for development beyond Phase I, as defined in Exhibit 9, or prior to July 1, 1992, whichever occurs earlier, until Seven Thousand Four Hundred Twenty-Four Dollars (\$7,424 00) is submitted to FDOT for contribution to the off-site improvement identified in Exhibit 7
- 4 Ensure that adequate service provisions are made available to the Project to meet the requirements established in the City of Coral Gables Comprehensive Plan
- 5 November 30, 2004 is hereby established as the date until which the City agrees that the Douglas Entrance Development of Regional Impact shall not be subject to down-zoning, unit density reduction, or intensity reduction, unless the City can demonstrate that substantial changes, made by the developer, in the conditions underlying the approval of this Amended and Restated Development Order have occurred, or that this Amended and Restated Development Order was based on substantially inaccurate information provided by the Applicant, or that the change is clearly essential to the public health, safety, or welfare
- 6 The termination date for completing development of the Project shall be November 30, 2004 provided that the Applicant, its successors and assigns, complies with Section V, Paragraph 15 of this Amended and Restated Development Order. The termination date may only be modified in accordance with §380 06(19)(c), F S
- 7 Withhold the issuance of certificates of occupancy for development beyond Phase I, as defined in Exhibit 9, until the Applicant has complied with all City requirements for adequate fire flow protection for the Project
- 8 The effective date of this Amended and Restated Development Order shall be forty-five (45) days from transmittal of the Amended and Restated Development Order to the Department of Community Affairs, the South Florida Regional Planning Council, and Applicant, provided however that if the Amended and Restated Development Order is appealed, the Amended and Restated Development Order will take effect on the day after all appeals have been withdrawn or resolved pursuant to §380 07(2), F S

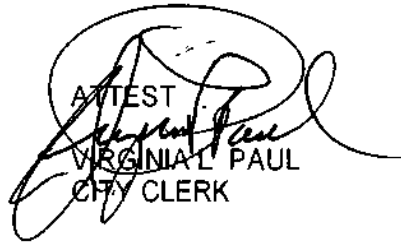
- 9 The expiration date of this Amended and Restated Development Order shall be November 30, 2004
- 10 In the event the Developer, its successors, or assigns violates any of the conditions of this Amended and Restated Development Order or otherwise fails to act in substantial compliance with this Amended and Restated Development Order (hereinafter "violator"), stay the effectiveness of the Amended and Restated Development Order as to the tract, or portion of the tract, in which the violative activity or conduct has occurred and withheld further permits, approvals, and services for development in said tract, or portion of the tract, upon passage of any appropriate resolution by the City, adopted in accordance with this section, finding that such violation has occurred. The violator will be given written notice by the City that states (a) the nature of the purported violation, and (b) that unless the violation is corrected within fifteen (15) days of said notice, the City will hold a public hearing to consider the matter within thirty (30) days of the date of said notice. If the violation is not correctable within fifteen (15) days, the violator's diligent good faith efforts to correct the violation within that period will obviate the need to hold a public hearing and this Amended and Restated Development Order will remain in effect unless the violator does not diligently pursue the corrective action to completion within a reasonable time, in which event the City will give fifteen (15) days notice to the violator of its intention to stay the effectiveness of this Amended and Restated Development Order and withhold further permits, approvals, and services as to the tract, or portion of the tract, in which the violation has occurred and until the violation is corrected. For purposes of this paragraph, the word "tract" shall be defined to mean any area of development identified on the Douglas Entrance Master Development Plan (Exhibit 9). In addition, the phrase "portion of a tract" means a division of a tract into more than one ownership as created by deed or plat.
- 11 The Building and Zoning Director is hereby authorized to monitor compliance with all conditions, of this Amended and Restated Development Order, specifically including the City's review of all Amended and Restated Development Order conditions prior to issuance of any development permit by the City.
- 12 The CADA is incorporated herein by reference and relied upon by the parties in discharging their statutory duties under Chapter 380, F.S., and local ordinances. Substantial compliance with the representations contained in the ADA is a condition for approval unless waived or modified by agreement among the City, the South Florida Regional Planning Council, and the Developer, its successors, or assigns.
- 13 The South Florida Regional Planning Council DRI Assessment Report is by reference incorporated into this Amended and Restated Development Order.

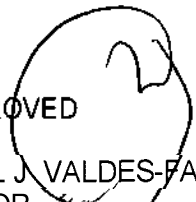
14 Within thirty (30) days of the effective date of this Amended and Restated Development Order, the Applicant, shall record the Notice of the Development Order, together with all Exhibits, with the Clerk of the Dade County Circuit Clerk, pursuant to §380 06(15), F S , specifying that the Amended and Restated Development Order runs with the land and is binding on the Developer, its successors and assigns, jointly or severally

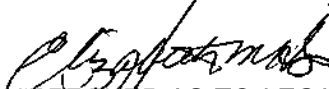
SECTION 7 That all ordinances or parts of ordinances inconsistent or in conflict herewith shall be and they are hereby repealed insofar as there is conflict or inconsistency

PASSED AND ADOPTED THIS NINTH DAY OF NOVEMBER, A D , 1999

(Barker/Withers(5)
(Clerk's Item No 20)


ATTEST
VIRGINIA PAUL
CITY CLERK

APPROVED

RAUL J. VALDES-FAULI
MAYOR


APPROVED AS TO LEGAL CONTENT
ELIZABETH M. HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO 3433

AN **ORDINANCE** APPROVING NOTIFICATION OF PROPOSED CHANGE TO PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL IMPACT (DRI) AND ISSUANCE OF AMENDED AND RESTATED DEVELOPMENT ORDER FOR HISTORICALLY DESIGNATED "**DOUGLAS ENTRANCE**", 800 DOUGLAS ROAD, LEGALLY DESCRIBED AS BLOCKS 1, 2, 3, 4, AND LOT "K" AND VACATED STREETS THEREIN AND ADJACENT THERETO OF REVISED PLAT OF BLOCKS 4, 4A, 4B, 5, **5A**, 5B, 5C, 6, 6A, **7**, 7A AND 7B, DOUGLAS SECTION, CORAL GABLES, DADE COUNTY, FLORIDA, FOR PURPOSE OF ADDING BROADCASTING STATIONS TO LIST OF "**CB**" COMMERCIAL USES PERMITTED ON PROPERTY, AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH

WHEREAS, Application No 536-P was submitted by the Louis Dreyfus Property Group, requesting approval for a Development of Regional impact (DRI) and the revision of plans and major modifications to ordinance No 2437 (11/16/82) for the historically designated "Douglas Entrance" (800 Douglas Road) (the "Project") and legally described as Blocks 1, 2, 3, 4 and Lot "K" and the vacated streets therein, and adjacent thereto of the Revised Plat of Blocks 4, 4A, 4B, 5, **5A**, **5B**, **5C**, 6, 6A, **7**, 7A and 7B, Douglas Section, and

WHEREAS, the south Florida Regional Planning Council reviewed the Application for Development Approval ("ADA") for the Development of Regional impact (DRI) for the Project and on September 4, 1991 recommended approval of the proposed Project with conditions, and

WHEREAS, after notice of hearing duly published and notification of all property owners of record within three hundred (300) feet, a public hearing was held before the Planning and zoning Board on November 13, 1991, at which hearing all interested persons were afforded an opportunity to be heard and the Board recommended that the plans be approved with conditions, and

WHEREAS, after notice of hearing duly published, a final public hearing was held before the coral Gables City commission on March 10, 1992 at which hearing all interested persons were afforded an opportunity to be heard and the recommendations of the South Florida Regional Planning council and the Planning and zoning Board were considered and Ordinance No 2976 which constituted the Development Order for the DRI was passed and adopted, including the following Findings of Fact and Conclusions of Law

FINDINGS OF FACT

- A The name of the Project is Douglas Entrance
- B The authorized agent for the Project is the Louis Dreyfus Property Group
- C The name of the owner/Developer of the Project is Douglas Entrance Holdings Limited Partnership, a Delaware limited partnership (the Developer).
- D The development of the Project does not unreasonably interfere with the achievement of the objectives of any adopted state land development plan ap-

plicable to the area.

- E The Project is consistent with the City of Coral Cables zoning code and comprehensive Plan subject to the provisions contained herein
- F The Project is consistent with the recommendations of the South Florida Regional Planning council DRI Assessment pursuant to §380.06(14)(c), F S
- G. Adequate provisions have been made by the Developer for facilities and services necessary to accommodate the Project and its impacts.

CONCLUSIONS OF LAW

- H. The Project does not unreasonably interfere with the achievement of the objectives of any adopted state land development plan applicable to the area
- I The Project is consistent with the City of Coral cables zoning Code and Comprehensive Plan subject to the provisions contained herein
- J The Project is consistent with the recommendations of the South Florida Regional Planning Council DRI Assessment pursuant to §380.06(14), F.S
- K Adequate provisions have been made by the Developer for facilities and services necessary to accommodate the Project and its impacts.

WHEREAS, on May 11, 1999 Douglas Entrance Holdings Limited Partnership, the owner of the Project submitted a Notice of Proposed Change ("NOPC") to a Previously Approved Development of Regional impact, requesting an extension of the buildout date for the Project, and

WHEREAS, after notice of public hearing duly published, a final public hearing was held before the City commission on November 9, 1999 at which hearing all interested persons were afforded an opportunity to be heard, and the Amended and Restated Development Order was approved by Ordinance No 3422 extending the buildout date for the project; and

WHEREAS, after notice duly published, a final public hearing was held before the City Commission on January 11, 2000 on a Notification of Proposed Change to the previously approved Development of Regional impact for the purpose of adding Broadcasting stations to the list of "CB" commercial uses permitted on the subject property, at which hearing all interested persons were afforded an opportunity to be heard, and the amendment was approved,

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL CABLES

SECTION 1. That the previously approved Development of Regional impact (DRI), as amended and restated from time to time, for the historically designated Douglas Entrance, legally described as Blocks 1, 2, 3, 4, and Lot "K" and the vacated streets therein and adjacent thereto of the Revised Plat of Blocks 4, 4A, 4B, 5, 5A, 5B, 5C, 6, 6A, 7, 7A, and 7B, Douglas section, coral Gables, Dade county, Florida shall be and it is hereby amended by adding Broadcasting stations to the list of "CB" commercial uses permitted on the subject property

SECTION 2 That within thirty days of the effective date of this amendment to the adopted development order, the effective date of which shall be February 11, 2000, notice of the amendment shall be recorded by the developer with the Clerk of the Dade County Circuit Court, pursuant to sec 380 06(15)(f) of the Florida statutes

SECTION 3 That all ordinances or parts of ordinances inconsistent or in conflict herewith shall be and they are hereby repealed insofar as there is conflict or inconsistency

PASSED AND ADOPTED THIS ELEVENTH DAY OF JANUARY, A D , 2000

(Barker/Thomson(5)
(Clerk's Item NO 12)

RAÚL J VALDÉS-FAULI
MAYOR

ATTEST

VIRGINIA L PAUL
CITY CLERK

APPROVED AS TO LEGAL CONTENT
ELIZABETH M HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 3478

AN ORDINANCE APPROVING REVISED SITE PLAN AND ISSUANCE OF AMENDED AND RESTATED DEVELOPMENT ORDER FOR PREVIOUSLY APPROVED DEVELOPMENT OF REGIONAL IMPACT (DRI) AND APPROVING NOTIFICATION OF PROPOSED CHANGE (NOPC) FOR HISTORICALLY DESIGNATED "DOUGLAS ENTRANCE", 800 DOUGLAS ROAD, LEGALLY DESCRIBED AS BLOCKS 1, 2, 3, 4, LOT "K", AND VACATED STREETS THEREIN AND ADJACENT THERETO OF REVISED PLAT OF BLOCKS 4, 4A, 4B, 5, 5A, 5B, 5C, 6, 6A, 7, 7A AND 7B, DOUGLAS SECTION, CORAL GABLES; SETTING FORTH CONDITIONS AND RESTRICTIONS; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, Application No. 536-P was submitted by the Louis Dreyfuss Property Group, requesting approval for a Development of Regional Impact (DRI) and the revision of plans and major modifications to Ordinance No. 2437 (11/16/82) for the historically designated "Douglas Entrance" (800 Douglas Road) (the "Project") and legally described as Blocks 1, 2, 3, 4, Lot "K" and the vacated streets therein and adjacent thereto of the Revised Plat of Blocks 4, 4A, 4B, 5, 5A, 5B, 5C, 6, 6A, 7, 7A and 7B, Douglas Section; and

WHEREAS, the South Florida Regional Planning Council reviewed the Application for Development Approval ("ADA") for the Development of Regional Impact (DRI) for the Project and on September 4, 1991 recommended approval of the proposed Project with conditions; and

WHEREAS, after notice of public hearing duly published, and notification of all property owners of record within three hundred (300) feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on November 13, 1991, at which hearing all interested persons were afforded an opportunity to be heard; and

WHEREAS, the Planning and Zoning Board at its regular meeting held on November 13, 1991, recommended that the plans be approved with conditions; and

WHEREAS, after notice of public hearing duly published, a final public hearing was held before the Coral Gables City Commission on March 17, 1992 at which hearing all interested persons were afforded an opportunity to be heard, the recommendations of the South Florida Regional Planning Council and the Planning and Zoning Board were considered and Ordinance No. 2976 which constituted the Development Order for the DRI was passed and adopted, including the Findings of Fact and Conclusions of Law outlined below; and

WHEREAS, on May 11, 1999, Douglas Entrance Holdings Limited Partnership, the owner of the Project, submitted a Notice of Proposed Change ("NOPC") to a Previously Approved Development of Regional Impact, requesting an extension of the buildout date for the Project; and

WHEREAS, after notice of public hearing duly published, a final public hearing was held before the Coral Gables City Commission on November 9, 1999, at which hearing all interested persons were afforded an opportunity to be heard, the recommendations of the South Florida Regional Planning Council and the Planning and Zoning Board were considered and Ordinance No. 3422 which constituted an Amended and Restated Development Order for the

DRI, was passed and adopted, including the Findings of Fact and Conclusions of Law outlined below; and

WHEREAS, Douglas Entrance Holdings Limited Partnership, the owner of the Project, also submitted a Second Notice of Proposed Change to a Previously Approved Development of Regional Impact, requesting a modification to Section 4.2 of the Development Order to include a broadcast station as a permitted CB District use within the Project; and

WHEREAS, after notice of public hearing duly published, a final public hearing was held before the Coral Gables City Commission on January 11, 2000 at which hearing all interested persons were afforded an opportunity to be heard, the recommendations of the South Florida Regional Planning Council and the Planning and Zoning Board were considered and Ordinance No. 3433 which constituted a Second Amended and Restated Development Order for the DRI was passed and adopted, including the Findings of Fact and Conclusions of Law outlined below; and

WHEREAS, on April 18, 2000, Douglas Entrance Holdings Limited Partnership, the owner of the Project, submitted a third Notice of Proposed Change to a Previously Approved Development of Regional Impact, requesting a modification of the site plan, including the deletion of 224,620 square feet of office and the inclusion of 218 residential dwelling units (314,843 square feet) for the Project; approval of 1,886 off-street parking spaces for the Project, and deletion of a condition requiring an eastbound left turn lane on Calabria Avenue at the intersection with Douglas Road (S.W. 37th Avenue); and

WHEREAS, after notice of public hearing duly published, a public hearing was held before the Coral Gables City Commission on July 11, 2000 at which hearing all interested persons were afforded an opportunity to be heard, the recommendations of the South Florida Regional Planning Council and the Planning and Zoning Board were considered, and the ordinance constituting a Third Amended and Restated Development Order for the DRI was approved on first reading, including the Findings of Fact and Conclusions of Law outlined below.

FINDINGS OF FACT

- A. The name of the Project is Douglas Entrance.
- B. The authorized agent for the Project is the Louis Dreyfuss Property Group.
- C. The name of the owner/Developer of the Project is Douglas Entrance Holdings Limited Partnership, a Delaware limited partnership (the Developer).
- D. The development of the Project does not unreasonably interfere with the achievement of the objectives of any adopted state land development plan applicable to the area.
- E. The Project is consistent with the City of Coral Gables Zoning Code and Comprehensive Plan subject to the provisions contained herein.
- F. The Project is consistent with the recommendations of the South Florida Regional Planning Council DRI Assessment pursuant to §380.06(14)(c), F.S.

- G. Adequate provisions have been made by the Developer for facilities and services necessary to accommodate the Project and its impacts.

CONCLUSIONS OF LAW

- H. The Project does not unreasonably interfere with the achievement of the objectives of any adopted state land development plan applicable to the area.
- I. The Project is consistent with the City of Coral Gables Zoning Code and Comprehensive Plan subject to the provisions contained herein.
- J. The Project is consistent with the recommendations of the South Florida Regional Planning Council DRI Assessment pursuant to §380.06(14), F.S.
- K. Adequate provisions have been made by the Developer for facilities and services necessary to accommodate the Project and its impacts.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That pursuant to the provisions of Ordinance No. 2437, the second revised site plan for the development of "Douglas Entrance" located in Blocks 1, 2, 3, 4, Lot "K" and the vacated streets therein and adjacent thereto of the Revised Plat of Blocks 4, 4A, 4B, 5, 5A, 5B, 5C, 6, 6A, 7, 7A and 7B, Douglas Section, according to the plat thereof recorded in Plat Book 34 at Page 32 of the Public Records of Dade County, Florida, containing 7.85± acres as more fully described on Exhibit "A", (attached hereto and incorporated herein by reference,) shall be and the same is hereby approved in accordance with the second revised site plan, prepared by the architectural firm of Fullerton, Diaz Architects, Inc., dated 01/19/2000, consisting of eleven (11) pages, numbered A-1 through A-11, on file in the office of the Planning Director and subject to the conditions and restrictions contained herein (the "Approved Plans").

SECTION 2. That the representations made by Developer and his representatives before the Planning and Zoning Board and the City Commission shall be made a part of this Ordinance and the development order incorporated herein as if the same were fully set forth herein. The development order as adopted on March 17, 1992 shall be referred to as the "Original Development Order" and the development order, as amended and restated pursuant to the approval of the NOPC shall be referred to as the "Amended and Restated Development Order"; the development order, as amended and restated pursuant to the approval of the Second Notice of Proposed Change shall be referred to as the "Second Amended and Restated Development Order;" and the development order, as amended and restated pursuant to this approval of the Third Notice of Proposed Change shall be referred to as the "Third Amended and Restated Development Order."

SECTION 3. That the Developer shall be permitted to develop the Douglas Entrance Project in accordance with the Approved Plans and all tabulations related thereto which are attached as exhibits and include acreage attributable to open space, areas of preservation, ground area coverage, landscaping, structures and improvements and other major components of the development, which Approved Plans and exhibits are by this reference incorporated in this Third Amended and Restated Development Order and which Approved Plans provide for, among other things, a total of 793,985 square feet of space allocated to the following uses:

- A. Office Space – 459,680 square feet
- B. Retail Space – 23,630 square feet; and
- C. Residential Units – 218 dwelling units in a multifamily residential project comprising 314,843 square feet.

SECTION 4. That the following considerations as requested by the Developer are hereby approved:

- A. Permit the maintenance of 1,866 off-street parking spaces at the Project.
- B. In addition to multifamily residential uses, permit all uses permitted in CA-Use Districts pursuant to Section 3-6 of the Zoning Code and permit the maintenance of the following uses at the Project as such uses are permitted in CB-Use Districts pursuant to Section 3-6 of the Zoning Code:
 - 1. Addressing and mailing service.
 - 2. Bake shops, retail only, provided no baking shall be permitted on the premises.
 - 3. Bicycle stores - retail sales only, no repairs on premises. Parking and storage of bicycles to be within the building.
 - 4. Broadcast stations.
 - 5. Catering.
 - 6. Cleaning and laundry agencies, where no gasoline or explosives of any kind are stored or used therewith and provided no cleaning or laundry shall be done on the premises.
 - 7. Dairy products, retail only.
 - 8. Data processing.
 - 9. Day nurseries/Day Care facility for children.
 - 10. Dressmaking and alteration shops for wearing apparel, custom only.
 - 11. Employment agencies.
 - 12. Fruit store, retail only.
 - 13. Gourmet food store.
 - 14. Health and athletic clubs
 - 15. Hobby supplies.
 - 16. Interior decorating, no work to be done on premises.
 - 17. Loan agencies, excluding pawn shops.
 - 18. Luggage shop.
 - 19. Mail order offices, without storage of products sold.
 - 20. Mimeographing.
 - 21. Music, radio, television and electrical appliance stores, retail only.
 - 22. News stands, provided the business is carried on within and under cover of a building.
 - 23. Parking lots, automobile – auxiliary or accessory to any CA or CB Use.
 - 24. Photo equipment and supplies.
 - 25. Photograph developing and printing.
 - 26. Photostatting, photocopying and printing equipment limited to printing on premises accommodating sheet size no larger than 11" x 17".

27. Printing shops and addressing.
 28. Rental of video movies only and computer software only.
 29. Restaurants, cafes, cafeterias and delicatessens. Retail liquor store licenses may be issued limiting the number of permitted licenses for the sale of alcoholic beverages and intoxicating liquors subject to the minimum conditions, restrictions and limitations outlined in the Code of ordinances.
 30. Retail beverage store. Retail beverage license may be issued to bonafide restaurants of fifty (50) seats or over subject to certain conditions, restrictions and limitations outlined in the Code.
 31. Shoe repair shops.
 32. Retail package beverage stores, retail beverage stores, retail package liquor stores and retail liquor stores, subject to applicable distance requirements outlined in Section 21-6 of the Zoning Code.
 33. Tailor shop.
 34. Telephone answering service, may include the licensing upon the premises thereof of certain businesses which by their inherent nature require no office space, no signs, no direct sales of merchandise and no storage or display of materials, goods or supplies relating to the operation of such business e.g., factory representatives, insurance salesmen, consultants and etc.
 35. Telephone exchange.
 36. Vocational Training School.
- C. Permit the maintenance of a health or athletic club in the Project as would be permitted in a CC-Use District pursuant to Section 3-6 of the Zoning Code.
- D. Permit attendant and/or valet parking for the residential, restaurant and retail facilities at the Project.

SUBJECT 5. The Third Amended and Restated Development Order and Project approval are hereby granted subject to the condition that the Developer, its successors and/or assigns, jointly or severally, shall:

- A. Incorporate the following into the Project design and operation:
 1. Actively encourage and promote ridesharing by establishing a car and van pool information program.
 2. Designate three percent (3%) of employee parking spaces, located as close as possible to employee building entrances, for exclusive high occupancy vehicle use.
 3. Provide for the reservation of retail/restaurant daytime parking supply by making certain convenient parking areas available only after office workers have arrived at the Project. Close such reserved areas until 10:00 A.M. by means of gates, barricades or other barriers. Reserve the basement and lower floors of the parking garages for retail/restaurant uses.

4. Provide extensive on-site and off-site signage to direct retail/restaurant patrons to specific parking areas.
5. Make parking ticket validation service available in connection with the retail/restaurant operations at the Project.
6. Actively encourage Project merchants to distribute parking location information as part of their advertisement and day-to-day operations.
7. Provide Metro-Dade Transit route and schedule information in convenient locations throughout the Project, including office complex lobbies and within and adjacent to retail areas.
8. Construct and maintain a bus shelter on the south side of S.W. 8th Street between Douglas Road and Galiano Street in a manner acceptable to the City.
9. Encourage transit use by provision of other bus shelters, development of turnout lanes, or provision of other amenities to increase ridership.
10. Provide on-site bicycle storage facilities to encourage use of alternative modes of transportation; and
11. Mulch, spray, or grass exposed areas to prevent soil erosion and minimize air pollution.

B. Design, construct and maintain the stormwater management system to meet the following standards:

1. Retain the first flush (at least the first inch) of run-off from Project roadways, parking lots and loading docks in exfiltration systems.
2. Allow only roof run-off to be discharged to the existing deep well.
3. Install pollutant retardant structures to treat all stormwater run-off at each of the catch basins (down-turned pipe or other Dade County Department of Environmental Resources Management ("DERM") approved device), in accordance with the master drainage plan, and periodically remove pollutant accumulations.
4. Vacuum sweep all parking lots of eleven (11) or more parking spaces and private roadways serving the parking lots at least once per week.

C. Use only those plant species identified in Exhibit I herein for Project landscaping. Additional species may be used in Project landscaping only if written approval is provided. Such approval will be based on the following criteria:

1. does not require excessive irrigation or fertilizer;

2. is not prone to insect infestation or disease;
3. does not have invasive root system; and
4. other criteria as may be appropriate.

D. Utilize xeriscape principles in the design of Project landscaping.

E. The Developer shall adhere to and shall incorporate into the development by lease as long as the property is owned by the Developer, and incorporate into the development by sales agreements and restrictive covenant when any of the property is conveyed, as applicable, hazardous materials accident prevention, mitigation, and response standards, to be met by the Developer and each tenant classified by an SIC code listed in Exhibit 2 herein that use, handle, store, display, or generate hazardous materials, including those identified in Exhibit 3 herein, and including those tenants who use more than the reportable quantity of the hazardous substances listed in Exhibit 4. If any of the referenced lists in Exhibits 2 to 4 are amended, the Developer is responsible for complying with same procedures as amended. At a minimum, these standards shall:

1. Require that buildings where hazardous materials or hazardous wastes, as defined above, are to be used, displayed, handled, generated, or stored shall be constructed with impervious floors, without drains, to ensure containment and facility clean-up of any spill or leakage.
2. Prohibit any outside storage of hazardous materials or hazardous waste, except for retail goods typically associated with residential nurseries such as lawn fertilizers and garden pesticides. Areas used for this type of outside storage of these goods shall be covered and shall provide secondary containment. This containment shall hold at least one hundred twenty percent (120%) of volume stored to contain accidental spills and contaminated run-off.
3. Require that any area used for loading or unloading of hazardous material be covered and equipped with a collection system to contain spills.
4. Require all hazardous waste generators to contract with a licensed public or private hazardous waste disposal service or processing facility and to provide to DERM copies of the following forms of documentation of proper hazardous waste management practices:
 - (a) a shipment to a permitted hazardous waste management facility, or
 - (b) a confirmation of receipt of material from a recycle or a waste exchange operation.
5. Prohibit generation of hazardous effluents unless adequate facilities approved by DERM and Florida Department of Environmental

Regulation (“DER”) are constructed and used by tenants generating such effluents.

6. Dispose of hazardous sludge materials generated by effluent pretreatment in a manner approved by the Environmental Protection Agency and DER.
 7. Notify any tenant generating wastes of the penalties for improper disposal of hazardous waste pursuant to §403.727, F.S.
 8. Allow reasonable access to facilities for monitoring by DERM, Coral Gables fire officials and DER to assure compliance with this development order and all applicable laws and regulations.
- F. Notify state archeological officials at the Division of Historical Resources of The Florida Department of State of construction schedules, and delay construction up to three (3) months in any area where potentially significant historic or archeological artifacts are uncovered, and permit state and Coral Gables Historic Preservation Department officials to survey and excavate the site.
- G. Create no adverse impacts to the “Puerto de Sol” building. Furthermore, utilize design features throughout the Project which are compatible with the historic landmark.
- H. Incorporate energy conservation measures into the design and operation of the Project. At a minimum, construct all development in conformance with the specifications, of the State of Florida Energy Efficiency Code for Building Construction (State Energy Code.) Consider using natural gas and/or renewable energy sources (e.g. solar heating) for water heating, space heating and cooling.
- I. Limit Project vehicle access points to the public roadway network to those locations shown in the Approved Plan and Exhibit 5.
- J. Provide the South Florida Regional Planning Council, the Florida Department of Transportation (“FDOT”), the City and Dade County with an annual left-turn traffic signal warrant study for the intersection at S.W. 8th Street and Ponce de Leon Boulevard. Install the westbound and eastbound left-turn signal heads when warranted and permitted. The initial study shall be submitted within one hundred eighty (180) days of the effective date of the original development order and on the due date of each annual report thereafter, pursuant to Section V, Paragraph 14 herein, with the last submission prior to requesting the final building permit for the Project when both signal heads have been installed, whichever occurs first. The final submission of the study shall project traffic impact through Project buildout. In the event that neither signal head is found to be warranted and permitted prior to requesting the final Project building permit, the Applicant shall submit ten thousand dollars (\$10,000.00) to Dade County for off-site transportation improvement(s) within the traffic impact area. In this event, the improvements are to be determined in consultation with the City and the South Florida Regional Planning Council.

cil. This contribution may be used for credit toward Dade County impact fees if acceptable to Dade County.

- K. Prior to the issuance of certificates of occupancy for the development beyond Phase I, as defined in Exhibit 9, or prior to July 1, 1992, whichever occurs earlier, submit seven thousand four hundred twenty four dollars (\$7,424.00) to FDOT for contribution to the off-site improvement identified in Exhibit 7. This contribution may be used for credit toward Dade County impact fees if acceptable to Dade County and FDOT.
- L. Integrate all original and supplemental ADA information into a consolidated Application for Development Approval (“CADA”) and submit two (2) copies of the CADA to the South Florida Regional Planning Council, one (1) copy to the City, and one (1) copy to the Department of Community Affairs, within thirty (30) days of the effective date of the original development order. The CADA shall be prepared as follows:
1. Where new, clarified, or revised information was prepared subsequent to submittal of the ADA but prior to issuance of the original development order, whether in response to a formal statement of information needed or otherwise, the original pages of the ADA will be replaced with revised pages.
 2. Revised pages will have a “Page Number (R) – Date” notation, with “Page Number” being the number of the original page, “(R)” indicating that the page was revised, and “Date” stating the date of the revision.
- M. Submit an annual report to the City, the South Florida Regional Planning Council, and the Department of Community Affairs on each anniversary date of the effective date of the original development order. The annual report shall include, at a minimum:
1. a complete response to each question in Exhibit 8;
 2. copies of the documents which were submitted to DERM or its successors, for the reporting year pursuant to Section V, Paragraph 5 above.
 3. monitoring reports pursuant to Section V, Paragraphs 10 and 11 above.
- N. Record, within thirty (30) days of the effective date of this Third Amended And Restated Development Order, notice of the adoption of this Third Amended and Restated Development Order with the Clerk of the Dade County Circuit Court pursuant to §380.06(15), F.S., specifying that this Third Amended and Restated Development Order runs with the land, is binding on the Applicant, its successors and assigns, jointly or severally.

SECTION 6. The City of Coral Gables shall:

- A. Limit Project vehicle access points to the public roadway network to those locations shown on the Approved Plan and Exhibit 5.
- B. Withhold the issuance of certificates of occupancy for development beyond Phase I, as defined in Exhibit 9, or prior to July 1, 1992, whichever occurs earlier, until seven thousand four hundred twenty-four dollars (\$7,424.00) is submitted to FDOT for contribution to the off-site improvement identified in Exhibit 7.
- C. Ensure that adequate service provisions are made available to the Project to meet the requirements established in the City of Coral Gables Comprehensive Plan.
- D. November 30 2004 is hereby established as the date until which the City agrees that the Douglas Entrance Development of Regional Impact shall not be subject to down-zoning, unit density reduction or intensity reduction, unless the City can demonstrate that substantial changes, made by the Developer, in the conditions underlying the approval of this Third Amended and Restated Development Order have occurred, or that this Third Amended and Restated Development Order was based on substantially inaccurate information provided by the Applicant, or that the change is clearly essential to the public health, safety or welfare.
- E. The termination date for completing development of the Project shall be November 30, 2004, provided that the Applicant, its successors and assigns, complies with Section V, Paragraph 15 of this Third Amended and Restated Development Order. The termination date may only be modified in accordance with §380.06(19)(c), F.S.
- F. Withhold the issuance of certificates of occupancy for development beyond Phase I, as defined in Exhibit 9, until the Applicant has complied with all City requirements for adequate fire flow protection for the Project.
- G. The effective date of this Third Amended and Restated Development Order shall be forty-five (45) days from transmittal of the Third Amended and Restated Development Order to the Department of Community Affairs, the South Florida Regional Planning Council, and Applicant; provided, however, that if the Third Amended and Restated Development Order is appealed, the Third Amended and Restated Development Order will take effect on the day after all appeals have been withdrawn or resolved pursuant to §380.07(2), F.S.
- H. The expiration date of this Third Amended and Restated Development Order shall be November 30, 2004.
- I. In the event the Developer, its successors, or assigns violates any of the conditions of this Third Amended and Restated Development Order.

ment Order or otherwise fails to act in substantial compliance with this Third Amended and Restated Development Order (hereinafter “violator”), stay the effectiveness of the Third Amended and Restated Development Order as to the tract, or portion of the tract, in which the violative activity or conduct has occurred and withhold further permits, approvals, and services for development in said tract, or portion of the tract, upon passage of any appropriate resolution by the City, adopted in accordance with this section, finding that such violation has occurred. The violator will be given written notice by the City that states: (a) the nature of the purported violation, and (b) that unless the violation is corrected within fifteen (15) days of said notice, the City will hold a public hearing to consider the matter within thirty (30) days of the date of said notice. If the violation is not correctable within fifteen (15) days, the violator’s diligent good faith efforts to correct the violation within that period will obviate the need to hold a public hearing and this Third Amended and Restated Development Order will remain in effect unless the violator does not diligently pursue the corrective action to completion within a reasonable time, in which event the City will give fifteen (15) days notice to the violator of its intention to stay the effectiveness of this Third Amended and Restated Development Order and withhold further permits, approvals, and services as to the tract, or portion of the tract, in which the violation has occurred and until the violation is corrected. For purposes of this paragraph, the word “tract” shall be defined to mean any area of development identified on the Douglas Entrance Master Development Plan (Exhibit 9).

In addition, the phrase “portion of a tract” means a division of a tract into more than one ownership as created by deed or plat.

- J. The Building and Zoning Director is hereby authorized to monitor compliance with all conditions of this Third Amended and Restated Development Order, specifically including the City’s review of all Third Amended and Restated Development Order conditions prior to issuance of any development permit by the City.
- K. The CADA is incorporated herein by reference and relied upon by the parties in discharging their statutory duties under Chapter 380, F.S., and local ordinances. Substantial compliance with the representations contained in the ADA is a condition for approval unless waived or modified by agreement among the City, the South Florida Regional Planning Council, and the Developer, its successors, or assigns.
- L. The South Florida Regional Planning Council DRI Assessment Report is by reference incorporated into this Third Amended and Restated Development Order.
- M. Within thirty (30) days of the effective date of this Third Amended and Restated Development Order, the Applicant shall record the Notice of the Development Order, together with all Exhibits, with Ordinance No. 3478 - Page 11 of 12

the Clerk of the Dade County Circuit Court, pursuant to §380.06(15), F.S., specifying that the Third and Amended and Restated Development Order runs with the land and is binding on the Developer, its successors and assigns, jointly or severally.

SECTION 7. That all ordinances or parts of ordinances inconsistent or in conflict herewith shall be and they are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS TWENTY-NINTH DAY OF AUGUST, A.D., 2000.

(Barker/Kerdyk(5)
(Clerk's Item No. 29)

ATTEST:
VIRGINIA L. PAUL
CITY CLERK

RAUL J. VALDES-FAULI
MAYOR

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:
ELIZABETH M. HERNANDEZ
CITY ATTORNEY

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 3479

AN ORDINANCE AMENDING PREVIOUSLY APPROVED SITE PLAN FOR HISTORICALLY DESIGNATED MIXED-USE DEVELOPMENT COMMONLY KNOWN AS "DOUGLAS ENTRANCE", 800 DOUGLAS ROAD, LEGALLY DESCRIBED AS BLOCKS 1, 2, 3, 4, LOT "K" AND VACATED STREETS THEREIN AND ADJACENT THERETO OF REVISED PLAT OF BLOCKS 4, 4A, 4B, 5, 5A, 5B, 5C, 6, 6A, 7, 7A, AND 7B, DOUGLAS SECTION, CORAL GABLES; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, Application No. 763-P was submitted by Douglas Entrance Holdings Limited Partnership, requesting an amendment to a previously approved site plan for the historically designated mixed-use development commonly known as "Douglas Entrance;" and

WHEREAS, the original site plan was approved by Ordinance No. 2463 which was adopted on April 26, 1983 and amended by Ordinance No. 2801 adopted on August 13, 1988 and Ordinance No. 2976 adopted on March 17, 1992; and

WHEREAS, after notice duly published, a public hearing was held before the Planning and Zoning Board on June 14, 2000 at which hearing all interested persons were afforded an opportunity to be heard and the Board recommended in favor of the application; and

WHEREAS, the City Commission after due consideration at its regular meeting of July 11, 2000 approved the site plan on first reading;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That from and after the effective date of this ordinance, and pursuant to Ordinance No. 1525, as amended and known as the "Zoning Code", the plans submitted by the Douglas Entrance Holdings Limited Partnership, located at 800 Douglas Road on property legally described as Blocks 1, 2, 3, 4, Lot "K" and the vacated streets therein and adjacent thereto of the revised plat of Blocks 4, 4a, 4b, 5, 5b, 5c, 6, 6a, 7, 7a and 7b, Douglas Section, Coral Gables, Miami-Dade County, Florida, shall be and they are hereby approved.

SECTION 2. That the plans herein approved shall be in accordance with the plans drawn by the architectural firm of Fullerton Diaz Architects, Inc., dated May 18, 2000 and are subject to the following conditions:

1. Prior to issuance of a certificate of occupancy for any portion of structure, the applicant, its successors or assigns shall locate and construct two bus shelters that include a roof, seating and glass-covered area for the posting of the bus schedule in the current locations of the bus stops surrounding the project (western portion of S.W. 8th Street between Douglas Road and Galiano Street and southern portion of Douglas Road between S.W. 8th Street and Calabria Street.) If required, the applicant shall dedicate the necessary rights-of-way or appropriate easements to the appropriate governmental entity allowing for the placement of the bus shelters. The applicant shall submit the design, elevation drawings and construction details to the Planning Department for review and

approval. The applicant shall be responsible for all costs associated with the installation and the applicant shall be responsible to secure any other applicable governmental review and approvals.

2. Prior to the issuance of a building permit for the residential building, the applicant, its successors or assigns shall provide to the Planning Department for review and approval the following:
 - (a) Pedestrian lighting plan indicating the types, locations, light schedule, etc. for all public areas around the perimeter of the proposed multi-family residential building; and
 - (b) A minimum of one (1) over story tree, minimum 20 feet in height at time of installation 3 1/2 - 4 1/2 inches in caliper, per 40 lineal feet (on average) the entire length of Galiano Street. Plant materials selection and location shall be reviewed and approved by the Public Service Department. Plant materials may be grouped or installed in linear form dependent upon site restraints. The applicant shall provide a landscaping plan indicating the above including as a minimum a plant material list, elevation details, etc.
 - (c) A tree relocation plan for existing trees impacted by proposed multi-family residential building.
3. The applicant shall comply with the parking code requirements of the Zoning Code.

SECTION 3. That all ordinances or parts of ordinances inconsistent or in conflict herewith are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS TWENTY-NINTH DAY OF AUGUST A.D., 2000.

(Kerdyk/Barker(5)
(Clerk's Item No. 30)

RAUL J. VALDES-FAULI
MAYOR

ATTEST:
VIRGINIA L. PAUL
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:
ELIZABETH M. HERNANDEZ
CITY ATTORNEY

1985 MAR 20 AM 10:36

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DECLARATION OF RESTRICTIVE COVENANT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned CITY NATIONAL BANK OF MIAMI, as Trustee under Trust Agreement dated December 31, 1982, and known as Trust No. 5006818 and not personally, is the fee simple owner of the following described property situate and being in the City of Coral Gables, Florida:

BLOCKS 1, 2, 3, 4, AND LOT "K" OF THE REVISED PLAT OF BOOKS 4, 4-A, 4-B, 5, 5-A, 5-B, 5-C, 6, 6-A, 7, 7-A AND 7-B OF DOUGLAS SECTION OF CORAL GABLES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, AT PAGE 32, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, TOGETHER WITH THE REVERSIONARY RIGHTS GRANTED TO DOUGLAS DEVELOPMENT CO. BY DEED FROM DOUGLAS ENTRANCE, INC., CONVEYING THE FOLLOWING PROPERTY: ALL THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 54 SOUTH, RANGE 41 EAST, THAT IS BOUNDED AS FOLLOWS: ON THE NORTH BY THE NORTH LINE OF THE SAID SECTION 8, ON THE EAST BY THE EAST LINE OF THE SAID SECTION 8, ON THE SOUTH BY THE CENTER LINE OF AVENUE CALABRIA AND ON THE WEST BY THE CENTER LINE OF GALIANO STREET (REFERENCE HEREIN TO AVENUE CALABRIA AND GALIANO STREET ARE AS SAID STREET AND AVENUE ARE SHOWN ON THE REVISED PLAT OF DOUGLAS SECTION OF CORAL GABLES, PLAT BOOK 34, PAGE 32); AND ALSO THOSE CERTAIN RIGHTS OF WAY CLOSED BY ORDINANCE NO. 992 PASSED AND ADOPTED BY THE CITY OF CORAL GABLES, FLORIDA, ON NOVEMBER 13, 1956.

WHEREAS, the City Commission of the City of Coral Gables on the 20th day of November, 1984 passed and adopted Resolution No. 24949 which authorized the requested variance to install street lights on both sides of Galiano Street between S. W. 8th Street and Avenue Calabria, in connection with the Douglas Entrance Development Project, 800 Douglas Road, subject to, among other things, the owner agreeing to (1) maintain the improvements in good repair at all times, (2) relocate the electrical lines, at its expense, in the event the Public Works Department must issue a permit for a utility cut in the area, (3) reserve unto the City of Coral Gables the right to remove, add, maintain (save for the cost of providing any electrical current necessary for the operation of such lights) or have the owner remove any of the improvements within the right-of-ways, (4) save the City harmless and (5) furnish the City with a policy or certificate of insurance coverage in the minimum limits of \$500,000 each person and \$500,000 each occurrence for bodily injury and \$250,000 each occurrence on property damage or \$500,000 single limit coverage and naming the City as co-insured under such policy. In no event shall owner be personally liable for any occurrence of property damage or personal injury and any liability for any such occurrence shall be limited solely to the interest of the owner in the project subject to incumbrances now or hereafter existing.

NOW, THEREFORE, for good and valuable consideration, the undersigned does hereby declare that it will not convey or cause to be conveyed the title to the above property without subjecting the same to all of the terms and conditions set forth herein.

FURTHER, the undersigned declares that this covenant is intended and shall constitute a restrictive covenant concerning the use, enjoyment and title to the above property and shall constitute a covenant running with the land and shall be binding upon the undersigned, its successors and assigns. Such covenant shall cease to exist upon the removal of such light fixtures and approval of the City of Coral Gables.

TRUSTEE does hereby join, intending to be bound thereby, in the execution of the above described instrument.

THIS instrument is executed by the undersigned Trustee, not personally but solely as Trustee under the terms of that certain agreement dated the 31st day of December, 1982, creating Trust No. 5006818, and it is expressly understood and agreed by the parties hereto, anything herein to the contrary notwithstanding, that each and all of the covenants, undertakings, representations and agreements herein made are made and intended, not as personal covenants, undertakings, representations and agreements of the Trustee, individually, or for the purpose of binding it personally, but this instrument is executed and delivered by the City National Bank of Miami, as Trustee, solely in the exercise of the powers conferred upon it as such Trustee under said agreement and no personal liability or personal

PREPARED BY: LEE R. REDMOND, Vice President of Regency Square Properties
800 Douglas Road, Coral Gables, Florida 33134

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Declaration of Restrictive Covenants
City National Bank of Miami, As Trustee
Page Two

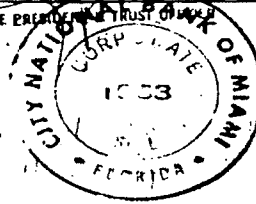
responsibility is assumed by, nor shall at any time be asserted or enforced against the City National Bank of Miami, on account hereof, or on account of any covenant, undertaking, representation or agreement herein contained, either expressed or implied, all such personal liability, if any, being hereby expressly waived and released by the parties hereto or holder hereof, and by all persons claiming by or through or under said parties or holder hereof.

IN WITNESS WHEREOF, the undersigned has caused its seal to be affixed hereto on this 11th day of ~~February~~, 1985.
MARCH

CITY NATIONAL BANK OF MIAMI, as Trustee

BY _____

VICE PRESIDENT & TRUST OFFICER



ATTEST:

David Buzza

VICE PRESIDENT & TRUST OFFICER

REC. 124496 1448

Declaration of Restrictive Covenants
City National Bank of Miami, as Trustee
Page Three

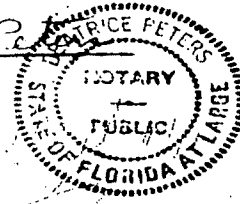
STATE OF FLORIDA)
) ss.
COUNTY OF DADE)

I HEREBY CERTIFY that on this day personally appeared before me IRVING J. LEHRER
and DAVID BUZNEA VICE PRESIDENT & TRUST OFFICER and IRVING J. LEHRER
respectively of CITY NATIONAL BANK OF MIAMI, as Trustee under Trust Agreement
dated December 31, 1982 and known as Trust No. 5006818 and they acknowledged that
they executed the foregoing for the purposes therein expressed with due authority
from said Trustee.

SWORN and subscribed to before me on this 11th day of MARCH, 1985.

My commission expires STATE OF FLORIDA
My Commission Expires Aug 2 1986
Bonded thru General Ins. Underwriters

Beatrice Peters
NOTARY PUBLIC



APPROVED AS TO FORM:
[Signature]
ROBERT D. ZAHNER, CITY ATTORNEY

RECORDED BY OFFICIAL RECORDS DEPT
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
RICHARD P. BRINKER
CLERK, COUNTY COURT

1985 APR -5 AM 11: 23

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OFF 12468 PG 1623
REC

DECLARATION OF RESTRICTIVE COVENANT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned CITY NATIONAL BANK OF MIAMI, as Trustee under Trust Agreement dated December 31, 1982, and known as Trust No. 5006818 and not personally, is the fee simple owner of the following described property situate and being in the City of Coral Gables, Florida:

BLOCKS 1, 2, 3, 4, AND LOT "K" OF THE REVISED PLAT OF BOOKS 4, 4-A, 4-B, 5, 5-A, 5-B, 5-C, 6, 6-A, 7, 7-A AND 7-B, OF DOUGLAS SECTION OF CORAL GABLES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, AT PAGE 32, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, TOGETHER WITH THE REVERSIONARY RIGHTS GRANTED TO DOUGLAS DEVELOPMENT CO. BY DEED FROM DOUGLAS ENTRANCE, INC., CONVEYING THE FOLLOWING PROPERTY: ALL THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 54 SOUTH, RANGE 41 EAST, THAT IS BOUNDED AS FOLLOWS: ON THE NORTH BY THE NORTH LINE OF THE SAID SECTION 8, ON THE EAST BY THE EAST LINE OF THE SAID SECTION 8, ON THE SOUTH BY THE CENTER LINE OF AVENUE CALABRIA AND ON THE WEST BY THE CENTER LINE OF GALIANO STREET (REFERENCE HEREIN TO AVENUE CALABRIA AND GALIANO STREET ARE AS SAID STREET AND AVENUE ARE SHOWN ON THE REVISED PLAT OF DOUGLAS SECTION OF CORAL GABLES, PLAT BOOK 34, PAGE 32); AND ALSO THOSE CERTAIN RIGHTS OF WAY CLOSED BY ORDINANCE NO. 992 PASSED AND ADOPTED BY THE CITY OF CORAL GABLES, FLORIDA, ON NOVEMBER 13, 1956.

WHEREAS, the City Commission of the City of Coral Gables on the 25th day of October, 1983 passed and adopted Resolution No. 24461 which authorized the requested variance to encroach over the public right-of-way at the Douglas Entrance Development Project, 800 Douglas Road, with concrete colored keystone finish sidewalks to match the existing pavement on plazas and walkways at the Douglas Entrance Building; tree grates along Galiano and Calabria sidewalk; reinforced stamped, colored concrete driveway at Calabria Avenue Entrance and pergola at main driveway entrance, partially encroaching on Calabria frontage, subject to, among other things, the owner agreeing to (1) maintain the improvements in good repair at all times, (2) replace the stamped concrete design sidewalk, at its expense, in the event the Public Works Department must issue a permit for a utility cut in the area, (3) reserve unto the City of Coral Gables the right to remove, add, maintain or have the owner remove any of the improvements within the right-of-ways, (4) save the City harmless and (5) furnish the City with a policy or certificate of insurance coverage in the minimum limits of \$300,000 each person and \$300,000 each occurrence for bodily injury and \$50,000 each occurrence on property damage or \$300,000 single limit coverage and naming the City as co-insured under such policy. In no event shall owner be personally liable for any occurrence of property damage or personal injury and any liability for any such occurrence shall be limited solely to the interest of the owner in the project subject to incumbrances now or hereafter existing.

NOW, THEREFORE, for good and valuable consideration, the undersigned does hereby declare that it will not convey or cause to be conveyed the title to the above property without subjecting the same to all of the terms and conditions set forth herein.

FURTHER, the undersigned declares that this covenant is intended and shall constitute a restrictive covenant concerning the use, enjoyment and title to the above property and shall constitute a covenant running with the land and shall be binding upon the undersigned, its successors and assigns. Such covenant shall cease to exist upon the removal of the improvements outlined above and approval of the City of Coral Gables.

TRUSTEE does hereby join, intending to be bound thereby, in the execution of the above described instrument.

THIS instrument is executed by the undersigned Trustee, not personally but solely as Trustee under the terms of that certain agreement dated the 31st day of December, 1982, creating Trust No. 5006818 and it is expressly understood and agreed by the parties hereto, anything herein to the contrary notwithstanding, that each and all of the covenants, undertakings, representations and agreements herein made are made and intended, not as personal covenants, under-

PREPARED BY: ROBERT D. ZAHNER, CITY ATTORNEY
City Hall - 405 Biltmore Way, Coral Gables, Florida 33134

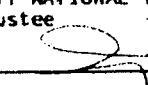
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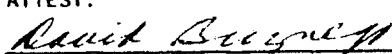
REC 12468 PG 1624

Declaration of Restrictive Covenants
City National Bank of Miami, as Trustee
Page Two

takings, representations and agreements of the Trustee, individually, or for the purpose of binding it personally, but this instrument is executed and delivered by the City National Bank of Miami, as Trustee, solely in the exercise of the powers conferred upon it as such Trustee under said agreement and no personal liability or personal responsibility is assumed by, nor shall at any time be asserted or enforced against the City National Bank of Miami, on account hereof, or on account of any covenant, undertaking, representation or agreement herein contained, either expressed or implied, all such personal liability, if any, being hereby expressly waived and released by the parties hereto or holder hereof, and by all persons claiming by or through or under said parties or holder hereof.

IN WITNESS WHEREOF, the undersigned has caused its seal to be affixed hereto on this 28 day of March, 1985,

CITY NATIONAL BANK OF MIAMI
Trustee
By 
VICE PRESIDENT & TRUST OFFICER
SEAL
FLORIDA

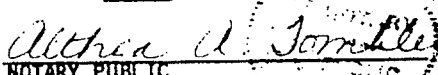
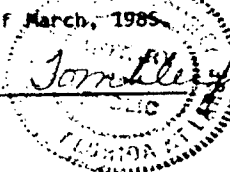
ATTEST:

VICE PRESIDENT & TRUST OFFICER


STATE OF FLORIDA)
) ss.
COUNTY OF DADE)

I HEREBY CERTIFY that on this day personally appeared before me IRVING J. FEJUREN and DAVID BUZNEGO, VICE PRESIDENT & TRUST OFFICER, respectively of CITY NATIONAL BANK OF MIAMI, as Trustee under Trust Agreement dated December 31, 1982 and known as Trust No. 5006818 and they acknowledged that they executed the foregoing for the purposes therein expressed with due authority from said Trustee.

SWORN to and subscribed before me on this, the 28th day of March, 1985.

My commission expires:
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires Aug. 10, 1987
Bonded Thru General Insurance Und


NOTARY PUBLIC


APPROVED AS TO FORM:

ROBERT D. ZAHNER, CITY ATTORNEY

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
RICHARD E. BRINKER
CLERK DADE COUNTY

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida, that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

NOTICE OF PUBLIC HEARING
CITY OF CORAL GABLES, - FEB 1, 2017

in the XXXX Court,
was published in said newspaper in the issues of

01/20/2017

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

[Handwritten Signature]

Sworn to and subscribed before me this
20 day of JANUARY, A.D. 2017

[Handwritten Signature: Diana Herrera]

(SEAL)
MARIA MESA personally known to me



CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING

CITY PUBLIC HEARING LOCAL PLANNING AGENCY/PLANNING AND ZONING BOARD
DATES/TIMES WEDNESDAY, FEBRUARY 1, 2017, 6:00 - 9:00 P.M.
LOCATION CITY COMMISSION CHAMBERS, CITY HALL, 405 BILTMORE WAY, CORAL GABLES, FLORIDA, 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearings on the following:

Items 1 through 3 are related. These items were continued from the December 14, 2016 Planning and Zoning Board Meeting.


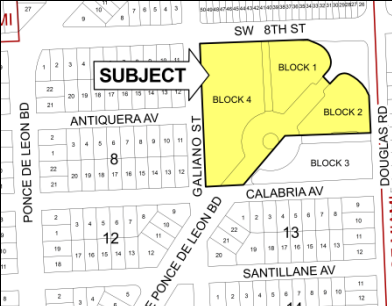
- 1. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the text of the City of Coral Gables Comprehensive Plan, Future Land Use Element, Policy FLU-1.1.3, "Table FLU-1. Residential Land Uses," pursuant to expedited State review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments;" amending the "Multi-Family Medium Density" Land Use Classification to provide that a maximum density of 60 units/acre, or 75 units/acre with architectural incentives per the Zoning Code, shall be permitted for development within designated Residential Infill Districts; providing for severability, repealer and an effective date. (LPA review)
- 2. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Zoning Map pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", to create the "East Ponce de Leon Boulevard Residential Infill District" for portions of the Douglas Section, Coral Gables, Florida; providing for severability, repealer and an effective date. (Legal description on file with the City)
- 3. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 4, "Zoning Districts," adding Section 4-208, "East Ponce de Leon Boulevard Residential Infill District" to modify and supplement the existing Multi-Family 2 standards and criteria to allow appropriate redevelopment that promotes walkability, enhances East Ponce de Leon Boulevard, and provides a visual connection between the Douglas Entrance and Ponce de Leon Boulevard; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

4. A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," and Article 4, "Zoning Districts," Division 3, "Nonresidential Districts," Section 4-301, "Commercial Limited District," for an educational facility of greater than fifty (50) student seats within a Commercial Limited (CL) zoned district for the property legally described as Blocks 1, 2 and 4, Douglas Entrance (800 Douglas Road), Coral Gables, Florida; including required conditions and providing for an effective date.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning and Zoning Division at planning@coralgables.com (FAX: 305.460.5327) or 305.460.5211.

Ramon Trias
Director of Planning and Zoning
Planning & Zoning Division
City of Coral Gables, Florida

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

	<p>City of Coral Gables Courtesy Public Hearing Notice</p> <p>January 20, 2017</p>	
<p>Applicant:</p>	<p>Banyan Street/Gap Douglas Entrance Owner, LLC</p>	
<p>Application:</p>	<p>Conditional Use with Site Plan Review</p>	
<p>Property:</p>	<p>Annex Building at Douglas Entrance (800 Douglas Road), Coral Gables, Florida</p>	
<p>Public Hearing - Date/Time/ Location:</p>	<p>Planning and Zoning Board February 1, 2017, 6:00 – 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</p>	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board (PZB) will conduct a Public Hearing on February 1, 2017 on the following applications at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida.

An application has been submitted by Banyan Street/Gap Douglas Entrance Owner, LLC for conditional use review for an educational facility of greater than fifty (50) student seats within a Commercial Limited (CL) zoned district located at 800 Douglas Road, Coral Gables, Florida. The request requires two public hearings, including review and recommendation by the Planning and Zoning Board, and approval via Resolution by the City Commission.

The Resolution under consideration is as follows:

A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," and Article 4, "Zoning Districts," Division 3, "Nonresidential Districts," Section 4-301, "Commercial Limited District," for an educational facility of greater than fifty (50) student seats within a Commercial Limited (CL) zoned district for the property legally described as Blocks 1, 2 and 4, Douglas Entrance (800 Douglas Road), Coral Gables, Florida; including required conditions and providing for an effective date.

All interested parties are invited to attend and participate. Please visit the City webpage at www.coralgables.com to view information concerning the application. The complete application is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments regarding the application can be directed to the Planning and Zoning Division at planning@coralgables.com, Fax: 305.460.5327 or Phone: 305.460.5211. Please forward to other interested parties.

Sincerely,

City of Coral Gables, Florida

Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.