

1501-05 Sunset Drive  
Board of Adjustment: Stepback Variance  
Table of Contents

1. Board of Adjustment Application
2. Letter of Intent with Exhibits
3. Survey
4. Plans
5. Property Photographs
6. Notice Package
7. Deed



# Board of Adjustment Application

City of Coral Gables

Development Services Department

Phone# 305.460.5211

## Preamble

Pursuant to the City Charter, and subject to those provisions, a Board of Adjustment is created to provide relief from hardships and errors in the application of the regulations.

## Application review request

The undersigned applicant(s)/agent(s)/property owner(s) request(s) a Board of Adjustment hearing for the following application(s) (please check all that apply):

- Appeal
- Variance
- Other: \_\_\_\_\_

## Property information

Property/project name: 1501 Sunset

Street address of the subject property: 1501 and 1505 Sunset Drive

Property Legal Description: Lot(s): See enclosed survey

Block(s): See enclosed survey

Section(s): Riviera Section Part 14

Plat Book(s)/Page(s): 28/32

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

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

Is this request the result of a deviation from an approved set of plans? No

Has the property owner owned the property for at least one (1) year? Yes

Current land use classification(s): Commercial Low Rise Intensity

Current zoning classification(s): MX1

Listing of all folio numbers for subject property:

03-4130-009-1540 and 03-4130-009-1550

**Board of Adjustment Application**

**General information**

Applicant(s)/Agent(s) Name(s): Jorge Navarro, Esq. / Devon Vickers, Esq.  
Telephone#: 305-579-0821 / 305-579-0827 Fax#: \_\_\_\_\_ Email: vickersd @ gtlaw.com  
Mailing Address: 333 SE 2 Avenue, Suite 4100 33131  
(City) (State) (ZIP Code)

Property Owner(s) Name(s): One Sunset, LLC (c/o Daniel de la Vega)  
Telephone#: 305-666-0562 Fax#: \_\_\_\_\_ Email: ddeavega @ onesothebysrealty.com  
Mailing Address: 3250 Mary St. Suite 520 Miami, FI 33133  
(City) (State) (ZIP Code)

Property Owner(s) Name(s): N/A  
Telephone#: \_\_\_\_\_ Fax#: \_\_\_\_\_ Email: \_\_\_\_\_ @ \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
(City) (State) (ZIP Code)

Project Architect(s) Name(s): Hamed Rodriguez Architects  
Telephone#: 305-529-9967 Fax#: \_\_\_\_\_ Email: hamed @ hr-architects-inc.com  
Mailing Address: 275 Minorca Avenue Coral Gables, FI 33134  
(City) (State) (ZIP Code)

Provide the date(s) and type(s) of application(s) previously filed with the City of Coral Gables and type of reviews, approvals, actions related to this request:  
Board of Architects (BOA) Design and Mediterranean Level II Approval 2-1-2024  
Design Review Committee (DRC) - 6-30-2023

Application received by: \_\_\_\_\_ Date: \_\_\_\_\_

## Board of Adjustment Application

### Application requirements and supporting information

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

**Pre-application Meeting Requirements.** A pre-application meeting is required to be held in advance of an application submittal to determine the information necessary to be filed with the application(s). The City reserves the right to request additional information as necessary.

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

- Table of Contents with page numbers identifying all below documents.
- Completed Application.
- Applicant's proposal.
- Letter of intent.
- Standards for Variances #1 through #8.
- Owner's Affidavit.
- Proof of ownership if ownership of the property has changed in the last year.
- Full size set of plans (stamped by the Board of Architects).
- Plans in 11" x 17" size format (13 sets).
- Color photographs (35mm or digital photographs), must be labeled (13 sets).
- One (1) compact disc (CD) containing required plans and color photographs.
- Signed and sealed survey (indicate any tree disposition necessary if affected by proposed work).
- Aerial.
- Other (letter of support, rescheduling letter, etc.) \_\_\_\_\_.

**Application supporting materials.** The following application supporting materials shall be provided separately from the application submittal and are as follows:

- Application fees.
- One (1) original certified mailing list and signed affidavit including MDCPS.
- Two (2) sets of mailing labels.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.

**Posting of the property.** The City shall post the subject property with a City approved sign advising of the Board of Adjustment meeting date. The public notice posting shall be in accordance with the Zoning Code. The sign shall be installed ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.

## Board of Adjustment Application

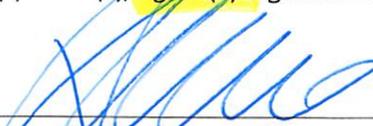
### Applicant/agent/property owner/architect affirmation and consent

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

1. The application will not be heard unless the Applicant/Agent is present at the Board of Adjustment hearing.
2. The subject property will be posted with a City approved public notice sign. The sign shall be installed a minimum of ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.
3. No application shall be accepted during the following time periods after the denial of a substantially similar application affecting the same property or any portion thereof:
  - a. Conditional uses and variances: six (6) months.
  - b. Comprehensive Plan Map Amendment, Comprehensive Plan Text Amendment, Zoning Code Map Amendment, Zoning Code Text Amendment, amendments and applications for abandonment and vacation of non-fee interests: twelve (12) months (Section 3-210. Resubmission of application affecting same property).
4. That the only variance or items being requested are those that have been specified in the written application for a variance, and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the City of Coral Gables.
5. That the applicant will be responsible for complying with all of the conditions and restrictions imposed by the Board of Adjustment in connection with the requested variance, and will take the necessary steps to make the variance effective if approved by the Board of Adjustment.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the Board of Adjustment to hear the applicant's request.
7. That the applicant is responsible for the submission and accuracy of a certified mailing list and three (3) sets of mailing labels according to the latest ad valorem tax record of all property owners within one-thousand (1,000) feet of the property for which a public hearing before the Board of Adjustment is being requested.
8. Any variance granted by the Board of Adjustment or the City Commission shall be in effect for twelve (12) months from the date of approval. If a permit is not issued within the twelve (12) months, and work commenced, then the variance shall become null and void. One (1) twelve (12) month extension of a variance may be granted by the Development Review Official.
9. That the application fee is not refundable or any portion thereof regardless of final resolution, deferment, or non-presentation to the Board of Adjustment.
10. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
11. 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.
12. 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.
13. Applicant has read and understands all of the information in the City of Coral Gables Board of Adjustment Information brochure.
14. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.

**Board of Adjustment Application**

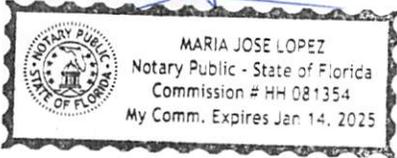
- 15. Understand that under Florida Law, all the information submitted as part of the application are public records.
- 16. Submission of the following:
  - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
  - b. Authorized as the 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.

Applicant(s)/Agent(s) Signature: 	Applicant(s)/Agent(s) Print Name: Jorge Navarro, Esq. of Greenberg Traurig, PA (Legal Representative)
Address: 333 SE 2 Avenue, Suite 4100	
Telephone: 305-579-0821	Fax:
Email: Navarrojo@gtlaw.com / vickersd@gtlaw.com	

**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF

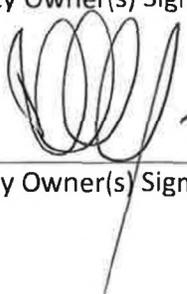
The foregoing instrument was acknowledged before me this 29 day of April by Jorge L. Navarro  
(Signature of Notary Public - State of Florida)



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

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

**Board of Adjustment Application**

Property Owner(s) Signature: 	Property Owner(s) Print Name: Daniel de la Vega on behalf of One Sunset, LLC
Property Owner(s) Signature:	Property Owner(s) Print Name:
Property Owner(s) Signature:	Property Owner(s) Print Name:

Address: 3250 Mary St. Suite 520 Miami, FL 33133

Telephone: 305-666-0562

Fax:

Email: ddelavega@onesothebysrealty.com

**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 8 day of April '24 by Daniel de la Vega  
(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 \_\_\_\_\_

**Board of Adjustment Application**

Architect(s)/Engineer(s) Signature:

Architect(s)/Engineer(s) Print Name:

Hamed Rodriguez on behalf of Hamed Rodriguez Architects

Address: 275 Minorca Ave.  
Coral Gables, Fl. 33134

Telephone: 305-529-9967

Fax:

Email: hamed@hr-architects-inc.com



**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 8 day of April 2024 by Hamed Rodriguez  
(Signature of Notary Public - State of Florida)

A handwritten signature in blue ink, appearing to be "Sonya Kulcar".



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

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

**Attachments:**

- A. Board of Adjustment supporting information.
- B. Board of Adjustment Calendar.
- C. Board of Adjustment Application Fee Schedule.
- D. Certified Mailing List Service Providers.

June 27, 2024

Ms. Arceli Redila,  
Zoning Administrator  
City of Coral Gables  
427 Biltmore Way, 2<sup>nd</sup> Floor  
Coral Gables, FL 33134

**Re: Board of Adjustment Application / Request for Side and Rear Stepback  
Variances per Section 14-207.6 of the City of Coral Gables Zoning Code /  
Properties located at 1501 and 1505 Sunset Drive in Coral Gables, Florida  
(Folio Nos.: 03-4130-009-1540 & 03-4130-009-1550)**

Dear Ms. Redila:

On behalf of One Sunset LLC (the “**Owner**”), owner of the properties located at 1501 and 1505 Sunset Drive in Coral Gables, Florida (collectively, the “**Property**”), please accept this letter of intent and enclosed application requesting approval of a non-use variance related to the interior side and rear setbacks for the development of a new mixed use office building at the Property (the “**Application**”).

## **I. THE PROPERTY**

As per the survey prepared by Suarez Surveying & Mapping, Inc., and dated June 8, 2023, the Property is approximately 15,500 +/- square feet and is comprised of Lots 21, 22, and a portion of Lot 23, Block 205 of the Second Revised Plat of Coral Gables Riviera Section Part 14, according to the Plat thereof as recorded in Plat Book 28, at Page 32, of the Public Records of Miami-Dade County, Florida (the “**Plat**”). As reflected in Image 1 below, the Property is a corner lot bounded by Sunset Drive to the South, Yumuri Street to the East and the 5-story Sunset Office Center project to the North and West (located at 1515 Sunset Drive). The Property is currently improved with two (2) structures that were originally constructed in 1946 as apartment buildings and subsequently repurposed for office uses.



**Image 1**

The Property is currently designated as “Commercial Low-Rise Intensity” on the City’s Future Land Use Map and is zoned MX1, which permits a variety of commercial and retail uses. The existing MX1 zoning permits a building height of up to 77 feet with a maximum Floor Area Ratio (FAR) of 3.5 with Mediterranean Architectural bonuses.

## **II. THE PROJECT & APPROVAL HISTORY**

As detailed in the enclosed plans prepared by Hamed Rodriguez Architect Inc. (the “**Plans**”), the Owner seeks to redevelop the Property with a thoughtfully designed mixed use building containing approximately 7,800 +/- square feet of ground floor commercial space, two floors of office space totaling approximately 19,490 +/- square feet, and three levels of parking (the “**Project**”). As discussed further below, due to the unique site conditions that exist, the Project is only able to provide approximately 50% of the FAR that would otherwise be permitted at the Property. The Project will replace the outdated apartment buildings at the Property with a high quality, Class A office building with ground floor commercial uses that will activate this corridor with a more inviting, pedestrian friendly environment.

The Project, located along Sunset Drive, will be a welcomed addition to the neighborhood as it is compatible with the other developments and architectural context in the area. Specifically, the Project’s proposed stepbacks are consistent with the stepbacks that have been approved for much larger and taller buildings in the immediate area, including the existing building located at 1515 Sunset Drive which directly abuts the Property. Over the last 20 years, this area has been developed with various new office and residential buildings and many of those buildings have the same or less of a stepback than what this Project provides. As such, the Project as designed will fit seamlessly within the context of this commercial area and enhance this underutilized Property with a new mixed use project that is compatible with the abutting development and surrounding area.

From an architectural context, the Project is designed with a Classical Mediterranean architectural style, which is harmonious with the abutting office building (located at 1515 Sunset Drive). In furtherance of this goal, the Coral Gables Board of Architects approved the design as well as the Mediterranean Level II bonuses for the Project (“**BOA Approval**”), a copy of which is attached hereto as **Exhibit “A”**. As part of the design approval process, the BOA further reviewed and approved the Project with the proposed stepbacks (discussed in **Section III**) and found its design acceptable and appropriate for the area. This design ensures that the proposed development seamlessly integrates with the abutting office building and parking garage, and promotes the Mediterranean architectural aesthetic of the Project by creating a sense of symmetry and balance.

## **III. VARIANCE ANALYSIS**

Per Section 2-201(D)(4) of the Zoning Code, buildings with a height greater than 45 feet must provide an interior side stepback of 15 feet and a rear stepback of 10 feet. As mentioned above, the Owner is requesting approval of the construction of the proposed building with a 10-foot interior side stepback (“**Interior Side Stepback Variance**”) and a 0-foot rear stepback

(“**Rear Stepback Variance**”) (collectively, the “**Variance**”) due to the hardships associated with developing this unique Property and its relation to the abutting office building and parking garage that was recently constructed along its western and northern property lines. For these reasons and the reasons outlined below, the Variance satisfies the applicable criteria established in Section 14-207.6 of the Zoning Code, and therefore, should be approved.

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

- A. The Property is smaller than the majority of the other commercial sites in the area and is comprised of a substandard lot, thus creating hardships in meeting the required setbacks.

As previously mentioned, the Property is a 15,500 +/- square foot corner lot, which is less than half the size of the average commercial property in the area. As illustrated in the chart attached hereto as **Exhibit “B”**, the average lot size of the other MX zoned properties in the immediate area (East of 57<sup>th</sup> Avenue, South of Venera Avenue and East of Nervia Street) is approximately 32,645 square feet. By comparison, the average lot size in the immediate area is more than two times (2x) the size of the Property.

Based on this information, it is evident that the Property is a substandard lot, in comparison to nearby lots within the surrounding area, which provides unique challenges from a design and architectural perspective that are not shared by many other parcels in the immediate vicinity. This unique condition is evidenced by the fact that the maximum FAR that can be constructed at the Property is only half of that which is otherwise permitted under the applicable MX-1 zoning district, when considering the parking requirements and applicable setbacks and proposed setbacks.

Additionally, it is important to note that the Property is comprised of a fractional portion of a platted lot, which results in a substandard lot size. Specifically, the western portion of the Property, for which the Interior Side Stepback Variance is requested, includes only the East 41 feet of Lot 23 which is 9 feet less than the other typical lots contained within the Plat for this area of the City. As such, the Property has a unique condition that is specific to this particular site and that is not typically found on other properties throughout this area. If the Property had encompassed the additional 9 feet, the Project would have been able to meet the required interior side setback along its western property line.

- B. The Property is also in a unique situation with respect to its surrounding as built conditions.

Further accentuating the unique circumstances that exist with respect to this particular Property is the new office and parking garage buildings that were constructed on the properties immediately to the North and West of the Property, along which the setback

relief is being requested. The immediately abutting office development, located at 1515 Sunset Drive, consists of a 5-story office building situated to the West and a 4-story parking garage to the North (the “**1515 Project**”). The 5-story office component of the 1515 Project was originally approved in 2010 with a ground level setback of approximately 9 feet along the Property’s western boundary.

Due to the unique configuration of the lots and parcels comprising the 1515 Project, the lot line along the northern portion of the Property (the southern interior property line for the 1515 Project) was considered an interior side setback as opposed to a rear setback, which created a unique condition and allowed the abutting parking garage building to be constructed within 3 feet of the Property (where 10 feet would have otherwise been required). As a result, the 1515 Project’s existing parking garage, situated to the North of the Property, is currently built with a 3-foot setback and is therefore situated closer to the Property than what would otherwise be allowed.

Additionally, the 1515 Project’s office building is constructed with an additional 9 foot setback along the western portion of the Property and with no upper level stepbacks. The Project has been designed to provide a 10-foot setback upper level setback along this same Property line. When taking into consideration the existing 9 foot setback for the 1515 Project’s office building and the Project’s proposed 10 foot interior side setback, the Project would meet the intent of the Zoning Code by achieving a 19 foot separation between both buildings.

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

The undersized nature of the Property and the unique as built conditions of the abutting building is an existing physical condition that is not the result of the actions of the current Owner. As per the Survey, the Property is a comprised of a portion of a platted lot (specifically Lot 23, less 9 feet thereof) and has existed in this condition since at least 1977, per the Deed recorded in Official Records Book 9676, Page 797, attached hereto as **Exhibit “C”**. Additionally, the adjacent 1515 Project that was recently constructed with its unique setbacks and no upper level stepbacks, creates a unique condition that did not result from the Owner’s actions.

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

Granting the requested Variance will not confer any special privilege on the Applicant, which is not available to other buildings and properties in the same zoning district and/or in the immediate vicinity, as there are already buildings in the area that are currently constructed with minimal to no upper level stepbacks. Instead, the Owner is requesting that the same privilege and rights that are currently enjoyed by the abutting project as

well as other neighboring projects in the area, as it relates to stepbacks, be applied to this Project.

For example, the MX-1 zoned, 5-story medical office located at 6901 Yumuri Street, an interior lot with buildings on each side, does not appear to provide the full upper level stepback along either interior frontage. Additional projects in the immediate area that are similarly situated on corner lots, such as the 5-story Baptist Health office building (6801 Red Road), the 7-story Plaza San Remo mixed use building (6705 Red Road), as well as the 9-story Standard residential building (1515 San Remo Avenue), also appear to have reduced building stepbacks above a 45-foot elevation. Additionally, the abutting 1515 Project situated to the North and West of the Property, is also designed with minimal setbacks and stepbacks. It is also important to note that all of the above-referenced properties are at least three times (3x) the size of the Property. As a result, these projects were developed on larger properties that had sufficient lot area available to provide the necessary stepbacks or to obtain relief via a Planned Area Development (PAD) designation, whereas the Property is not eligible for such relief due to the smaller lot size.

Lastly, the Variance would not confer any special privileges in terms of developing more FAR than other buildings in the same zoning district as the Project as currently designed provides only 50% of the FAR that would typically be permitted for other similarly zoned projects.

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

A literal interpretation of the applicable regulations deprives the Owner of rights commonly enjoyed by other similarly zoned properties in the area and works an unnecessary and undue hardship on the Owner when compared to other mixed use and commercial developments in the immediate area.

The Owner has requested and obtained Mediterranean Level II Bonus for the Project, as approved by BOA, which typically allows for an increased building height of 77 feet and an increased FAR of 3.5. Although the Owner has obtained Mediterranean Level II Bonus approval, due to the unique site conditions discussed above, the Owner is unable to obtain any of the FAR bonuses provided for under the Zoning Code and granted for similar projects in the area. As designed, the Project is only able to develop approximately fifty percent (50%) of the FAR that would otherwise be permitted and that is allowed to be developed on other commercial sites. As such, the Owner is essentially only seeking Mediterranean Level 2 Bonus to accommodate the parking requirements as the majority of the Project (Levels 2, 3 and 4) is dedicated to parking facilities with only 2 floors (Levels 5 and 6) available for office uses. Unlike the other properties that may request stepback relief to maximize FAR or use TDRs, in this case the Owner is only able to develop a maximum of fifty percent (50%) of the allowable FAR, which reflects a

hardship of developing this Property with a literal interpretation of the applicable stepback regulations.

The small amount of FAR that can be achieved in this particular case necessitates a variance to make the Project economically viable for construction and to allow the Property to be reasonably developed in accordance its underlying MX-1 zoning district designation. Additionally, unlike other MX zoned properties, the Owner in this particular case has no other alternatives, from a design and Zoning Code perspective, to alleviate the required parking needed for this Project as there are no remote parking options or City parking garages located in this portion of the City.

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

The requested Variance is the minimum relief necessary to ensure the reasonable use of the Property for a viable commercial use and to provide reasonably sized floorplates to accommodate the Class A office space permitted under the MX-1 zoning district.

First, the Owner is not requesting to entirely eliminate the required 15 foot interior side stepback along the western Property line. Instead, the Project is designed with a 10-foot stepback above 45 feet,. As mentioned above, the abutting 1515 Project is developed with a 9 foot setback along the entire interior frontage and no upper level stepbacks. When considering the existing as built 9 foot stepback condition at the 1515 Project coupled with the proposed 10 foot interior stepback for the Project, there would be a 19 foot separation between these office buildings meeting the intent of the City's stepback regulations. Additionally, the Project is designed with a 10 foot rear setback on the ground level abutting the 1515 Project's 4-story parking garage to the North. The abutting parking garage is constructed with no windows or habitable space, and therefore would not be impacted from the Rear Stepback Variance proposed for this facade on the 5<sup>th</sup> and 6<sup>th</sup> story of the Project.

As discussed above, the Owner is currently only constructing 2 levels of office space and only approximately fifty percent (50%) of the total FAR that could be developed at the Property under the applicable Mediterranean Architecture Bonus that were approved for the Project. The Project is designed with the minimum square footage necessary to make the Project, and construction thereof, economically viable and to permit the reasonable use of the land for its intended zoned purposes. Any further reduction in FAR or floorplate size would result in a project that is not economically viable from a useability, functionality or construction perspective, essentially creating a hardship on the Owner. By requiring strict compliance with the applicable stepbacks, the Project's office space would be reduced by approximately 3,300 +/- square feet and the resulting floorplates would be severely inefficient to program, design, and furnish for the proposed Class A office space. When considering the location of the building core functions and structural columns throughout, the increased stepbacks would make the majority of the office space currently proposed along the northern side of the Property unusable by constricting

walkways, reducing the ability to accommodate necessary office functions such as meeting rooms and employee lounges, and providing offices with substandard dimensions that are unsuitable for the Class A office market. As such, the requested relief is the minimum Variance required to allow for the reasonable use of the Property for its intended purposes.

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

The approval of the Variance will not change the uses permitted under the Property's existing MX1 zoning designation, nor will it make the Property's use different from other properties located in the MX1 zoning district. Specifically, the MX1 zoning district allows mixed use developments with office, restaurant, retail and residential, among other uses – which is consistent with the office and commercial uses currently permitted and proposed for the Project as well as those existing on the immediately abutting property for the 1515 Project.

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

The Project is thoughtfully designed to ensure that it will complement the heightened design aesthetics of the area and further the City's goal of providing Mediterranean architectural excellence. Additionally, the Variance will allow the Project to be designed with architectural symmetry along the Property's primary street frontage (Sunset Drive) and to mirror the existing stepback that was approved for the immediately adjacent office building to the West. This thoughtful design approach is consistent with the purpose of the City's Architectural Standards that are intended to enhance the surrounding environment with a design that provides "high aesthetic quality and variety and which, at the same time, are considerate of each other." Not only does the Project's design provide balance and harmony within its own structure, but also takes into consideration the abutting office and parking garage buildings (1515 Project) constructed to the West and North of the Property.

Furthermore, the minimal Variance requested for the Project is not injurious to the area as the architect has designed the Project in context with the abutting 1515 Project buildings. As detailed above, the abutting 1515 Project consists of a 5-story parking garage to the North that is constructed with a 3-foot setback and has no habitable space or windows. As a result, the Project is intentionally designed with its parking garage and back of house operations facing the 1515 Project's parking garage frontage. Therefore, the abutting parking garage would not be impacted by the proposed Rear Stepback Variance, as the Project is designed in a way that is compatible with the abutting parking garage structure to the North, thereby meeting the intent and purpose of the City's stepback regulations.

Lastly, the 1515 Project, which directly abuts the portion of the Property where the Side Interior Stepback Variance is requested, is currently constructed with a 5-story office building to the West of the Property, and was approved with a 9 foot setback and no upper level setbacks. The 9 foot setback for the 1515 Project provides for an additional physical separation between the existing 1515 Project office building and the Property. These existing site conditions to the West of the Property are compatible with the Project's proposed 10 foot setback and further mitigates and ensures that the spacing that would normally be required between both buildings is maintained.

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

Not applicable; the Property is neither identified as a historic landmark nor is it within a historic district.

**IV. CONCLUSION**

Based on the foregoing, the Project is designed in harmony with the character of the neighborhood and abutting office building and achieves the intent of the MX1 stepback regulations, as applicable. Additionally, based on the substandard size of the Property and the abutting as built conditions, the minimal relief requested will also allow for the reasonable development of the Property for its intended zoned purposes and complies with the criteria established in Section 14-207.6 of the Coral Gables Zoning Code. As such, we look forward to your favorable consideration of the Application. Should you have any questions or require any additional information, please do not hesitate to contact me at 305-579-0821.

Sincerely,



Jorge L. Navarro, Esq.

HJN;dv

Enclosures

ACTIVE 696505189v7

# EXHIBIT “A”

THIS PRELIMINARY IS FOR ARCHITECTURAL DESIGN ONLY and is approved subject to submission of full size details on final plans. Zoning Code, Building Code, Plumbing Code and all other regulations must be complied with.  
"SUBMIT THIS DRAWING WITH FINAL PLANS"

Chairman, Board of Architects

Date \_\_\_\_\_

*[Signature]* 02/01/24

*[Signature]* 2/1/24

*[Signature]* 2.1.24  
.....  
*[Signature]* 2.1.24

*[Signature]* 2.1.24

*[Signature]* 2.1.24

*[Signature]* 2.1.24

\*STUDY RADIAL BALCONIES

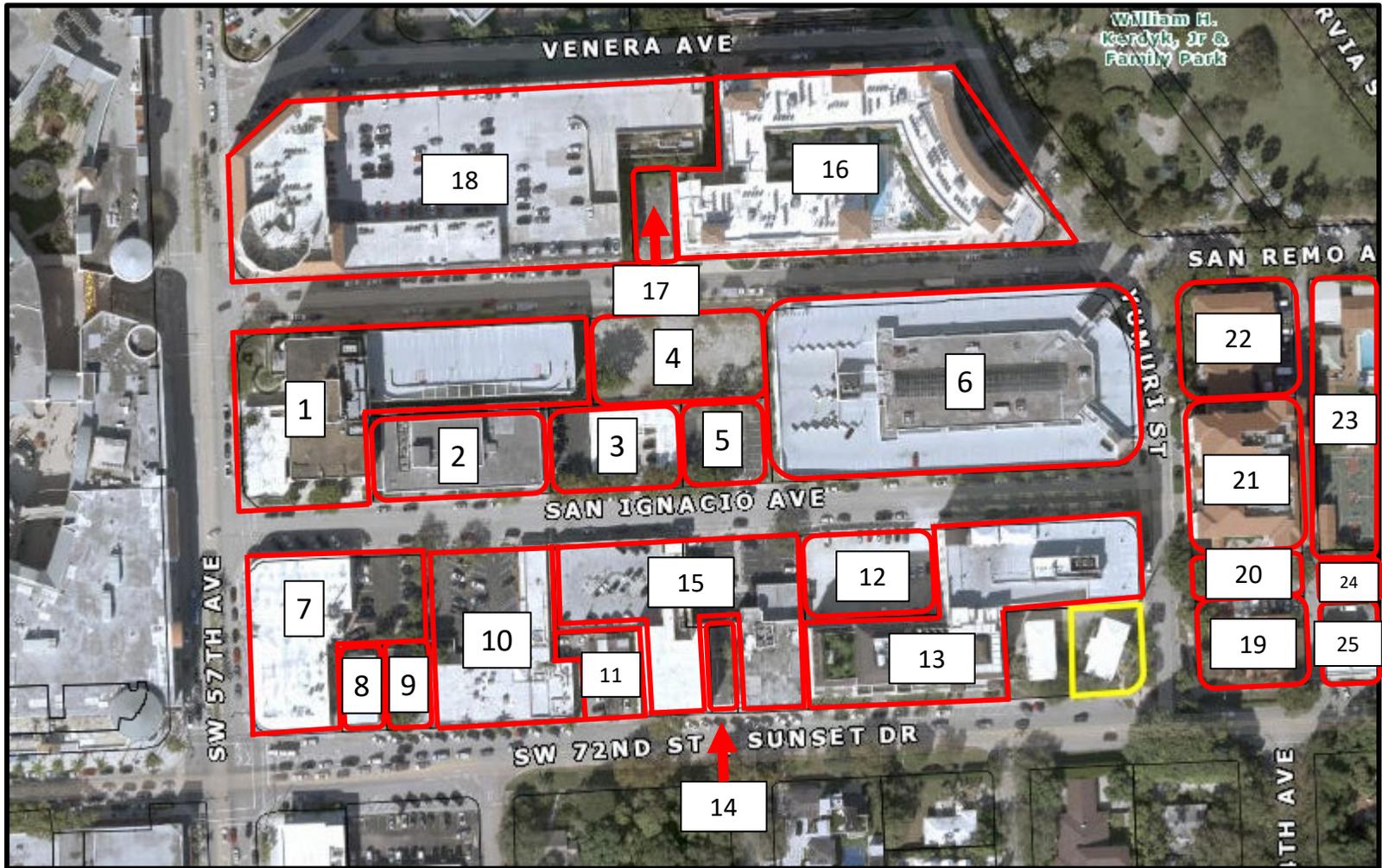
\*K INCLUDE NOTE #1

FROM PREVIOUS REVIEW

FOR ~~STEPS~~ STEP BACK

RELIEF.

# EXHIBIT “B”



Lot #	Address	Lot Size (SF)
1	6801 Red Road	55,000
2	1575 San Ignacio Ave	20,000
3	1539 San Ignacio Ave	15,000
4	1540 San Remo Ave	20,000
5	1535 San Ignacio Ave	10,000
6	1500 San Remo Ave	78,826
7	6915 Red Road	30,000
8	1569 Sunset Drive	5,000
9	1563/65/67 Sunset Drive	5,000
10	1549 Sunset Drive	30,985
11	1545 Sunset Drive	7,812
12	1520 San Ignacio Ave	15,364
13	1515 Sunset Drive	45,840
14	1535 Sunset Drive	3,000
15	1533/41 Sunset Drive	44,300
16	1515 Sam Remo Ave	72,506
17	1537 San Remo Ave	5,200
18	6705 Red Road	99,159
19	1493 Sunset Drive	12,500
20	N/A	6,250
21	6901 Yumuri Street	21,875
22	6851 Yumuri Street	16,875
23	6800 Nervia Street	46,500
24	6920 Nervia Street	9,000
25	1401 Sunset Drive	13,500

Lot Size	Metric (SF)
Average	32,645
Median	16,120
Mode	N/A
Max.	99,159
Min.	3,000

# EXHIBIT “C”

Prepared by:

**Robert B. Barkin, Esq.**  
**Akerman LLP**  
**777 S. Flagler Drive, Suite 1100 W**  
**West Palm Beach, FL 33401**  
**561-653-5000**

Return to:

Antonio L. Martinez, Esq.  
Martinez Morales LLC  
2600 S. Douglas Road, Suite 305  
Coral Gables, FL 33134  
(305) 501-5011

[Space Above This Line For Recording Data]

## Personal Representative's Deed

**This Personal Representative's Deed** made this 22<sup>nd</sup> day of July, 2021 between **Kathy Marie Klock as Personal Representative of the Estate of Mary Dorothy Klock, a/k/a Mary D. Klock, deceased (as to Parcel 1) and Kathy Marie Klock as Personal Representative of the Estate of Joseph Peter Klock, Sr., deceased (as to Parcel 2)**, whose post office address is **604 Island Drive, Key Largo, FL 33037**, grantor, and **One Sunset LLC, a Florida limited liability company**, whose post office address is **8125 SW 52nd Avenue, Miami, FL 33143**, grantee:

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

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

**Parcel 1:**

**All of Lot 21 and the East 16 feet of Lot 22, Block 205, Second Revised Plat of Coral Gables Riviera Section Part 14, according to the map or plat thereof as recorded in Plat Book 28, Page 32, Public Records of Miami-Dade County, Florida.**

**and**

**Parcel 2:**

**Lot 22, less the East 16 feet, and Lot 23, less the West 9 feet, Block 205, Second Revised Plat of Coral Gables Riviera Section Part 14, according to the map or plat thereof as recorded in Plat Book 28, Page 32, Public Records of Miami-Dade County, Florida.**

**Parcel Identification Number: 03-4130-009-1540**

**Parcel Identification Number: 03-4130-009-1550**

**Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any. However such reference shall not reimpose same.**

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

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

**And** the grantor hereby covenants with said grantee that the grantor has good right and lawful authority to sell and convey said land; that the grantor warrants the title to said land for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor.

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

Signed, sealed and delivered in our presence:

Donna Zaluska Roberts  
Witness Name: Donna Zaluska Roberts

M L Ljuba  
Witness Name: Maria L Ljuba

Kathy Marie Klock  
Kathy Marie Klock, Personal Representative  
of the Estate of Joseph Peter Klock, Sr.

Donna Zaluska Roberts  
Witness Name: Donna Zaluska Roberts

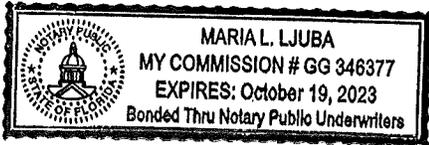
M L Ljuba  
Witness Name: Maria L Ljuba

Kathy Marie Klock  
Kathy Marie Klock, Personal Representative  
of the Estate of Mary Dorothy Klock a/k/a  
Mary D. Klock

State of Florida  
County of MONROE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22<sup>nd</sup> day of July, 2021 by Kathy Marie Klock, Personal Representative of the estate of Joseph Peter Klock, Sr., deceased, who  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

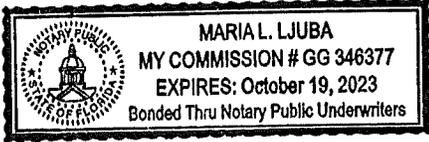


M L Ljuba  
Notary Public  
Printed Name: Maria L Ljuba  
My Commission Expires: 10/19/2023

State of Florida  
County of MONROE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22<sup>nd</sup> day of July, 2021 by Kathy Marie Klock, Personal Representative of the estate of Mary Dorothy Klock a/k/a Mary D. Klock, deceased, who  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]



M L Ljuba  
Notary Public  
Printed Name: Maria L Ljuba  
My Commission Expires: 10/19/2023



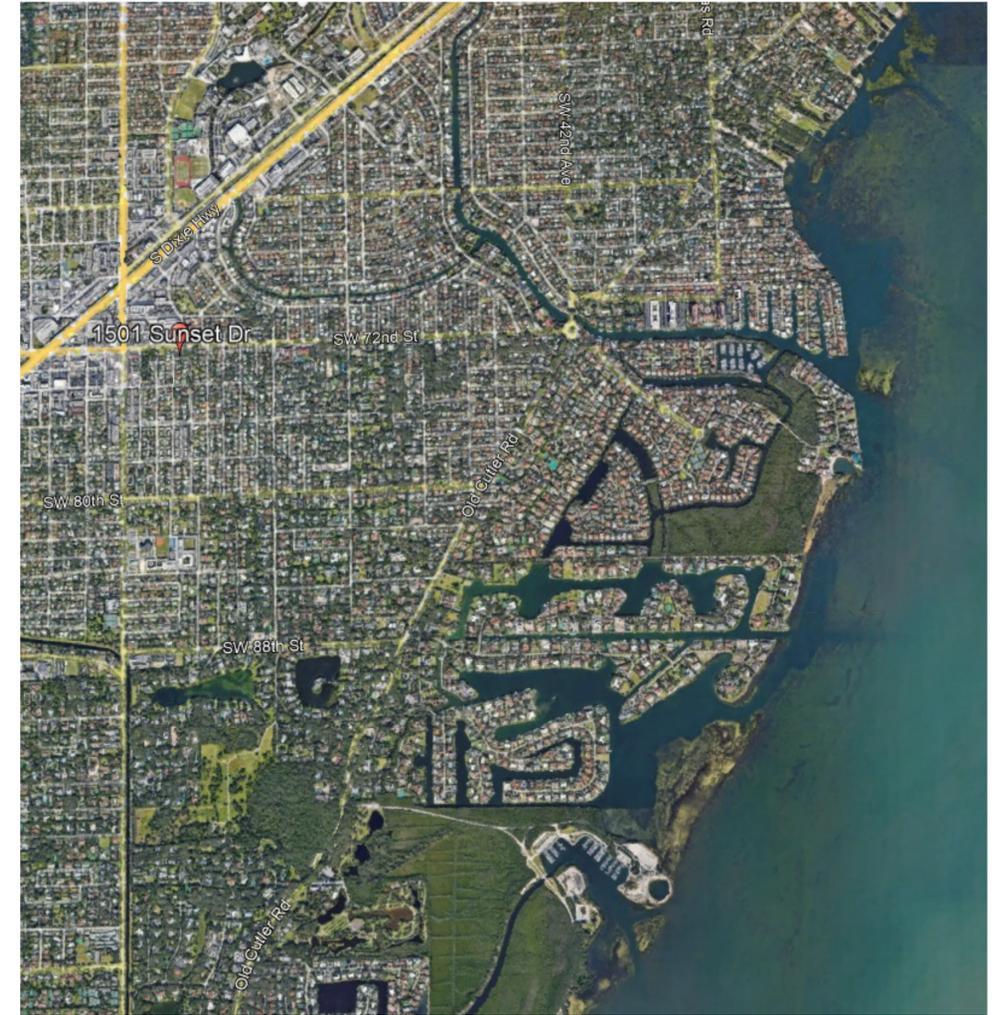
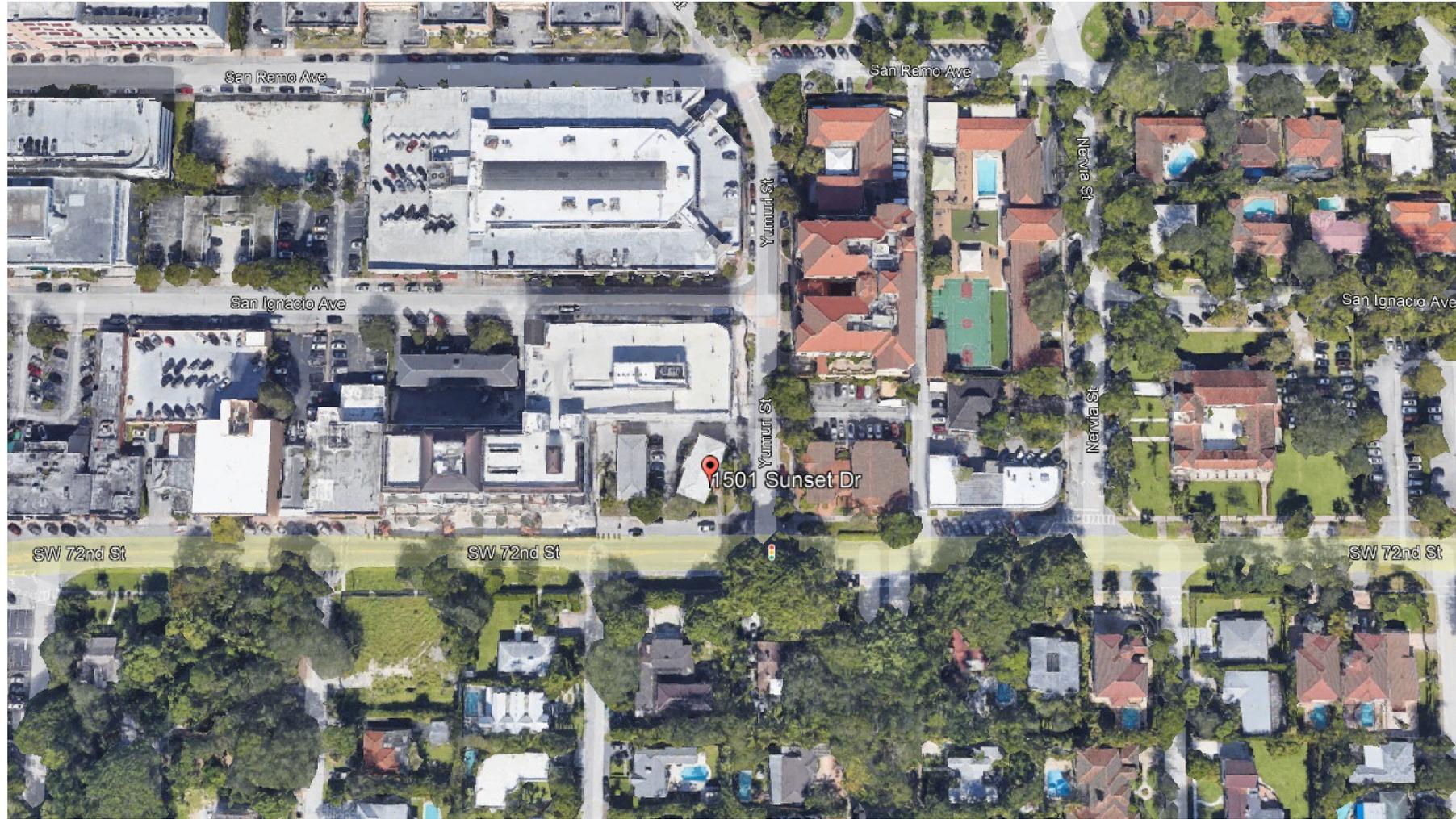


1501 SUNSET DRIVE  
CORAL GABLES, FL

# INDEX

LOCATION	A0.1
AERIAL VIEWS	A0.2
EXISTING BUILDINGS	A0.3
FACADES FACING PROPERTY	A0.4
ZONING DATA	A0.5
FAR DATA	A0.6
OPEN SPACE DIAGRAM	A0.7
SITE PLAN	A1.0
2ND FLOOR PLAN	A1.1
3RD FLOOR PLAN	A1.2
4TH FLOOR PLAN	A1.3
5TH + 6TH FLOOR PLAN	A1.4
ROOF PLAN	A1.5
FRONT ELEVATION	A2.0
SIDE ELEVATION	A2.1
REAR ELEVATION	A2.2
SECTION	A3.0
MATERIALS	A4.0
RENDERS	R1.0 - R1.5





PROPERTY INFORMATION:

Property Address: 1501 SUNSET DRIVE

Folio Numbers: 03-4130-009-1540 and 03-4130-009-1550

Legal Description: CORAL GABLES RIVIERA SEC 14 -2ND REV PL  
PB 28-32

LOT 21 & E16FT LOT 22 BLK 205

LOT SIZE 80.000 X 100

OR 18477-3874 0199 4

Lot Size: 15,500 SF

Current use of property: COMMERCIAL OFFICES

Land Use and Zoning Designations: 1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING





BUILDING TO THE WEST OF PROPERTY



EXISTING BUILDINGS ON PROPERTY



BUILDING TO THE EAST PROPERTY



EXISTING BUILDING ON PROPERTY +  
BUILDING TO THE NORTH OF PROPERTY



BUILDING TO THE NORTH OF PROPERTY



BUILDING TO THE NORTH OF PROPERTY

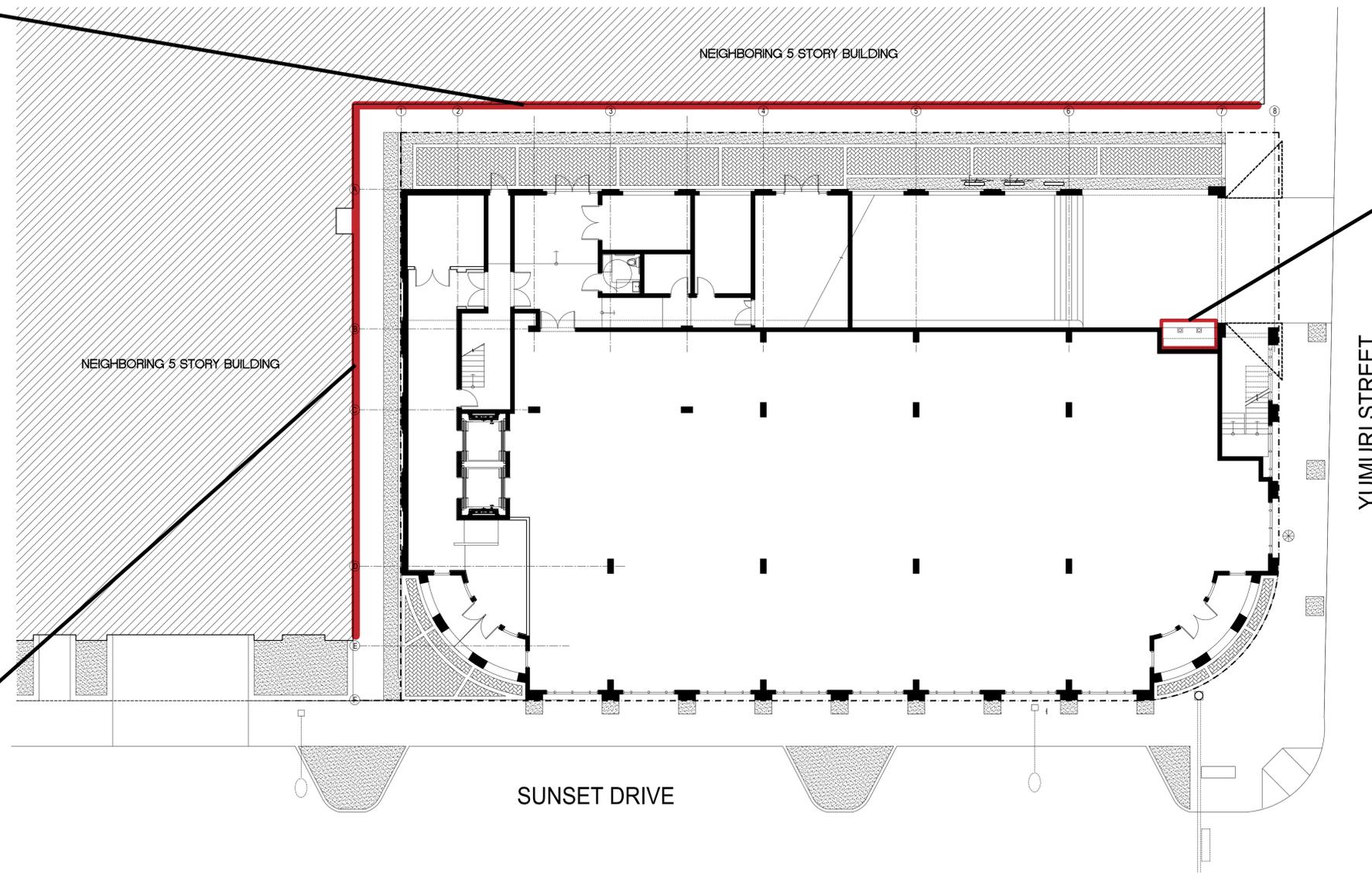




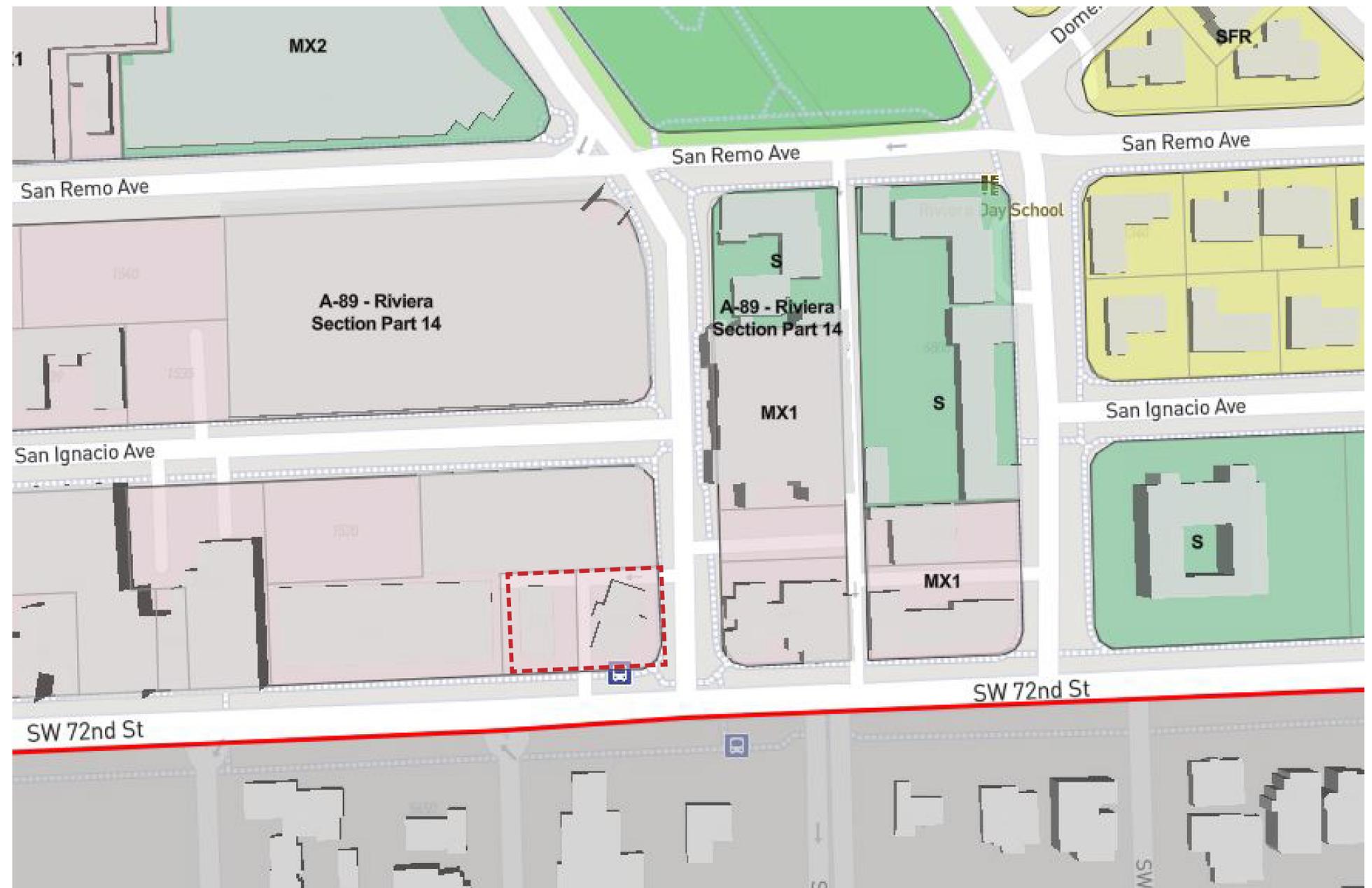
NEIGHBOR TO NORTH OF PROPERTY



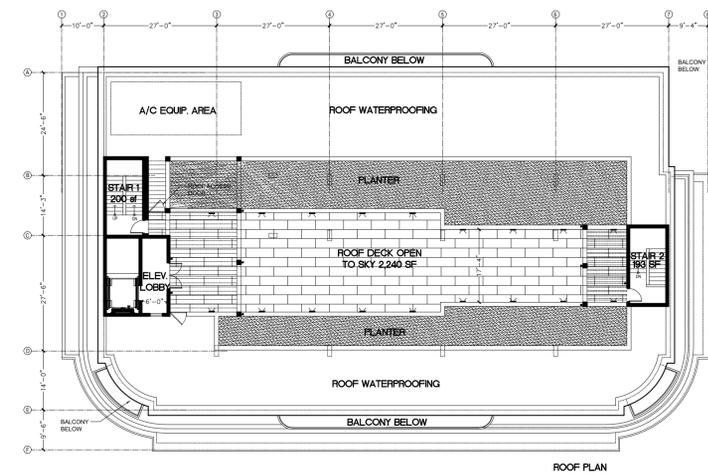
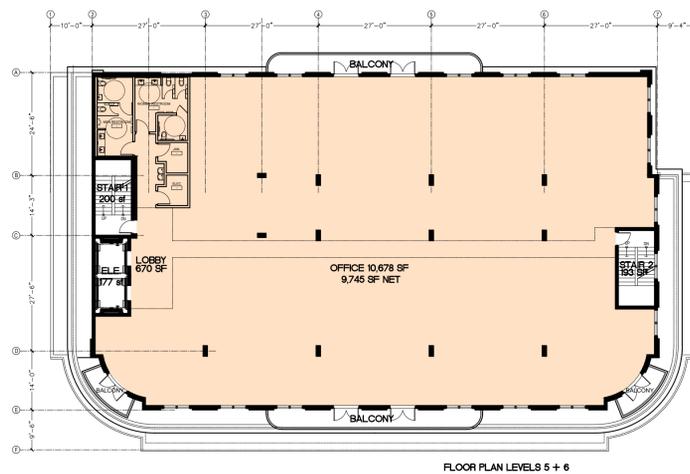
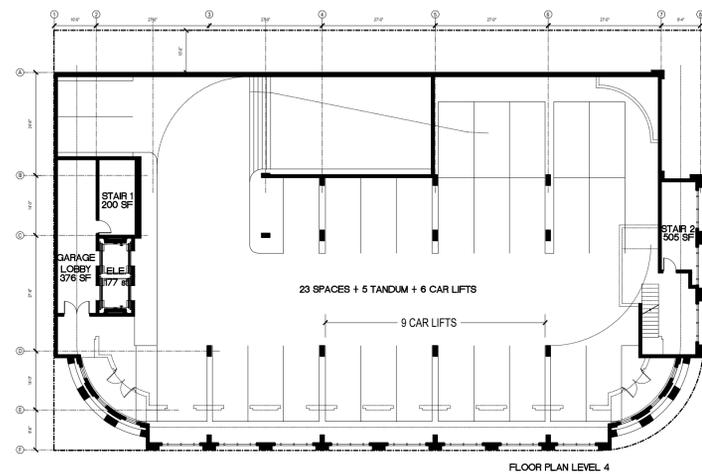
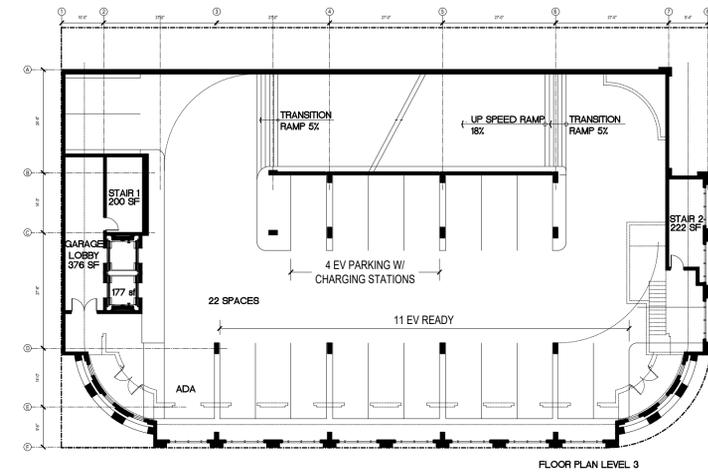
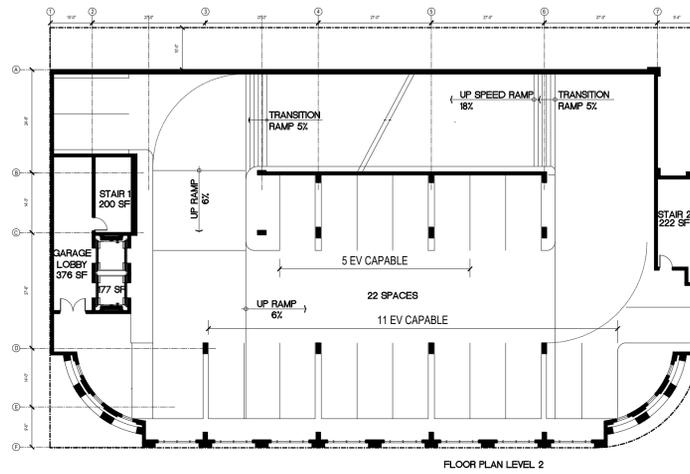
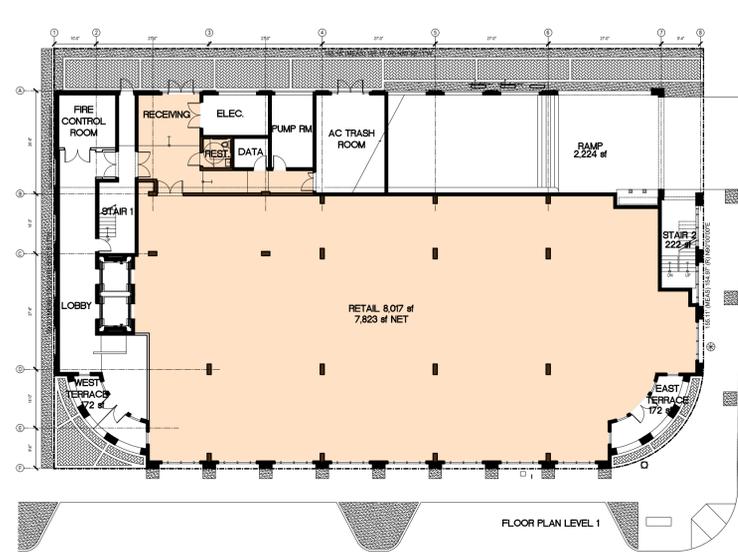
NEIGHBOR TO WEST OF PROPERTY



Use categories		MX1		Proposed
<b>A Lot occupation</b>				
1	Building Site Area Minimum (SF)	2,500	10,000	15,500 SF
2	Building Site Width Minimum (Feet)	25	100	155'
3	Ground Coverage Minimum	NA	NA	NA
4	Open Space Minimum	10%	10%	12.2 %
<b>B Density</b>				
1	Density (DU/Acre)	125	125	
2	Unit Size Minimum (SF)	500	500	
3	Floor Area Ratio (FAR)	3.0	3.0	
4	FAR Med. Bonus I	3.2	3.2	
5	FAR Med. BonusII	3.5	3.5	2.0
<b>C Setbacks minimums (feet)</b>				
1	Principal Front	0	0	1'-2"
2	Side Interior	0	0	2"
3	Side Street	0	0	1'-2"
4	Rear	10	10	10'-0"
5	Rear at Alley	0	0	NA
6	Waterway	35	35	NA
<b>D Stepbacks minimum (feet)</b>				
1	Stepback Front	NA	10	10'-0"
2	Stepback Side	NA	15	*10'-0"
3	Stepback Side Street	NA	10	10'-0"
4	Stepback Rear	NA	10	0'
5	Stepback Rear at Alley	NA	3	NA
<b>E Building Height Maximums (Stories/ Feet)</b>				
1	Principal Building	45	45	NA
2	Mediterranean Bonus I	NA	5 Stories / 63.5	NA
3	Mediterranean Bonus II	NA	6 Stories / 77'	6 Stories / 77'



\* PROPOSED SIDE STEPBACK IS SUBJECT TO BOA APPROVAL



Levels	Floor Area Ratio	
	Retail/Commercial	7,823 SF
1	Receiving Area	505 SF
	Restroom	62 SF
5	Office Space	9,745 SF
6	Office Space	9,745 SF

PROPOSED FAR: 27,880 SF OR 2.0  
 MAX. FAR ALLOWED MED. BONUS 2: 54,250 SF OR 3.5

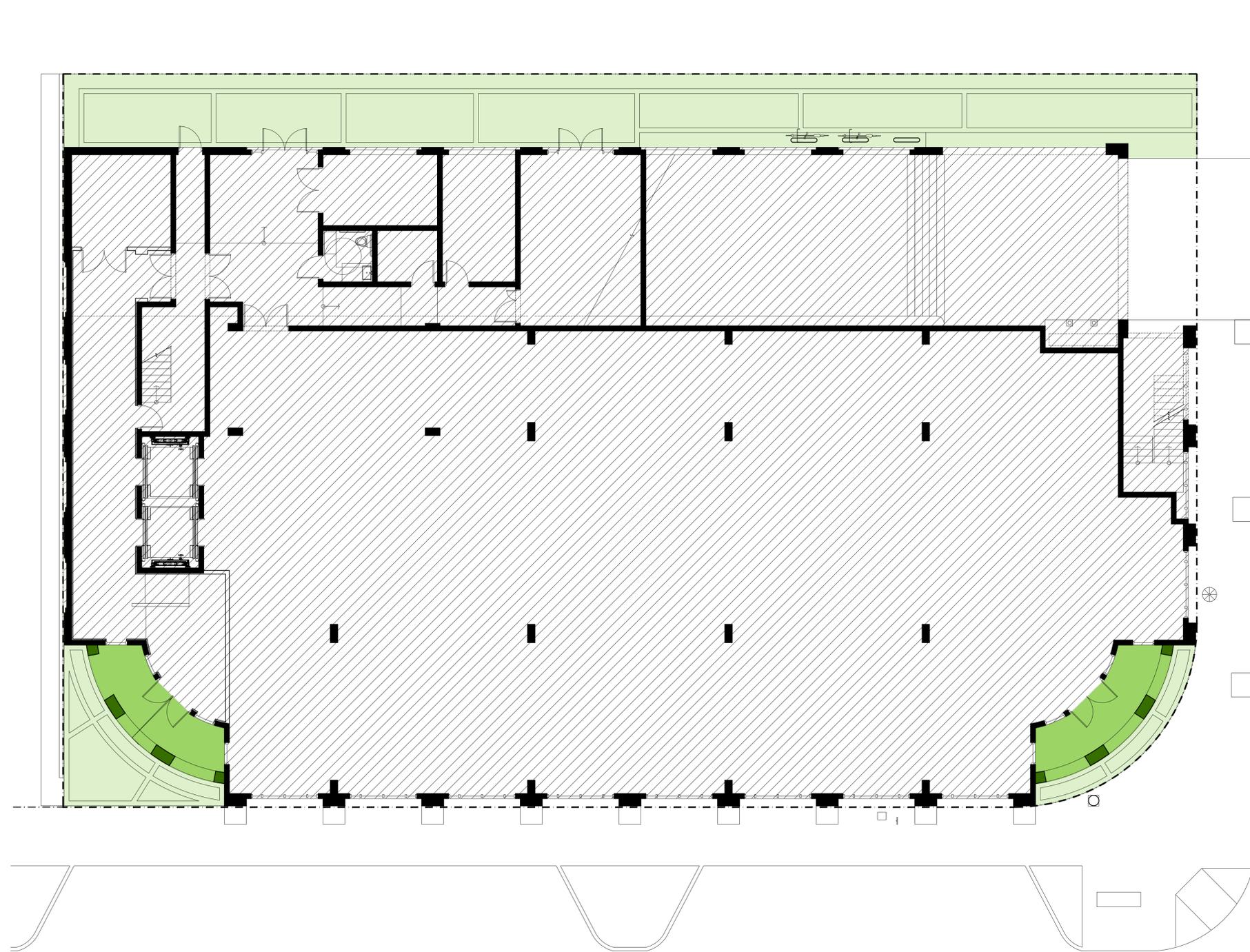
### PARKING DATA

PARKING DATA REQUIRED PER USE		PARKING PROVIDED PER LEVEL	
RETAIL	1 SPACE PER 300 SF 7,823 SF= 26 PARKING REQUIRED	2ND FLOOR	22 SPACES INCLUDING 16 EV CAPABLE
OFFICE	1 SPACE PER 300 SF 19,490 SF= 65 PARKING REQUIRED	3RD FLOOR	22 SPACES INCLUDING 4 EV CHARGING STATIONS INCLUDING 11 EV READY
		4TH FLOOR	28 SPACES 5 TANDUM 9 CAR LIFTS
<b>91 PARKING REQUIRED</b>		<b>81 PARKING PROVIDED</b> (INCLUDED 5 TANDUM+9 CAR LIFTS+ 3 ADA)	

\*REDUCED PARKING MATRIX (MOST CONSERVATION) WEEKDAY MORNING\*  
 MORNING OFFICE 100%=65  
 RETAIL 50%= 13 78 SPACES REQUIRED

ELECTRIC VEHICLE REQUIREMENTS:  
 MIN. 5% EV VEHICLE PARKING W/ CHARGING STATION 4 PROVIDED  
 MIN. 15% EV READY FOR FUTURE CHARGING STATION 11 PROVIDED  
 MIN. 20% EV CAPABLE - ALL CONDUITS AND SUBPANEL READY 16 PROVIDED

BICYCLE PARKING: 1 BICYCLE SPACE PER 20,000 SF OF NON-RESIDENTIAL USE BUILDING AREA  
 27,313 SF =1.4 REQUIRED / 3 PROVIDED



**LEGEND:**

- OPEN SPACE OPEN TO SKY
- OPEN SPACE WITHIN PROPERTY
- LOT COVERAGE

REQUIRED OPEN SPACE : 10% OR 1,550 SF

TOTAL PROVIDED OPEN SPACE : 2,243.6 SF

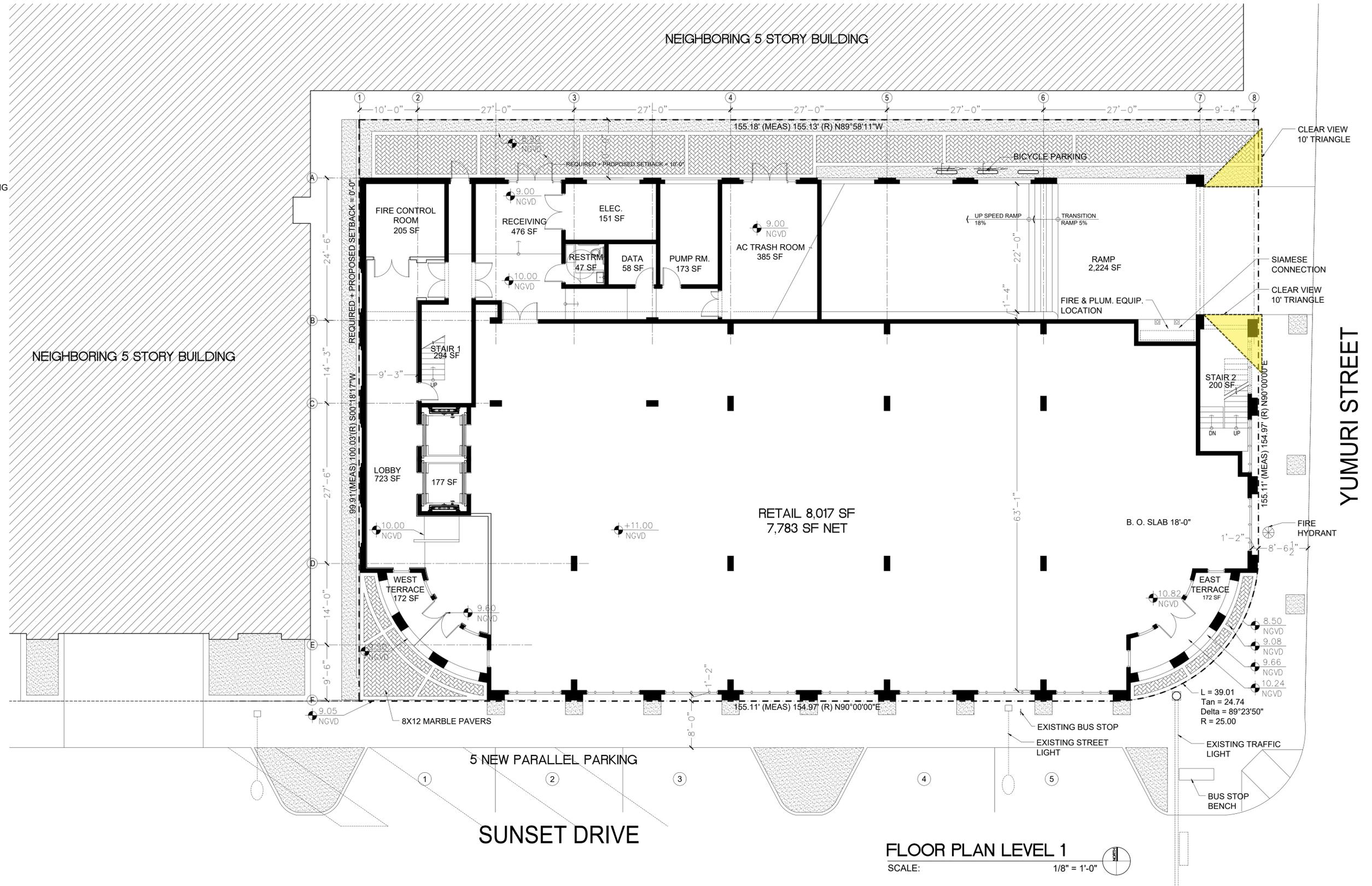
OPEN TO SKY: 1,897.5 SF

WITHIN PROPERTY: 346.6 SF



LEGEND:

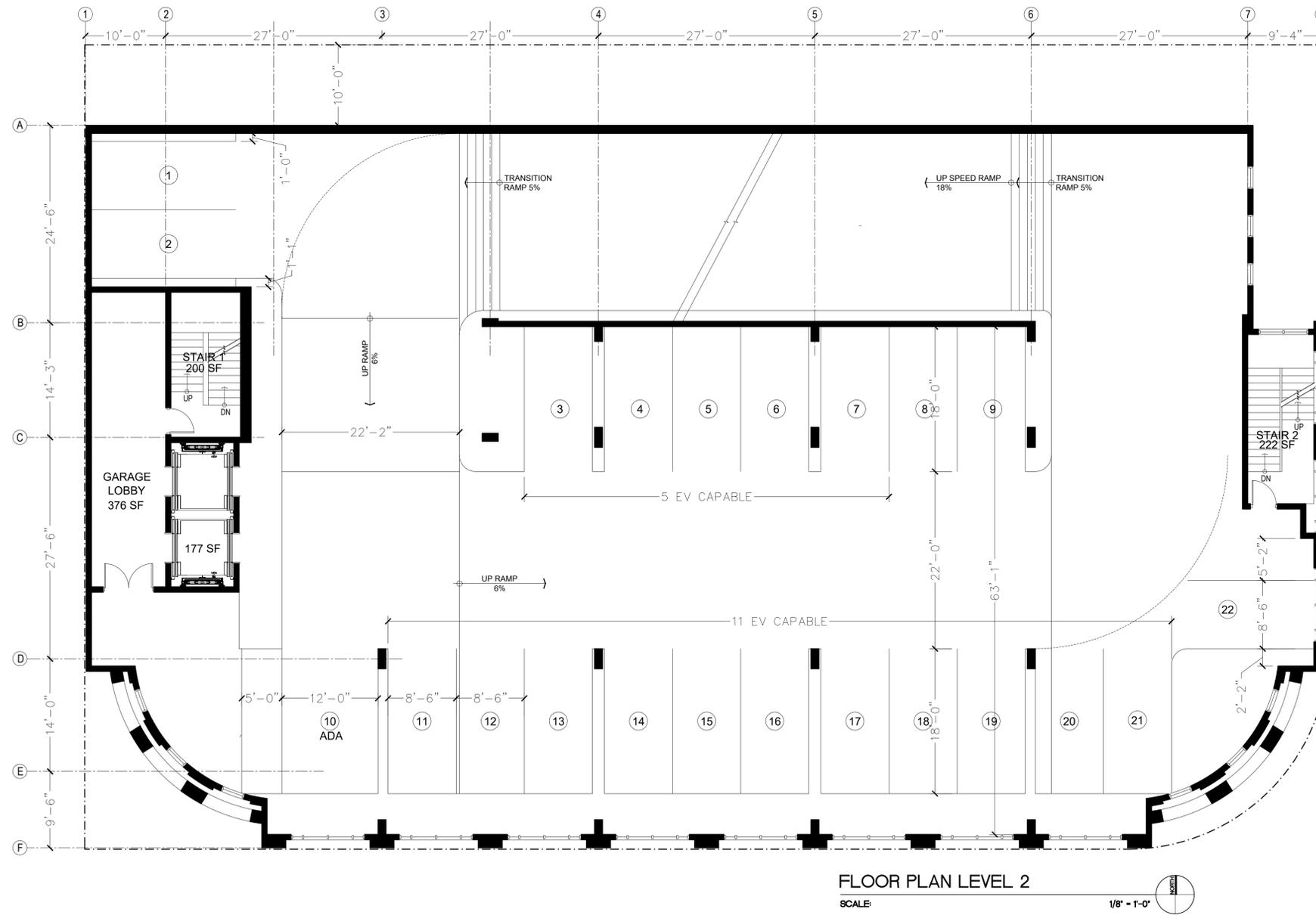
-  LANDSCAPING
-  MARBLE PAVERS
-  EXISTING BUILDING



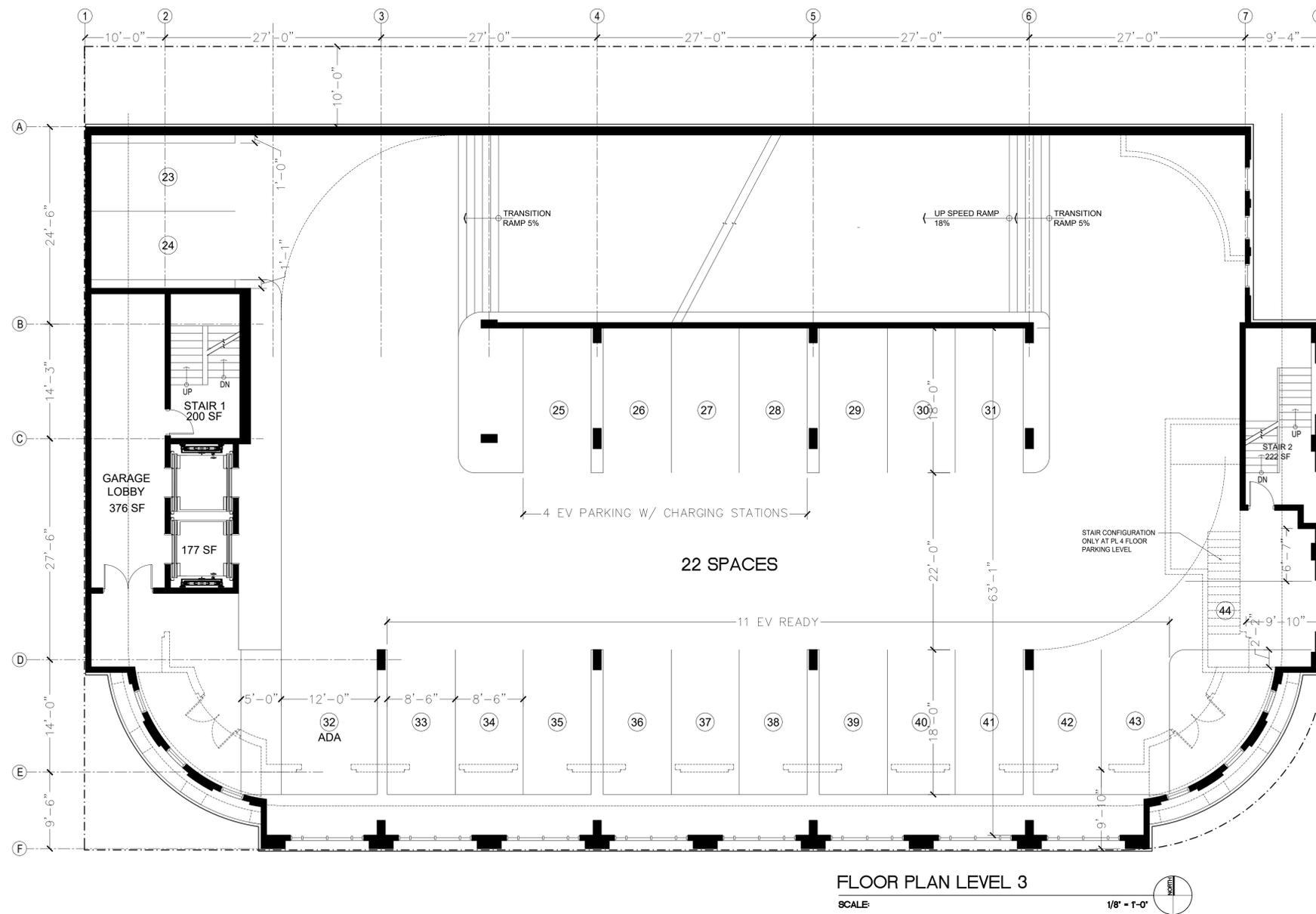
FLOOR PLAN LEVEL 1

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

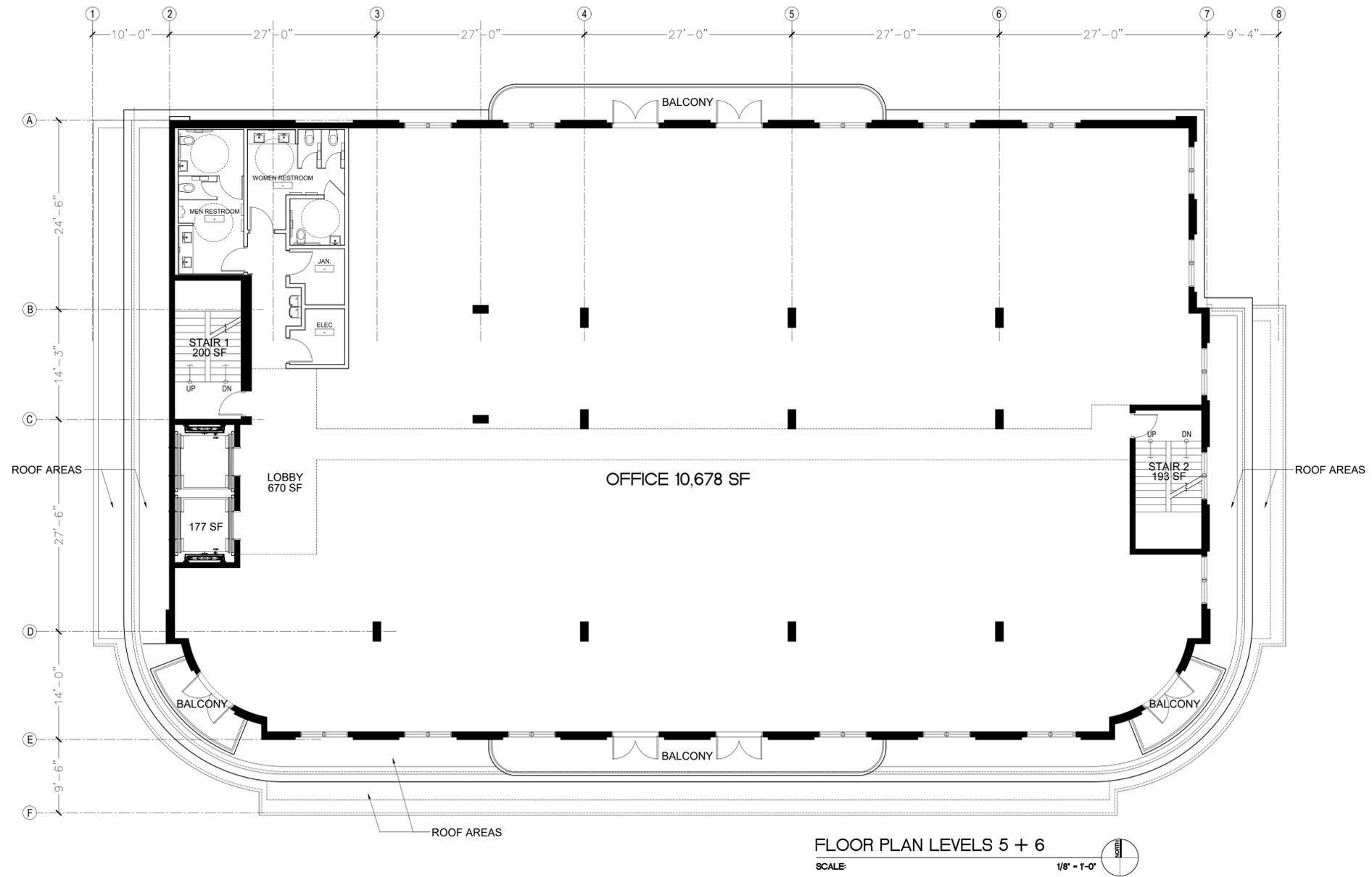


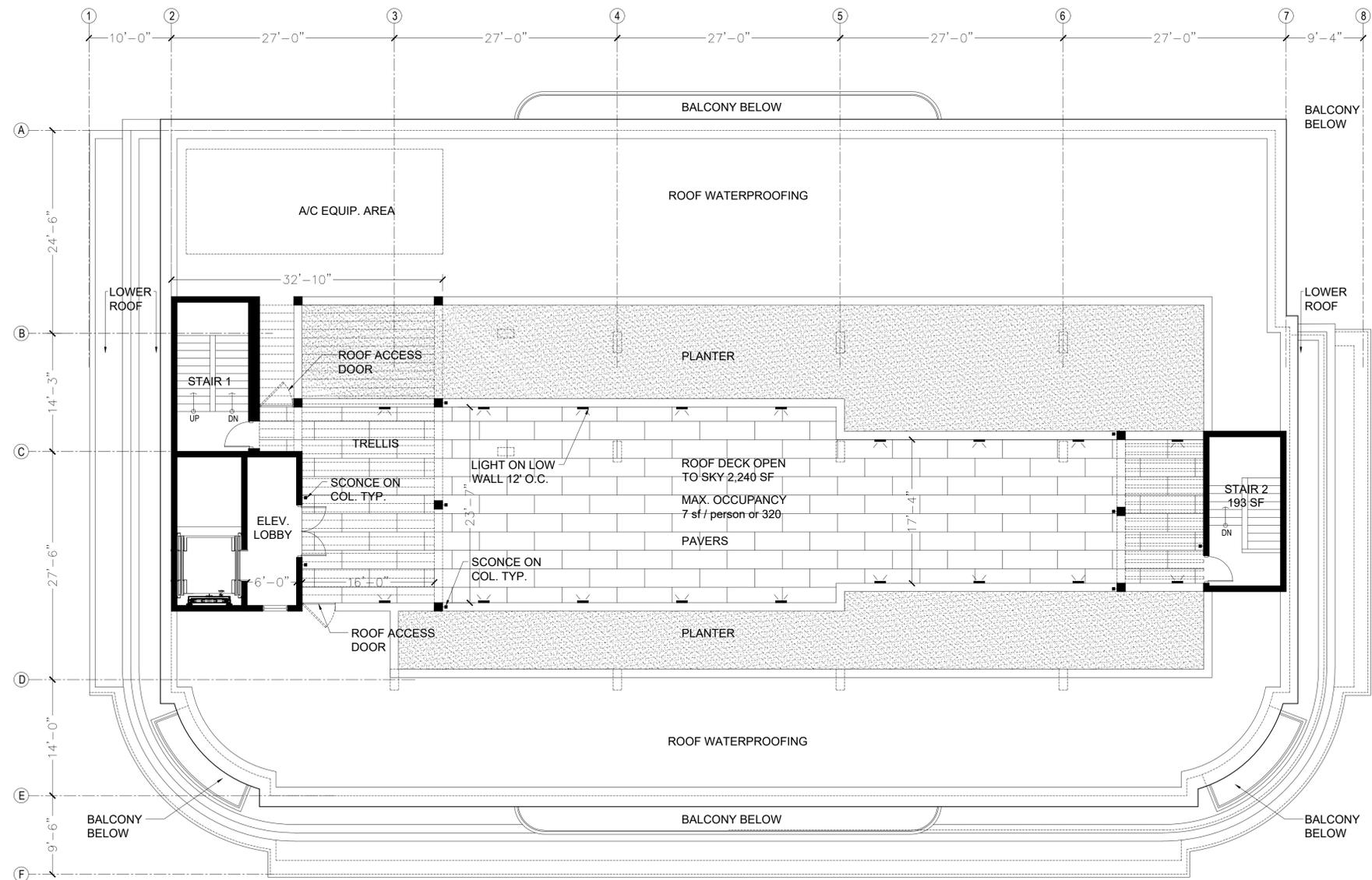


FLOOR PLAN LEVEL 2  
 SCALE: 1/8" = 1'-0"









ROOF PLAN

SCALE:

1/8" = 1'-0"

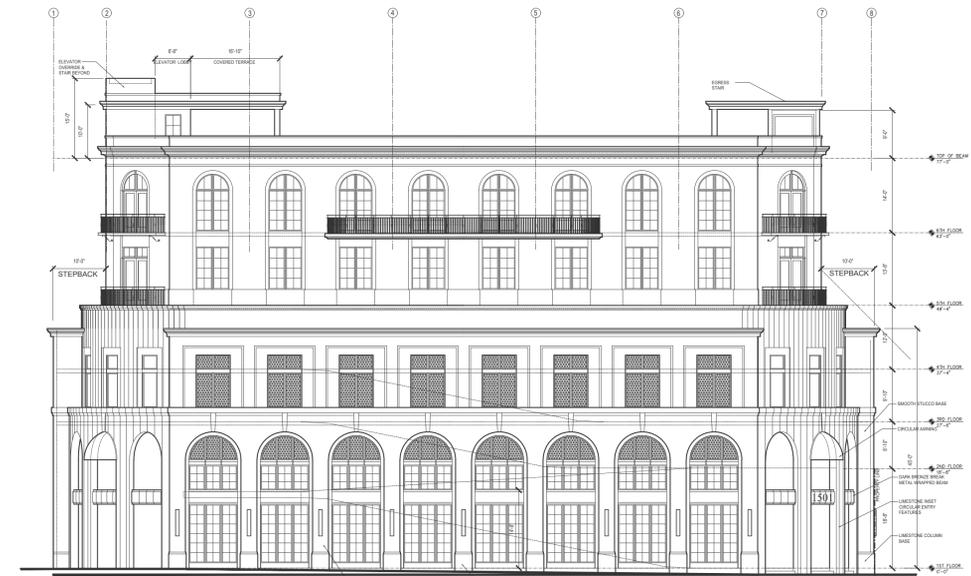




ELEVATION SOUTH INCLUDING NEIGHBORING BUILDING  
SCALE 1/16"=1'-0" 1



PREVIOUS ELEVATION SOUTH  
SCALE 1/16"=1'-0" 1



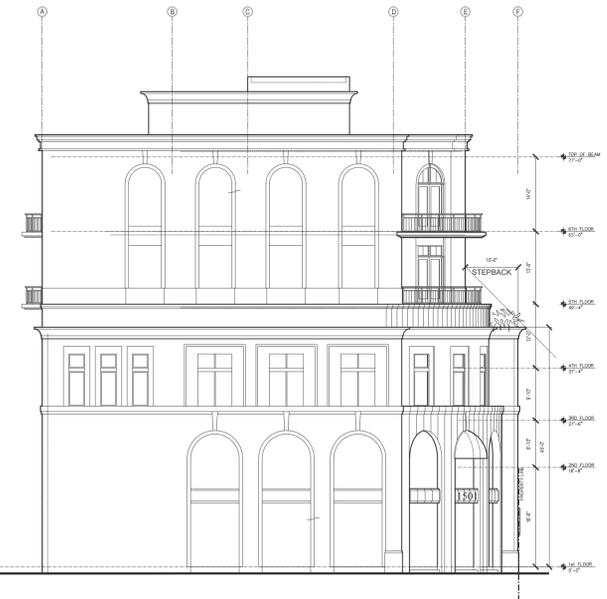
ELEVATION SOUTH  
SCALE 1/16"=1'-0" 1



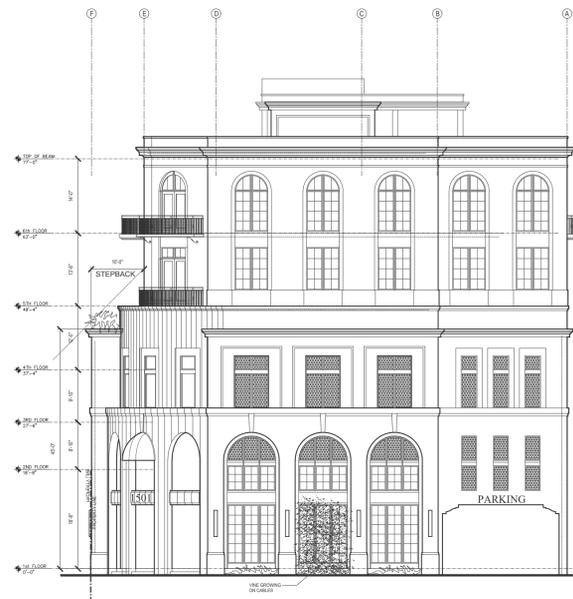
ELEVATION EAST INCLUDING NEIGHBORING BUILDING ①  
SCALE 1/16"=1'-0"



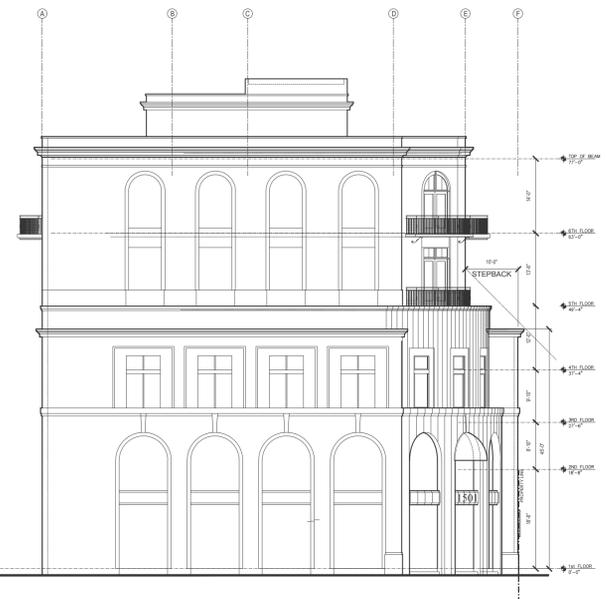
PREVIOUS ELEVATION EAST ②  
SCALE 1/16"=1'-0"



PREVIOUS ELEVATION WEST ③  
SCALE 1/16"=1'-0"



NEW ELEVATION EAST ②  
SCALE 1/16"=1'-0"



NEW ELEVATION WEST ③  
SCALE 1/16"=1'-0"





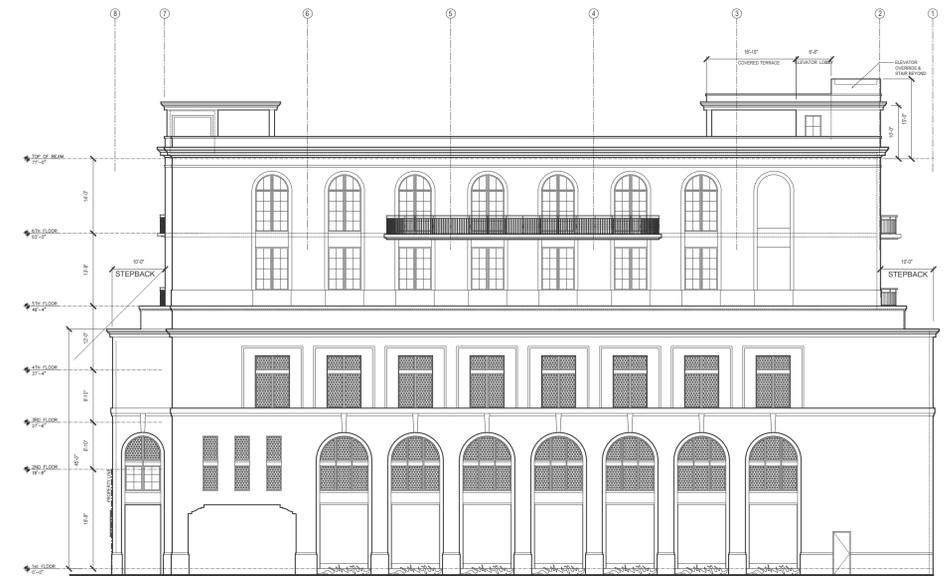
PREVIOUS



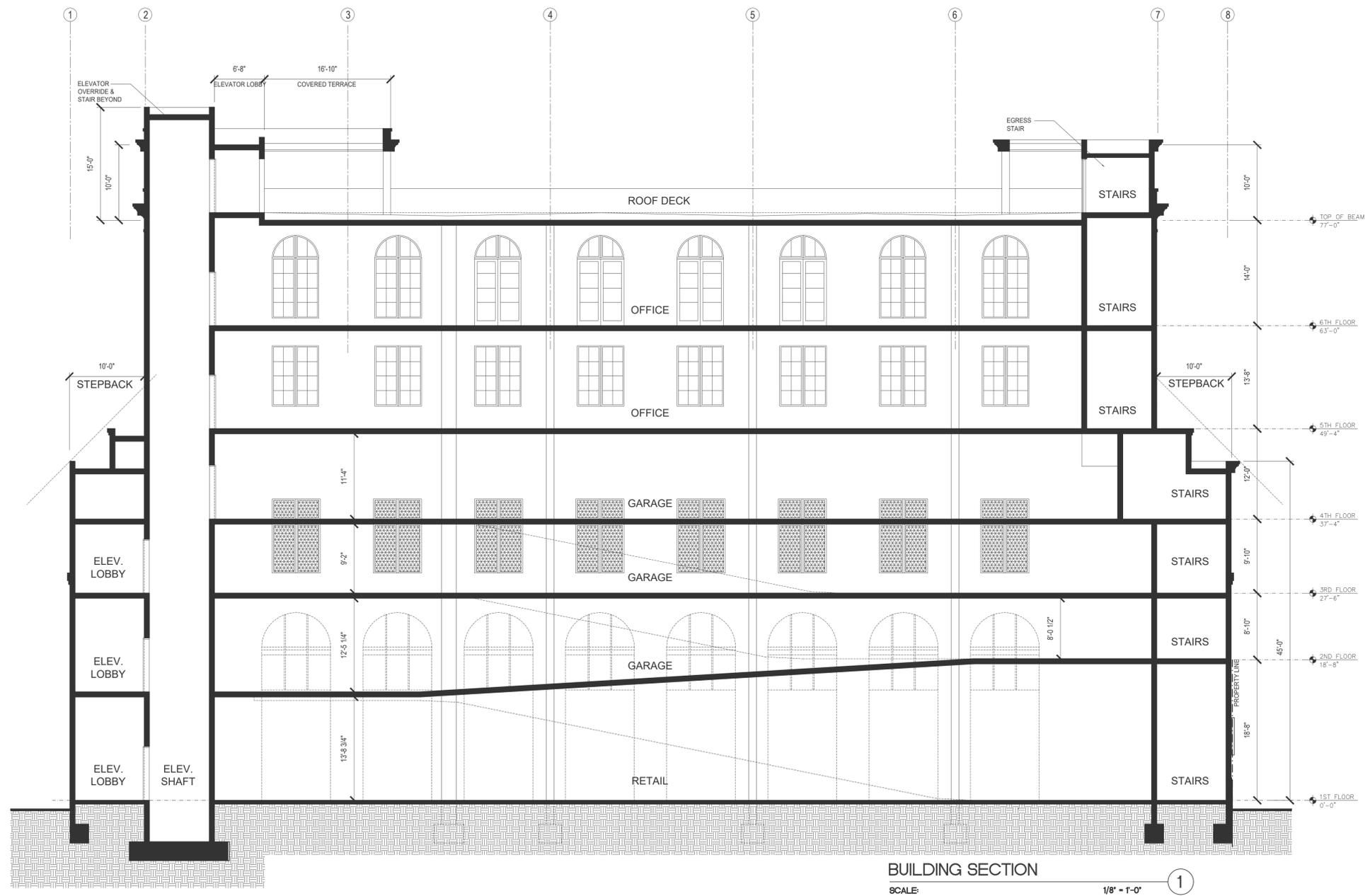
NEW



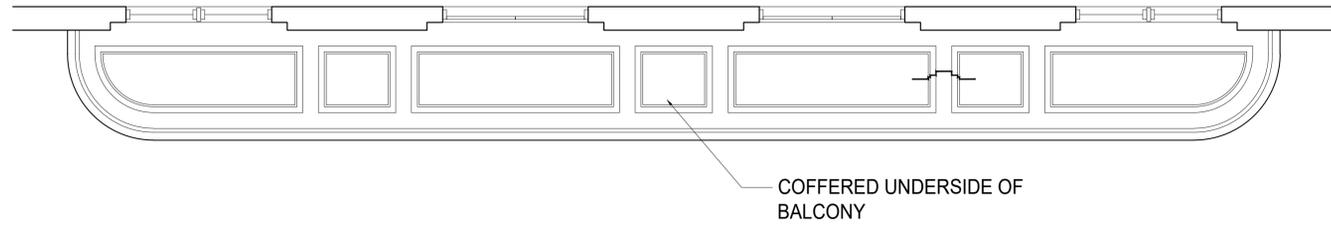
PREVIOUS ELEVATION NORTH ④  
SCALE 1/16"=1'-0"



NEW ELEVATION NORTH ④  
SCALE 1/16"=1'-0"



BALCONY RCP



	2, 6	Holophane	Acorn - Clear Top	Silver	Granville	100w	7,065	5,000k	B2-U4-G4	501317
	2, 6	Holophane	Acorn - Clear Top	Silver	Granville	80w	6,675	5,000k	B2-U4-G4	501326

Coral Gables



Pole Height	12'
Fixture Height	12'



BALCONY INSPIRATION

MATERIALS

1. SMOOTH STUCCO FINISH



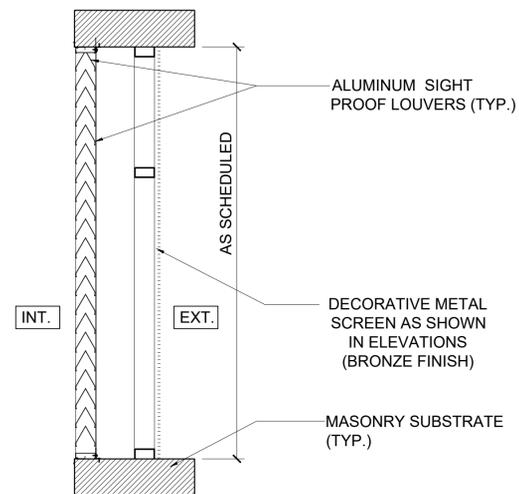
2. NATURAL STONE



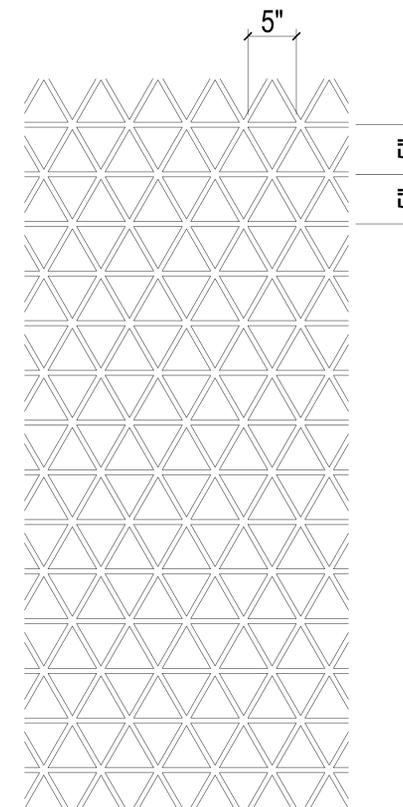
3. BLACK METAL FRAME



4. METAL BRASS FINISH



DECORATIVE SCREEN







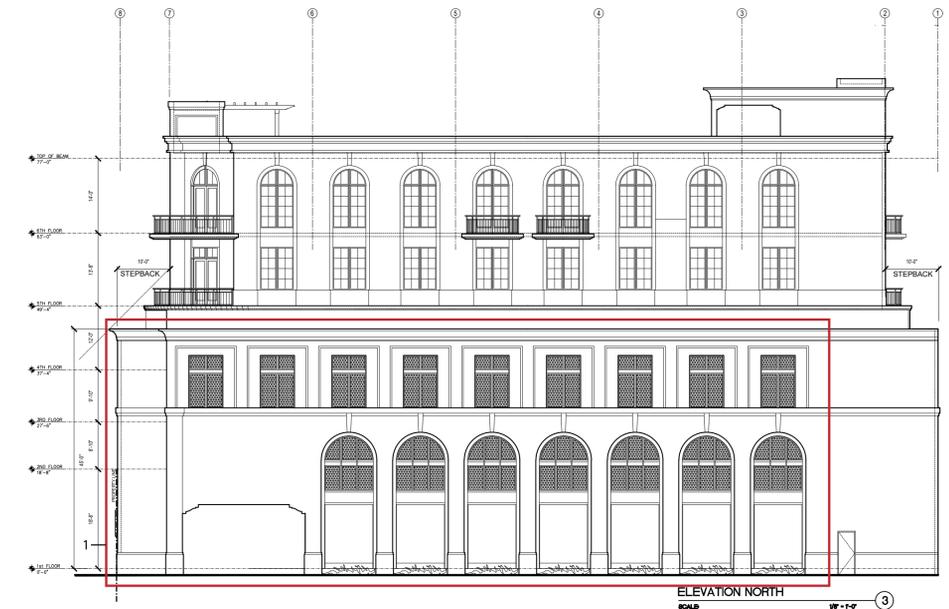
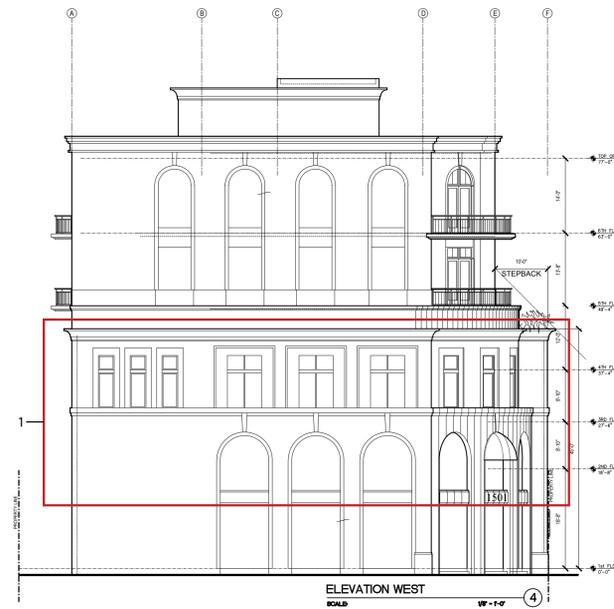
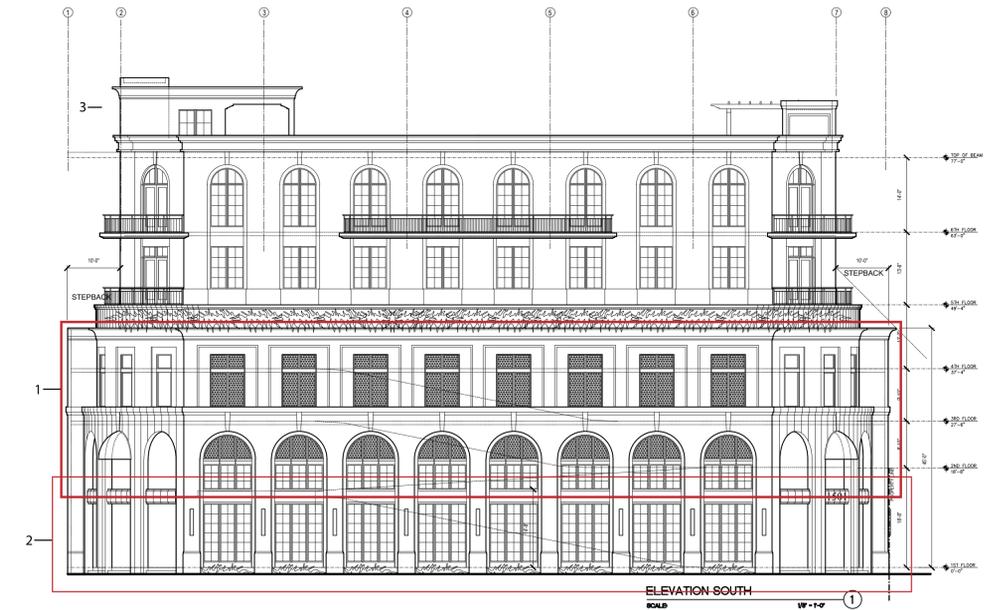
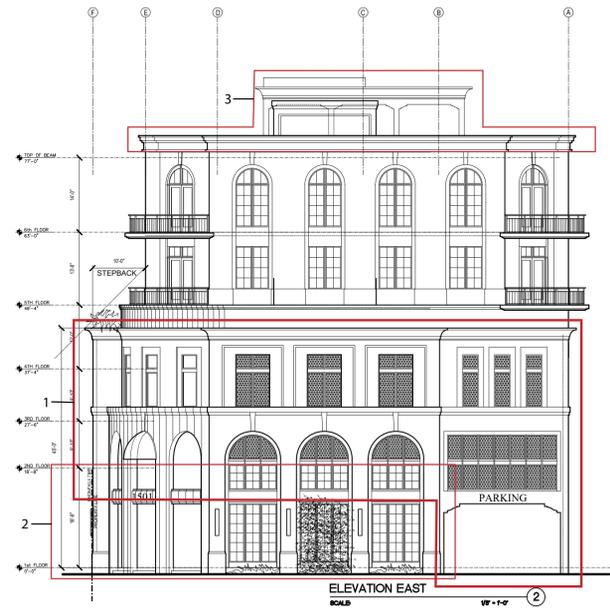




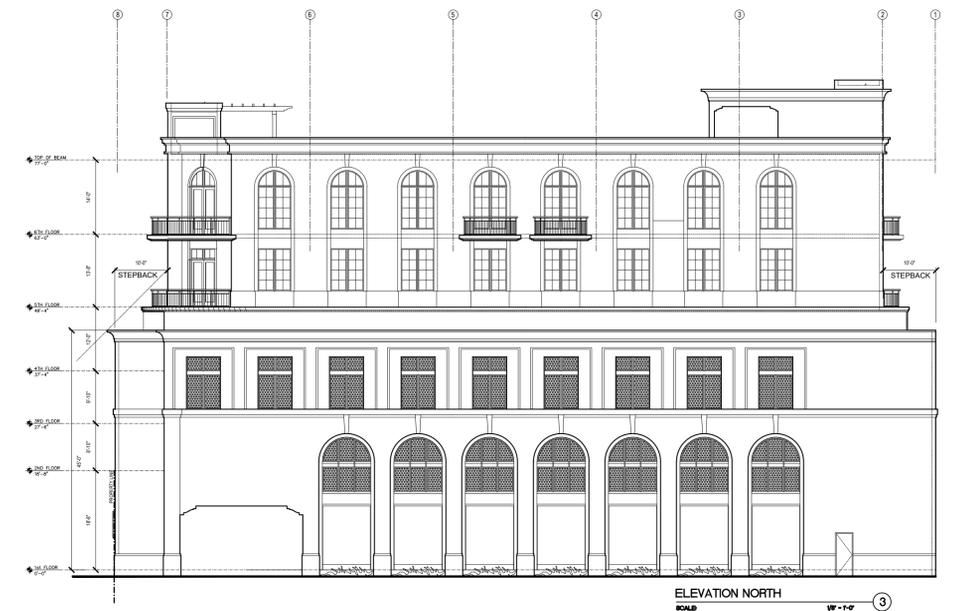
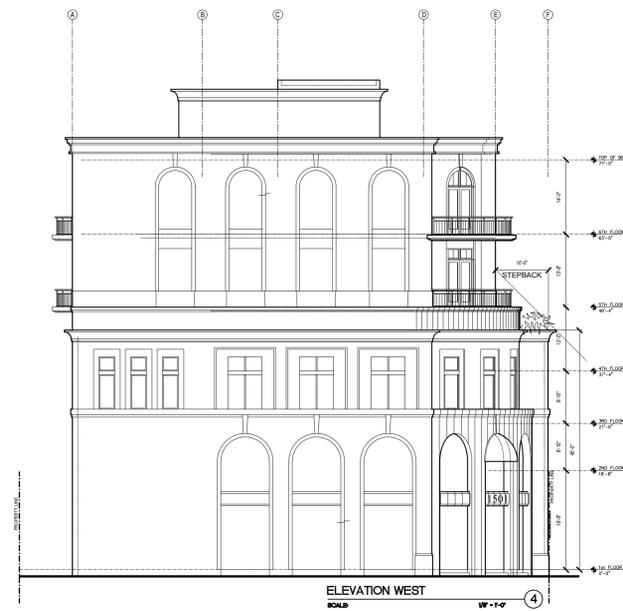
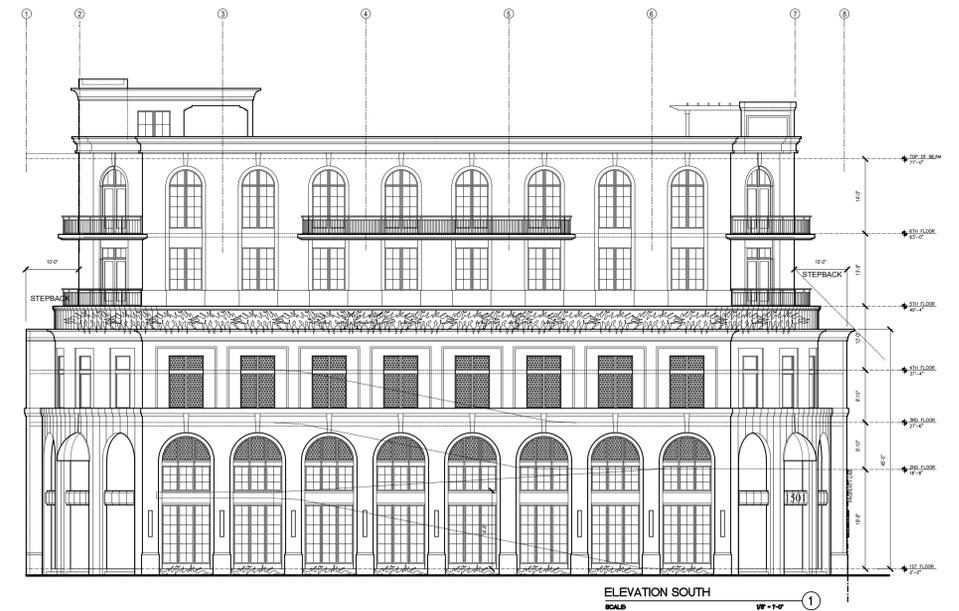
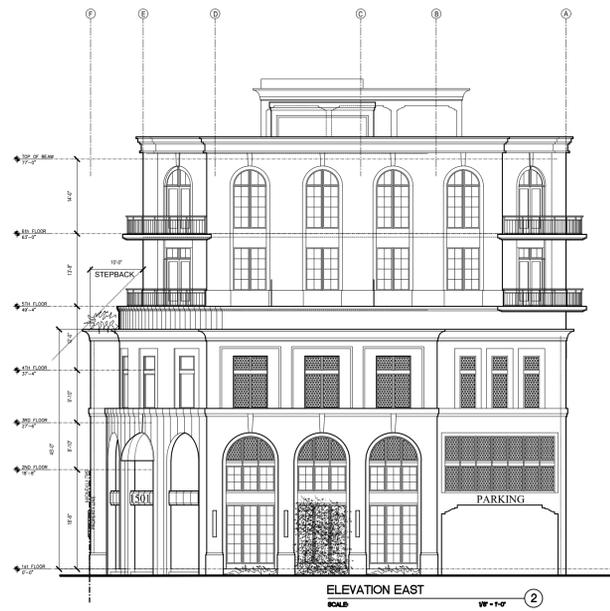




Mediterranean Bonuses- Level 1					
Ref. Number	Residential	Non-Residential	Mixed Use	Type	Requirements
1	●	●	●	Architectural elements on building facades.	Similar exterior architectural relief elements shall be provided on all sides of all buildings. No blank walls shall be permitted unless required pursuant to applicable City, State and Federal requirements (i.e., Fire and Life Safety Code, etc). Parking garages shall include exterior architectural treatments compatible with buildings or structures that occupy the same property and/or street.
REQUIREMENT SATISFIED					Architectural relief elements are provided on all sides of the building. The building has no blank facades and parking garage has architectural elements that are compatible with the rest of the building.
2		●	●	Architectural relief elements at street level.	On any building facades fronting streets, where an adjoining pedestrian sidewalk is located, one (1) or more of the following design features shall be included at the street level: a. Display windows or retail display area; b. Landscaping; and/or c. Architectural relief elements or ornamentation.
REQUIREMENT SATISFIED					Retail displays, landscape and architectural relief elements are proposed on facades facing the street
3	●	●	●	Architectural elements located on the top of buildings.	Exclusion from height. The following shall be excluded from computation of building height in C, A and M-Use Districts: a. Air-conditioning equipment room. b. Elevator shafts. c. Elevator mechanical equipment rooms. d. Parapets. Roof structures used only for ornamental and/or aesthetic purposes not exceeding a combined area of twenty-five (25%) percent of the floor area immediately below. Such exclusion shall be subject to the provisions that no such structure shall exceed a height of more than twenty-five (25) feet above the roof, except for commercial buildings in the Central Business District (CBD) where no such structure shall exceed one-third (1/3) of the allowable total building height.
REQUIREMENT SATISFIED					Elevator Shaft and parapets excluded from computation of building height. Ornamental Building elements included
4	●	●	●	Bicycle Storage	To encourage the use of bicycles, bicycle storage facilities (racks) shall be provided. A minimum of five (5) bicycle storage spaces shall be provided for each two hundred and fifty (250) parking spaces or fraction thereof.
REQUIREMENT SATISFIED					Bicycle racks shall be provided .
5	●	●	●	Building facades	Facades in excess of one hundred and fifty (150) feet in length shall incorporate vertical breaks, stepbacks or variations in bulk/massing at a minimum of one hundred (100) foot intervals.
REQUIREMENT SATISFIED					Vertical breaks are provided on all facades, using a series of windows, large columns and vertical projections.



6	●	●	●	Building Lot Coverage	No minimum or maximum building lot coverage is required.
REQUIREMENT SATISFIED					Noted
7	●	●	●	Drive through facilities	Drive through facilities including but not limited to banking facilities, restaurants, pharmacies, dry cleaners, etc. are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.
REQUIREMENT SATISFIED					No drive through facilities are proposed.
8	●	●	●	Landscape open space area.	Each property shall provide the following minimum landscape open area (percentage based upon total lot area): a. Five (5%) percent for nonresidential properties; b. Ten (10%) percent for mixed use properties; and c. Twenty-five (25%) percent for residential properties. The total area shall be based upon the total lot area. This landscape area can be provided at street level, within the public right-of-way, elevated areas, planter boxes, planters, etc.
REQUIREMENT SATISFIED					Required: 5% for nonresidential Open area proposed: 15.4% or 2,391 SF
9	●	●	●	Lighting, street.	Street lighting shall be provided and located on all streets/rights-of-way. The type of fixture shall be the approved City of Coral Gables light fixture and location/spacing, etc. shall be the subject to review and approval by the Department of Public Works.
REQUIREMENT SATISFIED					Street lighting shall be provided and located on all streets as required by the City of Coral Gables and shall be approved by the Department of Public Works.
10	●	●	●	Parking garages.	Ground floor parking as a part of a multi-use building shall not front on a primary street. ADA parking is permitted on the ground floor. Ground floor parking is permitted on secondary/side streets and shall be fully enclosed within the structure and/or shall be surrounded by retail uses and/or residential units. Ground floor parking is permitted on alley frontages. Parking facilities shall strive to accommodate pedestrian access to all adjacent street(s) and alleys.
REQUIREMENT SATISFIED					No parking is proposed on ground floor. All parking proposed is on the 2nd to 4th levels and is hidden by architectural features on all facades.
11	●	●	●	Porte-cocheres.	Porte-cocheres are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.
REQUIREMENT SATISFIED					There are no porte-cocheres.

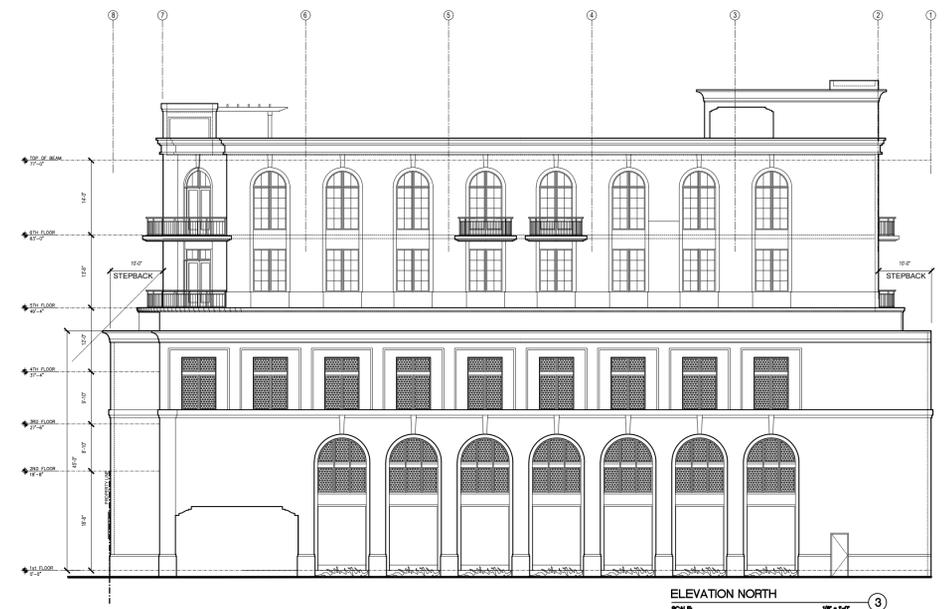
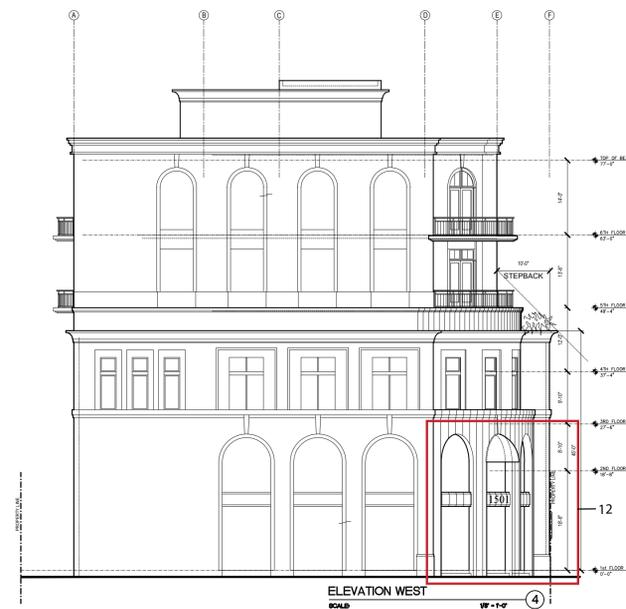
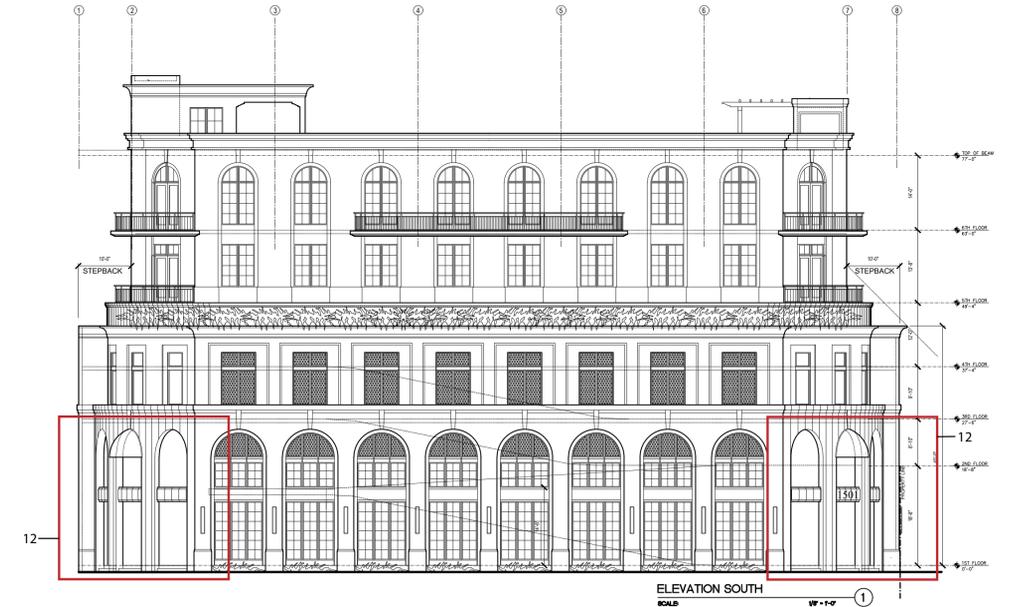
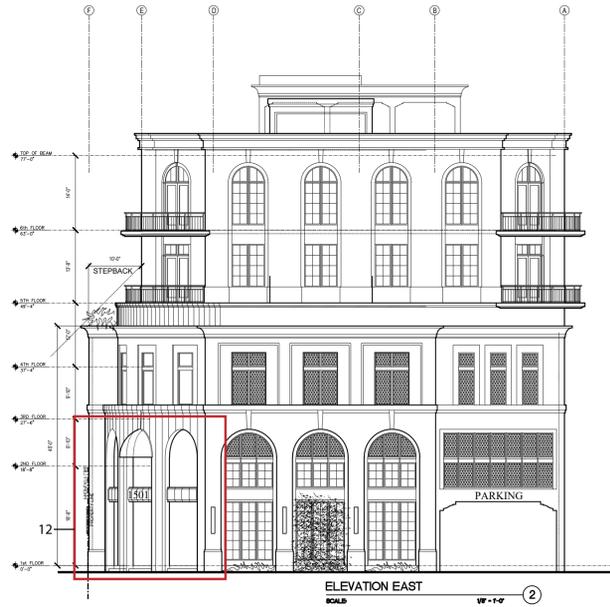


2.6	Histophane	Accm- Clear Top	Silver	Granville	100w	7.00x	0.00x	02-UR-G4	501317
2.6	Histophane	Accm- Clear Top	Silver	Granville	80w	6.67x	0.00x	02-UR-G4	501328

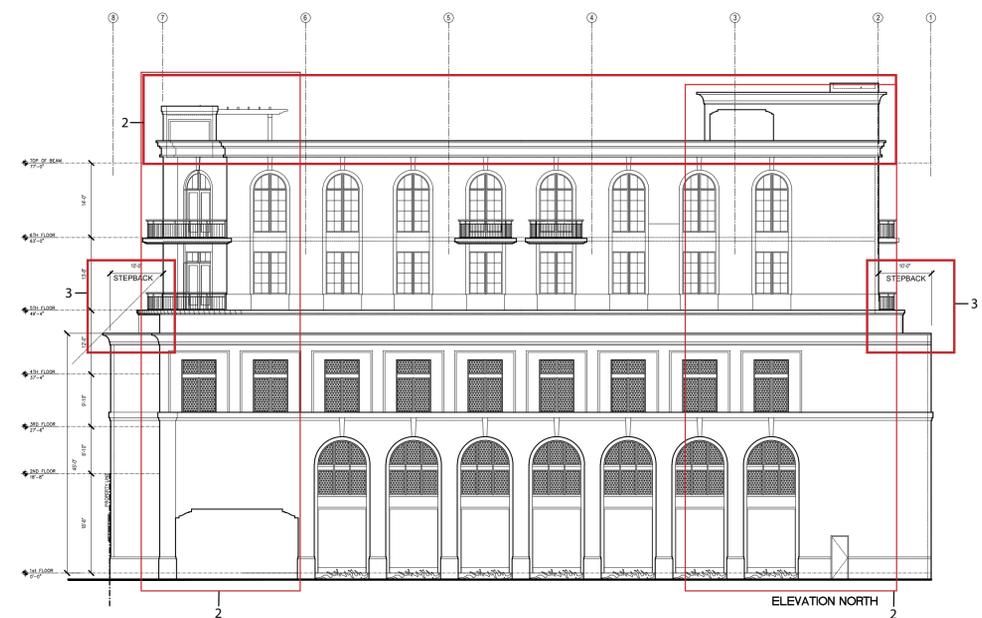
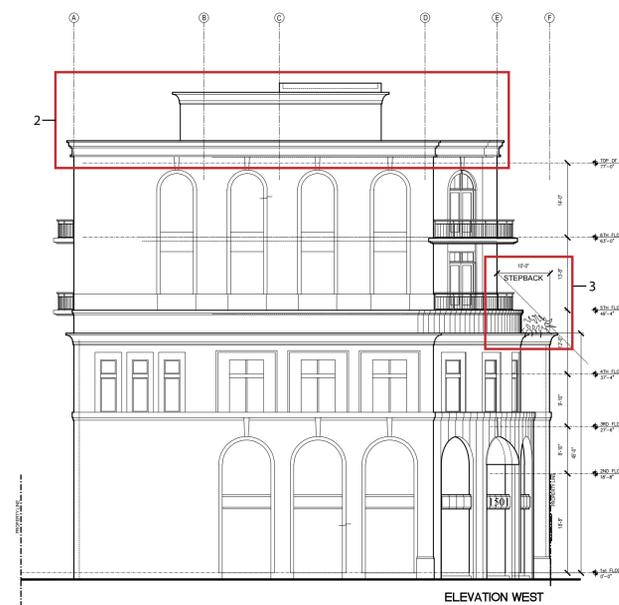
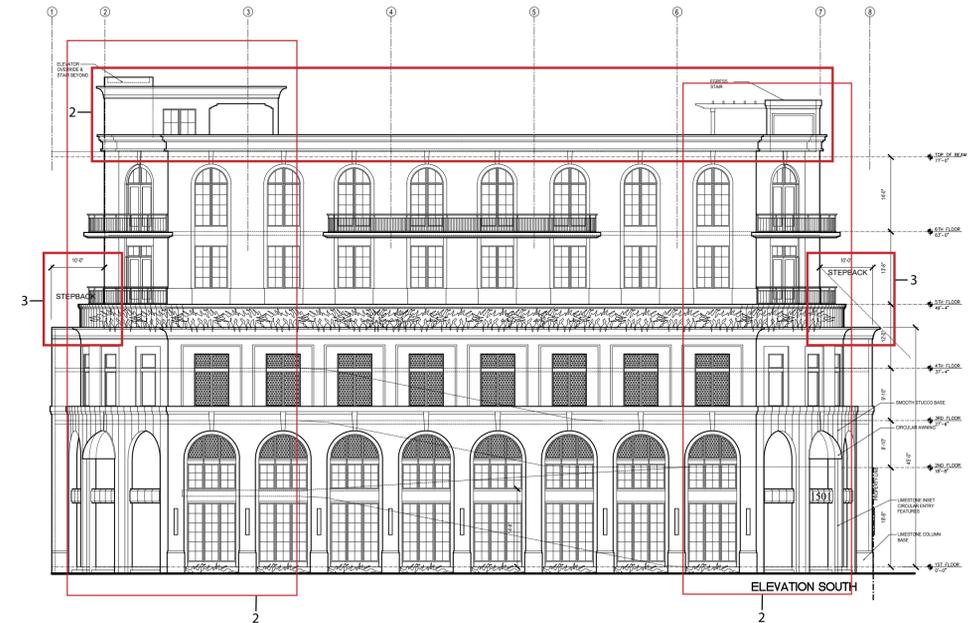
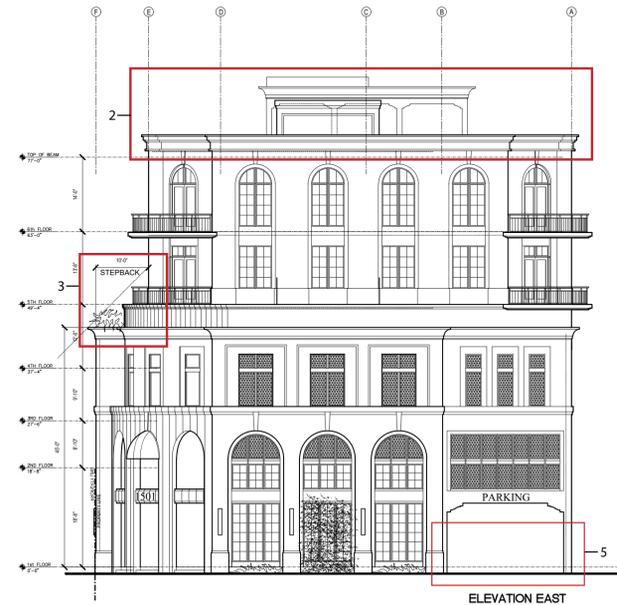
Coral Gables



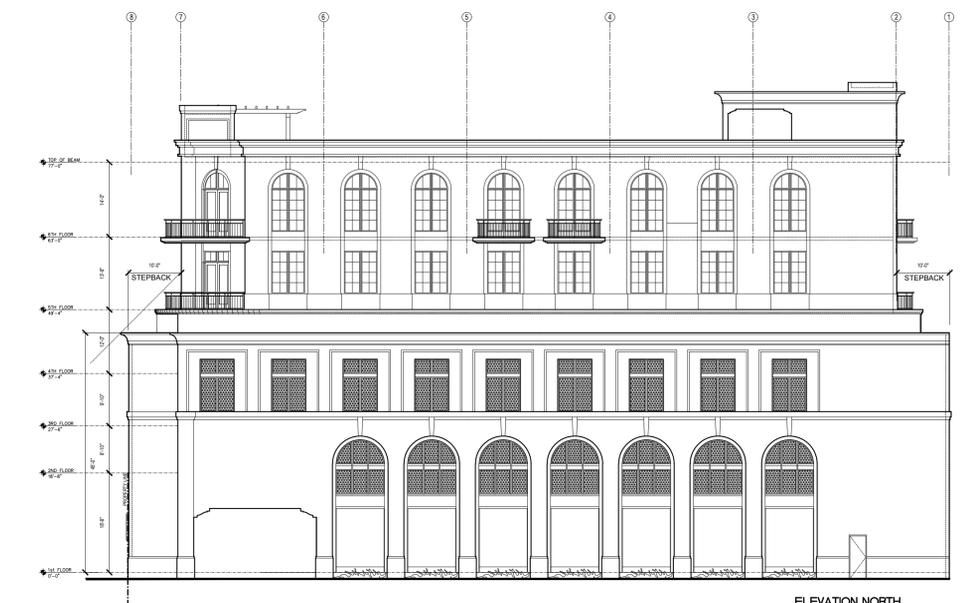
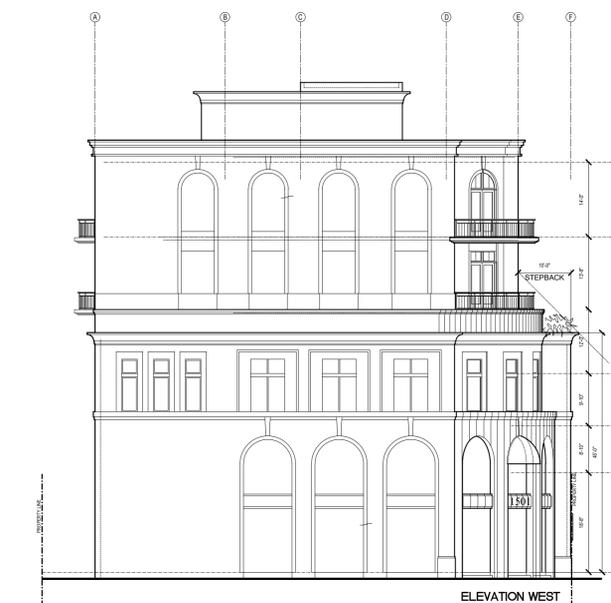
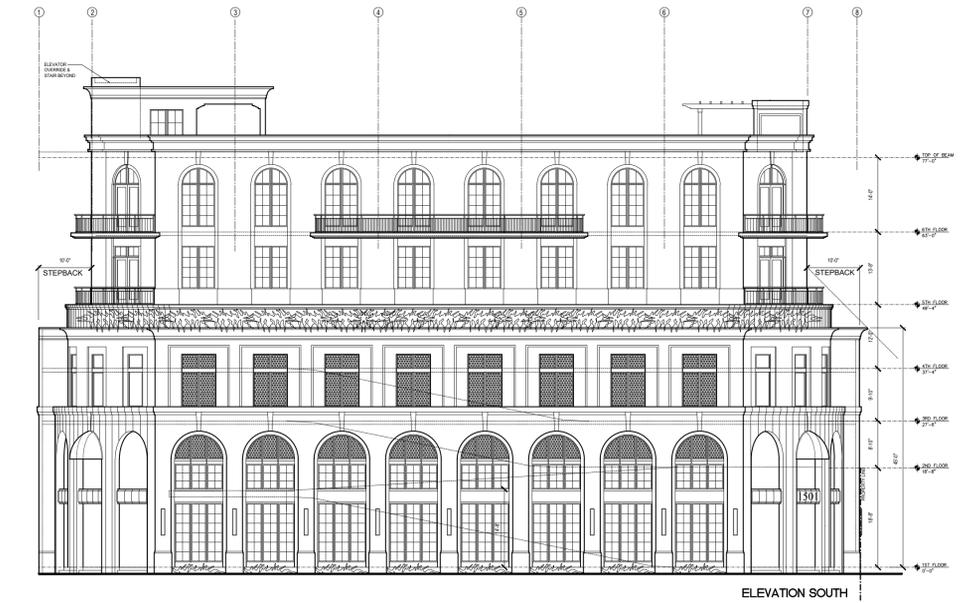
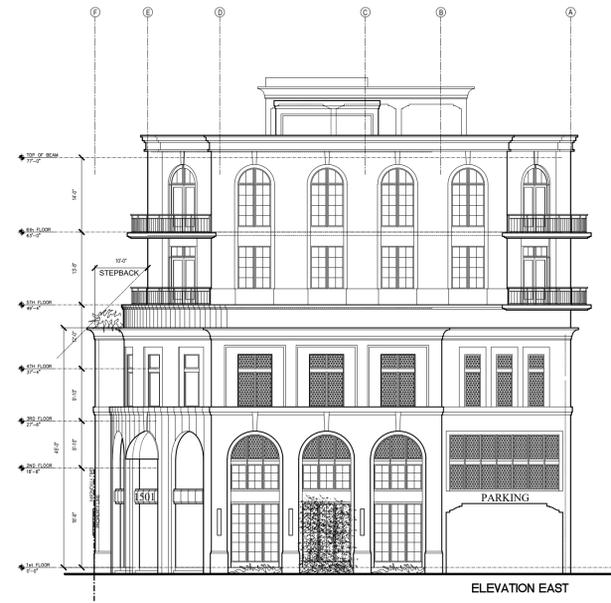
12	●	●	Sidewalks/ pedestrian access	All buildings, except accessory buildings, shall have their main pedestrian entrances oriented towards adjoining streets. Pedestrian pathways and/or sidewalks shall be provided from all pedestrian access points and shall connect to one another to form a continuous pedestrian network from buildings, parking facilities, parking garages entrances, etc. Wherever possible pathways shall be separated from vehicular traffic.
REQUIREMENT SATISFIED			The main pedestrian entrances are at each side of the front facade. One at the corner of Sunset Drive and Yumuri street and the other on Sunset drive.	
13	●	●	Soil, Structural.	Structural soil shall be utilized within all rights-of-way for all street level planting areas with root barriers approved by the Public Service Department.
REQUIREMENT SATISFIED			Structural soil shall be utilized as required.	
14	●	●	Windows on Mediterranean buildings.	Mediterranean buildings shall provide a minimum window casing depth of four (4) inches as measured from the face of the building.
REQUIREMENT SATISFIED			Window casing on all facades shall have a minimum depth of 4 inches measured from the face on the building.	



Mediterranean Bonuses- Level 2					
Ref. Number	Residential	Non-Residen	Mixed Use	Type	Requirements
1	●	●	●	Arcades, and/or loggias.	Arcades loggias or covered areas constructed adjacent, parallel, and/ or perpendicular to building to provide cover and protection from the elements for pedestrians passageway, sidewalks, etc., thereby promoting pedestrian passage/use. Limitations of encroachments on corners of building may be required to control view corridors and ground stories building bulk and massing. Awning and other similar items do not satisfy these provisions.
NOT SATISFIED					
2	●	●	●	Building rooflines.	Incorporation of horizontal and vertical changes in the building roofline.
REQUIREMENT SATISFIED					
3	●	●	●	Building setbacks.	Setbacks on the building façades of the building base, middle and/or top façade to further reduce the potential impacts of the building bulk and mass.
REQUIREMENT SATISFIED					
4	●	●	●	Building towers.	The use of towers or similar masses to reduce the mass and bulk of buildings.
REQUIREMENT SATISFIED					
5	●	●	●	Driveways.	Consolidation of vehicular entrances for drive-through facilities, garage entrances, service bays and loading/unloading facilities into (1) one curb cut per street to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining right-of-way.
REQUIREMENT SATISFIED					
6	●	●	●	Lighting of landscaping.	Uplighting of landscaping with and/or adjacent to pedestrian areas (i.e., sidewalks, plazas, open spaces, etc.)
REQUIREMENT SATISFIED					
7	●	●	●	Materials on exterior building facades.	The use of natural materials shall be incorporated into the base of the building on exterior surfaces of the building. This includes but not limited to the following: marble, granite, keystone, etc.
REQUIREMENT SATISFIED					
8	●	●	●	Overhead doors.	If overhead doors are utilized, the doors are not directed towards residentially zoned properties.
REQUIREMENT SATISFIED					



9	●	●	●	Paver treatments.	Inclusion of paver treatments in all of the following locations: a. Driveway entrances minimum of ten (10%) percent of the total paving surface. b. Sidewalks. Minimum of twenty-five (25%) percent of total ground level paving surface. The type of paver shall be subject to Public Works Department review and approval. Poured concrete color shall be Coral Gables Beige.
REQUIREMENT SATISFIED				Paver treatments shall comply with requirements.	
10	●	●	●	Pedestrian amenities.	Pedestrian amenities on both private property and/or public open spaces including a minimum of four (4) of the following: a. Benches. b. Expanded sidewalk widths beyond the property line. c. Freestanding information kiosk (no advertising shall be permitted). d. Planter boxes. e. Refuse containers. f. Public art. g. Water features, fountains and other similar water features. Ground and/or wall mounted. Above amenities shall be consistent in design and form with the city of Coral Gables Master Streetscape Plan.
REQUIREMENT SATISFIED				Proposed pedestrian amenities include: Benches, planters, refuse containers and expanded sidewalk widths with paver treatments.	
11	●	●	●	Pedestrian pass-throughs/paseos on properties contiguous to alleys and/or streets.	Pedestrian pass-throughs provided for each two hundred and fifty (250) linear feet or fraction thereof of the building frontage provided on properties contiguous to alleys and/or streets or other publicly owned properties. Building less than two hundred and fifty (250) feet in size shall provide a minimum of one (1) pass through. The pass-throughs shall be subject to the following: a. Minimum of ten (10) feet in width. b. Include pedestrian amenities as defined herein. In lieu of providing one (1) pass-through of ten (10) feet in width every two hundred and fifty (250) feet of building frontage, two (2) pass-throughs can be combined to provide one (1) twenty (20) foot wide pass-through.
NOT SATISFIED				No pedestrian pass-throughs proposed	
12	●	●		Underground parking	The use of underground (below grade level) parking, equal in floor area of a minimum of seventy-five (75%) percent of the total surface lot area. Underground parking shall be located entirely below the established grade as measured from the top of the supporting structure and includes all areas utilized for the storage of vehicles and associated a circulation features.
NOT SATISFIED				No underground parking proposed	

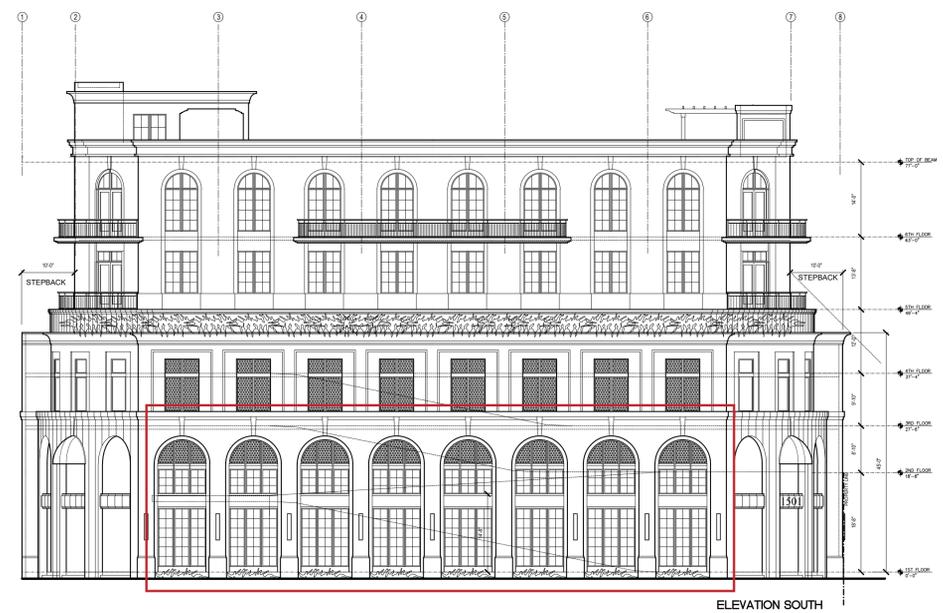
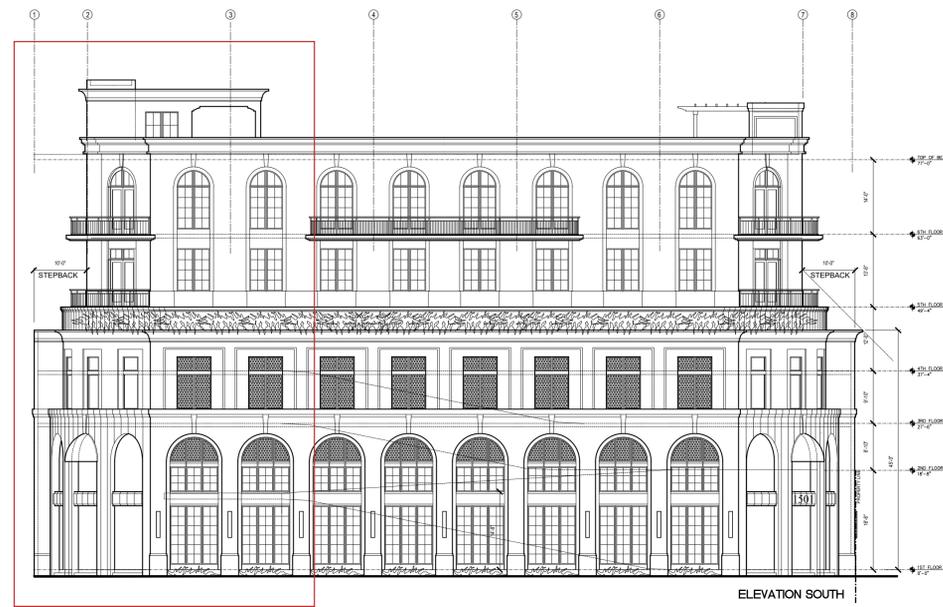




SAN SEBASTIAN APARTMENT HOTEL - SOUTH ELEVATION



COLONNADE - MIRACLE MILE ELEVATION





1501



For Lease  
921.0641

For Lease



POINT mortgage

For Lease  
SHORT TERM AVAILABLE  
Text: 305.951.0441







TOW-AWAY  
ZONING  
VIOLATION  
IF YOU ARE  
IN THIS ZONE  
AND YOUR  
VEHICLE IS  
TOWED AWAY  
AT YOUR OWN  
RISK AND  
EXPENSE  
CALL  
786-970-7211



TOW-AWAY  
ZONING  
VIOLATION  
IF YOU ARE  
IN THIS ZONE  
AND YOUR CAR  
IS IN THE  
STREET  
IT WILL BE  
TOWED AWAY  
AT YOUR  
EXPENSE  
FOR MORE  
INFORMATION  
CALL  
786-970-7211



STAFF  
PARKING  
ONLY  
ALL OTHERS WILL  
BE TOWED  
& FINED

1507

1507



110



1507





Prepared by:

**Robert B. Barkin, Esq.**  
**Akerman LLP**  
**777 S. Flagler Drive, Suite 1100 W**  
**West Palm Beach, FL 33401**  
**561-653-5000**

Return to:

Antonio L. Martinez, Esq.  
Martinez Morales LLC  
2600 S. Douglas Road, Suite 305  
Coral Gables, FL 33134  
(305) 501-5011

[Space Above This Line For Recording Data]

## Personal Representative's Deed

**This Personal Representative's Deed** made this 22<sup>nd</sup> day of July, 2021 between **Kathy Marie Klock as Personal Representative of the Estate of Mary Dorothy Klock, a/k/a Mary D. Klock, deceased (as to Parcel 1) and Kathy Marie Klock as Personal Representative of the Estate of Joseph Peter Klock, Sr., deceased (as to Parcel 2)**, whose post office address is **604 Island Drive, Key Largo, FL 33037**, grantor, and **One Sunset LLC, a Florida limited liability company**, whose post office address is **8125 SW 52nd Avenue, Miami, FL 33143**, grantee:

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

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

**Parcel 1:**

**All of Lot 21 and the East 16 feet of Lot 22, Block 205, Second Revised Plat of Coral Gables Riviera Section Part 14, according to the map or plat thereof as recorded in Plat Book 28, Page 32, Public Records of Miami-Dade County, Florida.**

**and**

**Parcel 2:**

**Lot 22, less the East 16 feet, and Lot 23, less the West 9 feet, Block 205, Second Revised Plat of Coral Gables Riviera Section Part 14, according to the map or plat thereof as recorded in Plat Book 28, Page 32, Public Records of Miami-Dade County, Florida.**

**Parcel Identification Number: 03-4130-009-1540**

**Parcel Identification Number: 03-4130-009-1550**

**Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any. However such reference shall not reimpose same.**

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

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

**And** the grantor hereby covenants with said grantee that the grantor has good right and lawful authority to sell and convey said land; that the grantor warrants the title to said land for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor.

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

Signed, sealed and delivered in our presence:

Donna Zaluska Roberts  
Witness Name: Donna Zaluska Roberts

Kathy Marie Klock  
Kathy Marie Klock, Personal Representative  
of the Estate of Joseph Peter Klock, Sr.

Maria L Ljuba  
Witness Name: Maria L Ljuba

Donna Zaluska Roberts  
Witness Name: Donna Zaluska Roberts

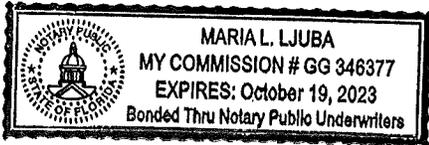
Kathy Marie Klock  
Kathy Marie Klock, Personal Representative  
of the Estate of Mary Dorothy Klock a/k/a  
Mary D. Klock

Maria L Ljuba  
Witness Name: Maria L Ljuba

State of Florida  
County of MONROE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22<sup>nd</sup> day of July, 2021 by Kathy Marie Klock, Personal Representative of the estate of Joseph Peter Klock, Sr., deceased, who  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

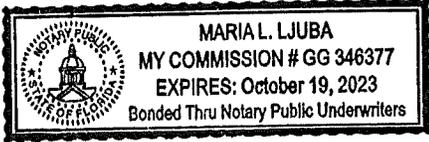


Maria L Ljuba  
Notary Public  
Printed Name: Maria L Ljuba  
My Commission Expires: 10/19/2023

State of Florida  
County of MONROE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22<sup>nd</sup> day of July, 2021 by Kathy Marie Klock, Personal Representative of the estate of Mary Dorothy Klock a/k/a Mary D. Klock, deceased, who  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]



Maria L Ljuba  
Notary Public  
Printed Name: Maria L Ljuba  
My Commission Expires: 10/19/2023