

THE COLLECTION RESIDENCES

4104 AURORA STREET | CORAL GABLES | FLORIDA

PLANNING & ZONING BOARD MARCH 11, 2015

AB-14-03-2341

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February 26, 2015

VIA HAND DELIVERY

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

**Re: The Collection Residences - Planning and Zoning Board Application /
Amended Statement of Use and Justification**

Dear Mr. Trias:

On behalf of Coral Gables Luxury Holdings, LLC, (the "Applicant"), we respectfully submit this amended statement of use and justification in connection with the enclosed Planning Division Application, (the "Application"), for review of a Mixed Use Site Plan application, Zoning Code text amendment and an alley vacation. The Applicant proposes to construct a mixed use development named "The Collection Residences," (the "Project"), located immediately south of Bird Road, north of Altara Avenue, east of Salzedo Street and west of Aurora Street (the "Property"). The Property covers 42 separate lots over an entire block of property and contains approximately 2.824 acres.

Specifically, the proposed Project will contain 112 residential multi-family units and 14 live/work units for a total of 126 residential units, and approximately 40,000 square feet of commercial uses. The Project will also contain 63,100 square feet of landscaping and open space in a beautifully designed Mediterranean setting, which is consistent with the City of Coral Gables' (the "City") vision for this area and compatible with the new development in the neighborhood and surrounding areas.

This analysis will provide the justifications to show how the Project meets or exceeds the requirements necessary for the following approvals:

1. Mixed Use Site Plan / Conditional Use;
2. Zoning Code Text Amendment; and
3. Alley Vacation.

Benefits of the Proposed Development and Alley Vacation

The Application has been prepared and filed with the intent of elevating and further enhancing the ongoing redevelopment efforts in the "Industrial Section" of the City, located

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south of Bird Road, east of LeJeune and west and northwest of Ponce de Leon Boulevard as it runs parallel to South Dixie Highway. The Property is located within the North Industrial Mixed Use overlay district, which permits mixed use developments subject to conditional use approval. The City created this Mixed Use overlay district to foster redevelopment in this part of the City and to encourage higher end residential and commercial uses compatible with the Village of Merrick Park, which is located across the street from the Project.

The City's Comprehensive Plan and Zoning Code seek to preserve the City's predominantly single family residential character by concentrating dense and urban uses within areas such as the North and South Industrial Mixed Use Districts (e.g., the Village of Merrick Park). In the past decade, especially as the economy has risen out of recession, the quality of life (and work) in the City has propelled demand for both multifamily residential and high end commercial uses within and near the North and South Mixed Use Districts, where transit and pedestrian friendly projects will bring residents and visitors to these areas. The Collection Residences, with its mix of uses, will help address this demand.

The Collection Residences will honor and promote George Merrick's vision for the City. As the drawings and plans submitted with the Application illustrate, the Project has been beautifully designed with Mediterranean architecture which promotes public realm improvements and pedestrian amenities including plazas, colonnades and large walkable sidewalks along the street corridors. This multi-faceted development with luxury residential units, live/work spaces and high end commercial uses will transform this once industrial and small office area into a mixed use neighborhood with tree-lined streets and active pedestrian areas consistent with the vision of the City.

The Applicant and the Project's architects are fully dedicated to the quality of the Project's design and construction. While the Project will be reviewed as a mixed use development under the conditional use standards, the Applicant is also requesting a Zoning Code text amendment to allow a minor height increase to achieve a common and highly sought after amenity in luxury condominiums – a higher floor to ceiling height measurement. The height increase will enhance the quality of the apartment units, the building's aesthetics and the aesthetics of the surrounding area. Additionally, the Project's architects have created a beautiful tower element which architecturally balances the Project and provides prominent Mediterranean features that act as focal points and which are lacking in this area of the City.

The Collection Residences will also be of immense benefit to its immediate vicinity and to the City as a whole. The Project site is underutilized as it contains small office buildings and light industrial uses. The Collection Residences will introduce new residences and commercial uses and link them to major employment and entertainment centers such as the Village of Merrick Park. The Project will also provide new public infrastructure and public spaces including open green areas, large public sidewalks and plazas, and lush tree-lined streets to enhance the pedestrian experience.

The Property contains an underutilized alleyway which runs north and south from Bird Road to Altara Avenue and which is primarily, but minimally, used by the uses currently on the

Property. The Applicant is proposing to vacate this alley and replace it with an internal drive that will service the Project. Aside from being a visual eyesore, the existing alley bisects a block whose ownership is now consolidated and which is an ideal site for a new development that will incorporate urban design and planning features which have been longtime City goals. The vehicular access, service, and loading functions of the alley will be better implemented through the new internal vehicular drive which is much better designed for traffic safety. The utilities presently located under and over the alley will all be upgraded and installed underground. Other benefits being proffered in connection with or resulting from the alley vacation are:

- The creation of a continuous pedestrian walkway along Bird Road.
- Off site streetscape and landscape improvements.
- Off site pedestrian safety improvements which are further described in the survey included with this submittal.
- The use of 42 parking spaces in the project's parking garage as public permit spaces to be administered by the City.

Please note that, while some of these benefits are also being proffered in connection with mitigating the reduction in on street parking and the City's Art in Public Places program, we respectfully submit that the quantity, quality, and overall costs of these improvements and endeavors should be factored into the analysis of the alley vacation. For example, the value of covered parking spaces in a new garage is greater than the value of the rarely used, unmetered, and exposed surface parking spaces in the alley. In a similar vein, the Florida Department of Transportation will not permit streetscape improvements along Bird Road and certain offsite streetscape and landscaping improvements, which are discussed above in connection with the alley vacation, have also been proposed in lieu of the required Bird Road streetscape improvements on the opposite sides of the street from the project along Salzedo, Aurora, and Altara.

As an added benefit to the City, with the total value of the final improvements for The Collection Residences estimated to be approximately \$225,000,000, the City will receive a significant increase in real estate tax revenue as a result of the Project. Using the 2013 – 2014 City millage rate of 5.629, The Collection Residences would provide approximately \$1,013,220 in added tax revenue to the City annually. Considering the real estate tax revenue collected for the entire City is approximately \$65,000,000 annually, the annual tax revenue that will be collected by the City as a result of the Project will be substantial.

1. Mixed Use Site Plan / Conditional Use Review.

The Project is located within the North Mixed Use District, which permits residential mixed use projects subject to a conditional use review. Pursuant to City Code Section 3-408, The Collection Residences satisfies the conditional use standards for review as follows:

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

The proposed conditional use is for a mixed use building located within the North Industrial Mixed Use overlay district. The current land use classification is Commercial Low Rise Intensity and Industrial and the zoning is Commercial and Industrial, with the Mixed Use overlay on the Industrial lots. Mixed use buildings including residential uses are consistent with Policy FLU 1.1.5, especially Table FLU-4, Mixed Use Land Use, of the Comprehensive Plan, the general intent of which is to promote a multi-faceted pedestrian friendly environment comprised of an assortment of uses. In addition, the Comprehensive Plan's goals, policies and objectives are furthered or effectuated by this Project as set forth in the "Comprehensive Plan Analysis", attached as **Exhibit "A"**.

The Project will also be consistent with the Zoning Code, specifically with the Mixed Use District provisions of the Code (Sec. 4-201). That code section provides for mixed use projects in Commercial and Industrial zoning districts, subject to conditional use approval.

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

The proposed Project is a mixed use, multi-story building, with ground floor retail space below residential units, including live/work units. The Bird Road frontage will remain commercial. Other uses and structures in the area contain a mix of small office buildings, auto-related industrial uses and other commercial space. The general pattern of past development in this area has not been consistent with recent and past projects elsewhere in the City. This part of the City is in transition to more upscale mixed use projects to be compatible with the neighboring Village of Merrick Park. As an example, newer mid and high rise buildings which feature mixes of retail and residential uses are being redeveloped in the area.

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

As noted above, the character of the newer buildings in the area is mixed uses in mostly mid and high rise buildings. The proposed Collection Residences mixed use project will not conflict with the needs and character of this neighborhood and will in fact bring new life to the area by providing more residential uses. The residents will tend to patronize nearby businesses and offices.

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

There is no aspect of the proposed Project which will adversely affect other property in the area. On the contrary, a new upscale mixed use building should have a positive effect on its

surroundings. The Property lies in an area of the City which is in transition between older low rise commercial and industrial uses and mid or high rise mixed use projects. The purpose of the Mixed Use overlay district is to encourage new mixed use developments with pedestrian friendly amenities. The Collection Residences will have active pedestrian corridors with large, tree lined sidewalks around the entire Property.

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 general nature of the surrounding area is a mix of industrial, commercial and office uses, generally in low rise buildings. However, redevelopment projects in this area have been upscale mixed use designs. The Property currently contains older low rise (one to three stories) structures. The redevelopment of this Property with The Collection Residences will bring more residents and new commercial uses to this area and will upgrade the Property and the neighborhood significantly. All of these factors should be beneficial to adjacent uses.

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

The Property with 42 separate lots is over 2.8 acres in size, and its shape and location lend themselves to the design of a unified, mixed use structure. The Project exceeds the code-required minimum property development regulations for mixed use buildings. The Property has four significant street frontages (Bird Road, Salzedo Street, Aurora Street, and Altara Avenue), all which will be clad with active uses, pedestrian corridors and live/work units. The Property is well suited for the proposed development.

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 Project will not be detrimental to the health, safety and general welfare of the community and will in fact, provide much benefit to the community. The Collection Residences will primarily be a residential development, containing commercial uses on the ground floor. The building will be designed to engage the street by providing inviting landscaping, attractive sidewalks, an arcade and ground floor uses open to the public on the first level. Upgraded infrastructure, buried utilities and pedestrian friendly and safe street corridor connections to employment and entertainment centers, such as Village of Merrick Park, will also be incorporated into the Project to benefit the community.

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

The Project's vehicular circulation is carefully organized into use zones. Since the Bird Road frontage will remain as commercial use, there will be no vehicular access from Bird Road, providing a safe, uninterrupted improved pedestrian sidewalk and open space area along the

frontage. The circulation patterns are revised to separate the uses and ingress and egress points to prevent stacking and congestion. The primary residential parking entrance points will be on the east and west sides along Aurora and Salzedo Streets, with the main entrance and resident drop-off/pick-up along Altara Avenue to the south. Loading and trash functions, as well as the commercial and residential parking (which will have separate parking areas), will be interior to the building. Circulation has been carefully considered by the building's designers and will greatly improve the conditions as they exist today.

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.

A Concurrency sufficiency finding has been made and is part of this submittal.

2. Proposed Zoning Code Text Amendment and Justification

In order to create the Project as a beautiful, luxury mixed use development with increased floor to ceiling measurements and 360 degree ground floor active uses including live/work units, approximately 33,000 square feet of commercial space, large public sidewalks and open spaces and courtyards, text amendments are being proposed to the City's Mixed Use District. These text amendments will permit properties with an underlying zoning designation of Industrial to request up to an additional 20 feet in height for buildings provided the City Commission approves and the proposed building satisfies the following criteria: (a) the building must have no more than ten stories; (b) the additional building height is for the purpose of providing increased floor to ceiling height in residential units; (c) the additional building height enhances the building's aesthetics and the aesthetics of the surrounding area; and (d) the additional building height does not result in increased density or floor area. A Zoning Code text amendment is also being proposed for architectural elements, which will permit properties with an underlying zoning designation of Industrial and which obtain approval from the City Commission for additional habitable space height as stated above, to propose appropriate architectural elements as part of the site plan process and where the maximum height of the elements is subject to the discretion of the City Commission. The proposed Zoning Code text amendments are attached as **Exhibit "B"**.

The Collection Residences satisfy the criteria for the building height increase in that the property's underlying zoning district is Industrial where the additional height is proposed; the building does not have more than 10 stories; the additional height request is for the purpose of providing increased floor to ceiling height in the luxury residential units; the additional height enhances the building's aesthetics and the aesthetics of the surrounding area by creating an iconic Mediterranean designed building, where this type of architecture is lacking in the area; and the additional height will not result in increased density or floor area. Again, the purpose for the height increase is only to permit a greater floor to ceiling height in the units, as that is what is expected in these types of proposed high-end residential units.

A. Standards for Zoning Text Amendments

The Application is requesting a Zoning text amendment to Code Section 4-201 - the Mixed Use District to amend the height provisions for those properties located in an underlying Industrial zoning district. Pursuant to Section 3-1405, of the Zoning Code, the Project satisfies the standards for review of text amendments as set forth below:

1. **Promotes the public health, safety and welfare.** The Project will promote the public health, safety and welfare by converting underutilized, older properties into a signature project with a variety of uses that can benefit the public at large. The Mixed Use overlay districts were designed to redevelop this part of the City and to create a greater connection to the employment and entertainment centers, such as Village of Merrick Park. The Project will be improving the streetscapes around the entire Project and along Salzedo Street which will be the “gateway” to Merrick Park. Lush tree-lined walkable streets and green and open space areas will be incorporated to enhance this area and connect the entertainment and employment centers to major transit corridors. The Project improves neighborhood aesthetics, increases revenues for the City, stimulates the improvement of nearby properties, improves infrastructure and provides jobs, both temporary (i.e., construction) and long-term.
2. **Does not permit uses the Comprehensive Plan prohibits in the area affected by the district boundary change or text amendment.** The proposed uses, residential (including live/work units) and commercial are permitted uses (subject to a conditional use review) already in the Mixed Use District. The text amendment request will only be requesting amendments for minor height adjustments, which will be compatible with the surrounding area.
3. **Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.** The Collection Residences is not requesting an increase in density or intensity and in fact, the text amendment proposed does not permit an increase in height if an increase in density or floor area is requested.
4. **Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less the minimum requirements of the Comprehensive Plan.** A Concurrency Impact Statement is being submitted as part of this Application indicating compliance with all levels of service.
5. **Does not directly conflict with an objective or policy of the Comprehensive Plan.** The Project will not directly conflict with any known Comprehensive Plan policy or objective, and will in fact, further or implement several of the goals,

objectives and policies as detailed in the Comprehensive Plan Analysis attached as **Exhibit “A”**.

B. Zoning Code Text Amendment Justification

The Collection Residences is a project of great architectural design within the North Mixed Use overlay district. The Project sits on a parcel of property with 42 individual lots that make up a City block. The Mixed Use District allows this Property to be developed as a planned unified project rather than on a lot-by-lot basis and provides residential uses and densities in exchange for public realm improvements. The Collection Residences will feature multiple street frontages and building elevations, very elaborate facades and setbacks, improved circulation, and active ground floor uses around the entire building, which will benefit the neighborhood and City at large.

By their nature, zoning codes tend to segregate land uses and control the density and intensity of site development through set limitations and parameters such as maximum height, floor area ratios, setbacks, limitations on density and parking ratios. What can easily be lost in the application of these parameters is the overall form of the intended project. In the case of The Collection Residences, the Applicant wants to create a truly luxury mixed use building with residential and commercial uses. Today’s luxury unit demands an increased floor to ceiling height that could not be achieved without the proposed text amendment. The Project is primarily within the Industrial zoning district and North Mixed Use overlay district. The Mixed Use overlay district envisions the redevelopment of this part of the City, which has been slow to integrate new projects with Mediterranean design and style consistent with other parts of the City. The text amendment will allow the Project to be developed as a high-end, medium density project to stimulate the development in this area. The text amendments proposed for increased height, will provide greater opportunity for construction of quality developments through the use of flexible guidelines which allow the integration of a variety of uses, amenities and public realm improvements in one development. A written statement prepared by the project planners, Duany Plater-Zyberk, further justifying and explaining the proposed Code amendments is attached to this letter as **Exhibit “C”**.

3. Alley Vacation

The Property currently contains an alley which is approximately 30 feet in width and approximately 535 foot in length, running through the middle of the Property from north to south, from Bird Road to Altara Avenue. The Applicant is proposing to vacate the alley which will provide a material public benefit in terms of promoting the desired development and improving circulation, public realm space and uninterrupted, safe pedestrian corridors, and long-term financial revenues for the City. With regards to the long term financial benefit to the City, please note that, as mentioned above, the project would provide approximately \$1,013,220 in added tax revenue to the City annually. The vacation will also allow the Property to be redeveloped as a single, unified development consistent with the Mixed Use zoning district’s design standards.

Pursuant to Code Section 3-1203(A)(2), the Applicant satisfies the criteria to vacate the alley. Although the alley currently provides some minor benefit to the public (i.e., the users of the Property) in terms of utilities, trash service and parking for the existing uses, the overall benefit resulting from the abandonment outweighs any specific benefit derived from the alley today. Once the alley is vacated and as part of the mitigation plan, all utilities will be upgraded, relocated and placed underground, which will provide better utility service and make the Property more aesthetically pleasing. Additionally, trash and other service providers will continue to service the Property, but through an internal service driveway, which will allow the Bird Road sidewalk corridor to be a safe and seamless pedestrian thoroughfare, without vehicular intrusion. Moreover, parking will be relocated from surface lots to an internal parking structure which will be beautifully screened and wrapped with Mediterranean architectural features and active uses consistent with the Mixed Use overlay district and the goals, policies and objectives of the City's Comprehensive Plan.

The alley vacation will also not interfere with any planning effort of the City that is underway. In fact, the vacation furthers the City's goals for placemaking projects with Mediterranean inspired architecture that create pedestrian active and walkable corridors. The Project's beautiful streetscape improvements around the entire Property, including enlarged sidewalks and open space courtyards at the ground level, will mitigate the alley vacation and providing a seamless, shaded and safe walking environment for pedestrians to connect to employment and entertainment centers and to transit facilities, which will encourage residents and visitors to leave their cars at home.

The Applicant submitted a separate alley vacation application in accordance with Code Sections 62-257 *et seq.* to the City's Public Works Department and received "no objection" letters from the various private and public utility providers including, AT&T, Comcast, Miami-Dade WASD and the City's Public Works Department.

The Collection Residences promises to dramatically improve the semi-industrial nature of the area by bringing luxury residences, live/work units and high-end commercial uses to this part of the City. The Project will spur additional growth and redevelopment near and within the Mixed Use District while also furthering George Merrick's vision of a Mediterranean-inspired City with an active urban core and tranquil residential neighborhoods. The Project would realize the goals, objectives and policies of the City by bringing a well-designed, high-end mixed use development to an area that is presently underutilized immediately adjacent to employment and entertainment centers. We urge your support of this request and we look forward to collaborating with you to make The Collection Residences a reality.

Thank you for your consideration of the Application. Please contact me if you have any questions or would like to discuss the foregoing.

Sincerely,



Mario J. Garcia-Serra

EXHIBIT “A”

THE COLLECTION RESIDENCES COMPREHENSIVE PLAN ANALYSIS

The Collection Residences project will be consistent with the following Comprehensive Plan goals, policies, and objectives:

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 Collection Residences will protect, strengthen and enhance the City of Coral Gables as a vibrant community with a mix of uses including residential and commercial. The Project will bring desirable, luxury housing, live/work units and upscale street level amenities to an area of the City which is burgeoning with new energy and redevelopment. The Collection Residences is located only one block north of the Village of Merrick Park, close to employment and entertainment centers surrounded by the City’s main intersections – Bird Road, LeJeune Road and Ponce de Leon Boulevard, all which are transit corridors. The proposed Project will bring additional residential uses and activity within the Mixed-Use district to further the City’s goals to create a very desirable place to work, live and play.

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.

The Collection Residences will preserve Coral Gables as a “placemaker” and balance the existing and future surrounding land uses to achieve a high quality living and working environment. The Property is designated Industrial and Commercial on the City’s Future Land Use Map and Zoned Industrial and Commercial, with a Mixed-Use District Overlay, which encourages high quality mixed use development such as The Collection Residences, which are compatible with the surrounding uses. The Project is located along Bird Road, a main transit corridor of the City which will be enhanced to create a beautiful and inviting pedestrian friendly street front area which will foster transit use and walkable streets. The Project will also enhance the infrastructure, facilities and services surrounding the development and be consistent and compatible with the surrounding uses. With its beautiful architectural details and prominent tower feature, The Collection Residences will bring George Merrick’s vision to this part of the City.

Objective FLU-1.2 - Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.

Although technically not a blighted area, the industrial nature of the area with automobile mechanic shops and industrial storage facilities creates a sense of non-cohesiveness in this part of the City that is inconsistent with the City’s Goal (Goal FLU-1) to “*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 Mixed-Use overlay district was created to reinvigorate this area and introduce uses compatible with the surrounding residential and commercial uses. The Project, once approved, will create new opportunities in the surrounding area and further redevelopment efforts.

Objective FLU-1.7 – Discourage the proliferation of urban sprawl by including a regulatory framework for encouraging future infill and redevelopment within existing developed areas.

The Collection Residences will create an infill redevelopment project which will discourage urban sprawl and encourage the reuse of underutilized parcels. The Project will replace older and underutilized parcels located on 42 separate lots with a unified and beautifully designed, luxury residential and mixed use building, which will revitalize and reenergize this area of the City.

Objectives 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 Collection Residences will bring new energy and redevelopment to this area of the City while reaffirming George Merrick’s original vision for Coral Gables’ design, look and lifestyle. The design creatively incorporates the City’s architectural heritage including Mediterranean style architecture, arcades and loggias and a tower element at the top of the building. The Project is consistent and compatible with the surrounding areas and satisfies the City’s vision for new development. The Collection Residences provides ample setbacks and stepbacks, green rooftops with water features, large public open spaces and courtyards, and ground floor public plazas and green areas. Streetscape improvements will be incorporated around the entire Project and adjacent streets to facilitate pedestrian activity and connectivity to surrounding areas.

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

The Collection Residences is inspired by classical Mediterranean architecture and will honor and promote George Merrick’s vision for the City of Coral Gables. The general pattern of development in this area has not been consistent with development throughout the rest of the City. With a taller prominent tower feature framing the Project and arcades and loggias throughout and along the ground floor, The Collection Residences with its Mediterranean design will be a significant step towards fostering development in the area which is consistent with the established historic and cultural fabric of the City.

Policy DES-1.1.2 - Provide for rigorous design guidelines, standards, and review processes via the City's Zoning Code that ensure high quality design of buildings and spaces.

The Applicant and the project architects are committed to complying with and satisfying the rigorous design guidelines, standards and review processes, which are further strengthened by the accompanying proposed Zoning Code Text Amendment, in order to ensure that the Project is being designed and constructed with the utmost quality and detail.

Objective DES-1.2 - Preserve the Coral Gables Mediterranean design and architecture.

The Collection Residences is beautifully designed in a Mediterranean architectural style compatible with the City's architectural heritage. The Project promotes sound and aesthetically pleasing designs and uses and will ensure the preservation of the unique character of the City's Mediterranean architecture.

Policy MOB-1.1.1 - Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.

The Collection Residences is located one block north of the Village of Merrick Park, an employment, shopping and entertainment area. The Project will complement the Merrick Park development area by facilitating the development of "higher end" residential and commercial uses which are compatible with Merrick Park. Additionally, the Project will create pedestrian friendly corridors with large sidewalks and green areas so residents can safely walk to employment and entertainment areas without being dependent on automobiles.

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 Collection Residences is located along Bird Road, between LeJeune Road and Ponce de Leon Boulevard, the City's main transit corridors. The Property where the Project is proposed is currently a City block of underutilized industrial and commercial old buildings with surface parking lots. The Project is designed to create a Mixed-Use urban infill development, with luxury residential units, live/work and commercial uses. The Project will include large public corridors with tree lined sidewalks, green areas and pedestrian amenities, all which support walking, bicycling and public transit use.

EXHIBIT “B”

ARTICLE 4 - ZONING DISTRICTS

Reference	Individual building(s)	Overlay District	Type	Requirements
D. Performance standards.				
1.		✓	Minimum site area for an MXD District.	Twenty-thousand (20,000) square feet.
2.	✓		Minimum site area for an MXD project/building.	Twenty-thousand (20,000) square feet.
3.	✓		Minimum site area for an MXD project/building within North and South Industrial MXDs as defined on the Official Zoning Map.	Greater than forty-five (45) feet in height shall provide a minimum of one-hundred (100) feet of primary street frontage and a minimum site area of ten-thousand (10,000) square feet.
4.	✓	✓	Lot coverage.	No minimum or maximum.
5.	✓	✓	Mixed use percentages.	Provide a minimum of eight (8%) percent of the total square footage of the building square footage (not including parking garage square footage) or the entire ground floor, whichever is greater, of permitted ground floor uses. Remaining portions of the building may be uses permitted in the underlying zoning designations as modified by these regulations.
6.		✓	Mediterranean architecture.	Mandatory for MXD overlay districts only.
E. Building regulations.				
1.		✓	Encroachments of bridges over rights-of way.	Bridges traversing a public right-of-way are permitted, however, only if properties on both sides are under same ownership.
2.	✓	✓	Encroachments for balconies, awnings, etc.	Subject to applicable regulations. _
3.		✓	Floor area ratio.	Up to 3.5 with Mediterranean architecture.
4.	✓	✓	Floors.	No minimum or maximum required.
5.	✓	✓	Floor-to-floor height.	The minimum floor-to-floor height shall be permitted as regulated per the Building Code.
6.		✓	Height.	The maximum allowable building height(s), subject to satisfying Article 3, Division 4, Conditional Uses, for habitable space for the following underlying zoning designations and uses may be granted as follows: <ul style="list-style-type: none"> • Commercial Limited District: Up to and including seventy-five (75) feet. • Commercial District: Up to and including one-hundred (100) feet. • Industrial District: Up to and including one-hundred (100) feet. • Manufacturing uses: Up to and including forty-five (45) feet. <p>>> <u>For properties which have an underlying zoning designation of Industrial, the City Commission may approve up to an additional twenty (20) feet of habitable building height upon finding that the proposed building complies with the following criteria:</u></p> <ol style="list-style-type: none"> 1. <u>The building has no more than ten (10) stories.</u> 2. <u>The additional building height is for the purpose of providing increased</u>

EXHIBIT “B”

ARTICLE 4 - ZONING DISTRICTS

				<p><u>floor to ceiling height in residential units.</u></p> <ol style="list-style-type: none"> 3. <u>The additional building height enhances the building’s aesthetics and the aesthetics of the surrounding area.</u> 4. <u>The additional building height does not result in increased density or floor area.</u> <<
7.	✓	✓	Heights of architectural elements, etc.	<p>The maximum allowable height(s), subject to satisfying Article 3, Division 4, Conditional Uses, of architectural elements, spires, bell towers, elevator housings or similar non-habitable structures for the following underlying zoning designations and uses may be granted as follows:</p> <ul style="list-style-type: none"> • Commercial Limited District: Up to and including fifteen (15) feet. • Industrial and Commercial Districts: Up to and including twenty-five (25) feet. • Manufacturing uses: Up to and including ten (10) feet. <p>>><u>For properties which have an underlying zoning designation of Industrial and obtain approval from the City Commission for additional habitable space height pursuant to Section 4-201(E)(6), the maximum height of architectural elements is subject to the discretion of the City Commission which may determine, as part of the site plan approval process, what architectural feature height is appropriate based on the aesthetics and design of the proposed building.<<</u></p>
8.		✓	Height adjoining residential uses.	<p>Properties which are adjacent to residential district designations shall be limited to a maximum height (habitable space) of forty-five (45) feet within one hundred (100) feet of the adjacent right-of-way line. Ten (10) additional feet are permitted for roof top architectural elements, etc. above the habitable height. >><u>The City Commission may, at its discretion, approve increased height for architectural features for properties which are adjacent to residential district designations if it finds that the increased architectural feature height is appropriate based on the aesthetics and design of the proposed building and that such increased architectural feature height will not have a negative impact on adjacent residential uses.<<</u></p>
9.	✓	✓	Number of buildings per site.	No minimum or maximum required.
10.	✓	✓	Ground floor building frontage on primary streets.	Minimum of fifty (50%) percent of the linear ground floor building frontage shall include retail sales and service, office, or restaurant or public realm land area (i.e. plazas, courtyards, open space, etc.) uses. Primary street means a major street of considerable continuity which serves or is intended to serve as a major traffic artery connecting large areas of the community (City).
11	✓	✓	Ground floor building frontage on secondary streets.	Minimum of forty (40%) percent of the linear ground floor building frontage shall include retail sales and service, office, or restaurant or public realm land area (i.e. plazas, courtyards, open space, etc.) uses. Secondary street means a minor street used to access abutting properties which carries traffic to the primary street system.
12	✓	✓	Retail frontage on alleys.	No minimum or maximum required.
13.	✓	✓	Residential density.	Up to a maximum of one hundred and twenty-five (125) units per acre except for properties in the Central Business District (CBD) and the North and South Industrial Mixed Use Districts. There shall be no density limitations in the CBD and the North and South Industrial Mixed Use Districts.
14.	✓	✓	Setbacks (buildings).	<p>Front: Up to forty-five (45) feet in height: None. If over forty-five (45) feet in height: Ten (10) feet</p> <p>Side: Interior side: None.</p> <p>Side street: Fifteen (15) feet.</p>

EXHIBIT C

January 9, 2015

Ramon Trias, Director
 Coral Gables Department of Planning and Zoning
 427 Biltmore Way, Suite 201
 Coral Gables, Florida 33134
 Tel 305-460-5211

Dear Mr. Trias,

The Collection Residences project is requesting an amendment to the Mixed Use Overlay District (MXOD) zoning regulations which would allow, subject to City Commission approval, additional height for the residential portion of a building at the address: 250 Bird Road. The MXOD regulations presently allow a height of 100 feet to the eave for properties with an underlying Industrial District zoning designation and an additional 25 feet of height for architectural features. The proposed Code amendment would permit the City Commission to approve an additional habitable-space height as well as additional height for architectural features. The requested height for the residential portion of the building is 115' - 6", and 175'-9" for the decorative extension over the entrance facing Altara Avenue,. The commercial portion of the building facing Bird Road conforms to the Code height limit of a maximum of 45 feet and proposes an architectural feature which is 66 feet in height and exceeds the maximum 10 feet of height presently permitted for architectural features for this portion of the building

With the understanding that such an allowance could lead to future similar requests, the justification for this request is as follows:

1. The additional height of the residential portion of the building does not represent any increase in density over that possible within the 100-foot zoning envelope. In other words, the proposed design does not increase the number of stories over that possible within the 100-foot limit; the additional height is distributed among the ten stories. The building has a podium of four stories, which includes live-work units and liner apartments concealing the parking garage on three sides, Aurora Street, Altara Avenue, and Salzedo Street. The podium stories range from 10'-3" to 14'- 6" floor to floor. The tower stories range from 11'-6" to 12'-9" floor to floor. The northern portion of the building (the commercial portion of the building) facing Bird Road and Aurora Street and Salzedo Street, has a tall commercial story with two parking garage stories above that and below a pool deck, conforming to the code requirement of a 45-foot maximum. It is important to note that the proposed Zoning Code text amendment requires that any project requesting increased height establish that it is limited to 10 stories and that the proposed height increase will not result in increased density or floor area. Additionally, the maximum height made possible by the proposed Zoning Code text amendments are nowhere near the maximum heights already existing or permitted in other parts of the City where 190.5 feet of habitable building height are permitted and

an additional 62 feet of height are permitted for architectural features. The maximum height permitted by the proposed Zoning Code text amendments will be in scale with the surrounding area and the existing as built environment.

2. The housing in this project is intended to serve Coral Gables residents moving out of houses and downsizing into apartments: empty nesters. There are 130 units, ranging from 1120 square feet to 6145 square feet. These have rooms of a scale that require taller than minimum ceilings to maintain gracious interior room proportions, and the ceiling heights range from 9'-6" to 10'-9". These dwelling units, of larger area and taller spaces than most of their recently-built surroundings, bring diversity to the local market, and bring an increase in quality to this growing neighborhood of housing in the south of Bird Road area.
3. The additional height of the decorative extension, at the southern façade, is proposed for aesthetic reasons. The tower marks the main entrance of the residential building and requires a certain height to have an appropriate proportion in relation to the building as whole. The entry façade and tower are the central third of the Altara Avenue façade, and seek to be a vertically proportioned element that complements the overall horizontal massing of the building. While not replicating it by any means, this facade takes a cue from the Biltmore Hotel, a building of dominantly horizontal mass, with a tower extending above the main body of the building, articulated from base to top. The Collection Residences façade, has a central vertical element that rises above the wings to produce the visual effect of a ceremonial tower celebrating entry, flanked by the more vernacular style wings of the apartments. As this central portion of the Altara façade is setback somewhat behind the wing facades, the tower likewise is setback, and in order to be seen from the surrounding streets, requires the height.
4. The additional height of this project or potential others in this area will not adversely impact surrounding neighborhoods because this entire area is distant from single-family homes. With a tower setback of approximately 200 feet from Bird Road to the north, with the Coral Gables High School to the west, Dixie Highway to the south and the City of Miami to the east, where already a number of taller buildings are under construction, the impact of the additional height of this project will not have an adverse impact on its surroundings. Indeed conversely, by its attention to composition and proportions, the Collection Residences may have a beneficial affect on the design of future projects in this area.
5. Furthermore, it is important to note that the proposed Code amendment provides that additional height can only be requested for properties, or portions thereof, that have an underlying Industrial District zoning designation. As is indicated in the Potential Developments Diagram attached to this statement as Exhibit "A," the area with the underlying Industrial District zoning is limited in extension and largely redeveloped or in the process of being redeveloped already. The practical effect of this requirement is to limit the number of projects for which this increased height allowance could be permitted and to concentrate the increased height to the center of the Mixed-Use Overlay Districts and along South Dixie Highway and away from the Bird, Le Jeune, and Ponce de Leon street frontages which will maintain the very agreeable pedestrian scale which is developing along those street frontages.

In summary, the impact of allowing The Collection Residences to be built with additional height promises to add to the quality of the overall redevelopment of this part of Coral Gables, and to provide the residents of Coral Gables with a new alternative of high-quality urban residences in a neighborhood

DPZ

DUANY PLATER-ZYBERK & COMPANY, LLC

that is developing with great attention to pedestrian quality of its streets, close to shopping, close to transit, and with excellent accessibility to the region's educational institutions and workplaces. This is an important location in the City, deserving of the highest quality urban and building design.

Sincerely yours,

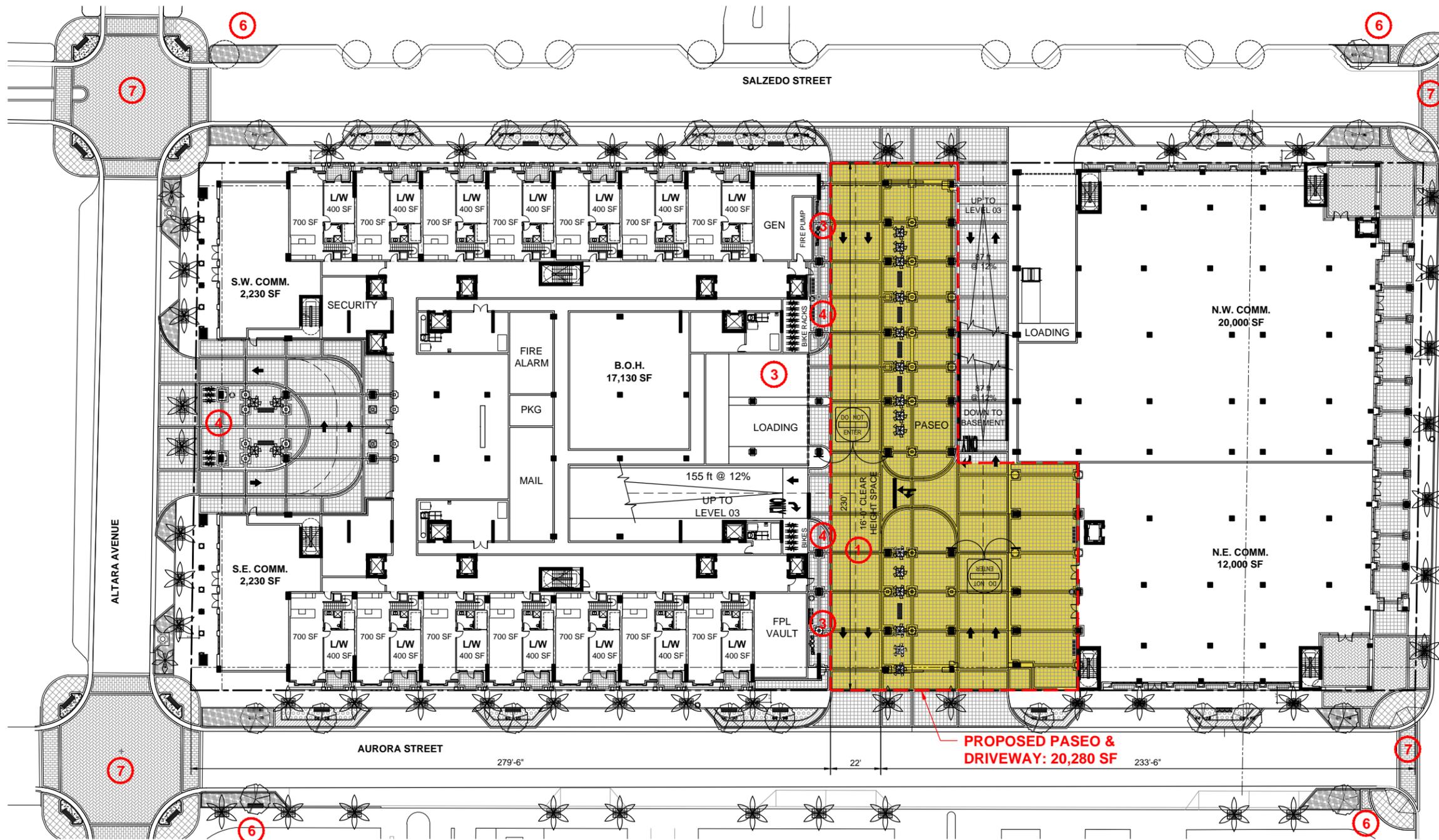


Elizabeth Plater-Zyberk, FAIA
Principal

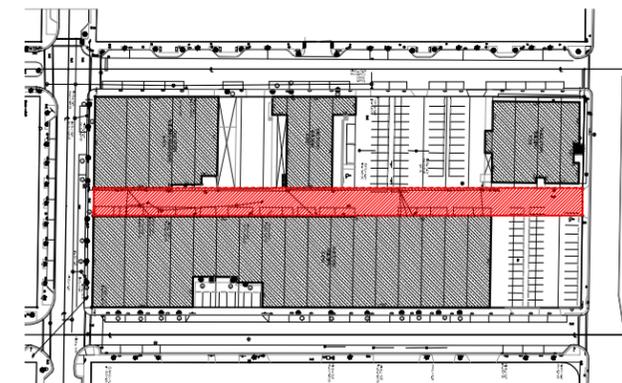
**EXHIBIT C
POTENTIAL REDEVELOPMENT SITES DIAGRAM**



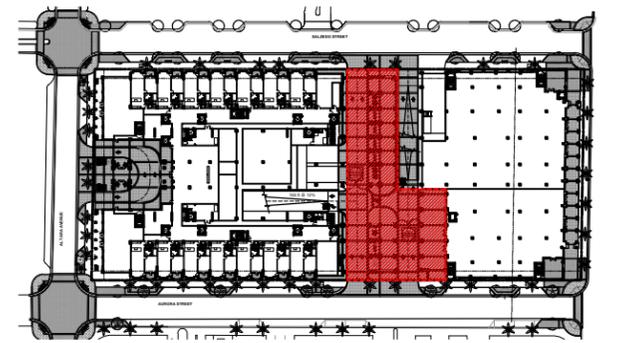
EXHIBIT D



Existing Alley to be Vacated: 16,050 SF



Public Easement Provided over Internal Driveway & Paseo: 20,280 SF



Existing Alley Provides:

- Service drive for existing properties
- Placement of utility lines (both below ground & above ground)
- Alley Parking

Existing Alley Area: 16,050
 FAR x 3.5
 Total **56,175 SF**

Proposed Project Will Provide the Following per Ordinance:

- ① Public Easement over paseo and driveway
- ② Relocation of utilities below grade (*not shown here*)
- ③ Consolidation of service elements within enclosed and roofed area
- ④ Public accessible bicycle racks

In Addition to Ordinance Requirements:

- ⑤ Off-site Pedestrian Improvements (see Exhibit E pages 14-15)
- ⑥ Off-site landscaping improvements (on opposite side of Salzedo, Altara and Aurora)
- ⑦ Off-site decorative pavers
- ⑧ Off-site utilities improvements (*pumpstation upgrade not shown here*)
- ⑨ Increased tax revenue to the city of approximately \$1 million per year
- ⑩ 42 replacement covered public parking spaces (see Level 03 page 35)

**THE COLLECTION RESIDENCES
PEDESTRIAN IMPROVEMENTS
PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST (2015)**

<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Cost</u>
Mobilization (10%)	1	LS	\$ 4,500	\$ 4,500
Maintenance of traffic (10%)	1	LS	\$ 4,500	\$ 4,500
Clearing and grubbing (10%)	1	LS	\$ 4,500	\$ 4,500
Countdown pedestrian signals	10	AS	\$ 650	\$ 6,500
Pedestrian detector signs	7	AS	\$ 200	\$ 1,400
Pedestrian warning signs	2	AS	\$ 400	\$ 800
Sign relocation	1	AS	\$ 400	\$ 400
Detectable warning surfaces	15	EA	\$ 400	\$ 6,000
Crosswalk markings	1	LS	\$ 1,000	\$ 1,000
Sidewalk replacement	1	LS	\$ 15,000	\$ 15,000
Landscape maintenance	1	LS	\$ 400	<u>\$ 400</u>
		Subtotal=		\$ 45,000
Small project adjustment (20%)				\$ 9,000
Contingencies (20%)				<u>\$ 9,000</u>

Construction Cost Range = \$60,000 - \$70,000

Design and Permitting (City, MDC, FDOT) = \$12,000 - \$15,000

THE COLLECTION RESIDENCES: PEDESTRIAN IMPROVEMENTS



MAP OF SURVEY

360° SURVEYING AND MAPPING, LLC

Land Surveyors - Land Planners

2000 S.W. 83rd Court MIAMI, FLORIDA 33155

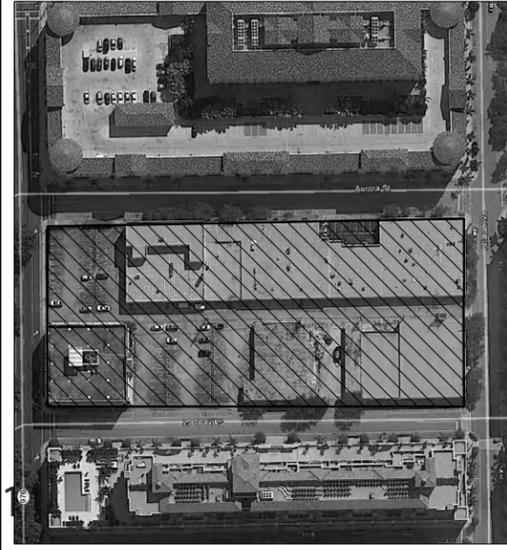
PHONE: (305) 265-1002



N (PER PLAT)

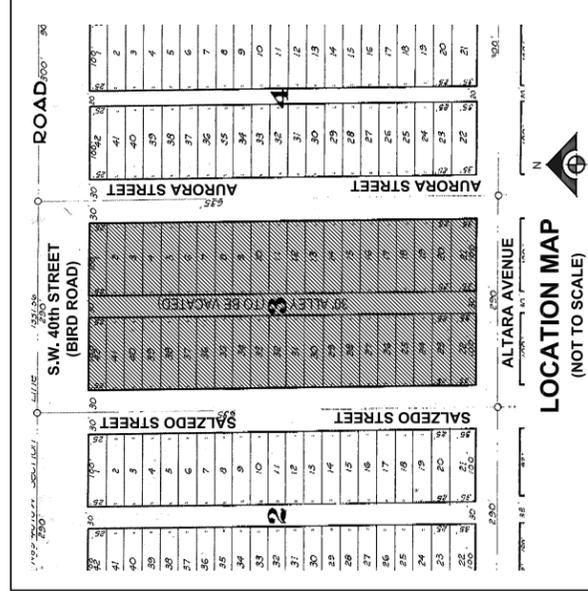
GRAPHIC SCALE

(IN FEET)
1 Inch = 30 ft.



AERIAL MAP

(NOT TO SCALE)



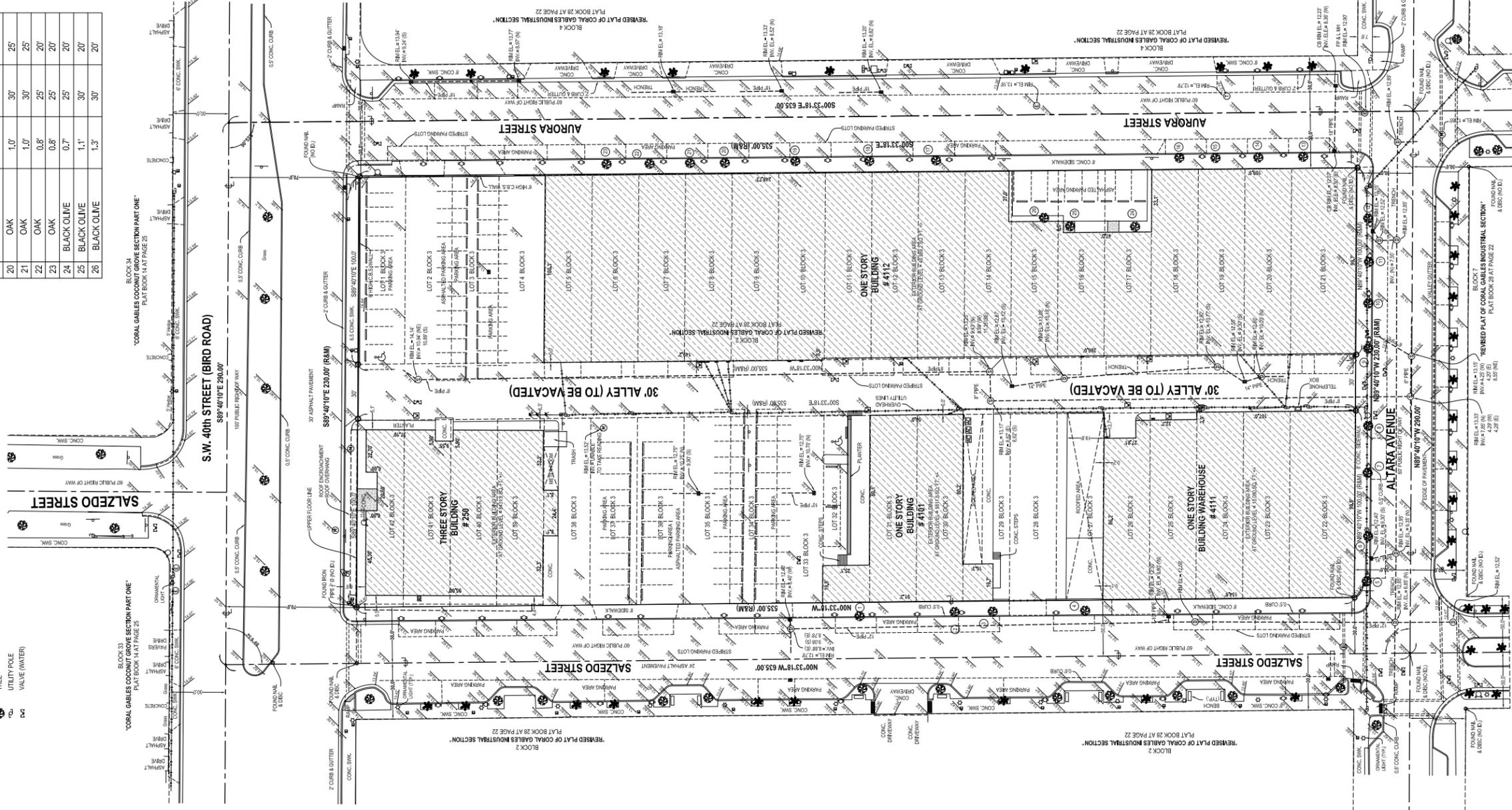
LOCATION MAP

(NOT TO SCALE)

- LEGEND**
- AC UNIT
 - CATCH BASIN
 - CENTER LINE
 - CONC. LIGHT POLE
 - ELEVATION
 - FIRE HYDRANT
 - GUY WIRE
 - HANDICAP PARKING SPACE
 - LIGHT POLE
 - MAILBOX
 - MANHOLE (DRAINAGE)
 - MANHOLE (ELECTRIC)
 - MANHOLE (SANITARY SEWER)
 - MANHOLE (TELEPHONE)
 - MANHOLE (UNKNOWN)
 - METER (ELECTRIC)
 - METER (WATER)
 - PALM TREE
 - PARKING METER
 - PROPERTY LINE
 - SERVICE CABINET
 - SIGN
 - TREE
 - UTILITY POLE
 - VALVE (WATER)

- ABBREVIATIONS**
- A/C = AIR CONDITIONER UNIT
 - C.B.S. = CONCRETE BLOCK & STUCCO
 - CONC. = CONCRETE
 - Ø = DIAMETER
 - EP = EDGE OF PAVEMENT
 - H = HEIGHT
 - ID = IDENTIFICATION
 - OR.B. = OFFICIAL RECORDS BOOK
 - FIG. = PAGE
 - (R.A.M.) = RECORDED & MEASURED

TREE NAME	DIAMETER	HEIGHT	CANOPY
1 OAK	0.8'	25'	20'
2 OAK	1.1'	30'	20'
3 OAK	1.2'	25'	20'
4 OAK	1.1'	35'	30'
5 OAK	0.8'	25'	20'
6 OAK	0.8'	25'	15'
7 OAK	1.1'	30'	25'
8 OAK	1.4'	40'	30'
9 OAK	0.7'	20'	10'
10 OAK	0.6'	15'	10'
11 OAK	0.6'	15'	10'
12 OAK	0.5'	15'	10'
13 OAK	0.6'	20'	10'
14 OAK	0.7'	15'	10'
15 OAK	0.7'	20'	15'
16 OAK	0.7'	30'	20'
17 OAK	0.4'	10'	10'
18 OAK	0.8'	25'	25'
19 OAK	1.0'	30'	25'
20 OAK	1.0'	30'	25'
21 OAK	1.0'	30'	25'
22 OAK	0.8'	25'	20'
23 OAK	0.8'	25'	20'
24 BLACK OLIVE	0.7'	25'	20'
25 BLACK OLIVE	1.1'	30'	20'
26 BLACK OLIVE	1.3'	30'	20'



PROPERTY ADDRESS:
 2000 SW 83RD AVE., CORAL GABLES, FL. FOLIC: 05-4120-017-0700
 2000 SW 83RD AVE., CORAL GABLES, FL. FOLIC: 05-4120-017-0720
 4111 SALZEDO ST., CORAL GABLES, FL. FOLIC: 05-4120-017-0710
 245 ALTARA AVE., CORAL GABLES, FL. FOLIC: 05-4120-017-0700
 4112 AURORA ST., CORAL GABLES, FL. FOLIC: 05-4120-017-0580
 4104 AURORA ST., CORAL GABLES, FL. FOLIC: 05-4120-017-0571

DESCRIPTION:
 LOTS 1 THROUGH 42 INCLUSIVE, BLOCK 3 OF "REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28 AT PAGE 22 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH ALL RIGHT, TITLE AND INTEREST IN AND TO THE 30' FEET ALLEY OR ALLEYWAY ADJACENT TO SAID PROPERTIES.

FLOOD ZONE INFORMATION:
 SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 0118, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 11, 2009. FOR COMMUNITY NUMBER 120988, IN MIAMI-DADE COUNTY, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

NOTES:
 LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

LEGAL DESCRIPTION SUBJECT TO ANY DENICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS.

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A BOUNDARY SURVEY ONLY AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY BOARD, COMMISSION OR OTHER ENTITY.

THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 5/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENTS, CURBS AND OTHER MANMADE FEATURES AS MAY EXIST.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT UNLESS OTHERWISE SHOWN.

THE MAP OF SURVEY INTENDED TO BE DEPICTED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS.

ALL MEASUREMENTS SHOWN ARE IN THE UNITED STATES STANDARD FEET

REFERENCE BENCHMARK: P-710 ELEVATION 1421 NGVD

IF SHOWN ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

LOT AREA = 121,033.3 SQ. FT. = 2.824 ACRES ±

CERTIFY TO:
 SHOMA INVESTMENTS COMPANY, A FLORIDA CORPORATION

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY AND THE MAP OF SURVEY RESULTING THEREFROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

360° SURVEYING AND MAPPING, LLC
 FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6356

FIELD DATE: 11-21-2013

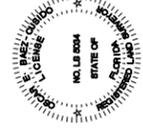
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REVISIONS:

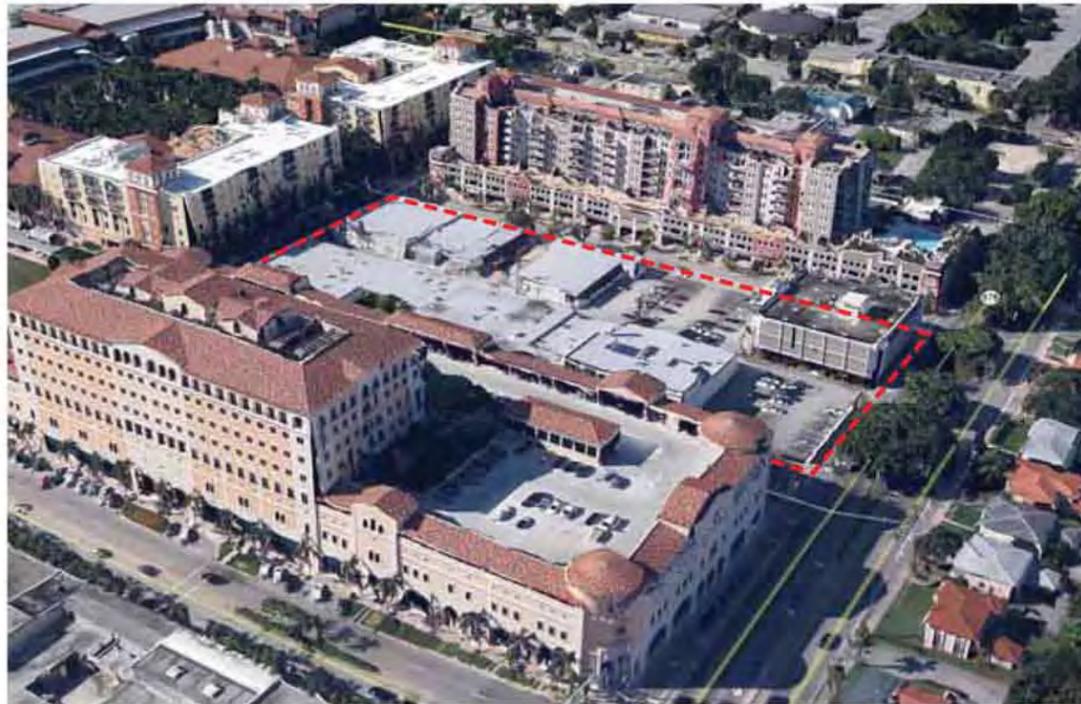
02-01-2014 add elevations

02-20-2014 up-date survey

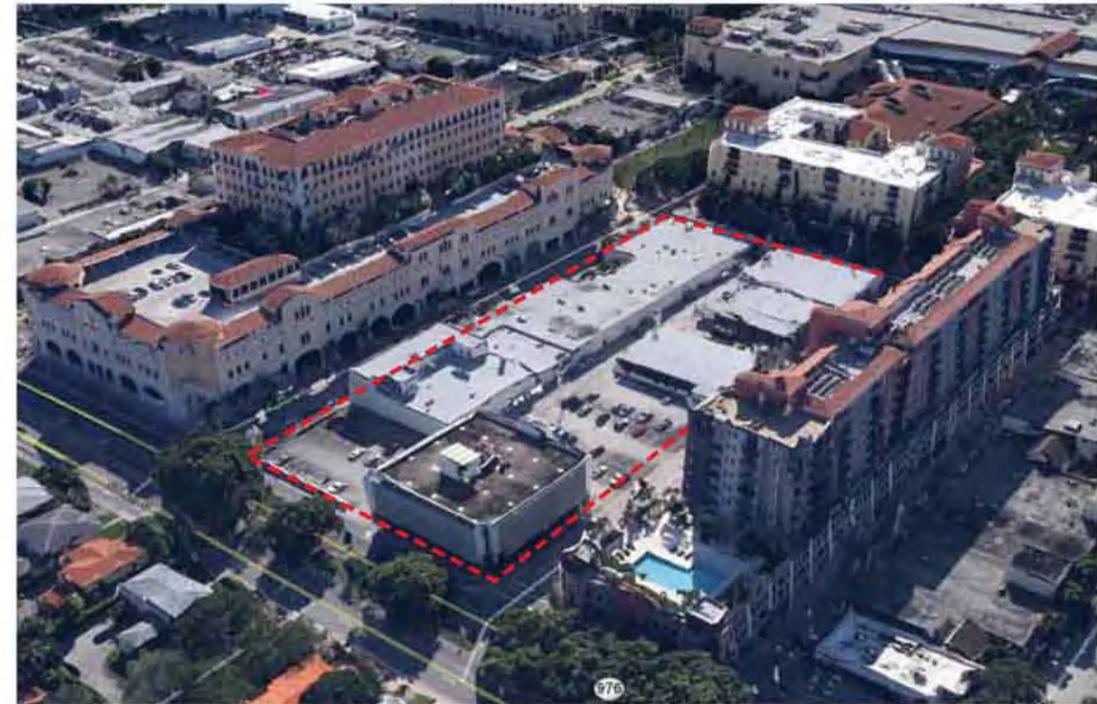
02-25-2015 rev. area



OSCAR E. BAEZ-CURIADO, P.L.S.
 REGISTERED SURVEYOR AND MAPPER NO. 5034
 STATE OF FLORIDA.



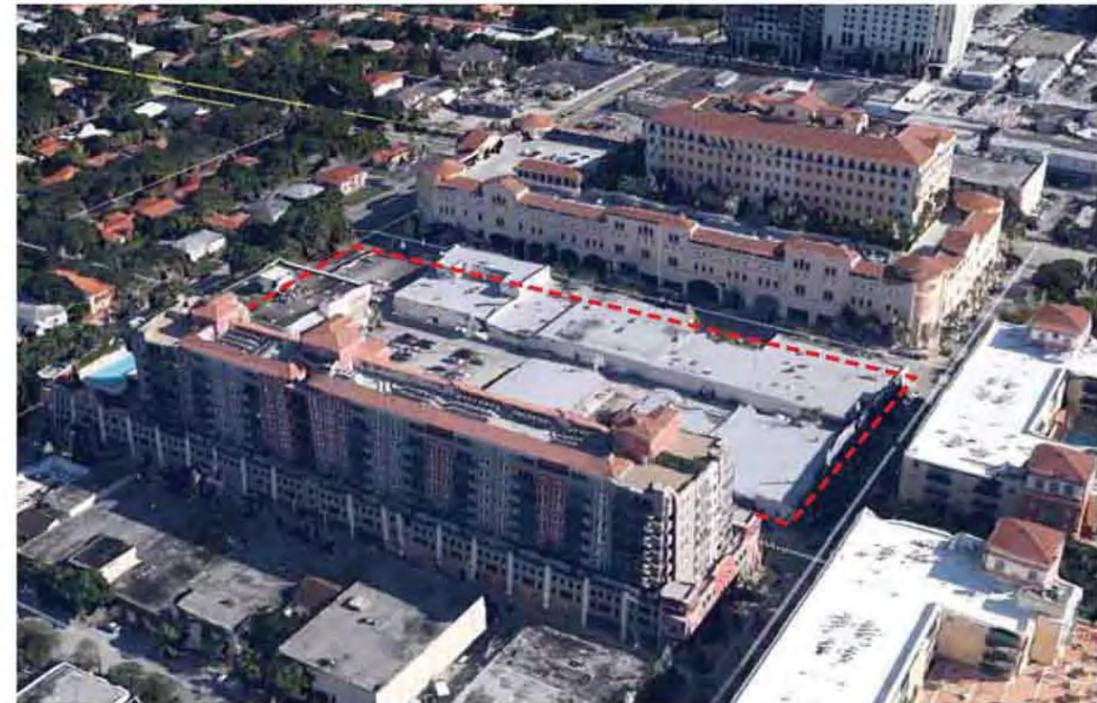
NE AERIAL



NW AERIAL



SE AERIAL



SW AERIAL







SALZEDO STREET
ELEVATION



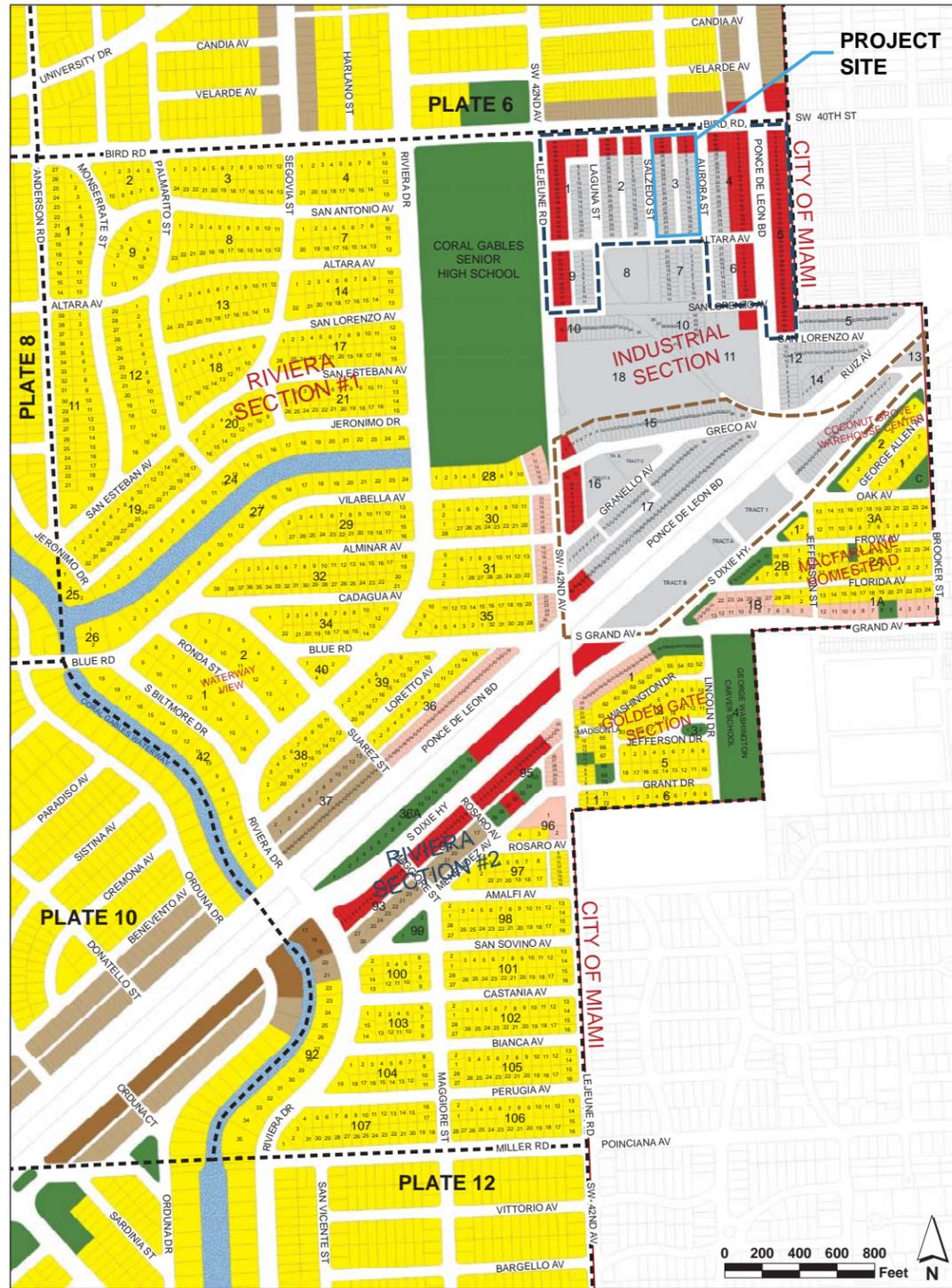
AURORA STREET
ELEVATION



BIRD ROAD
ELEVATION



ALTARA AVENUE
ELEVATION

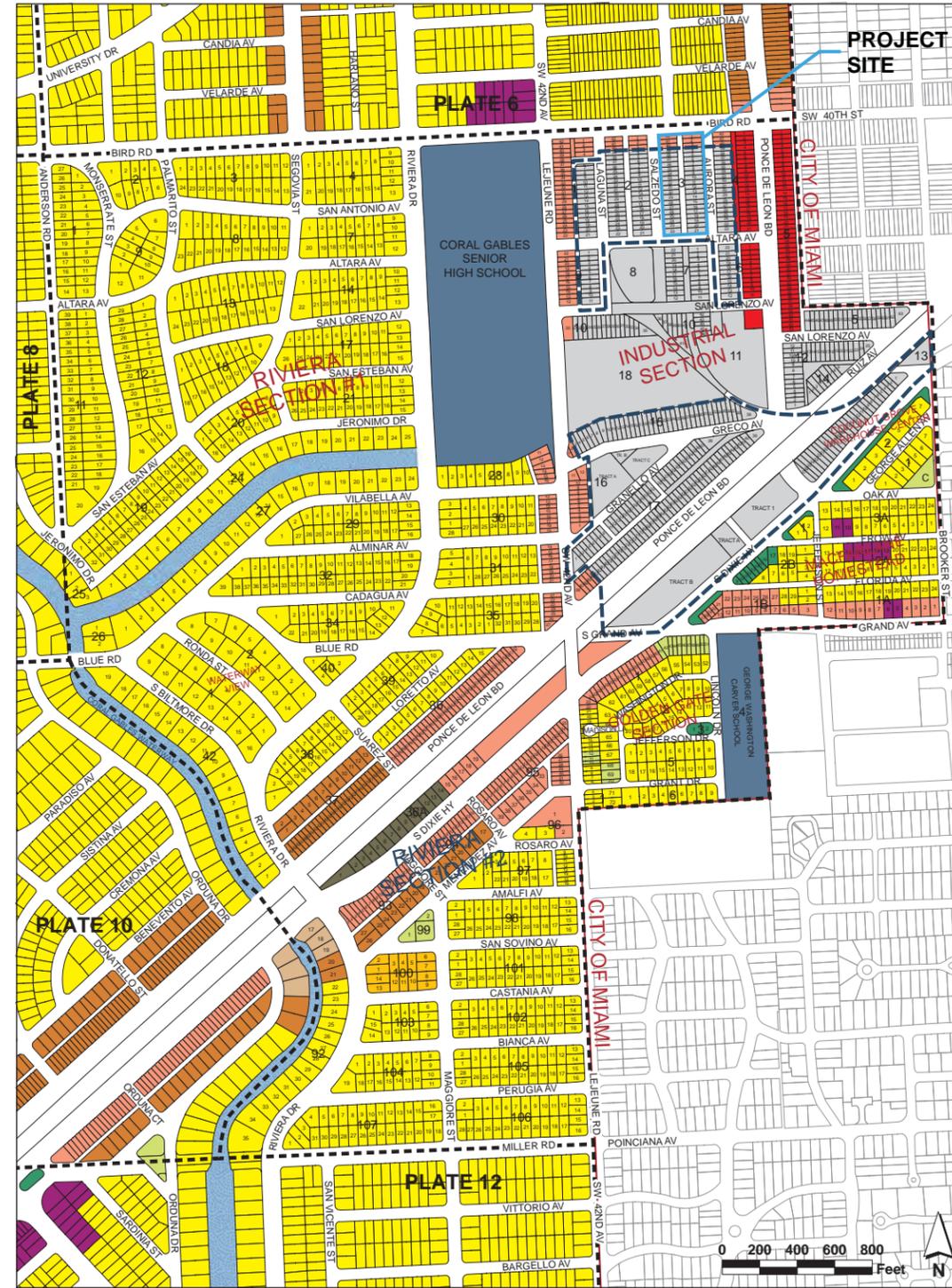


Zoning Map

Zoning Districts

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

Plate 9 of 18
City of Coral Gables
Planning Department
February 2011



Future Land Use Map

Land Use Classifications

Residential Single-Family Low Density (6 Units/Acre)	Residential Multi-Family High Density (150 Feet; 60 Units/Acre)	Mixed-Use Overlay District	Conservation Areas
Residential Single-Family High Density (3 Units/Acre)	Commercial Low-Rise Intensity (50 Feet; 3.0 F.A.R.)	University Campus	Public Buildings and Grounds
Residential Multi-Family Duplex Density (9 Units/Acre)	Commercial Mid-Rise Intensity (70 Feet; 3.0 F.A.R.)	University Campus Multi-Use Area	Hospital
Residential Multi-Family Low Density (50 Feet; 20 Units/Acre)	Commercial High-Rise Intensity (150 Feet; 3.0 F.A.R.)	Education	Religious/Institutional
Residential Multi-Family Medium Density (70 Feet; 40 Units/Acre)	Industrial	Parks and Recreation	Community Services and Facilities
		Open Space	

Plate 9 of 18
City of Coral Gables
Planning Department
February 2011

FLOOR AREA PER LEVEL			
	Mixed-Use		
	Residential	Commercial	LW Comm.
Level 10	46,000		
Level 09	46,000		
Level 08	46,000		
Level 07	46,000		
Level 06	39,500		
Level 05	46,450		
Level 04	35,750		
Level 03	34,250		
Level 02	20,105		
Level 01	28,490	36,460	5,600

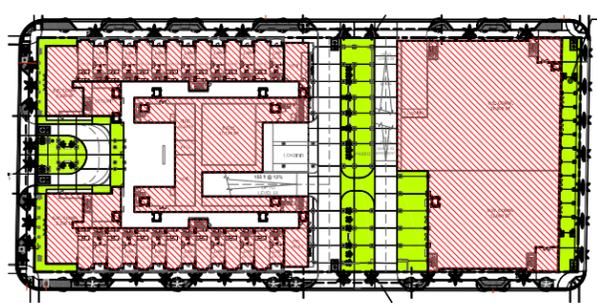
Total SF	388,545	36,460	5,600
Combined Total SF			430,605

FAR ALLOWED		
Combined Lot	FAR	Total
123,030	3.5	430,605
Mixed-Use	8%	34,448

FAR SUMMARY	
Allowable	430,605
Proposed	430,605
Difference	0

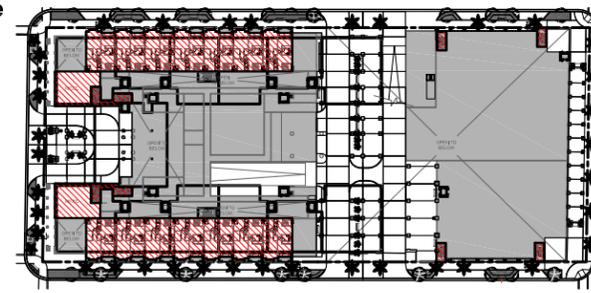
OPEN SPACE	
Level 01 Ground	20,500
Level 05 Amenity	58,800

Total SF	79,300
-----------------	---------------

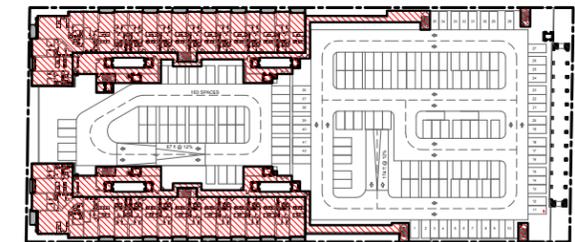


Ground 70,550 SF

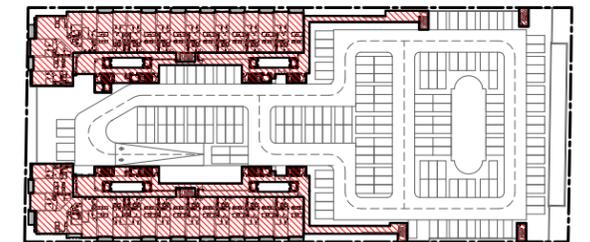
Open Space



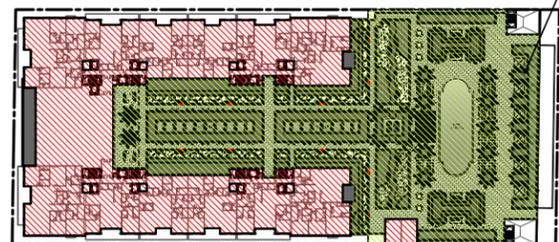
Level 02 20,505 SF



Level 03 34,250 SF



Level 04 35,750 SF



Level 05 46,450 SF

Open Space



Level 06 39,500 SF



Level 07-10 46,000 SF

CITY OF CORAL GABLES PRELIMINARY ZONING ANALYSIS

SITE DATA SUMMARY

Zoning Classification	Mixed Use Overlay (Industrial Section)/ Commercial Low Rise Intensity										
FEMA Zone	Zone-X Elev. +13.63' NGVD										
Lot Area	±91,980 SF (2.1 acres) / ±15,000 SF (0.3 acres)										
Alley Area	±16,050 SF (0.4 acres)										
Floor Area Ratio (FAR)											
	<table border="0"> <tr> <td>Lot Area</td> <td>106,980 = 91,980 + 15,000</td> </tr> <tr> <td>Alley Area</td> <td>+ 16,050</td> </tr> <tr> <td>Total Area</td> <td>123,030</td> </tr> <tr> <td>FAR</td> <td>x 3.5</td> </tr> <tr> <td>Total</td> <td>430,605 SF</td> </tr> </table>	Lot Area	106,980 = 91,980 + 15,000	Alley Area	+ 16,050	Total Area	123,030	FAR	x 3.5	Total	430,605 SF
Lot Area	106,980 = 91,980 + 15,000										
Alley Area	+ 16,050										
Total Area	123,030										
FAR	x 3.5										
Total	430,605 SF										
Maximum Allowable SF	430,605 SF										
Lot Width	230'-0"										
Lot Coverage	No min. or max.										
Height Restrictions	100' + 25' Mech. / 50' + 15' Mech.										
Density	No max. in industrial mixed use districts										

BUILDING FOOTPRINT

	Required Min.	Proposed
Ground / Above Ground	No min. or max.	N/A

LANDSCAPE OPEN SPACE

	Required Min.	Proposed
	10% of Total Lot =10,698 SF	20,500 SF (Ground Level) + 58,800 SF (Amenity Deck 05) 79,300 SF
Total		

BUILDING FAR AREA SUMMARY

	Max. Allowable	Proposed
Mixed Use Overlay (Industrial)	(105,780 SF x 3.5)	
Commercial Low Rise Intensity	+ (17,250 SF x 3.5)	
Total	430,605 SF	430,605 SF

BUILDING STATISTICS

	Max. Allowable	Proposed
Number of Floors:		
Mixed Use Overlay (Industrial)	No min. or max.	10
Commercial Low Rise Intensity	No min. or max.	4

SETBACKS

	Required Min.	Proposed
Front (N) <i>Bird Road</i>	0'-0", 10'-0" above 15 or parking pedestal	
Front (E) <i>Salzedo Street</i>	0'-0", 10'-0" above 45'	*as per Stepback Diagram Page No 29 as approved by B.O.A. 8/28/2014
Front (W) <i>Aurora Street</i>	0'-0", 10'-0" above 45'	
Front (S) <i>Altara Avenue</i>	0'-0", 10'-0" above 45'	

HEIGHT RESTRICTIONS

	Allowed	Proposed
Front (N) <i>Bird Road</i>	45' + 10' Mech.	45' Podium 66' Rooftop Elements
Front (E) <i>Salzedo Street</i>	100' + 25' Mech.	45'-3" Podium 115'-6" Tower
Front (W) <i>Aurora Street</i>	100' + 25' Mech.	45'-3" Podium 115'-6" Tower
Front (S) <i>Altara Avenue</i>	100' + 25' Mech.	45'-3" Podium 115'-6" Tower

**subject to approval of proposed zoning code text amendment regarding height*

PARKING GARAGE SUMMARY

See page 25 Unit & Parking Counts

LOADING SUMMARY

	Code Requirement	Proposed
Mixed Use Non-Residential	<100,000 SF = 0	1

UNIT & PARKING COUNTS												
	1A 1120 sf Standard	1B 1189 sf facing S	2A 1992 sf Corner_Liner	2B 1725 sf Liner	2C 2320 sf Tower	3A 4009 South Corner	3B 2635 sf Tower Middle	3C 3800 sf North Corner	4A 6144 sf Tower	LW1 2242 sf Standard	Total Units	Mixed-Use Parking
Level 10					4	2	4	2	1		13	
Level 09					4	2	4	2	1		13	
Level 08					4	2	4	2	1		13	
Level 07					4	2	4	2	1		13	
Level 06					4	2	4	2			12	
Level 05					4	2	4	2			12	
Level 04	12	2	2	2							18	168
Level 03	12	2	2	2							18	163
Level 02												
Level 01									14		14	
Basement												237

Total Units	24	4	4	4	24	12	24	12	4	14	126	
Unit Count	28		32			48			4	14		
Unit Mix	22.2%		25.4%			38.1%			3.2%	11.1%	100.0%	
Total Parking												568

PARKING REQUIRED			
	Ratio	Unit Count	Parking Req'd
1 Bedroom	1.75	28	49
2 Bedrooms	1.75	32	56
3 Bedrooms	2.25	48	108
4 Bedrooms	2.25	4	9
Live/Works	1	14	14
Live/Works_Work Area	1/350 sf	5,600	16
Commercial	1/250 sf	32,000	128

Residential Parking Req'd	236
Commercial Parking Req'd	144
Total Mixed-Use Req'd Parking	380

Mixed-Use Parking Provided	568
-----------------------------------	------------

Basement	28 tandem (56 spaces)
Level 03	7 tandem (14 spaces)
Level 04	18 tandem (36 spaces)
Total Tandem Spaces	53 tandem (106 spaces)

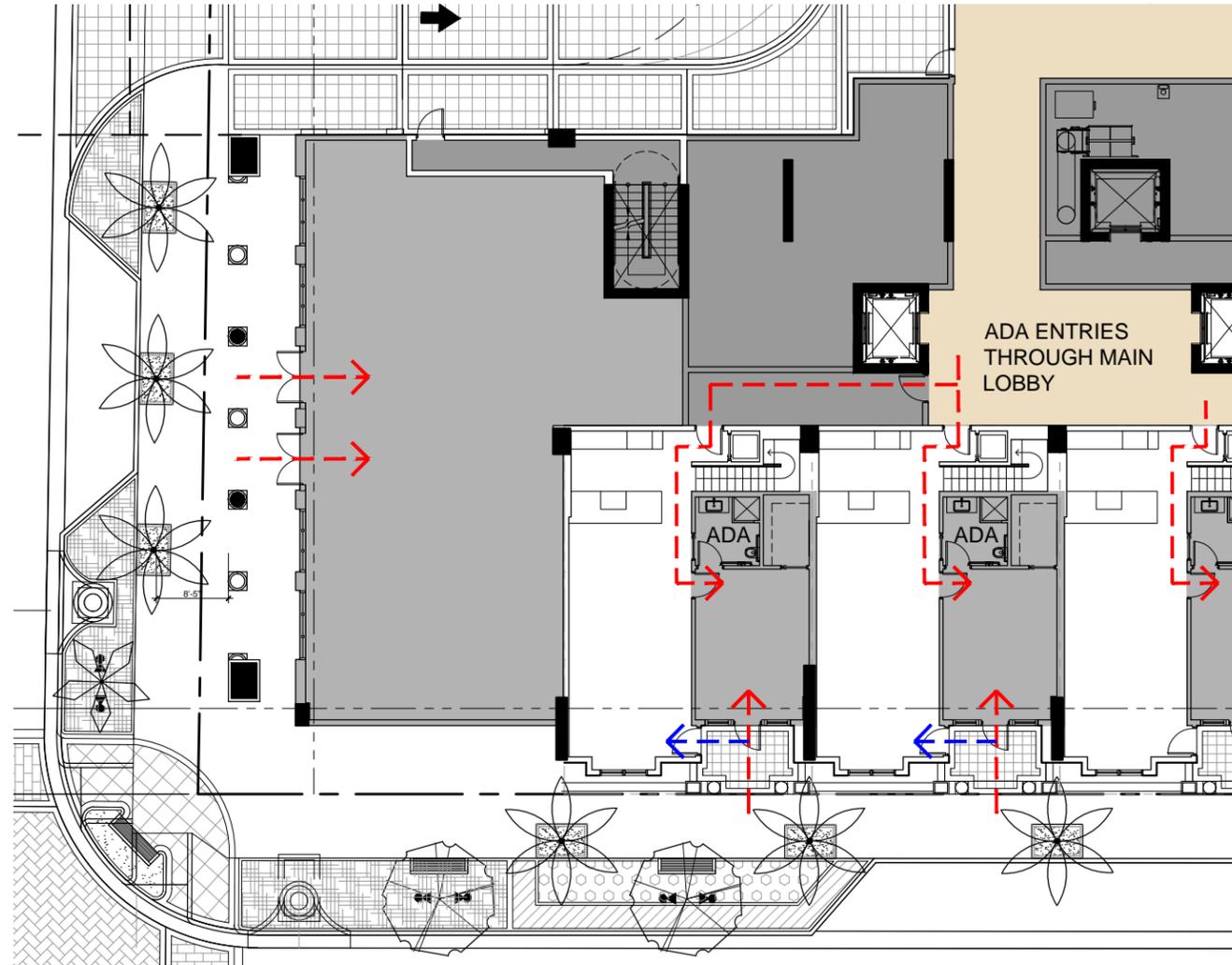


Ground Level Non-Commercial Square Footage:

	Open Space Total	20,500 SF
	BOH Total	17,130 SF
	Public Easement	20,280 SF
	Live/Work - Living Area Total	9,800 SF

Ground Level Commercial Square Footage:

Live/Work - Work Area Total	5,600 SF
Commercial on Bird Road	32,000 SF
Commercial on Altara Avenue	4,460 SF
Total Ground Floor Commercial	42,060 SF
8% Total Ground Floor Requirement	34,448 SF



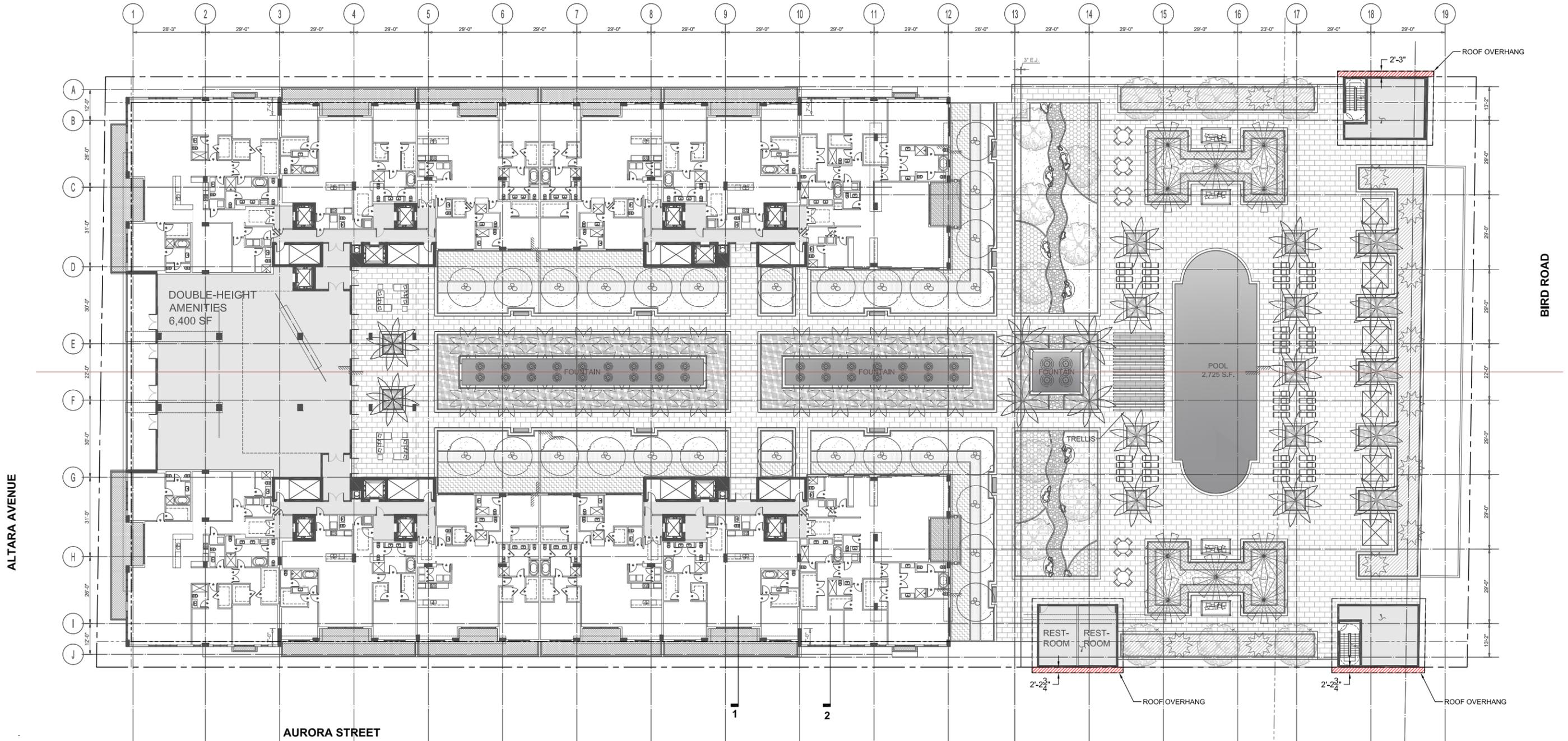
LIVE/WORK PUBLIC ENTRIES

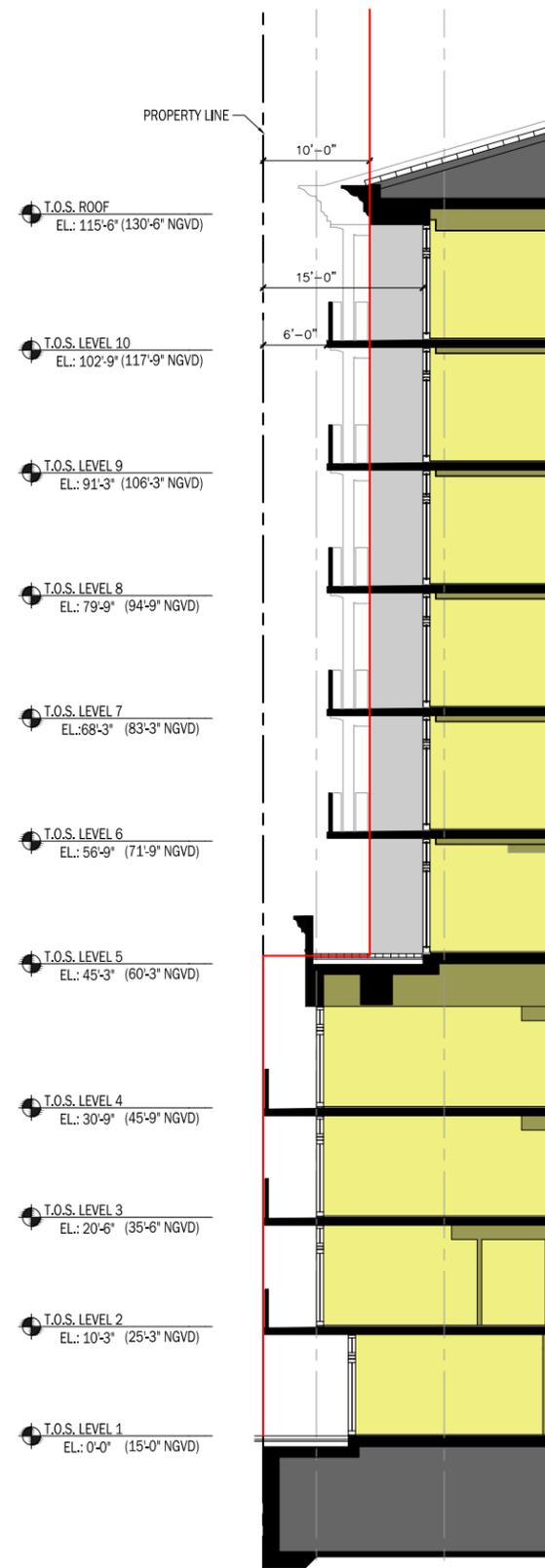
- Live/work Access
- Commercial Access
- Commercial



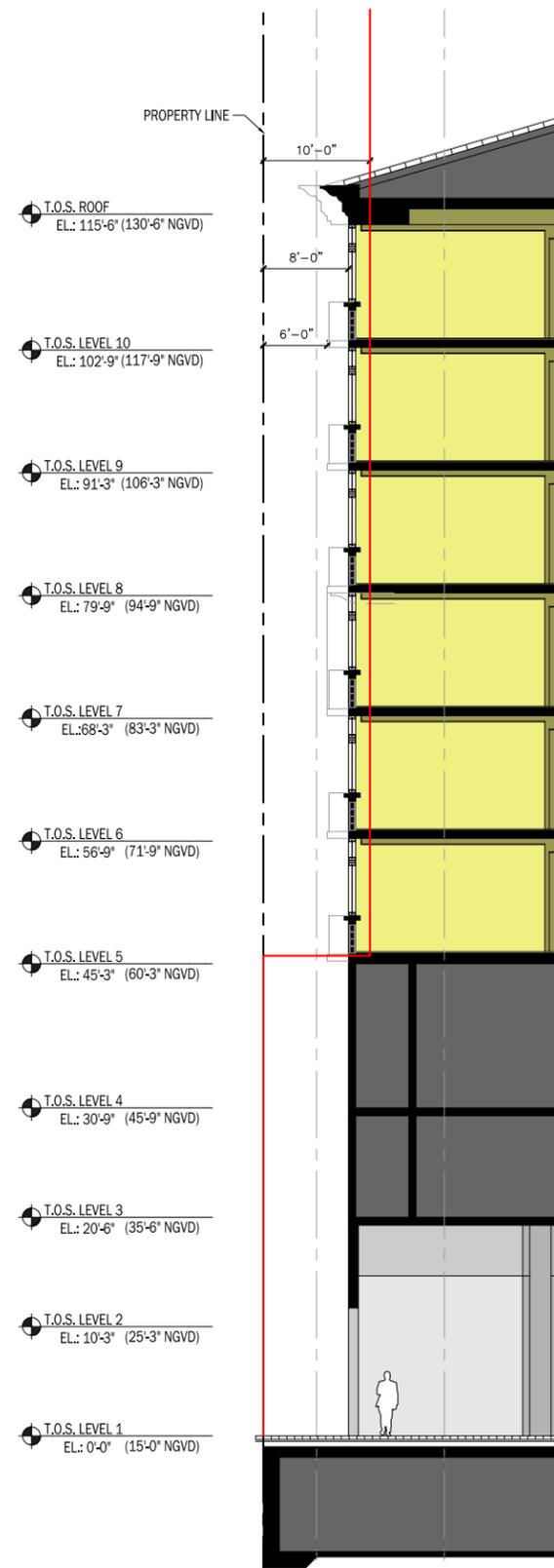
ELEVATION DETAIL

SALZEDO STREET

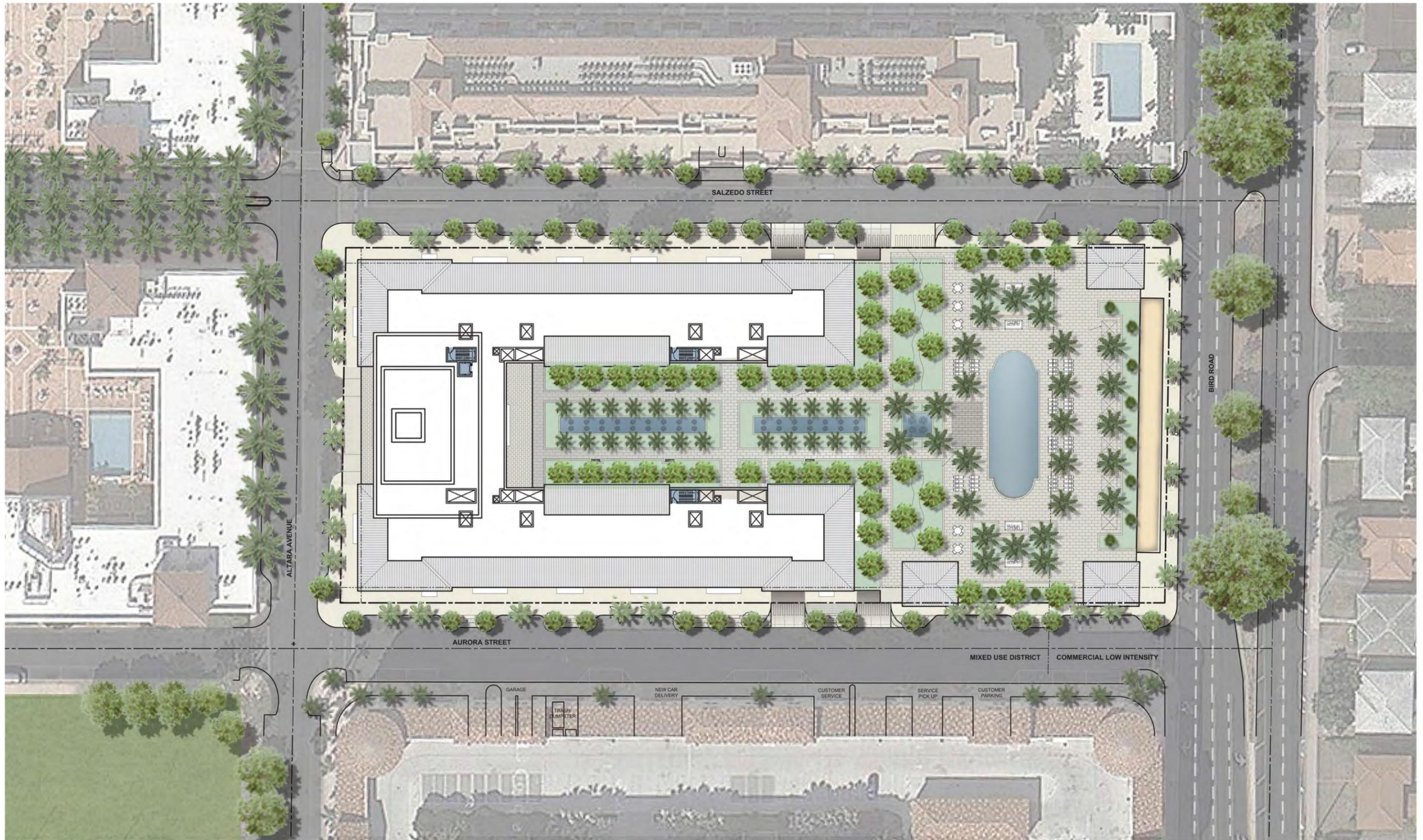


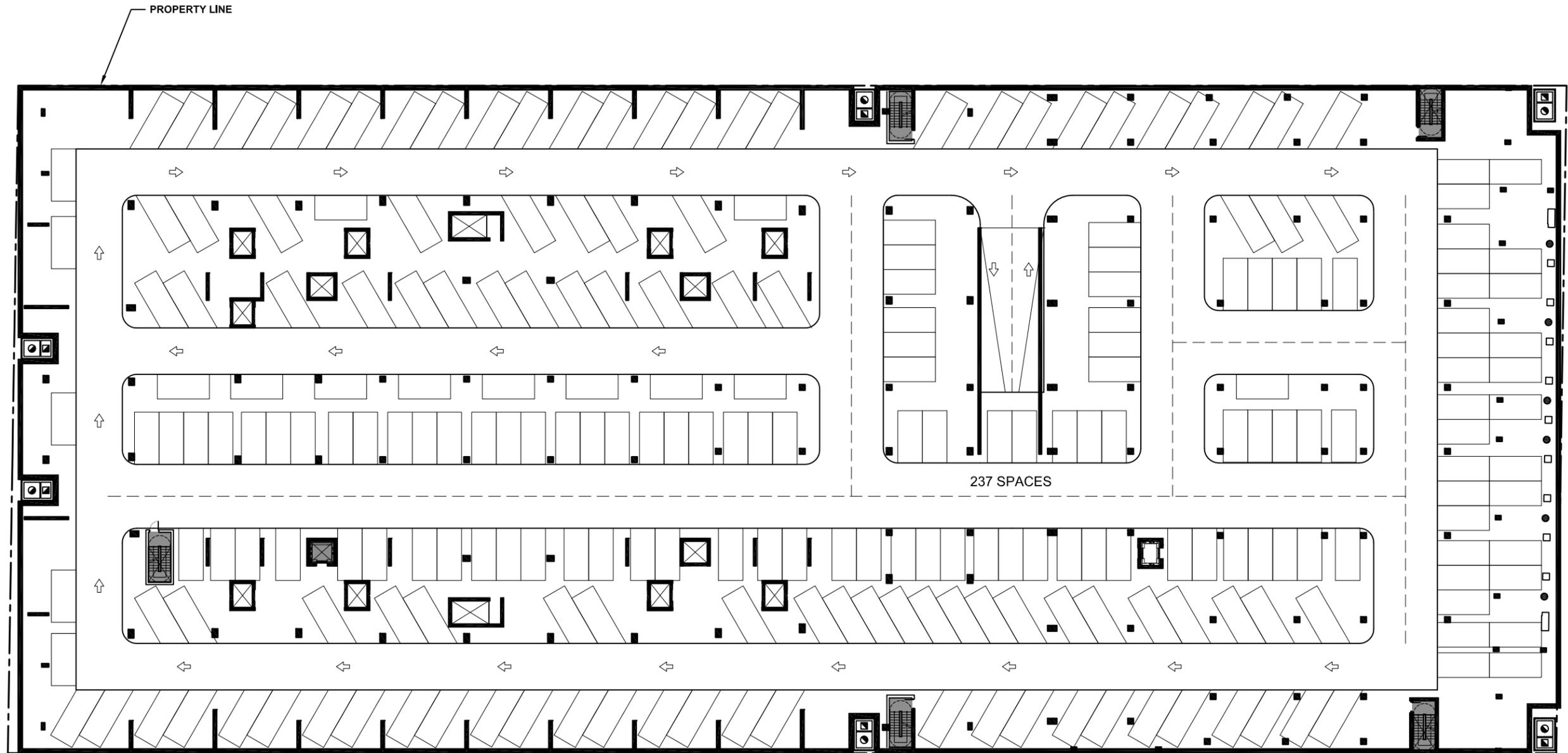


SECTION 1

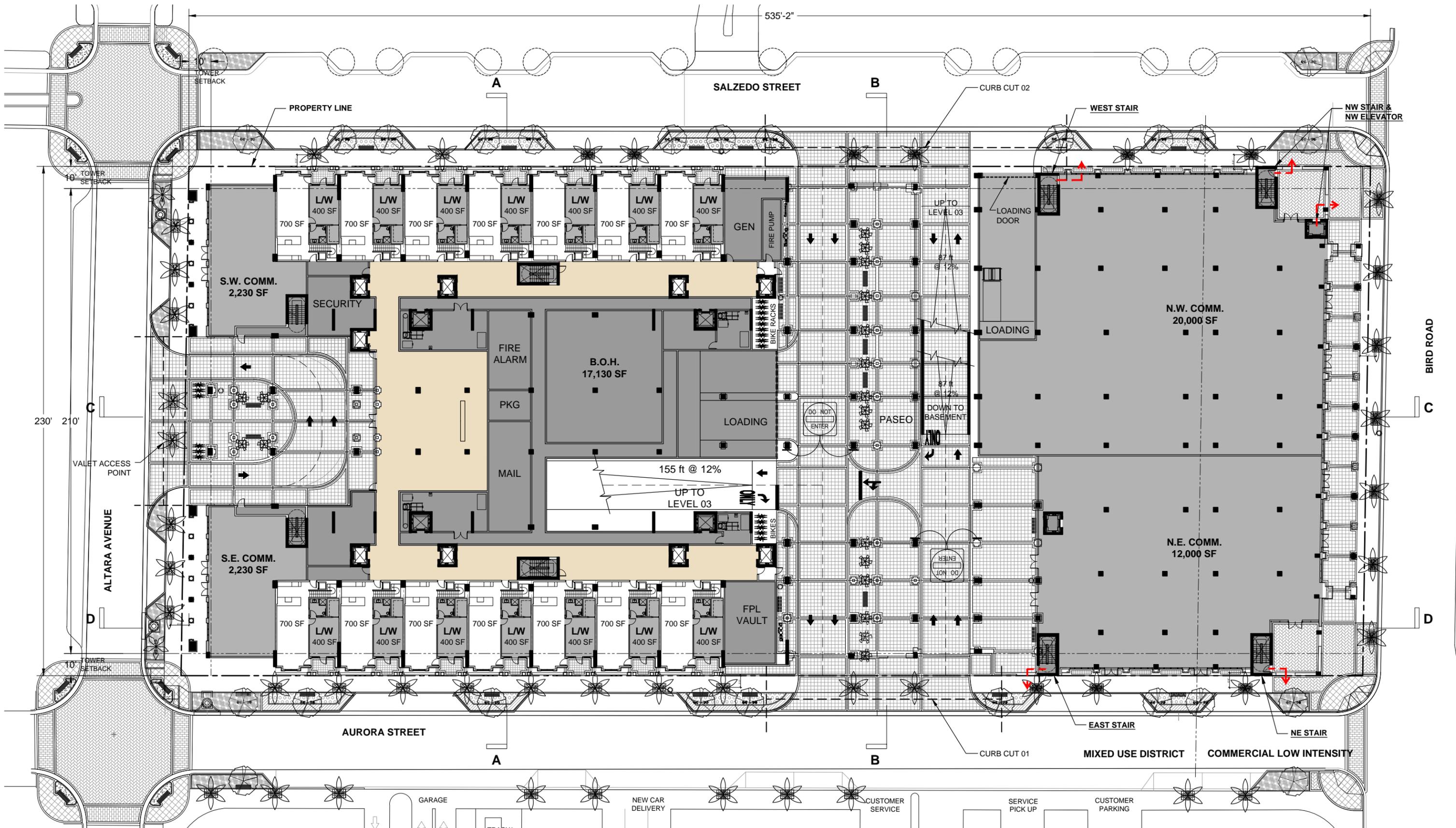


SECTION 2





Parking conforms with requirements set forth in Article 5, Division 14



535'-2"

SALZEDO STREET

CURB CUT 02

WEST STAIR

NW STAIR & NW ELEVATOR

PROPERTY LINE

S.W. COMM.
2,230 SF

L/W
400 SF

700 SF

GEN

FIRE PUMP

UP TO
LEVEL 03

87 ft
@ 12%

LOADING DOOR

N.W. COMM.
20,000 SF

LOADING

FIRE ALARM

B.O.H.
17,130 SF

LOADING

PASEO

DOWN TO
BASEMENT

155 ft @ 12%

UP TO
LEVEL 03

BIKES

ENTER

N.E. COMM.
12,000 SF

S.E. COMM.
2,230 SF

700 SF

L/W
400 SF

700 SF

700 SF

FPL VAULT

CURB CUT 01

EAST STAIR

NE STAIR

AURORA STREET

ALTARA AVENUE

BIRD ROAD

GARAGE

TRASH

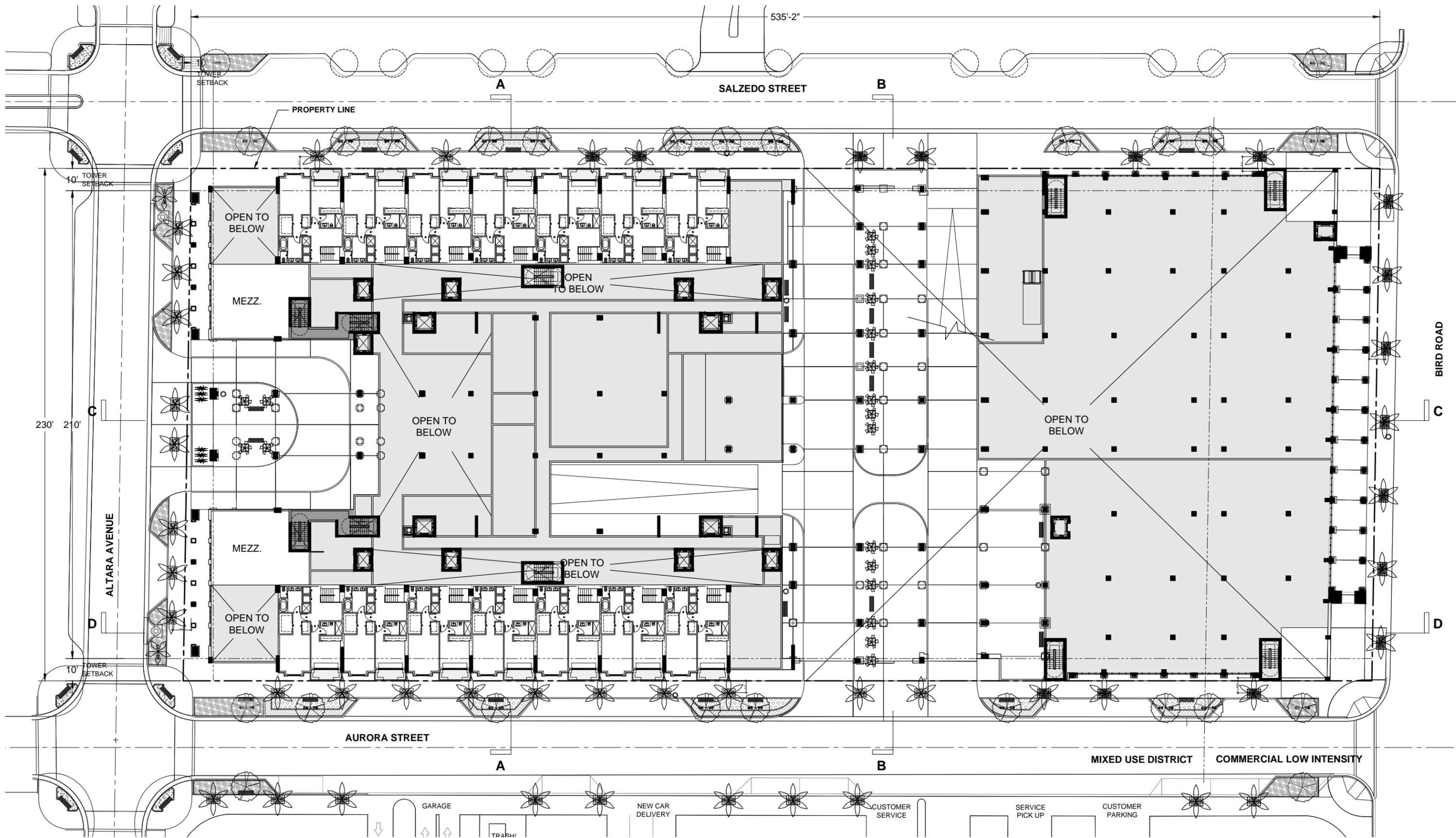
NEW CAR DELIVERY

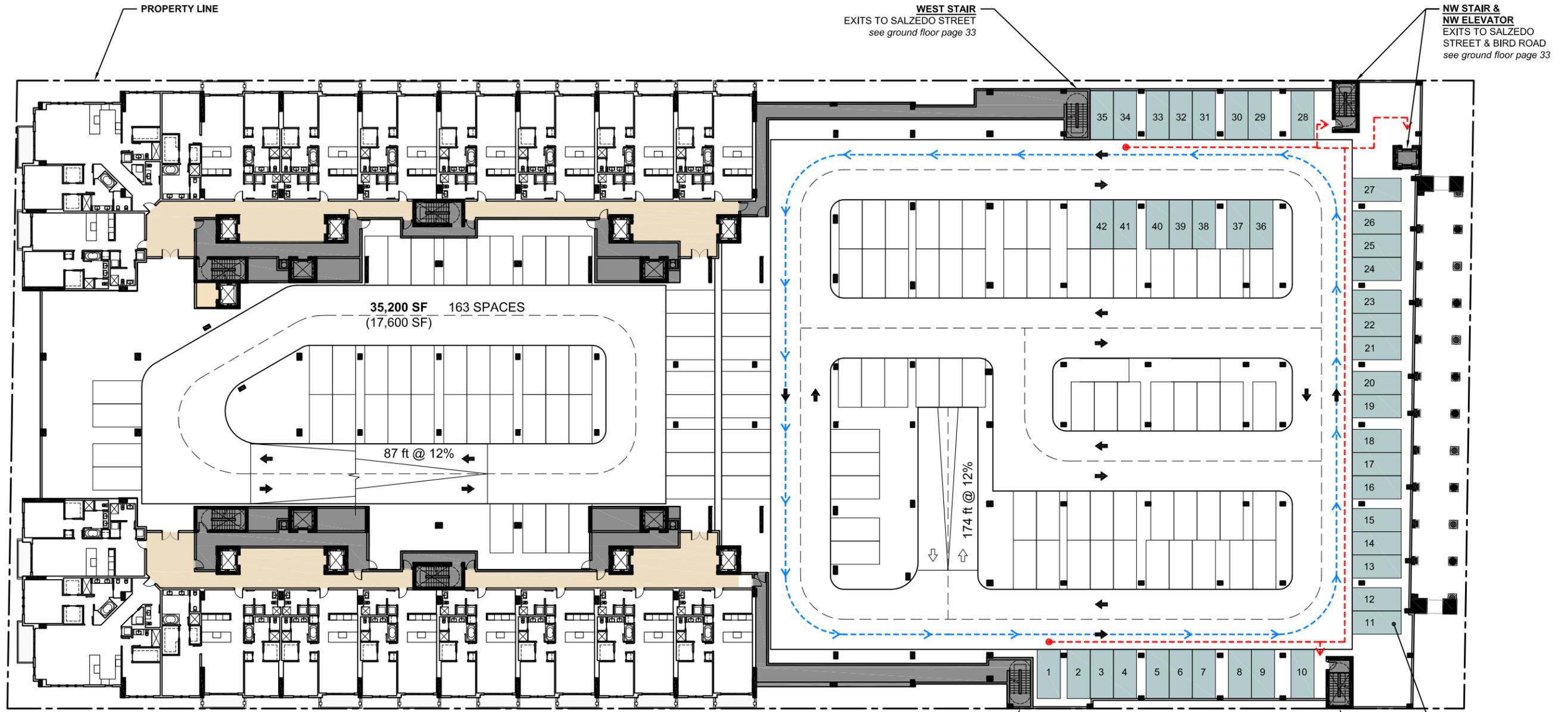
CUSTOMER SERVICE

SERVICE PICK UP

CUSTOMER PARKING

PEDESTRIAN EXIT/ACCESS FOR PERMITTED PUBLIC PARKING





Parking conforms with requirements set forth in Article 5, Division 14

- - - - - → VEHICULAR CIRCULATION FOR PERMITTED PUBLIC PARKING
- - - - - → PEDESTRIAN CIRCULATION FOR PERMITTED PUBLIC PARKING

In order to mitigate the loss of on street public parking spaces, an easement in favor of the City will authorize the City to manage the designated spaces as public permit parking available to the general public. The easement instrument and related details such as signage, way finding, and liability insurance will be finalized prior to issuance of a building permit for the project.

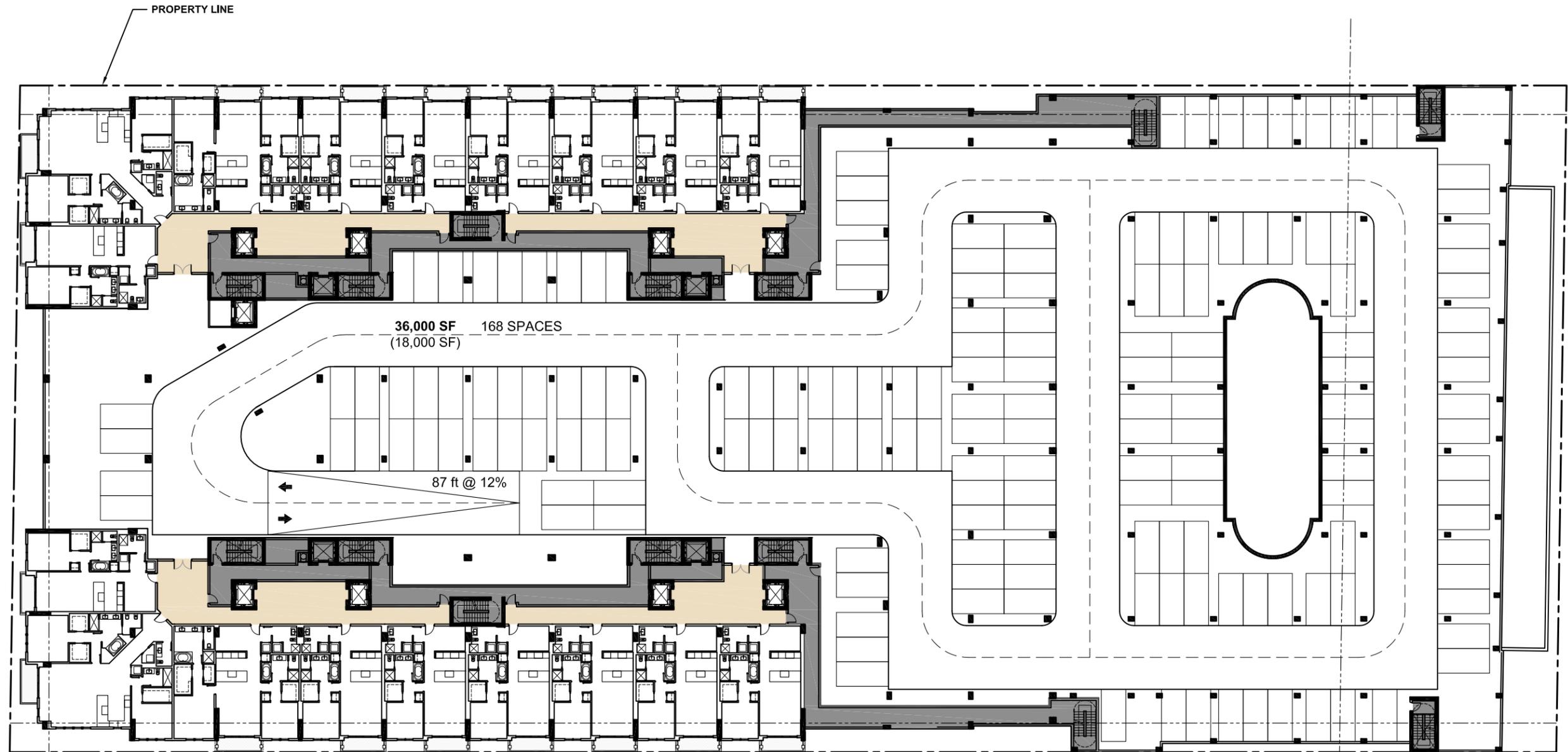
EAST STAIR
EXITS TO AURORA STREET
see ground floor page 33

NE STAIR
EXITS TO AURORA STREET & BIRD ROAD
see ground floor page 33

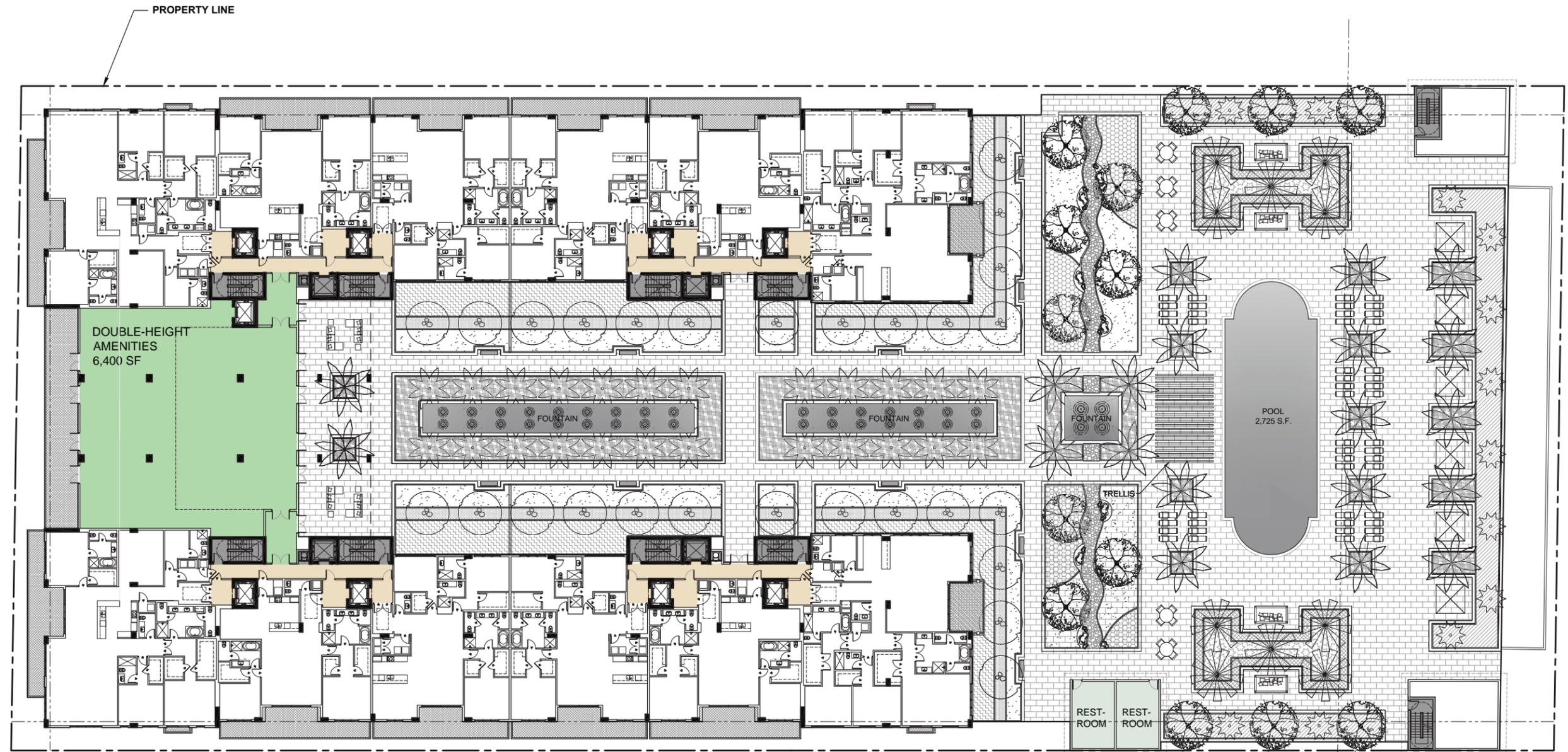
WEST STAIR
EXITS TO SALZEDO STREET
see ground floor page 33

NW STAIR & NW ELEVATOR
EXITS TO SALZEDO STREET & BIRD ROAD
see ground floor page 33

PERMITTED PUBLIC PARKING SPACE (TYP.)

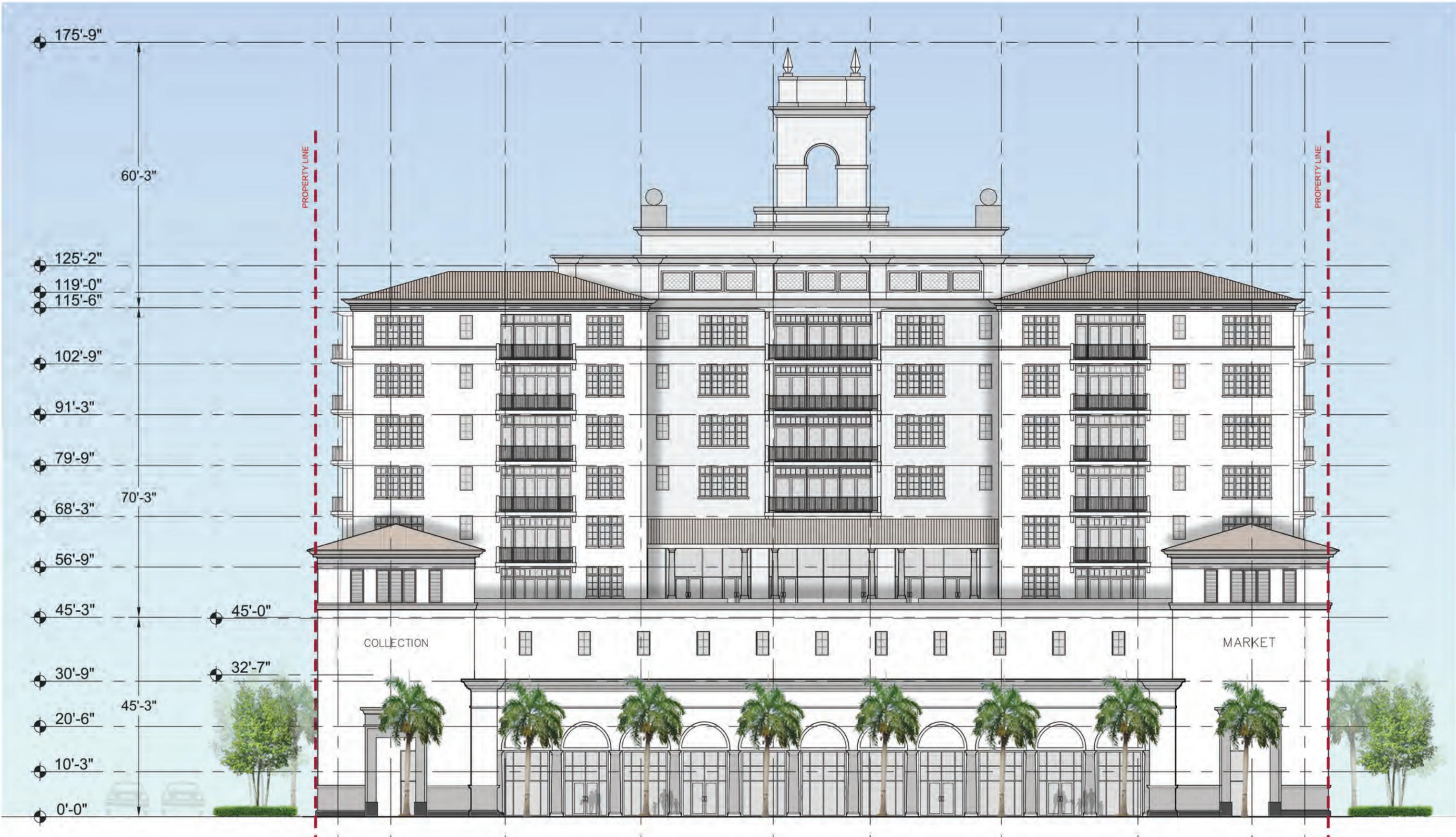


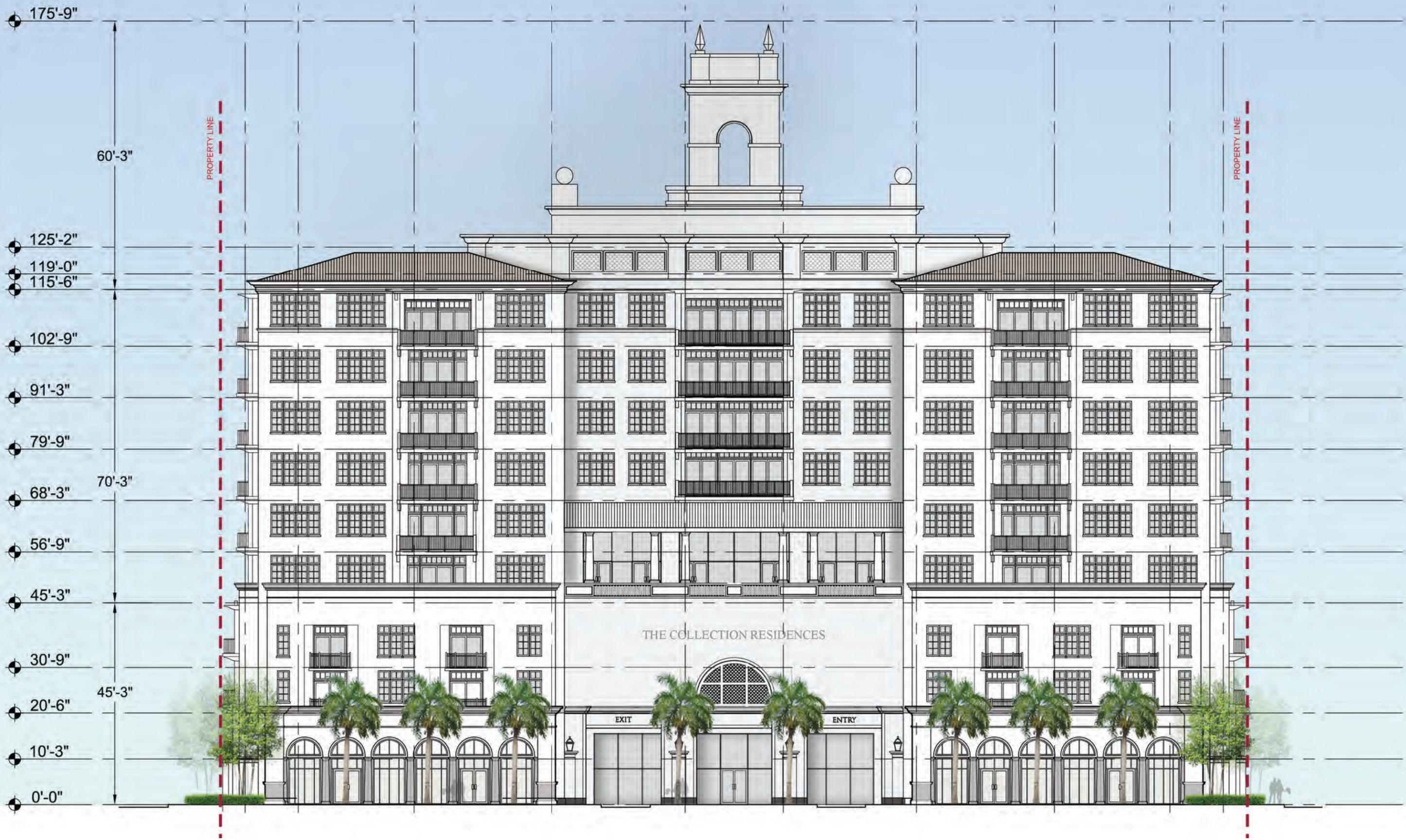
Parking conforms with requirements set forth in Article 5, Division 14

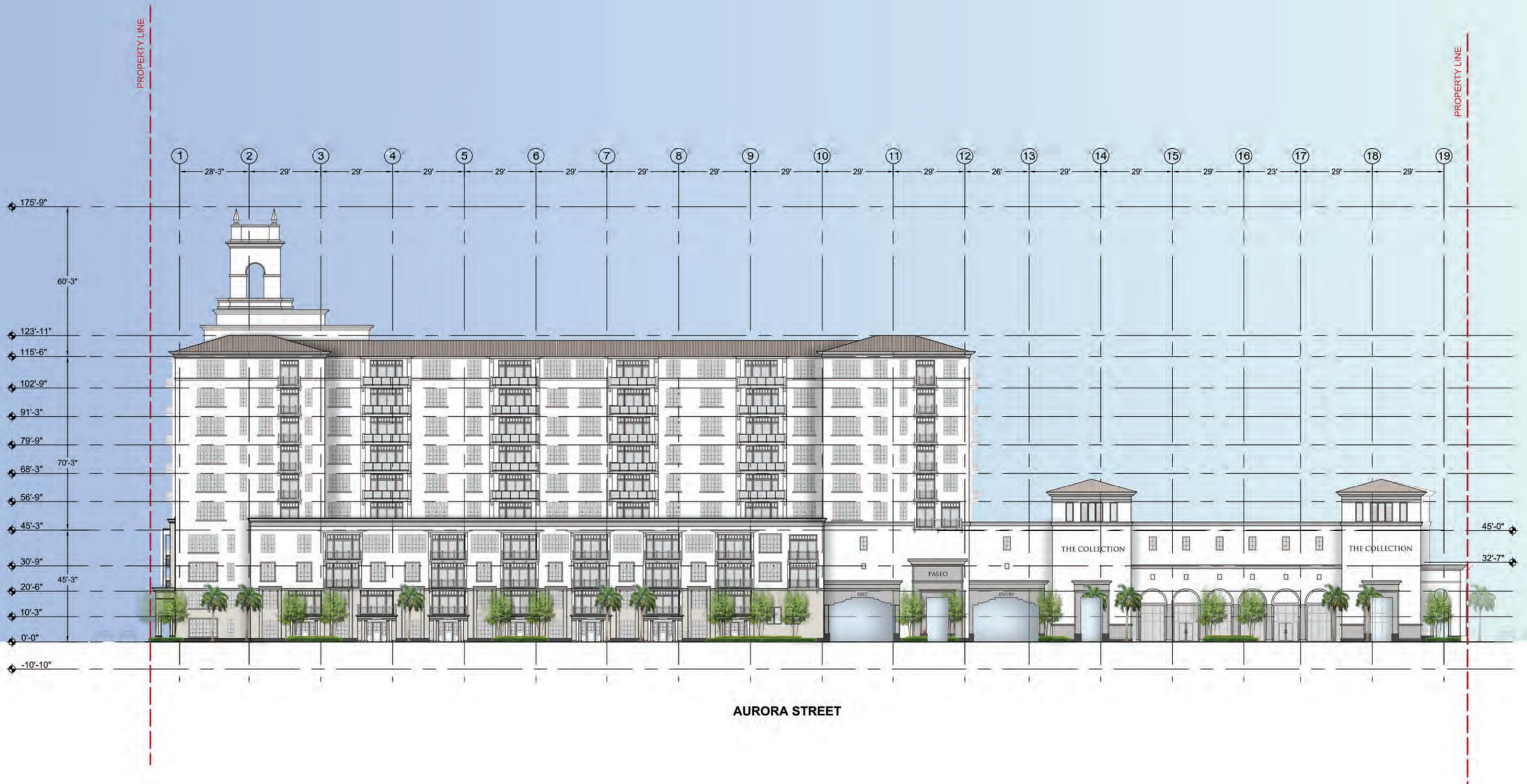




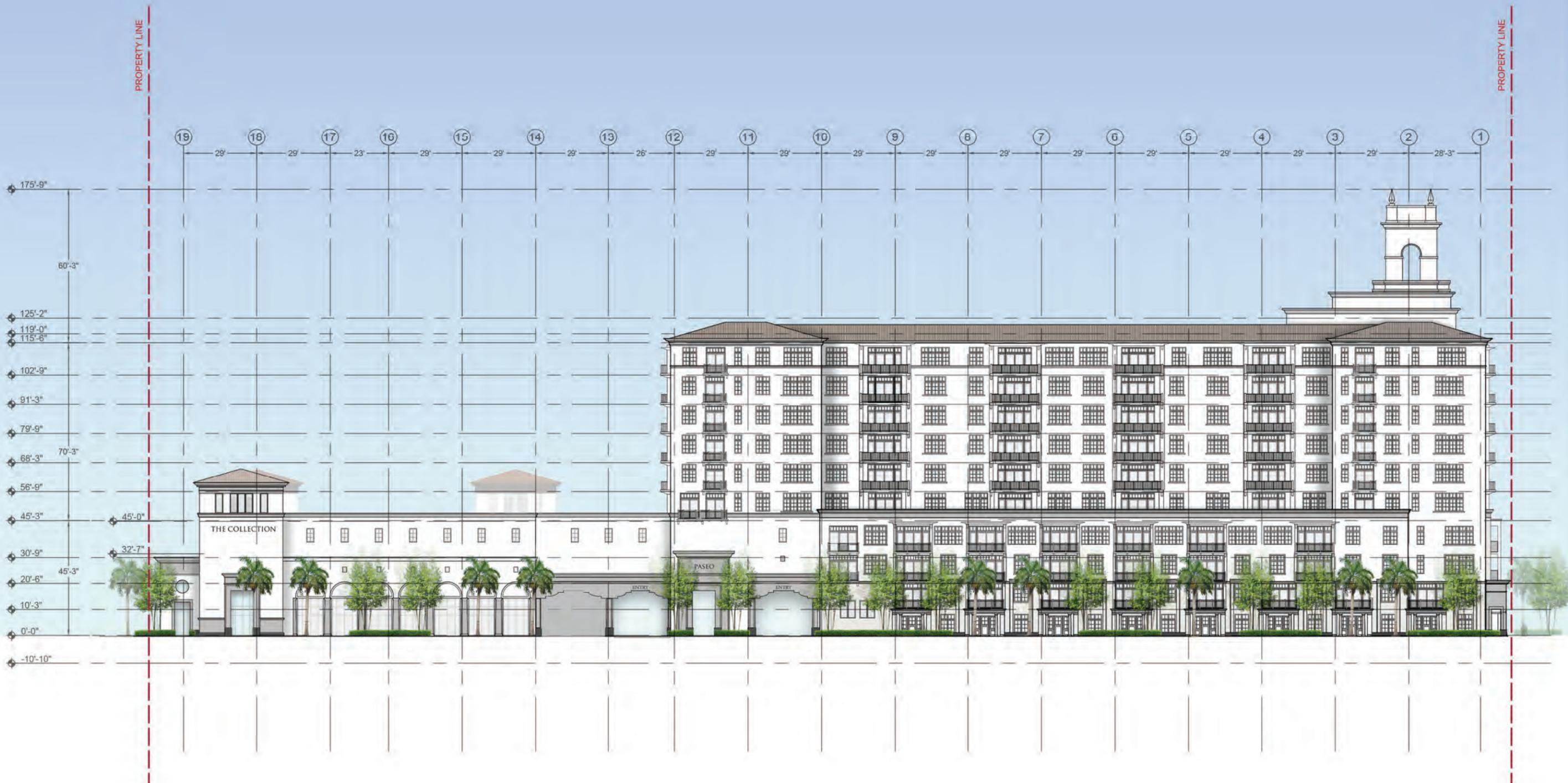


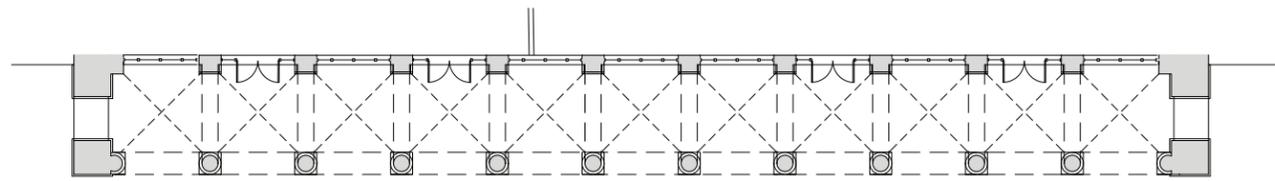




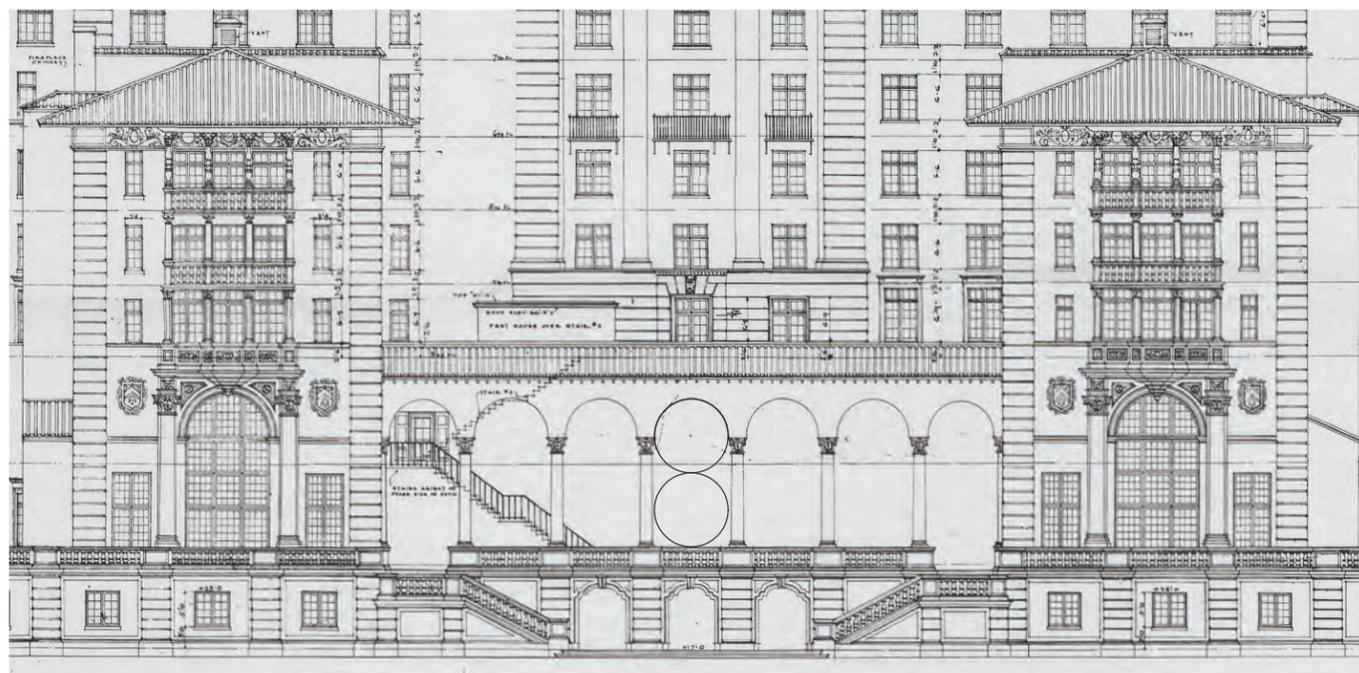


AURORA STREET





3D CONCEPTUAL VIEWS



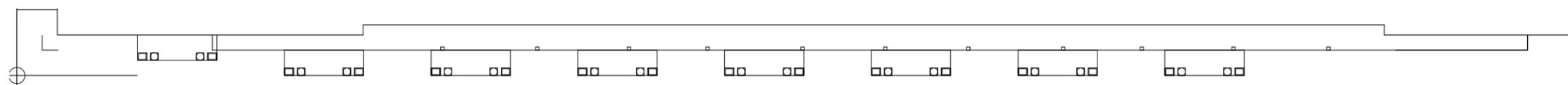


3D CONCEPTUAL STUDIES

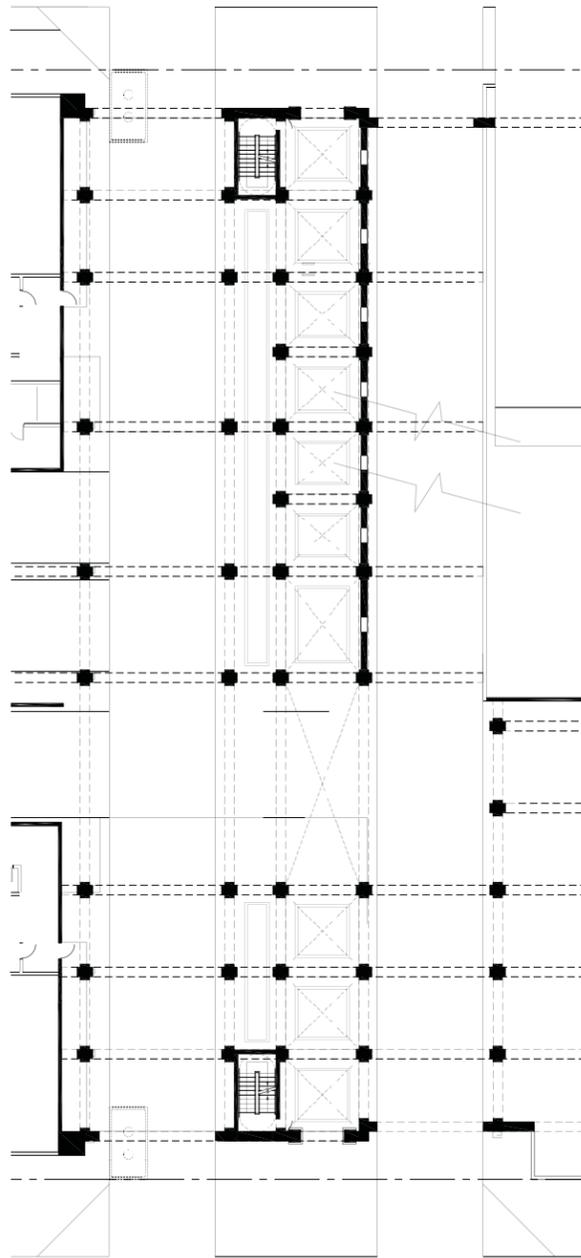
ELEVATION DETAIL - 1/4" = 1'-0"



LIVE-WORK UNITS EAST ELEVATION - 3/32" = 1'-0"



PROFILE - 3/32" = 1'-0"



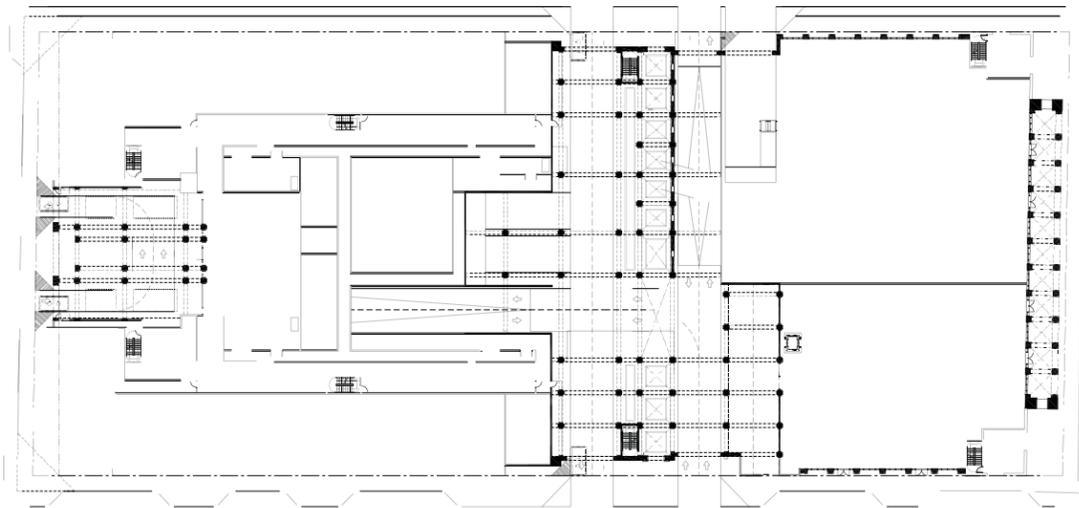
PASEO REFLECTED CEILING PLAN - 1/16" = 1'-0"



PASEO 3D VIEW



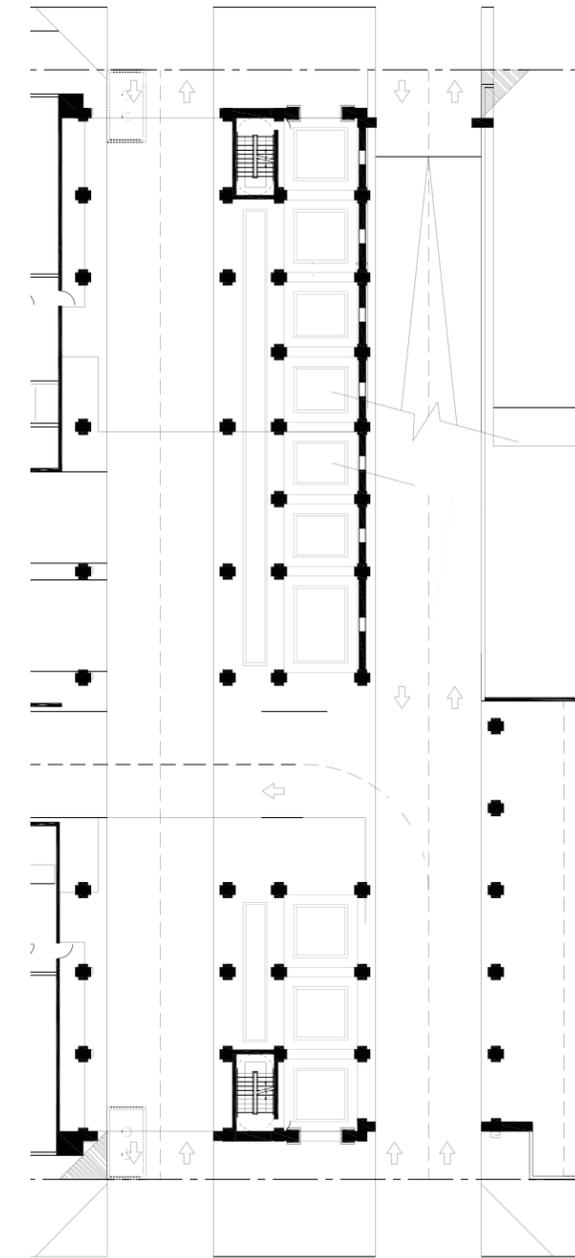
PASEO EAST ENTRANCE - 1" = 10'



GROUND FLOOR PLAN INDICATING CIVIC SPACES - 1" = 40'



PASEO WEST ENTRANCE - 1" = 10'



PASEO FLOOR PLAN - 1/16" = 1'-0"

ALUMINUM VENT/GRILL PANEL
(COLOR TO BE SELECTED BY ARCHITECT)



ALUMINUM VENT/GRILL PANEL
(COLOR TO BE SELECTED BY ARCHITECT)



DECORATIVE CERAMIC TILE PANEL

SMOOTH STUCCO WALLS,
COLUMNS, AND PLANTER FACE

MOLDINGS AND DECORATIVE ELEMENTS:
PRECAST STONE, PROFILES TO BE DETERMINED

APPROXIMATELY 1350 SQUARE FEET AVAILABLE FOR
ARTISTIC TREATMENT ABOVE ALTARA ENTRIES
PUBLIC ART TO BE DETERMINED
SIGNAGE TO BE INCORPORATED



NATURAL MATERIALS, KEYSTONE AND GRANITE, WILL BE UTILIZED
ON THE EXTERIOR SURFACE OF WALLS AT THE BASE AND ON THE
COLUMNS ALONG THE NORTH ARCADE AND SOUTH ENTRY AT THE
GROUND LEVEL

DOORS:
CLEAR GLASS, DARK BRONZE ALUMINUM FRAME

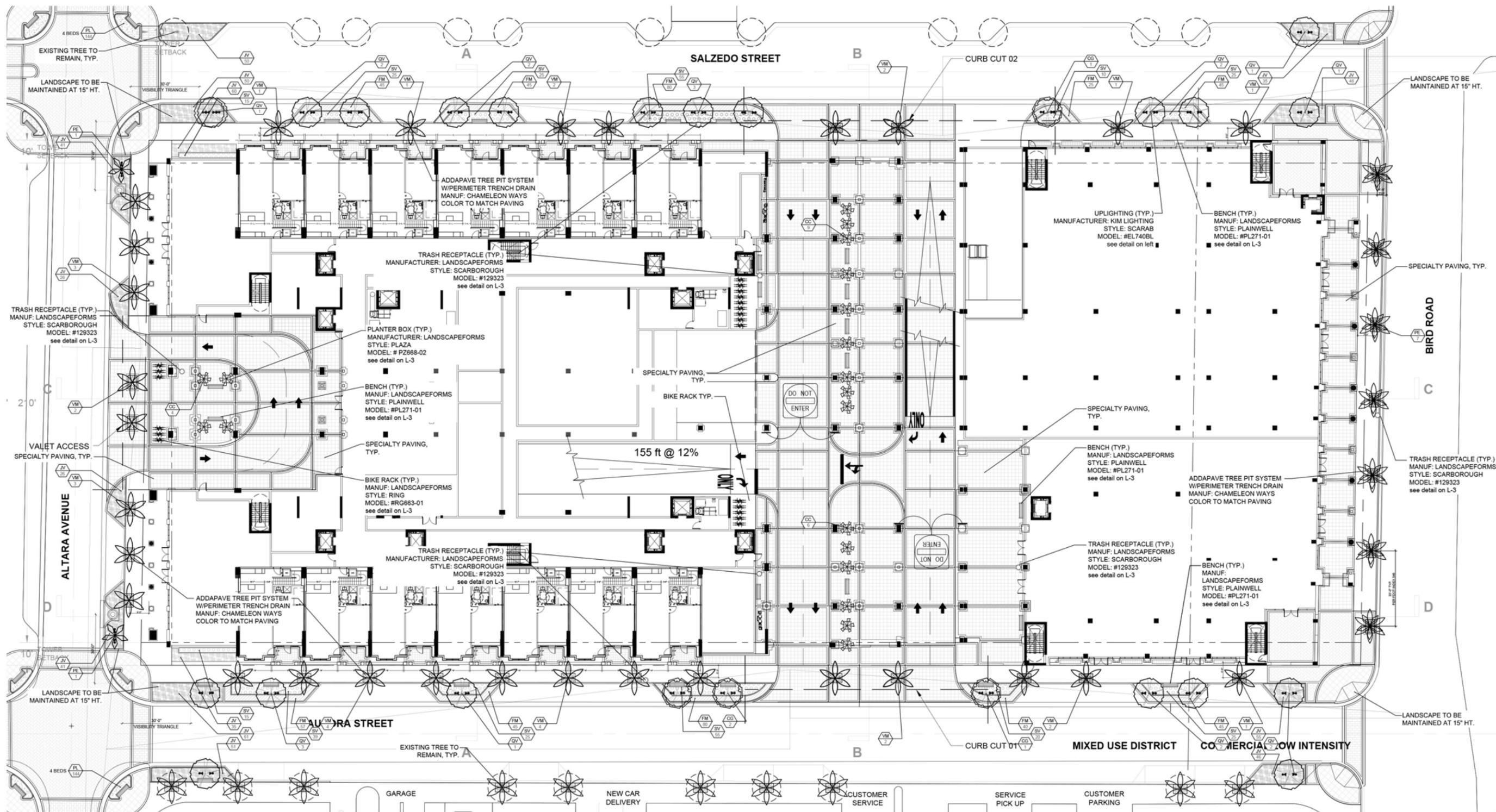
WINDOWS:
CLEAR GLASS, DARK BRONZE ALUMINUM FRAME

BLACK GRANITE BASE









LANDSCAPE PLAN

Scale: 1"=20'-0"

NOTES:

LIGHTING:
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.

STRUCTURAL SOIL:
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.

IRRIGATION:

- At the time of installation, all newly planted and relocated plant material shall be watered by temporary or permanent irrigation systems that produce a minimum of one hundred and ten (110%) percent plant material coverage.
- Irrigation shall be prohibited within native plant communities and natural forest communities, except for temporary systems needed to establish newly planted material. Temporary irrigation systems shall be disconnected immediately after establishment of plant communities. Irrigation systems shall be designed to conserve water by allowing differential operation schedules based on hydrozone.
- Irrigation systems shall be designed, operated, and maintained to not overflow or overflow onto any impervious surfaces.
- Low trajectory spray heads, and/or low volume water distributing or application devices, shall be used. Overhead irrigation systems shall only be permitted in bonafide agricultural activity areas.
- Gray water shall be used where approved systems are available.
- A moisture or rain sensor device shall be required on all irrigation systems equipped with automatic controls. Irrigation systems shall be timed to operate only during hours and on days permitted under Miami-Dade County Code.

PLANTING:

- Plant material shall be Florida no. 1 or better as defined by the latest edition of "Grades and Standards for Nursery Plants".
- All trees planted adjacent to accessible routes and accessible areas shall not have limbs below 80".

OFF-SITE/ GROUND LEVEL LANDSCAPE LIST

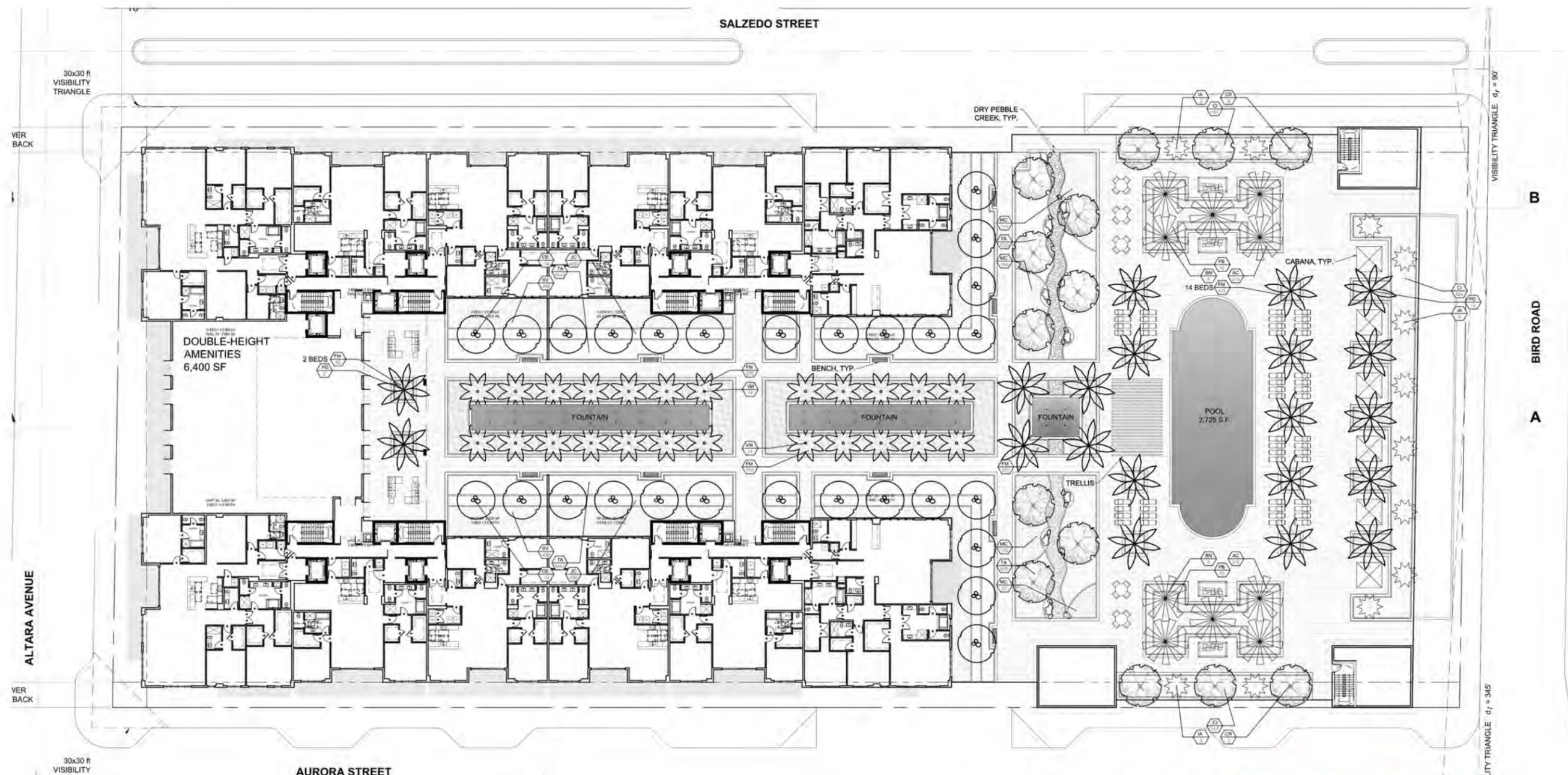
SYMBOL		QUAN.	TREES/PALMS	PROPOSED MATERIAL	SPECIFICATIONS
CG	4		Caesalpinia granadillo	16'-18" O.A. HT., 4" CAL.	200 GAL.
			BRIDAL VEEIL TREE	22' HT. X 10" SPR. 6'-6" CAL. MIN.	F.G.
QV	20		Quercus virginiana	22' O.A. HT. MIN.	F.G.
			LIVE OAK	22' O.A. HT. MIN.	F.G. MATCHED HTS.
VM	29		Vetivha montgomeryana 'single'	4'-5' O.A. HT.	15 GAL. FULL
			SINGLE MONTGOMERY PALM	22' O.A. HT., SINGLE	F.G.
CC	19		Chamaedorea cataractum	15 GAL. FULL	F.G.
			CAT PALM	22' O.A. HT., SINGLE	F.G.
PE	9		Psychopogon elegans 'single'	15 GAL. FULL	F.G.
			SINGLE ALEXANDER PALMS	15 GAL. FULL	F.G.
SYMBOL		QUAN.	SHRUBS AND GROUNDCOVERS	PROPOSED MATERIAL	SPECIFICATIONS
PL	288		Persea lanceolata 'New Look Reef'	DWARF FENTAS	12" HT. X 12" SPR. / 12" O.C.
			DWARF FENTAS	1 GAL.	1 GAL.
FM	507		Ficus microcarpa 'Green Island'	GREEN ISLAND FIGUS	15" HT. X 15" SPR. / 15" O.C.
			GREEN ISLAND FIGUS	3 GAL.	3 GAL.
JV	623		Jasminum volubile	WAX JASMINE	18" HT. X 18" SPR. / 24" O.C.
			WAX JASMINE	3 GAL.	3 GAL.
SV	334		Schefflera variegata 'Tinsel'	VAREGATED SCHEFFLERA	24" HT. X 24" SPR. / 24" O.C.
			VAREGATED SCHEFFLERA	3 GAL.	3 GAL.

* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan			
Zoning District: "C" & "T" W/ MXD OVERLAY		Net Lot Area 2,826 acres 123,089 s.f.	
OPEN SPACE	REQUIRED/ALLOWED	PROVIDED	
A. Square Feet of open space required by Article 5, Development Standards: Net lot area = 123,089 s.f. x 10% = 12,309 s.f.	12,309	15,661 (Planters at Level 5)	
TREES			
A. No. of Trees required: 28 x 2,826 = 78	78	78 (Planters at Level 5)	
B. % Palms Allowed: No. Trees required x 25% =	20	20 (Planters at Level 5)	
C. % Natives required: No. Trees required x 30% =	23	58 (Planters at Level 5)	
STREET TREES (maximum average spacing of 30' o.c.):			
A. 230' linear feet along Bird Road =	7	7	
B. 535' linear feet along Salzedo Street =	16	19	
C. 230' linear feet along Altara Avenue =	7	10	
D. 535' linear feet along Aurora Street =	16	22	
G. Total Trees Required	124	139 (Street Trees + Level 5)	
SHRUBS			
A. No. trees required x 10' = No. of shrubs allowed	1,240	2,450	

* 56 Canopy Trees + 20 Palms = 76 Total Trees Provided (other palms listed are over & above what is required by code)





VER BACK

30x30 ft VISIBILITY TRIANGLE

ALTARA AVENUE

VER BACK

30x30 ft VISIBILITY TRIANGLE

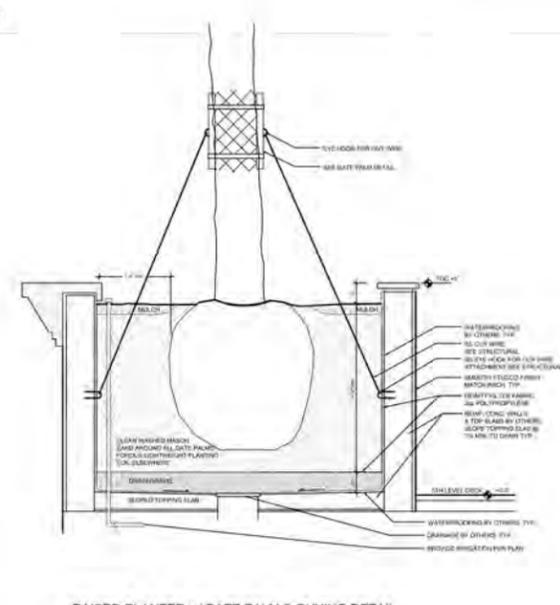
AURORA STREET

SALZEDO STREET

BIRD ROAD

VER BACK

30x30 ft VISIBILITY TRIANGLE

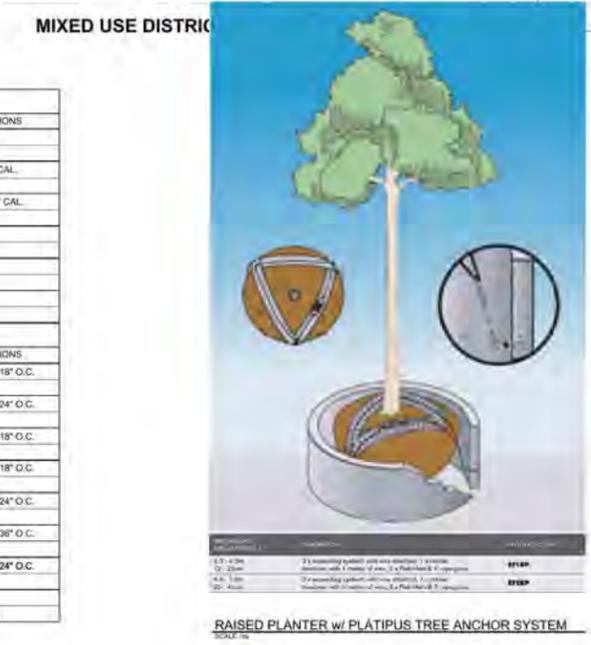


RAISED PLANTER w/ DATE PALM & GUYING DETAIL.

LEVEL 5 LANDSCAPE LIST

TREES/PALMS			
SYMBOL	QUAN	PROPOSED MATERIAL	SPECIFICATIONS
BN	10	Bismarckia nobilis BISMARCK PALM	18' O.A. HT. F.G.
CE	28	*Coccoloba erectus GREEN BUTTWOOD	10' HT. X 4" SPR. 2" CAL. F.G.
CR	6	*Clusia rosea PITCH APPLE	10' HT. X 4" SPR. 2" CAL. F.G.
IA	12	*Ilex a. attenuata 'East Palatka' EAST PALATKA HOLLY	10' HT. X 4" SPR. F.G. 2" DBH
PD	14	Phoenix dactylopera 'Medjool' MEDJOOOL DATE PALM	10' C.T. F.G.
VM	28	Veitchia montgomeryana 'single' SINGLE MONTGOMERY PALM	10' GW. 4' CT MIN. F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN	PROPOSED MATERIAL	SPECIFICATIONS
AC	430	Allamanda cathartica 'Hendersonii' DWARF ALLAMANDA	18" HT. X 18" SPR. 1 1/8" O.C. 3 GAL.
CI	738	*Chromolaena odorata 'Microbotrys' HORIZONTAL COCCOPLUM	18" HT. X 24" SPR. / 24" O.C. 3 GAL.
FM	2355	Ficus microcarpa 'Green Island' GREEN ISLAND FIGUS	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
JC	1290	Juniperus chinensis 'Pamona' JUNIPER GROUNDCOVER	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
MC	340	*Muhlenbergia capillaris PINK MUHLY GRASS	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
PB	120	Phlox paniculata SPLIT LEAF PHLOX	24" HT. X 24" SPR. / 36" O.C. 3 GAL.
SV	980	Schefflera arborescens 'Tiramisu' VARIEGATED SCHEFFLERA	28" HT. X 28" SPR. / 24" O.C. 3 GAL.
TA	5390	Trachelium asiaticum ASIATIC JASMINE	8" HT. MIN. 1 GAL. FULL IN POT

* DENOTES NATIVE SPECIES



LANDSCAPE PLAN- LEVEL 5

Scale: 1"=20'-0"





'PLAINWELL' BENCH BY LANDSCAPE FORMS



'SCARBOROUGH' LITTER RECEPTACLE BY LANDSCAPE FORMS



'RING' BIKE RACK BY LANDSCAPE FORMS



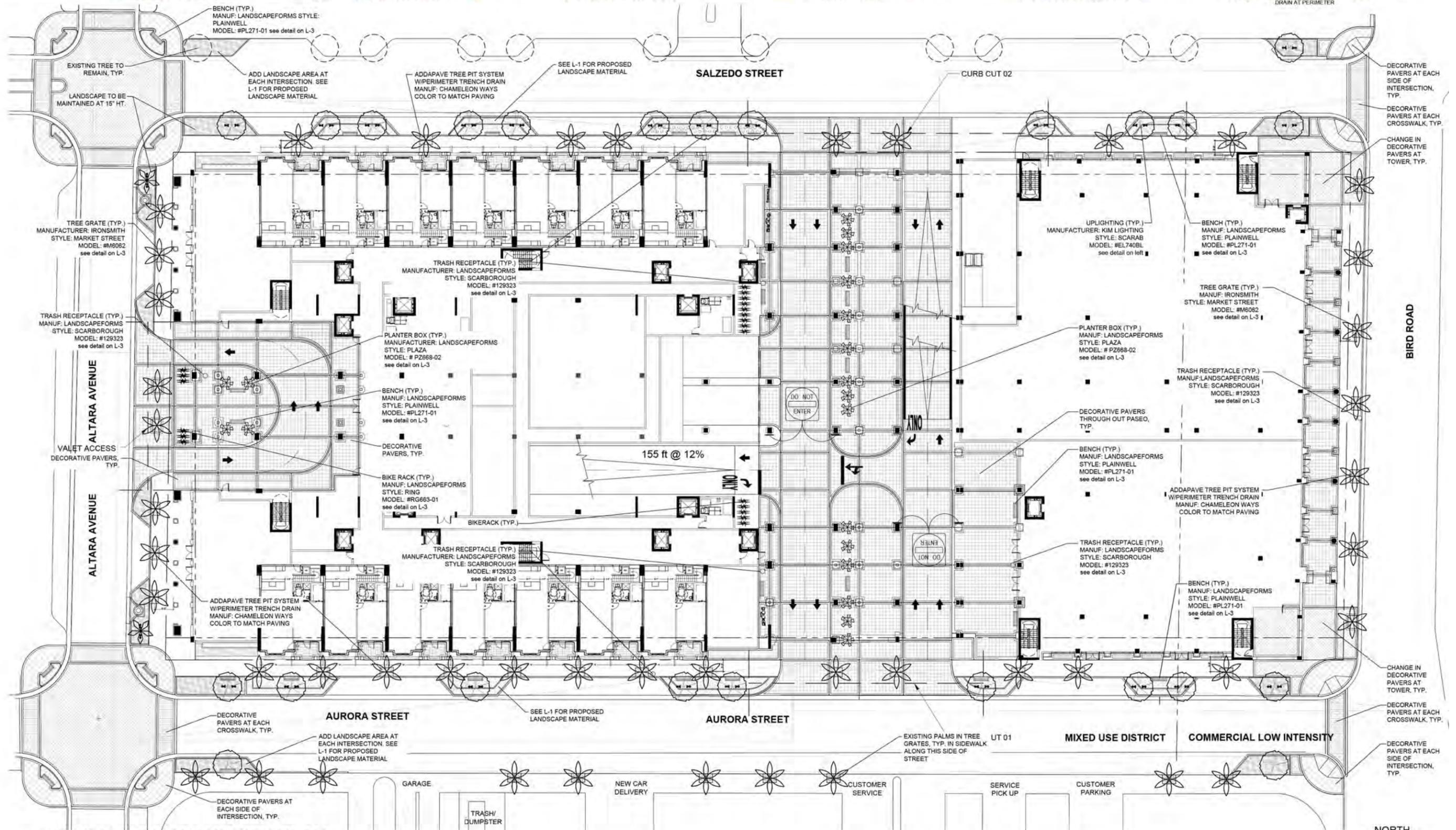
DECORATIVE PAVERS



'PLAZA' PLANTER BOX BY LANDSCAPE FORMS



'ADAPAVE' TREE PIT SYSTEM WITH SMALL TRENCH DRAIN AT PERIMETER



The Collection Residences

TRAFFIC STUDY

DAVID PLUMMER & ASSOCIATES

TRANSPORTATION • CIVIL • STRUCTURAL • ENVIRONMENTAL

1750 PONCE DE LEON BOULEVARD, CORAL GABLES, FLORIDA 33134
305 447-0900 • FAX: 305 444-4986 • EMAIL: DPA@DPLUMMER.COM

Responses to the Atkins Comments on Behalf of City of Coral Gables

(September 10, 2014)

Re: Review of The Collection Residences Traffic Impact Analysis Dated August 2014- 2nd Review

1. Appendix A shows a different number of units from the Executive summary, project background and Exhibit 10. Please check the correct DU.

Response: Appendix A references the Traffic Analysis Methodology which shows the proposed plan at that time the document was approved. Since the approved methodology, the proposed project was updated to a 130 dwelling unit residential building, with 20,000 SF of supermarket space, and 12,000 SF of automobile sale space. The executive summary and project background sections have been updated to show the correct proposed land use units. Exhibit 10 has been updated to show current land use units and corresponding trip generation.

- a. Please explain your response in the report. It could be added to the methodology section.

Response: Text has been included in Section 1.3 explaining the difference.

2. Page 6, Section 2.2: Specify the peak hour period that was used for the study. What hours?

Response: Level of service standards, as established in the city of Coral Gables Comprehensive Plan, are based on peak-period. Peak period is defined as the average of the two highest consecutive hours of traffic volume during a weekday. Therefore, the analysis is consistent with city's Comprehensive Plan. The peak periods are defined on page 3.

- a. Generally, when calculating a peak hour factor it is done in a peak hour not a peak period average. However, it is understood that this methodology is described in the City's comprehensive plan and the consultant is following the City's guideline. Please make sure that all legends and write up in report discloses this information. You use the terminology "peak hour" but it should be "peak period average". That should be clear in the report. Please modify.

Response: Report has been revised to show "peak period" on all appropriate write up and legends.

3. Page 6, Section 2.2: Please specify what type of factor was used for the turning movement counts and for the traffic machine counts. There should be two factors specified in this section.

Response: Weekly volume adjustment factor has been included in Section 2.2. The same factor was applied to the raw turning movement counts and traffic machine counts.

1750 PONCE DE LEON BOULEVARD, CORAL GABLES, FLORIDA 33134
305 447-0900 • FAX: 305 444-4986 • EMAIL: DPA@DPLUMMER.COM

a. Please add to appendix the excerpt for the SF and the PSCF.

Response: The FDOT excerpt used for the seasonal factors has been included in Appendix B.

4. Page 19, Section 4.4: Needs to state software/matrix that was used for Appendix F.

Response: Section 4.4 States: Trip generation for the proposed project and the existing use was estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition.

a. In the Appendix, you have used Trip generation 2013 by Trafficware software. That needs to be included in the write up as software that was used.

Response: Software used for Trip generation has been included in Section 4.4.



The Collection Residences

TRAFFIC STUDY

PREPARED BY
DPA

PREPARED FOR
SHOMA GROUP

DATE
SEPTEMBER 2014

DPA JOB NUMBER
13211

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EXECUTIVE SUMMARY

The proposed The Collection Residences project will be located on the south side of Bird Road between Salzedo and Aurora Streets in Coral Gables, Florida. The proposed mixed-use development will replace existing office and commercial uses with a 130 dwelling unit residential building, 20,000 SF of supermarket space, and 12,000 SF of automobile sale space. Project buildout is anticipated in 2015.

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 analysis shows that the project would not adversely impact the roadway links and intersections that were analyzed within the study area.

The suitability to accommodate pedestrians at the study intersection was also tested. The signal timing at the analyzed intersection was found to be adequate for pedestrian movements. Pedestrian mobility, within and around the site, is encouraged by providing pedestrian amenities, and minimizing conflicts with vehicular traffic.

1.0 INTRODUCTION

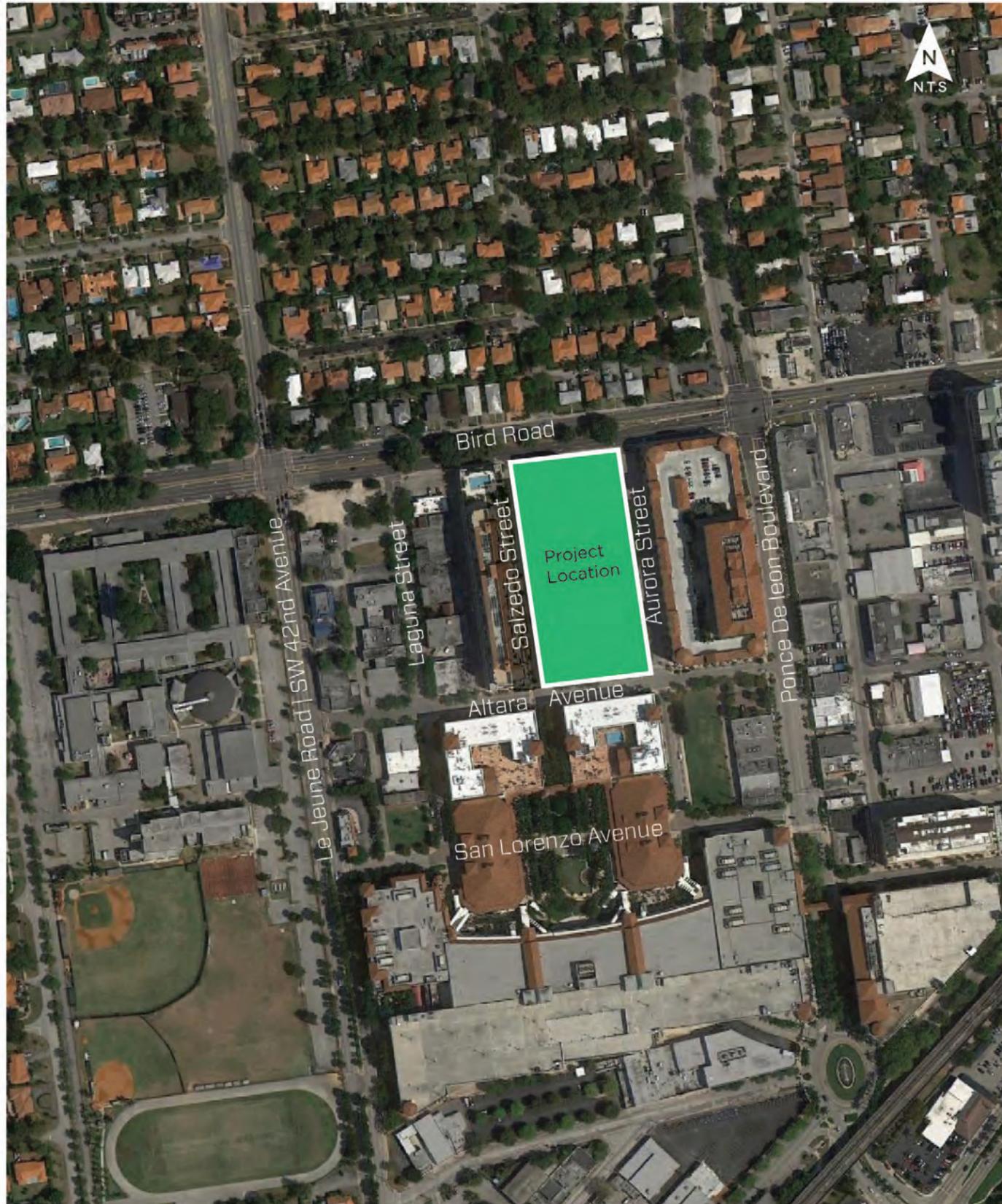
1.1 Project Background

The proposed The Collection Residences will be located on the south side of Bird Road between Salzedo and Aurora Streets 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. The proposed mixed-use development plan would consist of a 130 dwelling unit residential building, 20,000 SF of supermarket space, and 12,000 SF of automobile sale space. Project buildout is anticipated in 2015.

The project proposes onsite parking garages providing a total of 602 parking spaces. The provided spaces meet the city's parking requirement. Access to and from the parking garage for the residential area will be provided on Salzedo Street and Aurora Streets. Access to and from the parking garage for the supermarket and automobile sales area will be provided on Salzedo Street. In addition a valet drop-off / pick-up area is proposed accessing Altara Avenue. This traffic study is consistent with the methodology previously discussed with and agreed to by the city of Coral Gables Public Works Department.

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, roadway and intersection analyses, and a review of pedestrian issues.



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 A). The Traffic Analysis Methodology referenced in Appendix A shows the proposed plan at the time the document was approved. Since the approved methodology, the proposed project was updated and is detailed in the project background section. 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 January 15, 2014 at the following intersections:
 - SW 40th Street (Bird Road) / Ponce de Leon Boulevard (S)
 - SW 40th Street (Bird Road) / LeJeune Road (S)
 - LeJeune Road / Altara Avenue (S)
 - SW 40th Street (Bird Road) / Aurora Street (U)
 - SW 40th Street (Bird Road) / Salzedo Street (U)
 - Ponce de Leon Boulevard / Altara Avenue (U)

- **Traffic Counts (Segments)** - 48-hour machine counts, summarized at 15-minute intervals, were taken from January 14, 2014 to January 15, 2014 at the following roadway segments:
 - Aurora Street between SW 40th Street (Bird Road) and Altara Avenue
 - Salzedo Street between SW 40th Street (Bird Road) and Altara Avenue
 - Altara Avenue between LeJeune Road and Ponce de Leon Boulevard

- **Signal Location and Timing:** Existing signal phasing and timing for signalized intersections were obtained from Miami-Dade County. Signal timings are included in Appendix B.

- **Future Transportation Projects:** The *2013 Transportation Improvement Program* (TIP) and the *2035 Miami-Dade Long Range Transportation Plan* (LRTP) were reviewed to include future transportation projects which add capacity to the network.

- **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 Long Range Transportation Plan*, published by the Metropolitan Planning Organization.
- **Future Traffic Conditions.** Project traffic was combined with projections of future traffic without project. Roadway link and intersection capacity analyses were performed for this condition.
- Pedestrian accessibility to and from the project, as well as pedestrian access continuity on the sidewalks around the project was assessed.

2.0 DATA COLLECTION

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

SW 40th Street (Bird Road)

SW 40th Street is a major arterial that provides east/west access throughout Miami-Dade County. Within the study area, SW 40th Street is a two-way, four-lane, divided roadway. On street parking is prohibited. FDOT has jurisdiction on this roadway. The speed limit is 40 mph.

SW 42nd Avenue (LeJeune Road)

SW 42nd Avenue is a major arterial that provides north/south access throughout Miami-Dade County. Within the study area, LeJeune Road is a two-way, four-lane, divided roadway. On street parking is prohibited. FDOT has jurisdiction on this roadway. The speed limit is 40 mph.

Ponce de Leon Boulevard

Ponce de Leon Boulevard is a minor arterial 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 on the east and west side of the roadway south of Bird Road. The city of Coral Gables operates and maintains Ponce de Leon Boulevard. The posted speed limit is 30 mph.

Aurora Street

Aurora Street is a local roadway that provides north/south access within the study area. Aurora Street is a two-way, two-lane, undivided roadway with metered, on-street, parking on both sides. The city of Coral Gables operates and maintains Aurora Street. The speed limit is not posted within the study limits.

Altara Avenue

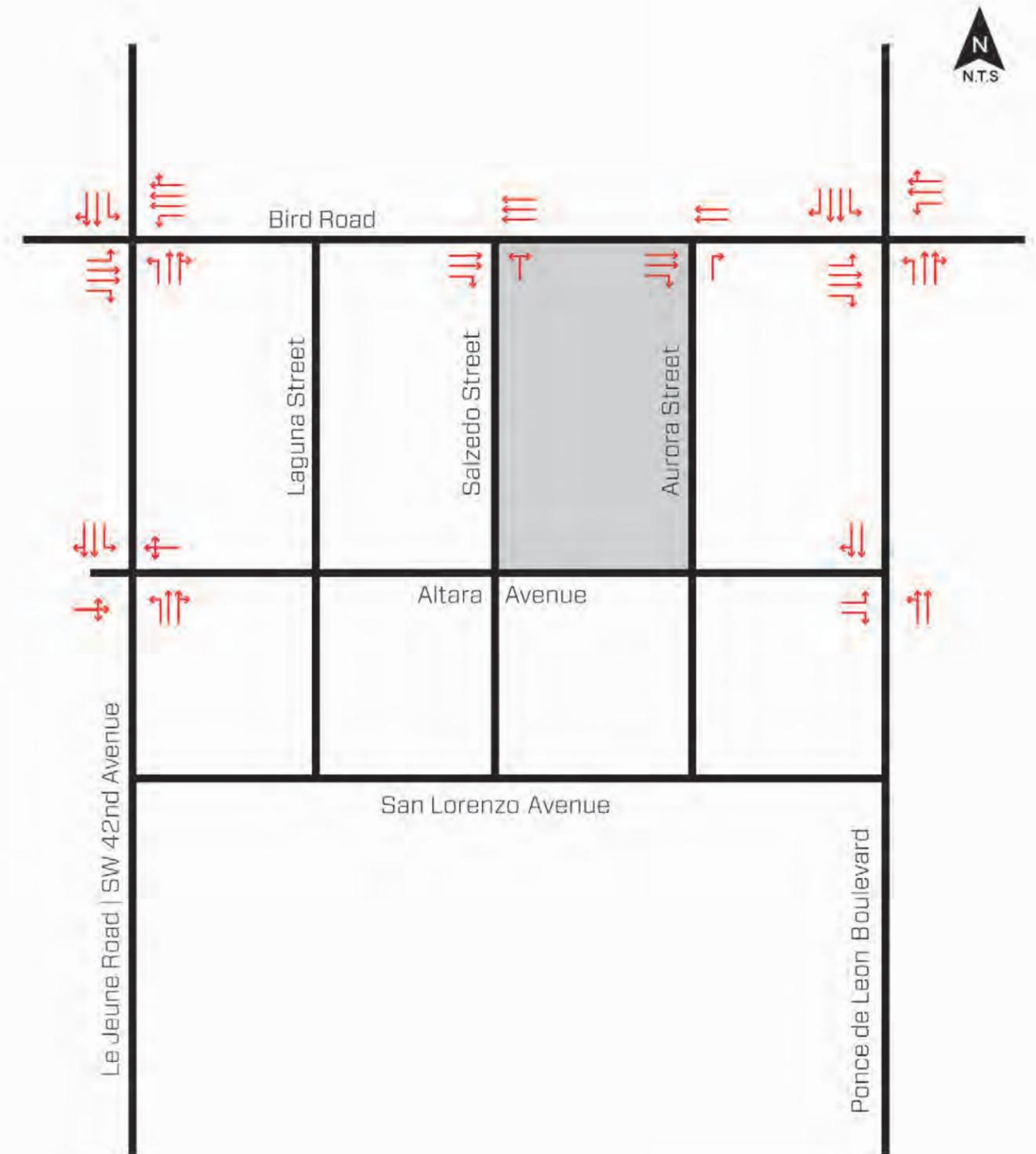
Altara Avenue is a local roadway that provides east/west access within the study area. Altara Avenue is a two-way, two-lane, undivided roadway with metered, on-street, parking on both sides. The city of Coral Gables operates and maintains Altara Avenue. The speed limit is not posted within the study limits.

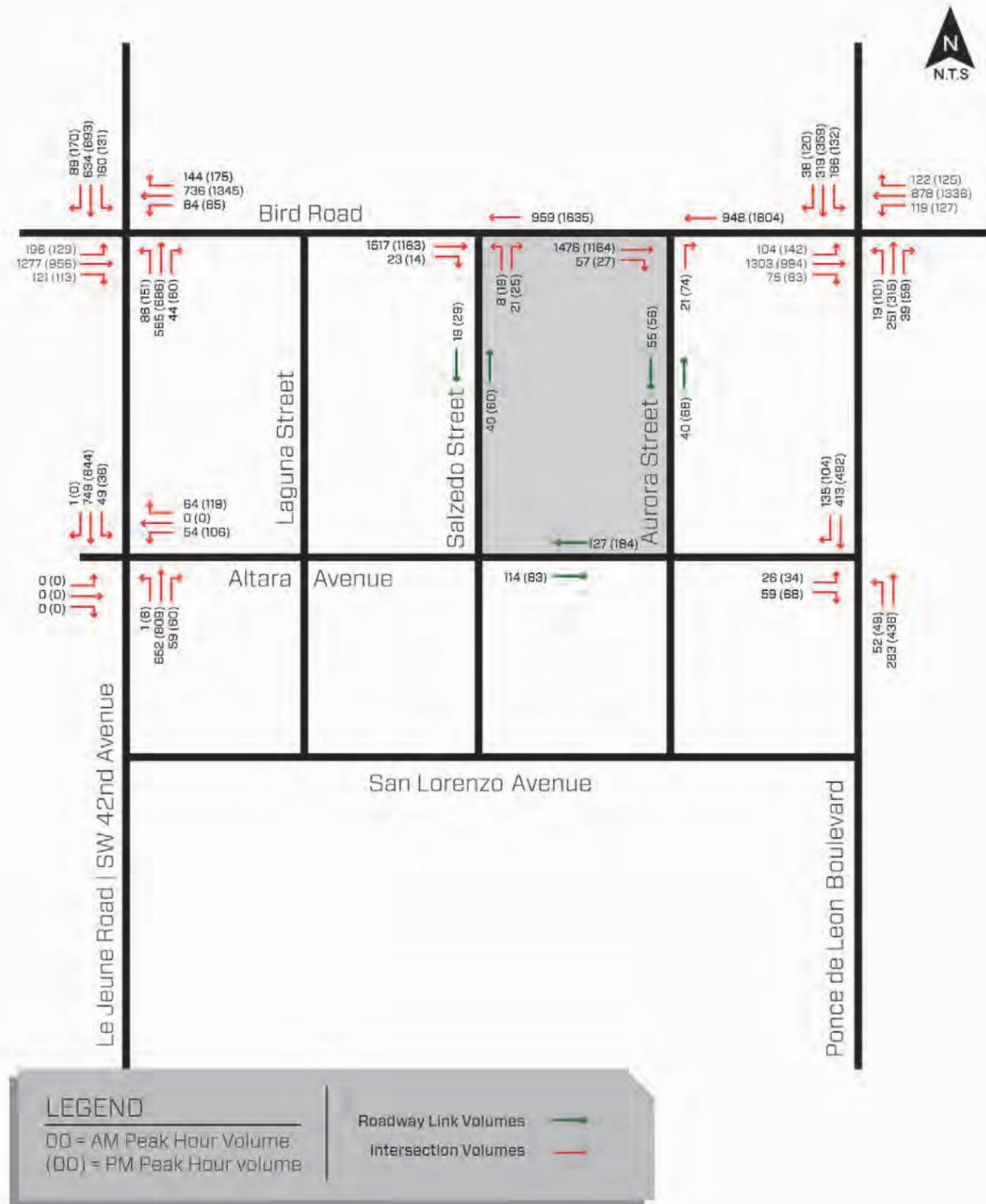
2.2 Traffic Counts

Forty-eight hour traffic machine counts were collected on January 14 through January 15, 2014 at Salzedo Street, Aurora Street, and Altara Avenue. Vehicle turning movement counts were taken on January 15, 2014 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 were obtained from FDOT. A weekly volume adjustment factor of 1.00 (Miami-Dade County South) corresponding to the dates of the counts was used to adjust the raw turning movement counts to peak seasonal conditions. Similarly a weekly volume adjustment factor of 1.00 corresponding to the dates of the counts was used to adjust the raw traffic machine counts to peak seasonal conditions. FDOT season factor report and traffic counts are provided in Appendix B.

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 segments and intersections analyzed are shown in Exhibit 3. The signal timings are also provided in Appendix B.





2.4 Walking / Other Modes of Transportation

Pedestrian activity is an essential element within the CBD of Coral Gables. The Coral Gables Trolley service (which traverses the Ponce de Leon Boulevard corridor) provides frequent service to the area. The Douglas Road Metrorail Station is located approximately 0.3 miles from the project site. The project area is also serviced by the Miami-Dade Transit bus routes 40 and 42. The Project site is located in an area where pedestrian activity is common between existing site and surrounding properties.

- Village of Merrick Park is located just south of Altara Avenue
- The Collection is directly west of the project site between Aurora Street and Ponce de Leon Boulevard

2.5 Roadway Capacity Analysis

The FDOTs generalized service volume tables provide the maximum volume for a specific Level of Service (LOS). LOS is a qualitative assessment of a road’s operating conditions and is represented by the letters A through F, where A is free flow (best condition) and F is the most congested condition.

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.

Exhibit 4 shows roadway link analysis for the study area segments based on the FDOT generalized peak hour directional service volume tables. All roadways currently operate within the city’s LOS standards (LOS E).

**Exhibit 4
Existing Roadway Capacity Analysis
Weekday AM and PM Peak Period Conditions**

Roadway	Direction	# of Lanes	AM Peak Volume	PM Peak Volume	LOS Std	SV ¹	Meet LOS Std?
Aurora Street between SW 40th Street (Bird Road) and Altara Avenue	NB	1LU	40	68	E	575	Yes
	SB	1LU	55	56	E	575	Yes
Salzedo Street between SW 40th Street (Bird Road) and Altara Avenue	NB	1LU	40	60	E	575	Yes
	SB	1LU	19	29	E	575	Yes
Altara Avenue between LeJeune Road and Ponce de Leon Boulevard	EB	1LU	114	83	E	575	Yes
	WB	1LU	127	184	E	575	Yes

¹SV for Class II Arterial -10% for Non-State Road -20% for undivided segment without turn lanes.

2.6 Intersection Capacity Analysis

The Highway Capacity Software (HCS), based on procedures of the *2010 Highway Capacity Manual*, were used to perform intersection capacity analysis at the analyzed intersections. Exhibit 5 shows the resulting LOS for existing conditions during morning and afternoon peak periods.

It should be noted that the software used for the analysis, *HCS*, only allows for analysis of un-signalized intersections where the main street has a maximum of 2 directional lanes. Bird Road westbound has 2 departing lanes at the intersection with Ponce de Leon Boulevard. It widens to 3 westbound through lanes at it approaches the intersection with Salzedo Street. Given the proximity of the opening, the analysis of the Bird Road and Salzedo Street intersection was not adjusted accordingly. The results of the analysis presented in this study overestimate the quality of operations since gaps available to traffic accessing Bird Road from Salzedo Street would be underestimated.

All the intersections operate within the city's LOS standards (LOS E). Analysis worksheets are included in Appendix C.

**Exhibit 5
Existing Intersection Capacity Analysis
Weekday AM and PM Peak Period Conditions**

Intersection	Signalized/ Unsignalized	Direction	AM Peak LOS	PM Peak LOS	LOS Standard
SW 40 th Street (Bird Road) / Ponce de Leon Boulevard	S	NB	E	E	E + 20
		SB	E	E	E + 20
		EB	C	C	E + 20
		WB	C	C	E + 20
		<i>Overall</i>	D	D	E + 20
SW 40 th Street (Bird Road) / LeJeune Road	S	NB	E	D	E + 20
		SB	E	D	E + 20
		EB	C	C	E + 20
		WB	C	C	E + 20
		<i>Overall</i>	D	D	E + 20
LeJeune Road / Altara Avenue	S	NB	B	B	E + 20
		SB	B	B	E + 20
		EB	D	D	E
		WB	D	E	E
		<i>Overall</i>	B	B	NA
SW 40 th Street (Bird Road) / Aurora Street	U	NB	B	B	E
SW 40 th Street (Bird Road) / Salzedo Street	U	NB	C	C	E
Ponce de Leon Boulevard / Altara Avenue	U	NB	A	A	E + 20
		EB	B	B	E

Source: David Plummer & Associates

3.0 PLANNED AND PROGRAMMED ROADWAY IMPROVEMENTS

The 2014 Miami-Dade County Transportation Improvement Program (TIP) and the 2035 Miami-Dade Long Range Transportation Plan were reviewed to identify any programmed or planned projects within the limits of the study area established. These documents show no officially programmed or planned capacity improvement projects within the study area.

4.0 FUTURE TRAFFIC CONDITIONS

4.1 Background Traffic and Committed Developments

Average Daily Traffic 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 1.0% annual growth rate was used for this study. Historic growth rate documentation is included in Appendix B.

The city was consulted to determine any committed development in the vicinity of the project site. Three committed developments were considered for estimating future traffic volumes in this study: Merrick Manor, Chase Bank, and Ponce & Bird. Exhibit 6 provides a tabulation of AM and PM peak hour trips generated by the committed development, along with the approved land uses. It should be noted that ITE does not provide equations for the AM peak hour for land use 826. Committed development information collected from past studies is included in Appendix D.

Exhibit 6
Committed Development Trip Generation*

Project	ITE Land Use	Size/Units	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
			In	Out	Total	In	Out	Total
Merrick Manor	Apartments Land Use 220	188 DU	19	77	96	79	42	121
	Specialty Retail Land Use 826	1,900 SF	0	0	0	2	3	5
	Restaurant Land Use 931	5,600 SF	3	2	5	28	14	42
Chase Bank	Drive-In Bank Land Use 912	4,120 SF	15	11	26	26	27	53
Ponce & Bird	Hotel Land Use 310	262 Rooms	81	58	140	81	73	155
	Office Building Land Use 710	269,510 SF	369	51	420	67	334	402
	Specialty Retail Land Use 826	3,190 SF	0	0	0	4	5	9
	Restaurant Land Use 931	3,530 SF	0	0	0	18	8	26

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

4.2 Future Without Project Roadway Capacity Analysis

Future without project conditions was obtained by adding background traffic with committed development trips. Exhibit 7 shows the future without project AM and PM peak period traffic at each roadway segment. Exhibit 8 shows the projected roadway volumes for future without project traffic.

Exhibit 7
Future without Project Roadway Capacity Analysis
Weekday AM and PM Peak Period Conditions

Roadway	Direction	# of Lanes	AM Peak Volume	PM Peak Volume	LOS Std	SV ¹	Meet LOS Std?
Aurora Street between SW 40th Street (Bird Road) and Altara Avenue	NB	1LU	41	69	E	575	Yes
	SB	1LU	56	57	E	575	Yes
Salzedo Street between SW 40th Street (Bird Road) and Altara Avenue	NB	1LU	41	61	E	575	Yes
	SB	1LU	19	30	E	575	Yes
Altara Avenue between LeJeune Road and Ponce de Leon Boulevard	EB	1LU	131	117	E	575	Yes
	WB	1LU	162	228	E	575	Yes

¹ SV for Class II Arterial -10% for Non-State Road +5% for Divided Segment.

4.3 Future Without Project Intersection Capacity Analysis

Future without project conditions was obtained by adding background traffic with committed development trips. Exhibit 8 also shows the projected turning movements for future without project traffic.

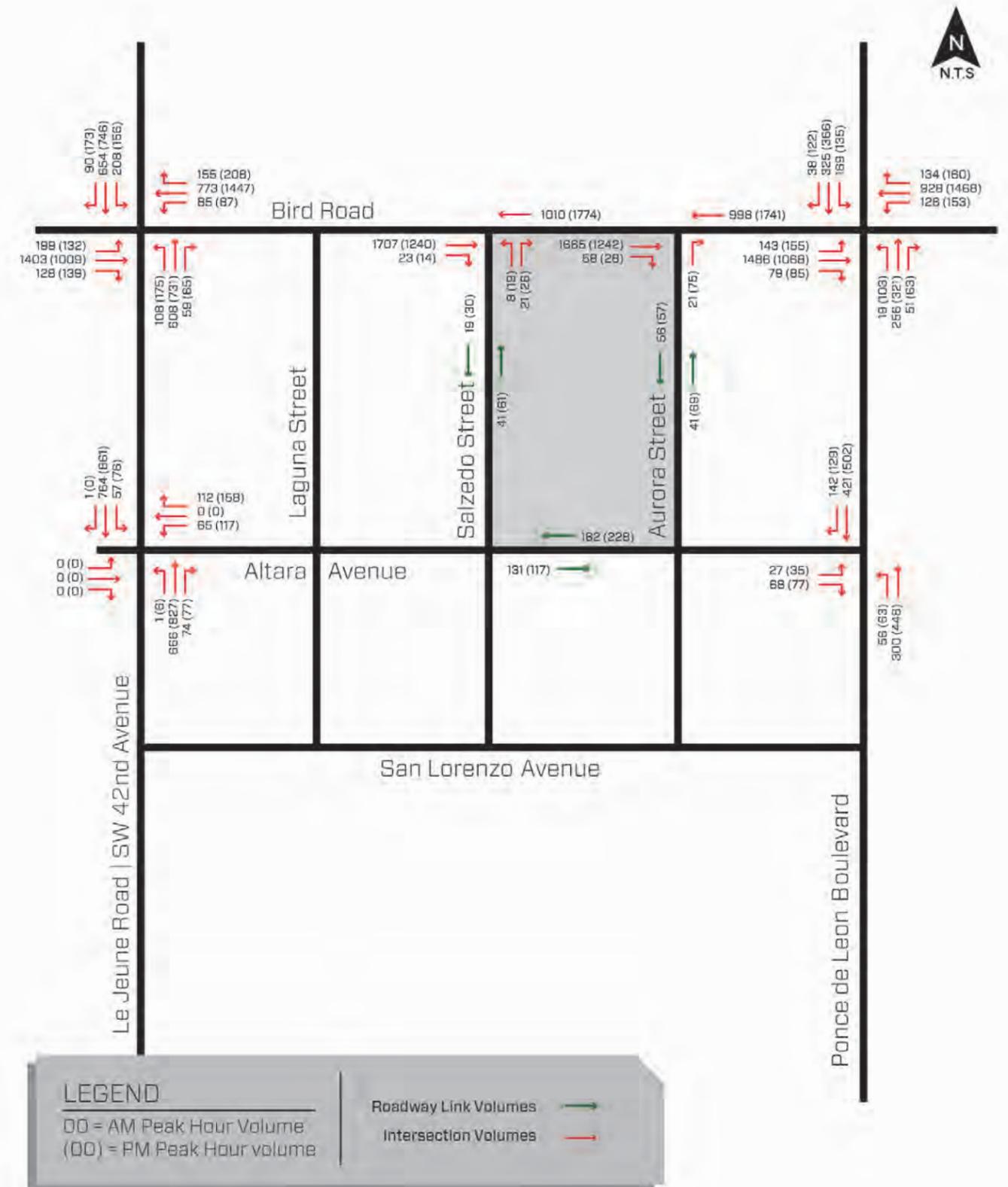


Exhibit 9 shows the resulting LOS for morning and afternoon peak period conditions for future without project. Capacity worksheets are included in Appendix C.

**Exhibit 9
Future without Project Intersection Capacity Analysis
Weekday AM and PM Peak Period Conditions**

Intersection	Signalized/ Unsignalized	Direction	AM Peak LOS	PM Peak LOS	LOS Standard
SW 40 th Street (Bird Road) / Ponce de Leon Boulevard	S	NB	E	E	E + 20
		SB	E	E	E + 20
		EB	D	C	E + 20
		WB	D	C	E + 20
		<i>Overall</i>	D	D	E + 20
SW 40 th Street (Bird Road) / LeJeune Road	S	NB	E	E	E + 20
		SB	E	E	E + 20
		EB	D	C	E + 20
		WB	D	C	E + 20
		<i>Overall</i>	D	D	E + 20
LeJeune Road / Altara Avenue*	S	NB	B	B	E + 20
		SB	B	B	E + 20
		EB	D	D	E
		WB	E	E	E
		<i>Overall</i>	B	C	NA
SW 40 th Street (Bird Road) / Aurora Street	U	NB	C	B	E
SW 40 th Street (Bird Road) / Salzedo Street	U	NB	D	C	E
Ponce de Leon Boulevard / Altara Avenue	U	NB	A	A	E+20
		EB	B	B	E

* PM Peak LOS with signal timing improvements

4.4 Project Trip Generation

Trip generation for the proposed project and the existing use was estimated using Trip Generation 2013, Trafficware software based on 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. See Appendix F for project trip generation worksheets.

The proposed development plan incorporates residential and retail land uses, which can satisfy the work trip, dining, and retail needs for some residents, employees, and visitors without making a trip off-site. An internalization matrix was developed to establish the appropriate number of internal project trips. Internal capture rates used are also included in Appendix F.

The Trip Generation Handbook User's Guide and Handbook includes data on pass-by trips. Pass-by trips are those trips that are attracted from the traffic passing the site on an adjacent street. Since the pass-by trips are already on the street system, the total trip generation from a site was adjusted to estimate the new external traffic actually added to the street system. The average pass-by rate published by ITE for Supermarkets was used to establish the pass-by component. Although ITE only provides data for the PM peak hour, the supermarket will attract patrons from the adjacent traffic flow throughout the day. Therefore, the same ratio of pass-by to total trips was used during both the am and pm peak hour for this use.

In addition, the project site is located in an area where pedestrian activity is common between the existing site and surrounding properties. The project site is in an area served by Miami-Dade Transit bus routes and in walking distance to the Coral Gables trolley and the Douglas Road Metrorail Station. A 5% adjustment was applied to the trip generation of the existing and proposed uses to account for other modes of transportation. The project trip generation summary is provided in Exhibit 10.

**Exhibit 10
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
Residential Condominiums (Land Use 230)	130 DU	11	53	64	50	25	75
Automobile Sales (Land Use 841)	12,000 SF	17	6	23	13	18	31
Supermarket (Land Use 850)	20,000 SF	42	26	68	97	93	190
Subtotal Gross Trips		70	85	155	160	136	296
Internalization ²	AM 16.3 % PM 19.3%	-12	-12	-24	-27	-27	-54
Pass-by Trips ² (Supermarket Only)	36%	-13	-6	-19	-29	-27	-56
Transit/Pedestrian Trips	5%	-4	-4	-8	-9	-7	-16
Net External Trips (Proposed)		41	63	104	95	75	170

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 Building (Land Use 710)	82,983 SF	114	15	129	20	104	124
Warehousing (Land Use 150)	8,470 SF	2	1	3	1	2	3
Automobile Care Center (Land Use 942)	5,433 SF	8	4	12	8	9	17
Subtotal Gross Trips		124	20	144	29	115	144
Transit/Pedestrian Trips	5%	-6	-1	-7	-4	-6	-7
Net External Trips (Existing)		118	19	137	28	109	137

Proposed Uses	41	63	104	95	75	170
Existing Uses	-118	-19	-137	-28	-109	-137
Net New External Trips	-77	44	-33	67	-34	33

¹ Based on ITE Trip Generation Manual, Ninth Edition,

² Based on ITE Trip Generation Manual User's Guide and Handbook, Ninth Edition

The project trip generation summary shows that for the AM peak hour the proposed project will be less than the existing trips. However to provide a conservative analysis no trips were deducted.

4.5 Project Trip Assignment

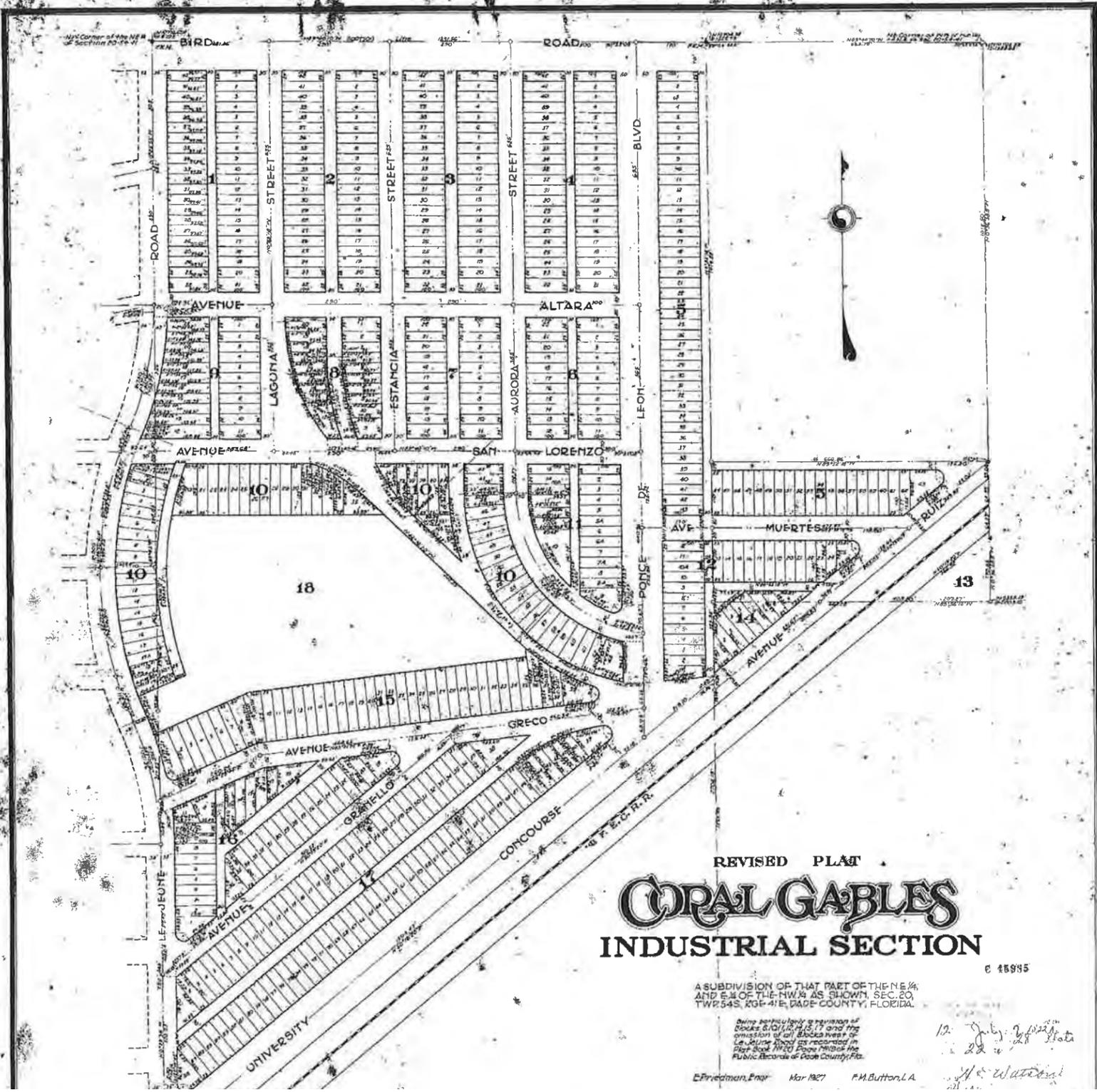
Project traffic was distributed and assigned to the study area using the Cardinal Distribution for TAZ 1081 shown in Exhibit 11. The Cardinal Distribution gives a generalized distribution of trips from a TAZ to other parts of Miami-Dade County. The distribution can be summarized as followed: 36.45% to the north, 17.67% to the south, 16.28% to the east, and 29.59% 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 12.

**Exhibit 11
Cardinal Distribution (TAZ 1081)**

Direction	Distribution
NNE	21.00%
ENE	11.99%
ESE	4.29%
SSE	2.73%
SSW	14.93%
WSW	19.25%
WNW	10.34%
NNW	15.45%
Total	100.00%

Source: Miami-Dade Long Range Transportation Plan

28-22



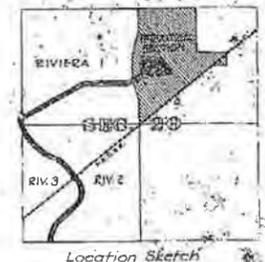
See Ord. Book 2733, Page 25
for a Resolution Concerning
This Plat
E. P. Lathrop, Secy.
By: W. B. Jones, Secy.

I do hereby make affidavit that
the information appearing on
this plat is accurate and correct
to the best of my knowledge and
belief.
Edmond Friedman
AFFIDANT Licensed Civil Engineer 17101

SUBSCRIBED AND SWORN
TO before me this 14 day
of July, A.D. 1927
Walter R. Lathrop
Public Public Notary
My commission expires
1-13-29

This plat was approved by resolution
19-422 passed and adopted by the
City Commissioners of Coral Gables,
Florida, this 14 day of July,
A.D. 1927
ATTEST: [Signature]
City Clerk

APPROVED: [Signature]
County Engineer of Dade County



Location Sketch

REVISED PLAT
CORAL GABLES
INDUSTRIAL SECTION

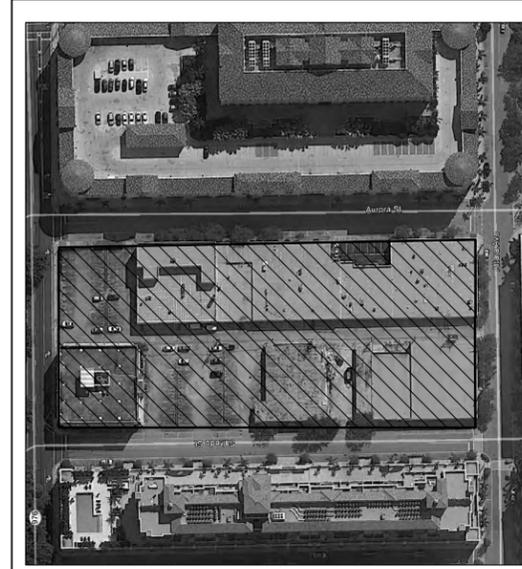
A SUBDIVISION OF THAT PART OF THE N.E. 1/4
AND S. 1/2 OF THE NW 1/4 AS SHOWN SEC. 20
TWP. 54S. R9E-41E. DADE COUNTY, FLORIDA.

Being particularly a revision of
Books 610, 615, 617 and the
omission of all blocks listed in
the above plat as recorded in
Dade County Public Records of Dade County, Fla.

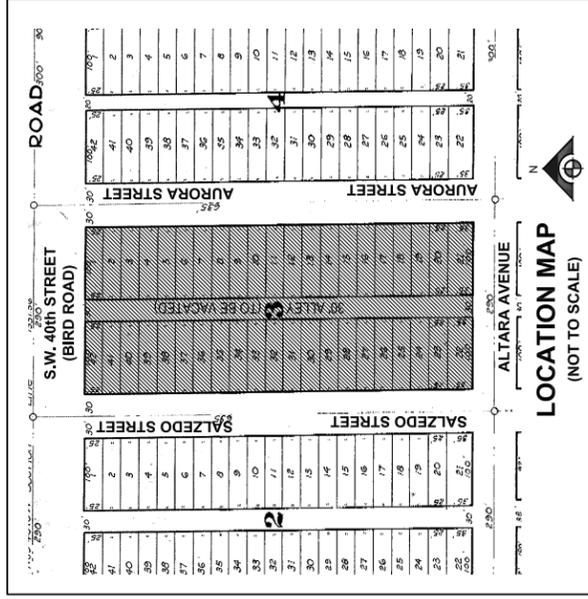
E. Friedman, Eng'r Mar 1927 F.M. Button, L.A.

12 July 2 1927
28 4
H. C. Waddell

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INDEXED 2733 PLAT 28-22
L. B. JONES, CLERK
W. B. JONES



AERIAL MAP
(NOT TO SCALE)



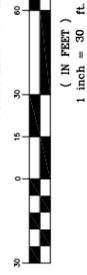
MAP OF SURVEY

360° SURVEYING AND MAPPING, LLC
Land Surveyors - Land Planners

2000 S.W. 83rd Court MIAMI, FLORIDA 33155
PHONE: (305) 265-1002



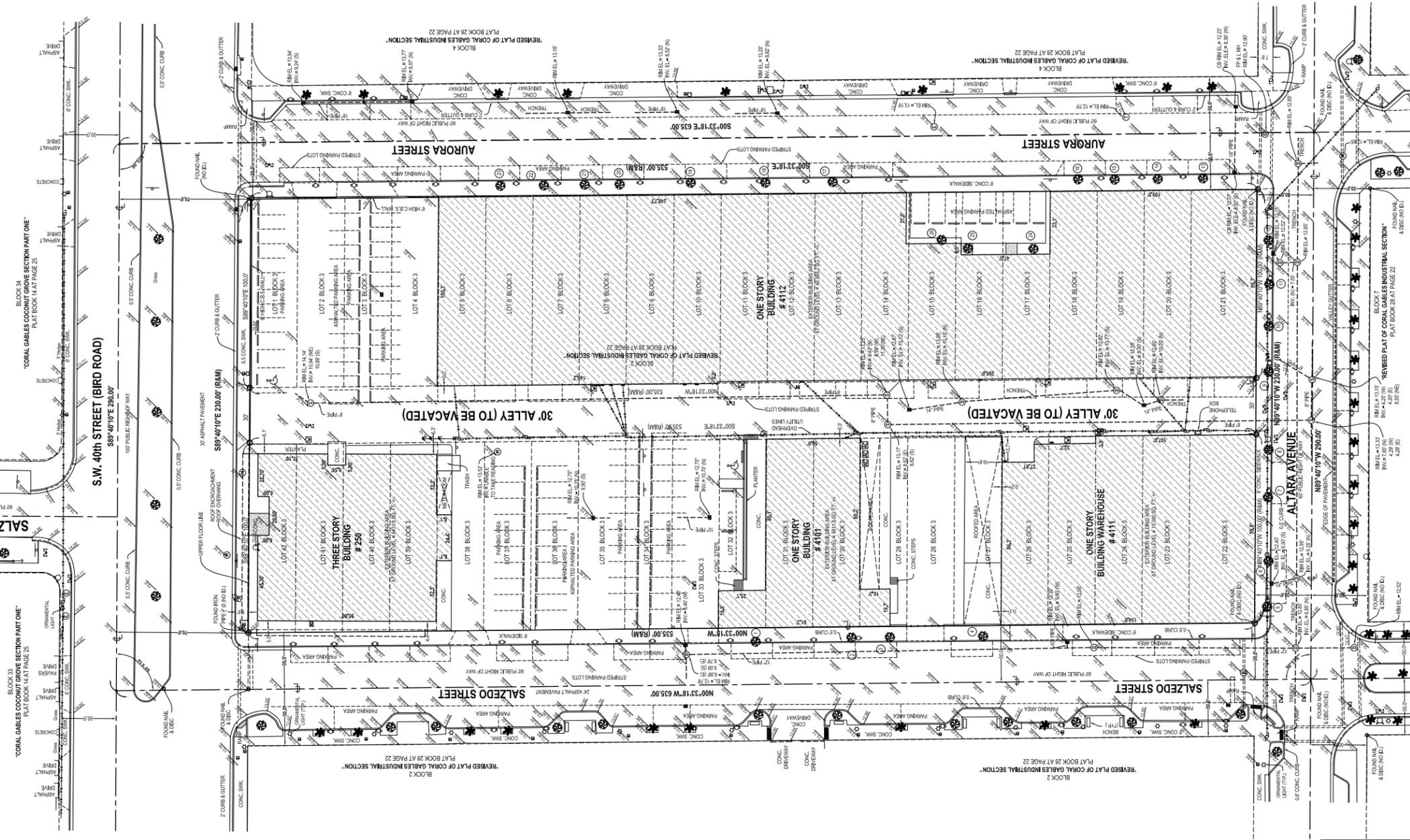
GRAPHIC SCALE



- LEGEND**
- AC UNIT
 - CATCH BASIN
 - CENTER LINE
 - CONC. LIGHT POLE
 - ELEVATION
 - FIRE HYDRANT
 - GUY WIRE
 - HANDICAP PARKING SPACE
 - LIGHT POLE
 - MAILBOX
 - MANHOLE (DRAINAGE)
 - MANHOLE (ELECTRIC)
 - MANHOLE (SANITARY SEWER)
 - MANHOLE (TELEPHONE)
 - MANHOLE (UNKNOWN)
 - METER (ELECTRIC)
 - METER (WATER)
 - PALM TREE
 - PARKING METER
 - PROPERTY LINE
 - SERVICE CABINET
 - SKIN
 - TREE
 - UTILITY POLE
 - VALVE (WATER)

- ABBREVIATIONS**
- AC = AIR CONDITIONER UNIT
 - C.B.S. = CONCRETE BLOCK & STUCCO
 - CONC. = CONCRETE
 - Ø = DIAMETER
 - EP = EDGE OF PAVEMENT
 - H = HEIGHT
 - ID = IDENTIFICATION
 - ORA = OFFICIAL RECORDS BOOK
 - PG. = PAGE
 - (R/M) = RECORDED & MEASURED

TREE NAME	DIAMETER	HEIGHT	CANOPY
1 OAK	0.8'	25'	20'
2 OAK	1.1'	30'	20'
3 OAK	1.2'	35'	30'
4 OAK	1.1'	35'	30'
5 OAK	0.8'	25'	20'
6 OAK	0.8'	25'	15'
7 OAK	1.1'	30'	25'
8 OAK	1.4'	40'	30'
9 OAK	0.7'	20'	10'
10 OAK	0.6'	15'	10'
11 OAK	0.6'	15'	10'
12 OAK	0.5'	15'	10'
13 OAK	0.6'	20'	10'
14 OAK	0.5'	15'	10'
15 OAK	0.7'	20'	15'
16 OAK	0.7'	30'	20'
17 OAK	0.4'	15'	10'
18 OAK	0.8'	25'	25'
19 OAK	1.0'	25'	25'
20 OAK	1.0'	30'	25'
21 OAK	1.0'	30'	25'
22 OAK	0.8'	25'	20'
23 OAK	0.8'	25'	20'
24 BLACK OLIVE	0.7'	25'	20'
25 BLACK OLIVE	1.1'	30'	20'
26 BLACK OLIVE	1.3'	30'	20'



PROPERTY ADDRESS:
250 BRD ROAD AVE. CORAL GABLES, FL. FOLIC: 05-4120-017-0790
4101 SALZEDO ST. CORAL GABLES, FL. FOLIC: 05-4120-017-0720
4111 SALZEDO ST. CORAL GABLES, FL. FOLIC: 05-4120-017-0710
245 ALTARA AVE. CORAL GABLES, FL. FOLIC: 05-4120-017-0700
4112 AURORA ST. CORAL GABLES, FL. FOLIC: 05-4120-017-0580
4104 AURORA ST. CORAL GABLES, FL. FOLIC: 05-4120-017-0571

DESCRIPTION:
LOTS 1 THROUGH 42 INCLUSIVE, BLOCK 3 OF REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28 AT PAGE 22 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH ALL RIGHT, TITLE AND INTEREST IN AND TO THE 30' FEET ALLEY OR ALLEYWAY ADJACENT TO SAID PROPERTIES.

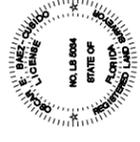
FLOOD ZONE INFORMATION:
SAND DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 0118, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 11, 2009, FOR COMMUNITY NUMBER 120698, IN MIAMI-DADE COUNTY, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

NOTES:
LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.
LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS.
THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.
THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A BOUNDARY SURVEY ONLY AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY BOARD, COMMISSION OR OTHER ENTITY.
THE ELEVATIONS OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 5/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENTS, CURBS AND OTHER MANMADE FEATURES AS MAY EXIST.
WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT UNLESS OTHERWISE SHOWN.

THE MAP OF SURVEYS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS.
ALL MEASUREMENTS SHOWN ARE IN THE UNITED STATES STANDARD FEET
REFERENCE BENCHMARK: P-710 ELEVATION 14.21 NGVD
IF SHOWN ELEVATIONS ARE REFERRED TO M.G.V.D. OF 1929.
THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.
SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.
LOT AREA = 123,035.3 SQ.FT. = 2.824 ACRES ±

CERTIFY TO:
SHOMA INVESTMENT'S COMPANY, A FLORIDA CORPORATION
SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY AND THE MAP OF SURVEY REPRESENTS THE INFORMATION AS PERCEIVED UNDER A DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
360° SURVEYING AND MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6356
OSCAR E. BAEZ-QUISSDO, P.L.S.
REGISTERED SURVEYOR AND MAPPER NO. 5034
STATE OF FLORIDA.

FIELD DATE: 11-21-2013
JOB NO.: 1309-0213A.2
REVISIONS:
02-01-2014 add elevations
02-20-2014 up-date survey
02-25-2015 rev. area

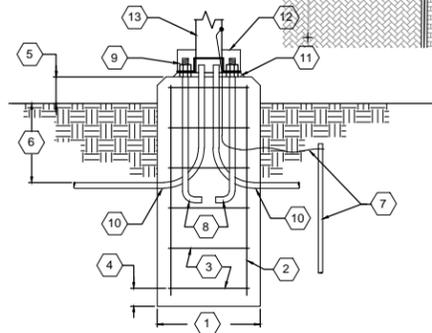
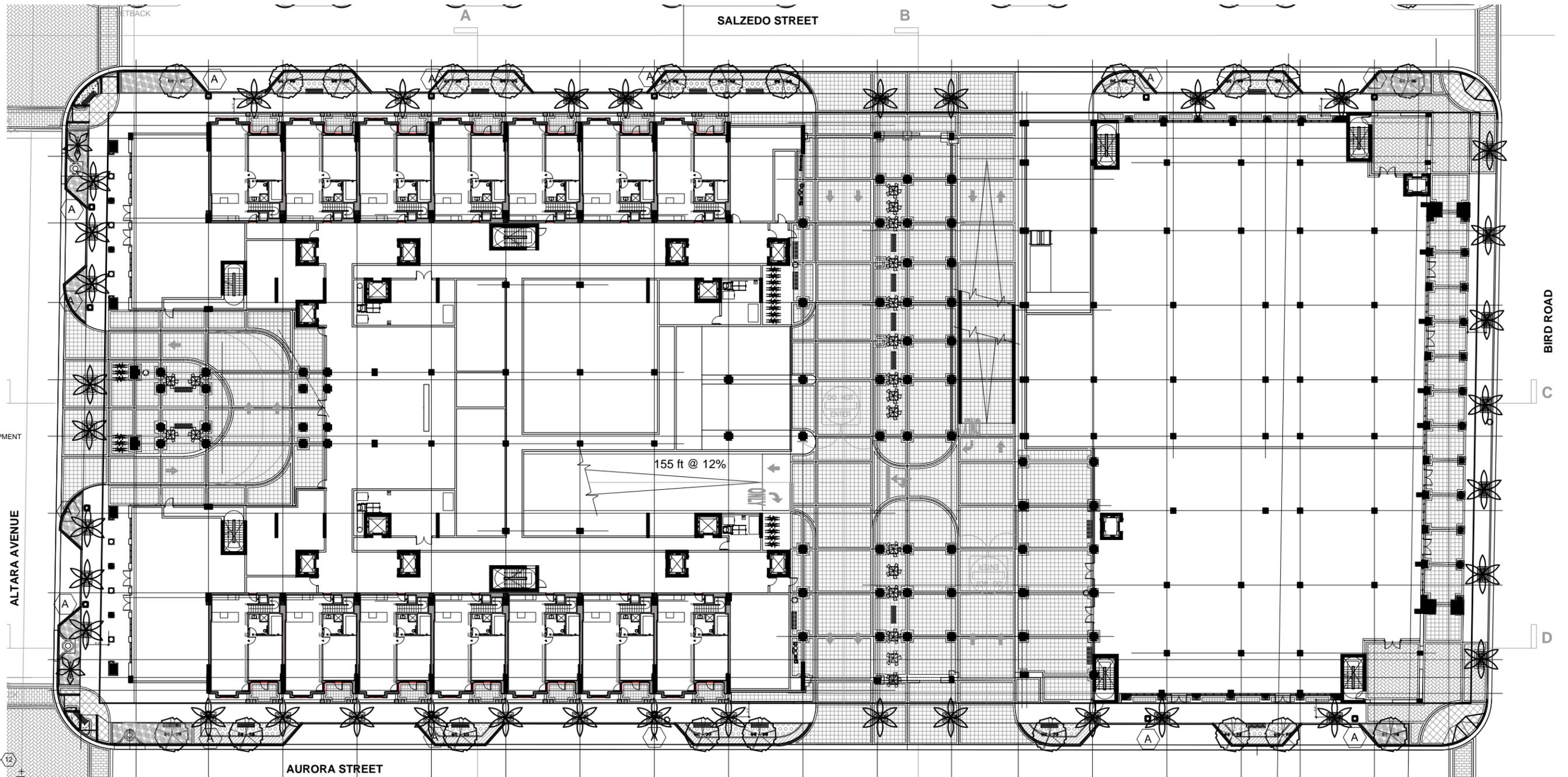




AREA LIGHTING FIXTURE

SCALE: NONE

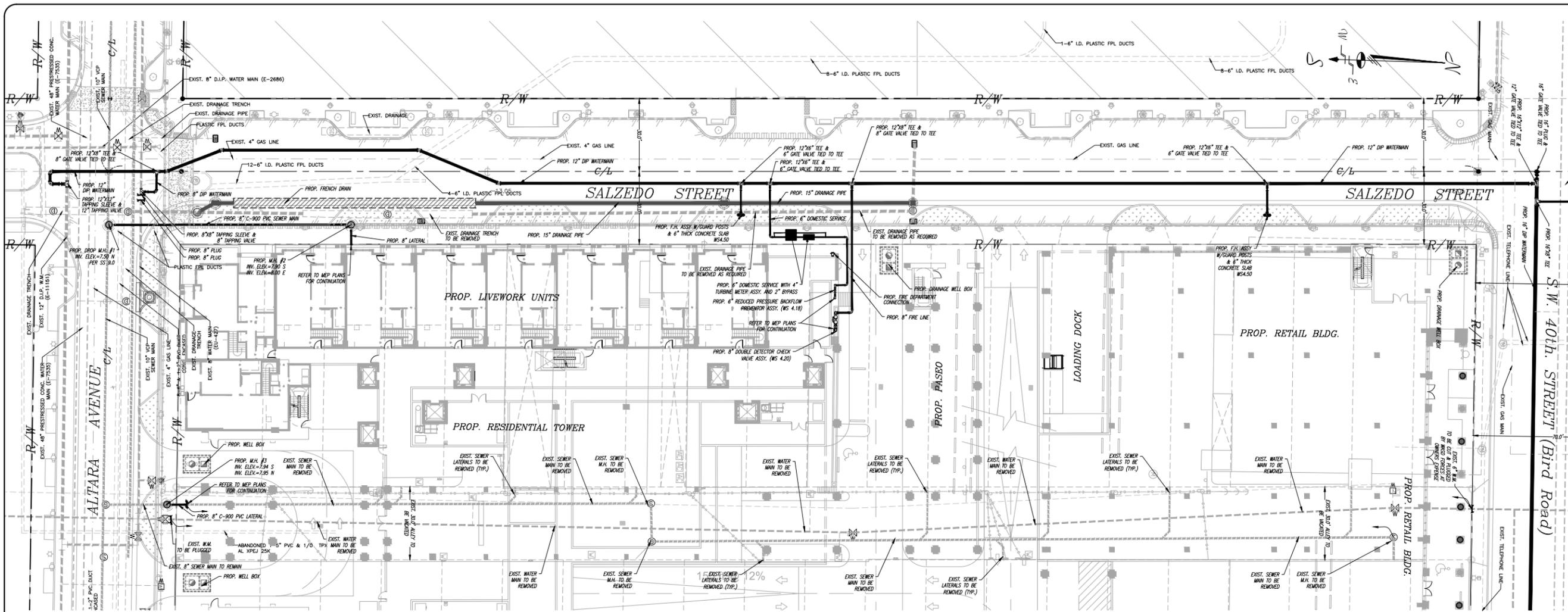
A TYPICAL POLE TOP CITY OF CORAL GABLES APPROVED FIXTURE TO MATCH EXISTING POLES AND FIXTURES AT ADJACENT DEVELOPMENT



AREA LIGHTING FIXTURE POLE BASE DETAIL

SCALE: NONE

- 1 CONCRETE BASE CHAMFERED, 60" X 18" SQ. MIN. 3000 PSI AT 28 DAYS.
- 2 4-#4 REINFORCING BARS. MIN. 2" COVER TO REINFORCING BARS
- 3 #3 STEEL TIES AT 10" O.C.
- 4 MAINTAIN 3" CONCRETE COVER TYPICAL
- 5 4" MIN., 6" MAX. A.F.G.
- 6 PVC CONDUIT, MIN. 18" B.F.G. IN NON TRAFFIC AREAS MIN. 24" B.F.G. IN TRAFFIC AREAS.
- 7 1/2" x 8'-0" COPPERCLAD DRIVEN GROUND W/#4 AWG BARE CU GND
- 8 ANCHOR BOLTS, NUMBER AND LENGTHS PER POLE MANUFACTURER RECOMMENDATIONS.
- 9 ANCHOR BOLT ASSEMBLY PER POLE MFG'S. RECOMMENDATIONS.
- 10 LONG RADIUS CONDUIT ELBOWS TYPICAL.
- 11 GROUT FILL POLE BASE. APPLY EPOXY COATING OVER GROUT.
- 12 PROTECTIVE HOUSING TO BE PROVIDED W/FIXTURE POLE. PROTECTIVE HOUSING SHALL PREVENT WATER FROM SETTLING AROUND ANCHOR BOLTS.
- 13 ALUMINUM POLE SIZE PER FIXTURE REQUIREMENTS. CONTRACTOR SHALL PROVIDE WIND LOAD CALCULATIONS WITH SHOP DRAWINGS FOR POLE. POLES SHALL BE ABLE TO WITHSTAND WIND SPEEDS AS REQUIRED BY FLORIDA BUILDING CODE. FIXTURE SHALL BE MOUNTED AT 20' ABOVE FINISHED GRADE.



Schwabke
Shiskin &
Associates, Inc.
LAND SURVEYORS
CIVIL ENGINEERS
LAND PLANNERS
LB#87 CA#87
3240 CORPORATE WAY
MIRAMAR, FL 33025
TEL: (305)652-7010
FAX: (305)652-8284

REVISIONS

Date	Remarks	By

THE COLLECTION RESIDENCES
WATER AND SEWER FACILITIES
PLAN AND PROFILE
CITY OF CORAL GABLES, FLORIDA, SEC.20-54-41

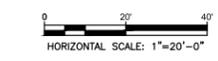


Drawn By: MD Date: 9/25/14
Checked By: A.A.M. Date: 9/25/14
Order No. 203239 PB 0000 Pg.00
Drawing Status: 20% SET
By: Alberto A. Mora, P.E. ASSISTANT V.P. Registered Engineer No. 58710 State of Florida

NOTE: Authentic copies of this drawing will bear the raised seal of the attesting Professional Engineer or Professional Land Surveyor.

Scale: As Noted
File No. AJ-4906

Dwg. No: C-2
OF: C-4





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):

- Application request options including Abandonment and Vacations, Annexation, Coral Gables Mediterranean Architectural Design Special Locational Site Plan, etc.

General information

Street address of the subject property: see attached
Property/project name: The Collection Residences
Legal description: Lot(s) 1-42
Block(s) 3 Section (s) Coral Gables Industrial
Property owner(s): Coral Gables Luxury Holdings, LLC
Property owner(s) mailing address: 3470 NW 82 Avenue, Suite 988, Doral, Florida 33122
Telephone: Business (305) 471-4802 Fax
Other Email anibal @ tcoa.com



Applicant(s)/agent(s): Coral Gables Luxury Holdings, LLC

Applicant(s)/agent(s) mailing address: 3470 NW 82 Avenue, Suite 988, Doral, Florida 33122

Telephone: Business (305) 471-4802 Fax
Other Email anibal @ tcoa.us

Property information

Current land use classification(s): Commercial Low Rise Intensity; Industrial; Mixed Use Overlay

Current zoning classification(s): C-Commercial; I-Industrial; North Industrial Mixed Use District

Proposed land use classification(s) (if applicable): no change proposed

Proposed zoning classification(s) (if applicable): no change proposed

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.

- Supporting information checklist including Aerial, Affidavit providing for property owner's authorization to process application, Annexation supporting materials, Application fees, etc.



City of Coral Gables Planning Division Application

- 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): Masoud Shojaee, Manager	Property owner(s) print name: Coral Gables Luxury Holdings, LLC By: Shoma Coral Gables, LLC By: Masoud Shojaee, Manager
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:
Address: 3470 NW 82 Avenue, Suite 988, Doral, Florida 33122	
Telephone: (305) 471-4802	Fax: _____ Email: anibal@coa.com
NOTARIZATION	
STATE OF FLORIDA/COUNTY OF _____ The foregoing instrument was acknowledged before me this <u>4th</u> day of <u>Sept. 2014</u> by (Signature of Notary Public - State of Florida)	
(Print, Type or Stamp Commissioned Name of Notary Public)	
<input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____	



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

Address: Gunster, Brickell World Plaza, 600 Brickell Avenue, Suite 3500, Miami, FL 33131

Telephone: (305) 376-6061	Fax: (305) 376-6010	Email: Mgarci-serra@gunster.com
---------------------------	---------------------	---------------------------------

NOTARIZATION

STATE OF FLORIDA/COUNTY OF _____
 The foregoing instrument was acknowledged before me this 11th day of September by Mario Garcia-Serra
 (Signature of Notary Public - State of Florida)

[Signature]



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

The Collection Residences

3118 Proj Directory_091014.xlsx

Owner				
Coral Gables Luxury Holdings LLC		Masoud Shojaee	MShojaee@shomagroup.com	T: 786.437.8658
3470 NW 82nd Ave Ste 988		Ugo Colombo	ugo@ugocolombo.com	T: 305.491.2222
Doral, FL 33122	*	Anibal Duarte-Viera, Attorney	Anibal@tcoa.us	T: 786.437.8560
		Tim Wensing, Construction Manager	TWensing@cmcrealestate.com	T: 305.372.0550 M: 305.283.4498
Zoning Attorney				
Gunster		Mario Garcia-Serra	MGarcia-Serra@gunster.com	T: 305.376.6061
600 Brickell Ave Ste 3500				
Brickell World Plaza				
Miami, FL 33131				
Architect				
Arquitectonica		Bernardo Fort-Brescia FAIA, Founding Principal	bfort@arquitectonica.com	T: 305.372.1812
2900 Oak Avenue, Miami, FL 33133		Timothy Reedy, CEO	treedy@arquitectonica.com	T: 305.372.1812, x 1004
F: 305.372.1175		Sherri Gutierrez AIA LEED AP, Office Director	sgutierrez@arquitectonica.com	T: 305.372.1812, x 1020
	*	Alejandro Gonzalez AIA LEED AP	agonzalez@arquitectonica.com	T: 305.372.1812, x 1024 M: 480.213.8803
		Kenlong Castillo	kcastillo@arquitectonica.com	T: 305.372.1812, x1085 M: 651.324.5318
Duany Plater-Zyberk & Company		Elizabeth Plater-Zyberk FAIA CNU LEED, Partner	epz@dpz.com	T: 305.644.1023 M: 305.798.7393
1023 SW 25th Ave		Christina Miller, CNU LEED	christina@dpz.com	T: 305.644.1023 M: 786.871.2192
Miami, FL 33135	*	Max Boschetti CNU	mboschetti@dpz.com	T: 305.644.1023 M: 703.400.9885
Landscape Architect				
Witkin Hults Design Group		Kelly Hults LEED AP, Principal	kellyh@witkindesign.com	T: 954.923.9681 M: 954.629.3979
307 S 21st Ave	*	Chris Eaves	chrise@witkindesign.com	T: 954.923.9682
Hollywood, FL 33020				
Traffic Engineer				
David Plummer & Associates	*	Timothy J. Plummer PE, President	tim.plummer@dplummer.com	T: 305.447.0900
1750 Ponce de Leon Blvd		Juan Espinosa PE, Vice President	Juan.Espinosa@dplummer.com	T: 305.447.0900
Coral Gables, FL 33134		Daniel Lascano	daniel.lascano@dplummer.com	T: 305.447.0900
Surveyor				
360 Surveying and Mapping, LLC		Oscar E. Baez-Cusido, P.L.S.	obaez66@gmail.com	T: 305.265.1002
2000 SW 83rd Ct				
Miami, FL 33155				
Geotechnical Engineer				
Langan		Cristina Gonzalez, PE, Senior Principal	cgonzalez@langan.com	T: 786.264.7210 M: 305.321.2842
15150 NW 79th Court, Suite 200		Roger Archabal, P.E. - Principal	rarchabal@langan.com	T: 786.264.7211 M: 305.321.2843
Miami Lakes, FL 33016	*	Rafael Pina, P.E.	rpina@Langan.com	T: 786.264.7217 M: 305.321.2848
Civil Engineer				
Schwebke-Shiskin & Assc., Inc.		Alberto Mora, P.E.	amora@shiskin.com	T: 954.435.7010
3240 Corporate Way				
Miramar, FL 33025				
Structural Engineer				
DeSimone Consulting Engineers	*	William O'Donnell, P.E., S.E.C.B., Managing Principal	william.odonnell@de-simone.com	T: 305.441.0755 M: 415.398.5740
44 Montgomery St, Ste 2040		Sun Oh, SE	iranf@mka.com	T: 415.398.5740, x 1312 M: 415.521.9052
San Francisco, CA 94104				
M/E/P Engineer				
EMTec Corporation	*	Eric Johnson	ejohnson@emteca.com	T: 305.461.3883
250 Catalonia Ave, Ste 502		Greg Partridge	gpartridge@emteca.com	T: 305.461.3883
Coral Gables, FL 33134				
T 917.661.7800				
Life-Safety Code Consultant				
SLS Consulting, Inc.		Michael Sheehan, P.E., Principal	mshsheehan@sfire.com	T: 786.536.7611 M: 786.352.7377



The City of Coral Gables

Historical Resources Department

September 17, 2014

Coral Gables Luxury Holdings LLC
3470 NW 82nd Avenue, Suite 988
Doral, FL 33122

Re: 250 Bird Road, legally described as Lots 39 thru 42 Block 3, Coral Gables Industrial Section, PB 28-22

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:

250 Bird Road, legally described as Lots 39 thru 42 Block 3, Coral Gables Industrial Section, PB 28-22, does not meet the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made for a demolition permit.

This letter is a reissue of the previous letter dated December 13, 2013. 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,

Dona M. Spain
Historic Preservation Officer

cc: Mario Garcia-Serra, Gunster, Brickell World Plaza, 600 Brickell Ave., Suite 3500, Miami, FL 33131
Craig Leen, City Attorney
Bridgette Thornton, Deputy City Attorney
Jane Tompkins, Development Services Director
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



The City of Coral Gables

Historical Resources Department

September 17, 2014

Coral Gables Luxury Holdings LLC
3470 NW 82nd Avenue, Suite 988
Doral, FL 33122

Re: 4101 Salzedo Street, legally described as Lots 27 thru 38, Block 3, Coral Gables
Industrial Section, PB 28-22

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:

4101 Salzedo Street, legally described as Lots 27 thru 38, Block 3, Coral Gables Industrial Section, PB 28-22, does not meet the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made for a demolition permit.

This letter is a reissue of the previous letter dated December 5, 2013. 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,

Dona M. Spain
Historic Preservation Officer

cc: Mario Garcia-Serra, Gunster, Brickell World Plaza, 600 Brickell Ave., Suite 3500,
Miami, FL 33131
Craig Leen, City Attorney
Bridgette Thornton, Deputy City Attorney
Jane Tompkins, Development Services Director
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



The City of Coral Gables

Historical Resources Department

September 17, 2014

Coral Gables Luxury Holdings LLC
C/O Anibal Duarte
3470 NW 82nd Avenue, Suite 988
Doral, FL 33122

Re: 4111 Salzedo Street, legally described as Lots 25 & 26, Block 3, Coral Gables Industrial Section, PB 28-22

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:

4111 Salzedo Street, legally described as Lots 25 & 26, Block 3, Coral Gables Industrial Section, PB 28-22, does not meet the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made for a demolition permit.

This letter is a reissue of the previous letter dated November 19, 2013. 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,

Dona M. Spain
Historic Preservation Officer

- cc: Mario Garcia-Serra, Gunster, Brickell World Plaza, 600 Brickell Ave., Suite 3500, Miami, FL 33131
- Craig Leen, City Attorney
- Bridgette Thornton, Deputy City Attorney
- Jane Tompkins, Development Services Director
- 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



The City of Coral Gables

Historical Resources Department

September 17, 2014

Coral Gables Luxury Holdings LLC
3470 NW 82nd Avenue, Suite 988
Doral, FL 33122

Re: 245 Altara Avenue, legally described as Lots 22 to 24 Block 3, Coral Gables Industrial Section, PB 28-22

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:

245 Altara Avenue, legally described as Lots 22 to 24 Block 3, Coral Gables Industrial Section, PB 28-22, does not meet the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made for a demolition permit.

This letter is a reissue of the previous letter dated November 19, 2013. 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,

Dona M. Spain
Historic Preservation Officer

- cc: Mario Garcia-Serra, Gunster, Brickell World Plaza, 600 Brickell Ave., Suite 3500, Miami, FL 33131
- Craig Leen, City Attorney
- Bridgette Thornton, Deputy City Attorney
- Jane Tompkins, Development Services Director
- 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



The City of Coral Gables

Historical Resources Department

September 17, 2014

Coral Gables Luxury Holdings LLC
3470 NW 82nd Avenue, Suite 988
Doral, FL 33122

Re: 4112 Aurora Street, legally described as Lots 5 thru 21, Block 3, Coral Gables Industrial Section, PB 28-22

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:

4112 Aurora Street, legally described as Lots 5 thru 21, Block 3, Coral Gables Industrial Section, PB 28-22, does not meet the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made for a demolition permit.

This letter is a reissue of the previous letter dated December 5, 2013. 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,

Dona M. Spain
Historic Preservation Officer

- cc: Mario Garcia-Serra, Gunster, Brickell World Plaza, 600 Brickell Ave., Suite 3500, Miami, FL 33131
- Craig Leen, City Attorney
- Bridgette Thornton, Deputy City Attorney
- Jane Tompkins, Development Services Director
- 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

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.



THE COLLECTION RESIDENCE
4104 AURORA ST
Coral Gables, FL

Multi Family Dwellings: 130 units
Discount Store: 32000 Sq Ft.
STATUS=P

Date Printed: 9/16/2014
Development Order: 0
Record Number: 3250
Assoc. Demolition Record: 0

Zones:

Traffic	Fire Protection	Flood Protection	Parks and Recreation
23	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	2516			OK	Within Urban Infill Area
Golf Course	0.0216666775	47.41	0.390656798	OK	
Tennis Courts	0.216666645	40.35	3.906566404	OK	
racquetball Courts	0.028275	6.23	0.50988	OK	
asketball Courts	0.09295	15.34	1.67614	OK	
Ball Diamonds	0.058175	6.27	1.04896	OK	
laying Fields	0.058175	7.27	1.04896	OK	
Swimming Pools	0.0065	3.13	0.11075	OK	
Equipped Playing Areas	0.065	6.34	1.1725	OK	
Special Recreation Facilities	0.975	93.84	16.609	OK	
Neighborhood Parks (acres)	0.24375	5.62	4.3957	OK	
Mini Parks (acres)	0.013	0.97	0.2344	OK	
Open Space (acres)	0.0325	1.53	0.5869	OK	
Water Flow (gpm)	3000	3000	3000	OK	

Application Fee: \$190.31
Application Date: 9/16/2014
Expiration Date: N/A

Statement Issued by:

Comments: NEW DEVELOPMENT FOR A MIXED USE SITE - (130) MULTI-RESIDENTIAL UNITS WITH (32,000) RETAIL

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.

City of Coral Gables
Dev Services
405 Biltmore
Coral Gables, FL 33134
Welcome

CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPT INVOICE
CONCURRENCY INVOICE
405 Biltmore Way - Coral Gables, FL 33134

(305) 460-5235

00-0037 Aleyda H. 09/11/2014 01:20PM

PERMITS & INSPECTIONS
ARQUITECTONICA INTL CORP
CC-14-09-2284
CONCURRENCY INVOICE
CONCURRENCY IMPACT
STATEMENT
pending
2014 Item: CC-14-09-2284 190.31

3146-1416 PERMIT NUMBER: **CC-14-09-2284**
PARCEL NUMBER: **03-4120-017-0580**

LOTS 5 THRU 21 BLK 3 LOT SIZE 43500 SQ FT OR 18899-1200 1099 6 (3)
582 5 ROBERT K GIFFEN III & W EVELYN OR 11863-461 0783 5 GIFFEN

Subtotal	190.31
Total	190.31
CHECK	190.31
Check Number 016321	
Change due	0.00

Client:
CORAL GABLES LUXURY HOLDINGS
30 NW 82 AVE
CORAL GABLES, FL 33122

Contractor:

Qualifier:
Bus. License:

Paid by: ARQUITECTONICA INTL CORP

Thank you for your payment

CUSTOMER COPY

FEES	
CONCURRENCY IMPACT STATEMENT	190.31
TOTAL:	\$190.31

Warning to owner: A recorded notice of commencement might be required to be submitted prior to inspection scheduling.

Issued Date:

Expiration Date: 09/11/2014

CALL BEFORE YOU DIG FOR ALL UTILITY LOCATES
SUNSHINE STATE ONE CALL 1-800-432-4770



Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

CALL THE AUTOMATED REQUEST SYSTEM TO SCHEDULE AN INSPECTION: 305-722-8700
SCHEDULE AN INSPECTION VIA THE WEB: WWW.CORALGABLES.COM
BUILDING & ZONING: 305-460-5245-FIRE: 305-460-5563
PUBLIC WORKS: 305-460-5025/26

CC-14-09-2284



CITY OF CORAL GABLES
DEVELOPMENT SERVICES DEPT INVOICE
CONCURRENCY INVOICE
405 Biltmore Way - Coral Gables, FL 33134
(305) 460-5235

Site Address: 4104 AURORA ST
CORAL GABLES, FL 33146-1416

PERMIT NUMBER: **CC-14-09-2284**

PARCEL NUMBER: **03-4120-017-0580**

Project Name:
Legal Description:
CORAL GABLES IND SEC PB 28-22 LOTS 5 THRU 21 BLK 3 LOT SIZE 43500 SQ FT OR 18899-1200 1099 6 (3)
- GIFFEN LAND CO OR 11438-1777 0582 5 ROBERT K GIFFEN III & W EVELYN OR 11863-461 0783 5 GIFFEN
PROPERTI

Applicant:
ARQUITECTONICA INTL CORP
2900 OAK AVE
MIAMI, FL 33133

Owner:
CORAL GABLES LUXURY HOLDINGS
3470 NW 82 AVE
988
DORAL,, FL 33122

Contractor:

Tenant:

Qualifier:
Bus. License:

Project Description:
CONCURRENCY IMPACT STATEMENT

CHANGE (INCREASE) OF USE S.F 0

FEEES

CONCURRENCY IMPACT STATI 190.31

Warning to owner: A recorded notice of commencement might
be required to be submitted prior to inspection scheduling.

Issued Date:

Expiration Date: 09/11/2014

CALL BEFORE YOU DIG FOR ALL UTILITY LOCATES
SUNSHINE STATE ONE CALL 1-800-432-4770

TOTAL: \$190.31



94 Issuance of a development permit by a municipality does not in any way create any right on the part of an applicant to obtain a permit from a state
or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite
approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law

CALL THE AUTOMATED REQUEST SYSTEM TO SCHEDULE AN INSPECTION: 305-722-8700
SCHEDULE AN INSPECTION VIA THE WEB: WWW.CORALGABLES.COM
BUILDING & ZONING: 305-460-5245-FIRE: 305-469-5563
PUBLIC WORKS: 305-460-5025/26



CITY OF CORAL GABLES
CONCURRENCY APPLICATION

AN APPLICATION FEE OF \$190.31 WILL BE CHARGED WITH THE COMPLETION OF THIS APPLICATION

PROPOSED PROJECT INFORMATION:

APPLICANT: Coral Gables Luxury Holdings LLC

DEVELOPMENT NAME: The Collection Residences

SITE ADDRESS: 4104 Aurora St.

FOLIO: 03-4120-017-0580

CONCURRENCY REVIEW REQUESTED:

(PLEASE CHECK ONE BELOW)

INFORMATIONAL

IMPACT ANALYSIS

ASSOCIATED DEVELOPMENT ORDER:

DEVELOPMENT ORDER/PROCESSING NUMBER: Mixed Use Site Plan Approval

PROPOSED LAND USES:

RESIDENTIAL

SINGLE FAMILY NUMBER OF UNITS: 130

TOWNHOUSES NUMBER OF UNITS: _____

MULTI-FAMILY NUMBER OF UNITS: 130

PROPOSED LAND USES:

COMMERCIAL

SERVICE STATION NUMBER OF PUMPS: _____

SUPERMARKET 1,000 S.F. GFA: _____

DISCOUNT STORE 1,000 S.F. GFA: _____

DISCOUNT STORE W/SUPERMARKET 1,000 S.F. GFA: _____

GENERAL RETAIL OR DEPT. STORE 1,000 S.F. GFA: 32,000

AUTO SUPPLY 1,000 S.F. GFA: _____

NEW CAR DEALER 1,000 S.F. GFA: _____

CONVENIENCE STORE 1,000 S.F. GFA: _____

SHOPPING CENTER

½ TO 1 MILLION SQ. FT. 1,000 S.F. GFA: _____

100 TO 500 THOUSAND SQ. FT. 1,000 S.F. GFA: _____

LESS THAN 100,000 SQ. FT. 1,000 S.F. GFA: _____

CENTRAL AREA HIGH DENSITY 1,000 S.F. GFA: _____

GENERAL MFG. WAREHOUSE 1,000 S.F. GFA: _____

PLUS NUMBER OF BAYS: _____

RESEARCH/DEVELOPMENT 1,000 S.F. GFA: _____

INDUSTRIAL PARK 1,000 S.F. GFA: _____

GENERAL LIGHT INDUSTRY 1,000 S.F. GFA: _____

ALL INDUSTRY AVERAGE OFFICES 1,000 S.F. GFA: _____

GENERAL OFFICE 1,000 S.F. GFA: _____



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Alberto M. Carvalho

Miami-Dade County School Board
Perla Tabares Hantman, Chair
Dr. Lawrence S. Feldman, Vice Chair
Dr. Dorothy Bendross-Mindingall
Susie V. Castillo
Carlos L. Curbelo
Dr. Wilbert "Tee" Holloway
Dr. Martin Karp
Dr. Marta Pérez
Raquel A. Regalado

October 1, 2014

VIA ELECTRONIC MAIL

Anibal Duarte-Viera
Coral Gables Luxury Holding, LLC
3470 NW 82 Avenue, Suite 988
Doral, Florida 33122
anibal@tcoa.us

**RE: PUBLIC SCHOOL CONCURRENCY DETERMINATION
CORAL GABLES LUXURY HOLDING, LLC - DR-13-12-1706
LOCATED AT 4104 AURORA STREET
SP0314091601252 - FOLIO NOS. : 0341200170580, 0341200170790, 0341200170720,
0341200170710, 0341200170700, 0341200170571**

Dear Applicant:

Pursuant to State Statutes and the Interlocal Agreement for Public School Facility Planning, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, attached please find the School District's Concurrency Determination. As you will note, the applicable Level of Service (LOS) standards of 100% Florida Inventory of School Housing (FISH) have been met at the three school levels and as such, capacity has been reserved for a one year period, under Master Concurrency Number **MA0314091601252**.

The reservation term for this Site Plan will expire on **September 30, 2015**. Concurrency reservation may be extended for additional one-year periods, provided: 1) City of Coral Gables confirms the application is still valid; 2) you request an extension at least 120 days prior to the expiration date, via email address concurrency@dadeschools.net; and 3) the total reservation period does not exceed six years from the original effective date of this certificate.

Failure to request an extension at least 120 days prior to the expiration date will result in revocation of the reservation, and a new application must be submitted. Extensions will be granted, upon payment of the corresponding review fee and acknowledgement from the local government. The reservation period may not exceed the term of the development approval issued by the City of Coral Gables.

Should you have any questions, please feel free to contact me at 305-995-4501.

Sincerely,

Ivan M. Rodriguez, R.A.
Director I

IMR:ir
L-199
Enclosure

cc: Mr. Ana Rijo-Conde
Mr. Michael A. Levine
Ms. Vivian G. Villaamil
City of Coral Gables
School Concurrency Master File

Ana Rijo-Conde, Deputy Chief Facilities & Eco-Sustainability Officer • Planning, Design & Sustainability
School Board Administration Building • 1450 N.E. 2nd Ave. • Suite 525 • Miami, FL 33132
305-995-7285 • 305-995-4760 (FAX) • arijo@dadeschools.net



Concurrency Management System (CMS)

Miami Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System School Concurrency Determination

MDCPS Application Number: SP0314091601252 Local Government (LG): Coral Gables
Date Application Received: 9/16/2014 3:29:08 PM LG Application Number: DR-13-12-1706
Type of Application: Site Plan Sub Type: Redevelopment
Applicant's Name: Coral Gables Luxury Holding, LLC
Address/Location: 4104 Aurora St.
Master Folio Number: 0341200170580
Additional Folio Number (s): 0341200170790, 0341200170720 0341200170710, 0341200170700 0341200170571, 0341200170790, 0341200170720 0341200170710, 0341200170700 0341200170571,
PROPOSED # OF UNITS 130
SINGLE-FAMILY DETACHED UNITS: 0
SINGLE-FAMILY ATTACHED UNITS: 0
MULTIFAMILY UNITS: 130

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
5561	FRANCES S TUCKER ELEMENTARY	31	7	7	YES	Current CSA
6741	PONCE DE LEON MIDDLE	93	4	4	YES	Current CSA
7071	CORAL GABLES SENIOR	-452	4	0	NO	Current CSA
7071	CORAL GABLES SENIOR	134	4	4	YES	Current CSA Five Year Plan

ADJACENT SERVICE AREA SCHOOLS
*An Impact reduction of 21.13% included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a public school concurrency review for this application and has determined that it **DOES MEET (Concurrency Met)** all applicable LOS Standards for a Final Development order as adopted in the local Government's Educational Element and incorporated in the Interlocal Agreement for Public School Facility Planning in Miami-Dade County.

Master Concurrency Number: MA0314091601252 Total Number of Units: 130
Issue Date: 9/30/2014 2:00:33 PM Expiration Date: 9/30/2015 2:00:33 PM
Capacity Reserved: Elementary: 7 / Middle: 4 / Senior: 4

MDCPS Administrator

MDCPS Authorized Signature

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7634 / 305-995-4760 fax / concurrency@dadeschools.net



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

2013 NOV 21 AM 8:53

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

REGISTRATION #: _____

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

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

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

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

Print Your Name Mario J. Garcia-Serra
LOBBYIST

Print Your Business Name, if applicable Greenberg Traurig, P.A.

Business Telephone Number 305-579-0837

Business Address 333 SE 2nd Avenue, 44th Floor, Miami, FL 33131
ADDRESS CITY, STATE ZIP CODE

Federal ID#: 59-127054

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

N/A

PRINCIPAL REPRESENTED:

NAME Coral Gables Luxury Holdings, LLC COMPANY NAME, IF APPLICABLE

BUSINESS ADDRESS 3470 NW 82nd Ave, Suite 988, Doral, FL 33122 TELEPHONE NO.: 786-437-8560

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

Print Name of Lobbyist

Mario Garcia-Serra
Signature of Lobbyist

STATE OF FLORIDA)
COUNTY OF DADE)

BEFORE ME personally appeared Mario J. 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 November 20 2013.

Personally Known

Produced ID

[Signature]
Notary Public
State of Florida

\$150.00 Fee Paid X 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
RECEIVED BY THE
OFFICE OF THE CITY CLERK

2013 NOV 21 AM 8:53
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 Mario Garcia-Serra
LOBBYIST
Print Your Business Name Greenberg Traurig, P.A.
Business Telephone Number 305-579-0837
Business Address 333 SE 2nd Avenue, 44th Floor Miami, FL 33131
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented:

Principal Name: Coral Gables Luxury Holdings, LLC
Principal Address: 3470 NW 82nd Avenue Suite 988 Doral FL 33122 Telephone Number: 786-437-8560

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)

4112 Aurora Street and 250 Bird Road

I Mario Garcia-Serra 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.

Mario Garcia-Serra
Signature of Lobbyist

Nov. 20, 2013

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 November 20, 2013.

Personally Known

Produced ID

Maria-Jose Lopez
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
RECEIVED BY THE
OFFICE OF THE CITY CLERK

2013 NOV 26 PM 4:37

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

REGISTRATION #: _____

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

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

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

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

Print Your Name Alejandro Gonzalez LOBBYIST

Print Your Business Name, if applicable Arquitetonica

Business Telephone Number 305 372 1812

Business Address 2900 Oak Avenue Miami, FL 33133
ADDRESS CITY, STATE ZIP CODE

Federal ID#: 591795451

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

PRINCIPAL REPRESENTED:

NAME Coral Gables Luxury Holdings LLC COMPANY NAME, IF APPLICABLE
BUSINESS ADDRESS 3470 NW 82 Ave, 988 Doral, FL TELEPHONE NO.: 786 437 8560

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 Alejandro Gonzalez 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.

Alejandro Gonzalez
Signature of Lobbyist

STATE OF FLORIDA)
COUNTY OF DADE)

BEFORE ME personally appeared Alejandro Gonzalez 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 26th day of November 2013.

Personally Known

Produced ID

\$150.00 Fee Paid

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



[Signature]
Notary Public
State of Florida

Date: _____

For Office Use Only

Data Entry Date: _____, 20____.

Entered By: _____



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

2013 NOV 26 PM 4:37

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 Alejandro Gonzalez LOBBYIST
Print Your Business Name Arquitectonica
Business Telephone Number 305 372 1812
Business Address 2900 OAK Avenue Miami, FL 33133
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented:
Principal Name: Coral Gables Luxury Holdings LLC Telephone Number: 786 4378560
Principal Address: 3470 NW 82nd Ave, Suite 988
Doral, Florida

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)
The Collection Residences
250 Bird Road Avenue, Coral Gables

I Alejandro Gonzalez 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.

Alejandro Gonzalez Signature of Lobbyist
11/26/13 Date

STATE OF FLORIDA)
COUNTY OF DADE)

BEFORE ME personally appeared Alejandro Gonzalez 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 26th day of November 2013.

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 #: _____

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 Kenlong Castillo LOBBYIST
 Print Your Business Name, if applicable Arquitetonica
 Business Telephone Number 305 372 1812
 Business Address 2900 Oak Ave. Miami, FL 33133
ADDRESS CITY, STATE ZIP CODE

Federal ID#: 591 795451

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

PRINCIPAL REPRESENTED:

NAME Coral Gables Luxury Holdings LLC COMPANY NAME, , IF APPLICABLE
 BUSINESS ADDRESS 3470 NW 82 ave, #988 TELEPHONE NO.: 786 437 8566
Doral, FL

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.

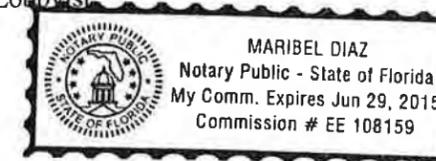
NOTICE OF WITHDRAWAL: If you discontinue representing a particular client, a notice of withdrawal is required to be filed with the City Clerk.

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 Kenlong Castillo 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]
Signature of Lobbyist

STATE OF FLORIDA)
 COUNTY OF DADE)



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

WITNESS my Hand and Official Seal this October 6, 2014

Personally Known

Produced ID

[Signature]
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

405 Biltmore Way
Coral Gables, Florida 33134

OPTIONAL PUBLIC RECORDS REQUEST FORM

Name: Mario Garcia-Serra Date: September 15, 2014
Company: Gunster, Yoakley & Stewart, PA
Address: 600 Brickell Avenue, Suite 3500
City: Miami State: Florida Zip Code: 33131
Telephone: 305-376-6061 Fax: _____
Email Address: MGarcia-Serra@gunster.com

The information requested herein is optional. Thus, completion of this form is not mandatory; however, providing the information requested herein will assist the City in fulfilling your request and communicating with you regarding the status of your request.

Florida's Public Records Law, Chapter 119 of the Florida Statutes, establishes that records that are made or received in connection with the transaction of official business by any agency must be open for inspection and copying unless an exemption applies making the records or a portion thereof confidential. Moreover, in pertinent part, Florida Statutes Section 119.07(4) states:

The custodian of public records shall furnish a copy or a certified copy of the record upon payment of the fee prescribed by law. If a fee is not prescribed by law, the following fees are authorized: (a) 1. Up to 15 cents per one-sided copy for duplicated copies of not more than 14 inches by 8 1/2 inches; 2. No more than an additional 5 cents for each two-sided copy; and 3. For all other copies, the actual cost of duplication of the public record . . . (c) An agency may charge up to \$1 per copy for a certified copy of a public record. (d) If the nature or volume of public records requested to be inspected or copied pursuant to this subsection is such as to require extensive use of information technology resources or extensive clerical or supervisory assistance by personnel of the agency involved, or both, the agency may charge, in addition to the actual cost of duplication, a special service charge, which shall be reasonable and shall be based on the cost incurred for such extensive use of information technology resources or the labor cost of the personnel providing the service that is actually incurred by the agency or attributable to the agency for the clerical and supervisory assistance required, or both.

Fla. Stat. § 119.07(4) (2013).

Additionally, pursuant to Section 2-389 of the City of Coral Gables Municipal Code, the City "is permitted and shall charge an *extensive research fee* whenever extraordinary time constraint is designated by the person requesting copies or research of public records." Coral Gables Municipal Code § 2-389 (2000) (emphasis added). The term "extraordinary expenditure of time" is defined as 20 minutes or more. *Id.* And said fee shall be calculated using the hourly wage of the lowest paid employee of the applicable City Department. See also *Bd. of Cnty. Comm'rs of Highlands Cnty. v. Colby*, 976 So. 2d 31, 37 (Fla. 1st DCA 2008); Fla. Admin. Code R. 1-20031(2).

All payments must be made to the Finance Department.

- I wish to have copies/duplicates of the records indicated below (50% deposit required).
- I wish to make an appointment to review the records before copies are made.

Please describe the records you are requesting and any additional information that will assist in locating the requested records. Failure to provide sufficient information may cause delay.

All ordinances, resolutions and covenants affecting the following properties: 4112 Aurora St., Coral Gables, FL; 4101 Salzedo St., Coral Gables, FL; 4111 Salzedo St., Coral Gables, FL; 250 Bird Rd., Coral Gables, FL; 245 Altara Ave., Coral Gables, FL.

Please select one of the following methods by which to receive the requested records:

- Mail
- Fax
- E-mail
- Pick up

Signature (optional): Mario Garcia-Serra Date: 9/15/2014

CLERK'S SUMMARY
MINUTES OF THE REGULAR MEETING
CITY COMMISSION OF CORAL GABLES, FLORIDA
NOVEMBER 25, 1980

CLERK'S ITEM NO.	SUBJECT	ORDINANCE OR RESOLUTION NO.
	Commission Convened 9:00 A.M.	
I Item 1.	Fire: APPROVING CITY MANAGER'S ACTION GRANTING PERMIT FOR SOLICITATION BY LOCAL FIRE DEPARTMENTS FOR THE UM/JM BURN CENTER FUND DRIVE.	23131
Item 2.	U of M: PRESENTATION OF PLANNING GUIDE FOR UNIVERSITY OF MIAMI ZONING BY THE VICE PRESIDENT FOR BUSINESS AFFAIRS, OLIVER G. F. BONNERT.	---
Item 3.	Biltmore: ACCEPTING WITHDRAWAL BY SUSSMANS OF PLANS SCHEMULED TO BE PRESENTED FOR PROPOSED RENOVATION OF BILTMORE TOWER.	23132
Item 4.	Biltmore: CREATING BILTMORE ADVISORY COMMITTEE; COMMISSIONERS TO APPOINT MEMBERS DECEMBER 9, 1980.	23133
Item 5.	Coral Gables House: ACCEPTING WITH APPRECIATION DONATION FROM JOHN W. STADLER TOWARDS PRESERVATION AND MAINTENANCE OF CORAL GABLES HOUSE.	23134
I Item 6.	Encroachment: APPROVING ENCROACHMENT OF AWNINGS AT 4101 SALZEDO STREET; SUBJECT TO RECOMMENDATIONS OF PUBLIC WORKS.	23135
Item 7.	Sunset Bay Estates: EXTENDING TIME PERIOD A MAXIMUM OF THIRTY DAYS DURING WHICH BUILDINGS AT SUNSET BAY ESTATES WILL BE DEMOLISHED.	23136
Item 8.	Parking: APPROVING EIGHT ATTENDANT PARKING SPACES AT 4665 PONCE DE LEON BOULEVARD.	23137
Item 9.	Garbage: SECOND READING ORDINANCE: INCREASING WASTE FEES FOR COMMERCIAL GARBAGE COLLECTION BY UNITED SANITATION SERVICE.	2358
Item 10.	Industrial Section: PRESENTATION REGARDING PROPOSED PLANNING STUDY OF INDUSTRIAL SECTION BY CHARLES CROMPTON, DIRECTOR OF PLANNING SERVICES OF CARR SMITH ASSOCIATES.	---
Item 11.	Streets: POSTPONING CONFIRMATION OF ORDERING INDUSTRIAL SECTION IMPROVEMENT DISTRICTS H-261, H-262, H-263 TO DECEMBER 9, 1980; PUBLIC HEARING WAS HELD AUGUST 26, 1980.	23138
I Item 12.	Law Enforcement Trust Fund: ESTABLISHING LAW ENFORCEMENT TRUST FUND AND ESTABLISHING CRITERIA AND PROCEDURES FOR APPROPRIATIONS FROM FUND.	23139
Item 13.	Closing Time: EXTENDING CLOSING TIME ONE HOUR NEW YEARS EVE FOR SALE OF INTOXICATING LIQUOR AT RETAIL FOR CONSUMPTION UPON PREMISES ONLY (CLUB VENDOR AND RETAIL LIQUOR STORE LICENSES); TO 2:00 A.M. JANUARY 1, 1981.	23140

and carried by the following roll call: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn was absent; whereupon Resolution No. 23134 was adopted on this 25th day of November, 1980.

RESOLUTION NO. 23134

A RESOLUTION ACCEPTING WITH APPRECIATION DONATION FROM JOHN W. STADLER TOWARDS PRESERVATION AND MAINTENANCE OF CORAL GABLES HOUSE.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That a donation in the sum of \$500.00 shall be and it is hereby accepted with appreciation from John W. Stadler towards the preservation and maintenance of Coral Gables House.

ITEM 6. AWNING ENCROACHMENT AT 4101 SALZEDO STREET

Approval was given at this time to a request by Gables Air Conditioning Service, Inc., to install a canvas awning over the public right-of-way at 4101 Salzedo Street upon motion duly made by Commissioner Kerdyk, seconded by Commissioner Thomson, and carried by the following roll call: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn was absent; whereupon Resolution No. 23135 was adopted on this 25th day of November, 1980.

RESOLUTION NO. 23135

A RESOLUTION APPROVING ENCROACHMENT OF AWNING OVER; SIDEWALK AT 4101 SALZEDO STREET; SUBJECT TO RECOMMENDATIONS OF ORDINANCE NO. 2338.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That a request by occupant, Gables Air Conditioning Service, Inc., for the encroachment of a canvas awning over the sidewalk right-of-way at 4101 Salzedo Street, having been approved by the Board of Architects, November 6, 1980, and having been recommended by the Public Works Department, subject to the requirements of Ordinance No. 2338, including but not limited to the execution of a Restrictive Covenant, said encroachment shall be and it is hereby approved.

ITEM 7. SUNSET BAY ESTATES

A thirty day extension of time was given to the owner of Sunset Bay Estates at this time to demolish buildings on the subject property, upon motion duly made by Commissioner Jacobson, seconded by Commissioner Thomson, and carried by the following roll call: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn was absent; whereupon Resolution No. 23136 was adopted on this 25th day of November, 1980.

RESOLUTION NO. 23136

A RESOLUTION EXTENDING TIME PERIOD A MAXIMUM OF THIRTY DAYS DURING WHICH BUILDINGS AT SUNSET BAY ESTATES WILL BE DEMOLISHED.

WHEREAS, under the terms of Ordinance No. 2332 approving a plat entitled "Sunset Bay Estates", certain buildings on the subject property were to have been demolished by December 12, 1980, and

In regard to the request of the Beautification Committee for \$1,000.00 for participation in the Metropolitan Flower Show to be held at the Tropical Park Race Track on March 19, 20 and 21, 1971, the City Manager was instructed to advise that funds are not available at this time.

The Minutes of the Parking Advisory Board meeting of January 20, 1971 were presented and read.

The following resolution was presented and read:

RESOLUTION NO. 16572

A RESOLUTION REQUIRING THE REMOVAL OF A WALL ENCROACHING AN ALLEY ON THE EAST SIDE OF THE GIFFIN BUILDING, LOCATED ON LOTS 1 TO 4 AND 36 TO 42, BLOCK 3, "INDUSTRIAL SECTION".

WHEREAS, there presently exists a wall which encroaches some fifteen feet into the alleyway on the East side of the Giffen Building, located on Lots 1 to 4, inclusive, and Lots 36 to 42, inclusive, Block 3, "Industrial Section", 250 Bird Road, Coral Gables, Florida; and

WHEREAS, such encroachment prevents enforcement of the parking requirements of the City; and

WHEREAS, the said encroaching wall should be removed so that metered parking can be placed around the perimeter of the Giffen Building on Saizedo Street, Bird Road and Aurora Street; in accordance with the Recommendation of the Parking Advisory Board made at its meeting of January 20, 1971;

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

1. That the recommendation of the Parking Advisory Board at its meeting of January 20, 1971 be and the same hereby is approved.

2. That, in accordance with the said recommendation of the Parking Advisory Board, the Giffen Land Company, or whomever has legal title to the property from which the encroaching wall extends as mentioned in the preamble hereof, hereby is required to forthwith remove the encroaching wall, located on property described hereinabove, and report the same to the City Manager so that proper parking may be utilized in the area.

Motion for its adoption was made by Commissioner Phillips, seconded by Commissioner Murphy. Resolution was adopted by the following roll call: "Yeas" - Commissioners Murphy, Philbrick and Phillips. "Nays" - Commissioners Kerdyk; Mayor Dressel.

The Minutes of the Biltmore Development Board meeting of January 25, 1971 were presented and read.

The Minutes of the Industrial Civil Defense Emergency Board meeting of January 29, 1971 were presented and read.

The Minutes of the Committee of Performing and Allied Arts meeting of February 2, 1971 were presented and read.

The Sanitary Sewer System for the fiscal year 1969-70, prepared by Connell and Associates, was presented and read.

(3464-Z)

Permit subject property to be divided into two building sites in accordance with the survey prepared by Schwebke, Shiskin & Associates, Inc. dated November 11, 1968 and designated as Order No. 92696 and File No. G E No. 19; located on Lots 12 and 13, Block 'D', "Gables Estates No. Three", the two hundred block on Arvida Parkway, Coral Gables, Florida.

(3468-Z)

Permit construction of two six foot seven inch (6' 7") high entry walls and columns with wrought iron gates on subject property located as follows:

- (a) One (1) entry located at the southeast corner of the property on the front property line and set back approximately 56 feet from the east waterway property line;
- (b) One (1) entry located at the southwest corner of the property approximately six feet from the west side property line;

located on Lots 14 and 15, Block 'B', "Gables Estates No. Two", 325 Leucadendra Drive, Coral Gables, Florida.

(3446-Z)

Grant renewal of Resolution No. 13340 to permit continuation of operation of a health studio (barbell gymnasium) on a year-to-year basis, subject to renewal provided no complaints are received; located on Lots 35 and 36, Block 1, "Industrial Section", 4027-4029 LeJeune Road, Coral Gables, Florida.

Motion for its adoption was made by Commissioner Kerdyk, seconded by Commissioner Murphy. Resolution was adopted by the following roll call: "Yeas" - Commissioners Kerdyk, Murphy, Philbrick and Phillips; Mayor Dressel. "Nays" - None.

The following resolution was presented and read:

RESOLUTION NO. 14520

A RESOLUTION AUTHORIZING AN EXCEPTION TO ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "ZONING CODE".

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the following exception to the provisions of Ordinance No. 1525, as amended, and known as the "Zoning Code", having been recommended by the Planning and Zoning Board at its regular meeting of December 2, 1968, be and the same hereby is approved, to-wit:

(3459-Z)

Permit construction of a fourth and fifth story addition to the existing three story building located on subject property, which building site is located across the street from property zoned for duplex residential use, in accordance with submitted

CGG759

DDB512

plans; provided that a covenant is filed to the effect that after the existing warehouse is demolished such property will be used as a parking area and landscaping shall be approved by the City Manager; located on Lots 1 to 8, inclusive, and Lots 33 to 42, inclusive, Block 3, "Industrial Section", 250 Bird Road, Coral Gables, Florida.

Motion for its adoption was made by Commissioner Phillips, seconded by Commissioner Kerdyk. Resolution was adopted by the following roll call: "Yeas" - Commissioners Kerdyk, Murphy, Philbrick and Phillips; Mayor Dressel. "Nays" - None.

Commissioner Philbrick became absent from the Commission Room at this time (5:15).

The following resolution was presented and read:

RESOLUTION NO. 14521

A RESOLUTION POSTPONING CONSIDERATION OF A CERTAIN ZONING ITEM.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That consideration of Item 3465-Z, recommended by the Planning and Zoning Board at its meeting of December 2, 1968 to permit the following:

(3465-Z)

- (a) The use of minimum 3/4" red cedar shakes as a roofing material for the main roof;
- (b) The use of cypress T & G paneling as an exterior wall facing with a concrete block structure behind;

located on Lots 29 and 30, Block 4, "Coral Bay Section 'B'", the east end of Avenue San Pedro, Coral Gables, Florida

be and the same hereby is postponed indefinitely.

Motion for its adoption was made by Commissioner Kerdyk, seconded by Commissioner Murphy. Resolution was adopted by the following roll call: "Yeas" - Commissioners Kerdyk, Murphy; Mayor Dressel. "Nays" - Commissioner Phillips. Commissioner Philbrick absent from the Commission Room at this time.

The following resolution was presented and read:

RESOLUTION NO. 14522

A RESOLUTION AUTHORIZING AN EXCEPTION TO ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "ZONING CODE".

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

October 21, 2014

INVITATION TO NEIGHBORHOOD MEETING

Re: Collection Residences / 250 Bird Road

Dear Neighboring Property Owner,

On behalf of Coral Gables Luxury Holdings, LLC, I would like to invite you to an informational meeting at which the project team will make a presentation of the "Collection Residences" mixed use luxury residential / retail project proposed for the site located at 250 Bird Road. The time and place of this informational meeting will be as follows:

Tuesday, October 28, 2014, at 5:30pm
Love is Blind Restaurant
225 Altara Avenue
Coral Gables, Florida

We look forward to your participation. Thank you for your attention to this matter.

Sincerely,



Mario Garcia-Serra

MGS/amv

MIA_ACTIVE 4235504.2

