

Subject: FW: David William Hotel / Ground Floor Commercial Units
Date: Monday, July 30, 2018 at 1:41:19 PM Eastern Daylight Time
From: Throckmorton, Stephanie <sthrockmorton@coralgables.com>
To: alp@alp-law.com <alp@alp-law.com>

From: Suarez, Cristina
Sent: Friday, July 27, 2018 10:39 AM
To: Throckmorton, Stephanie
Subject: FW: David William Hotel / Ground Floor Commercial Units

FYI

Cristina M. Suárez
Deputy City Attorney & City Prosecutor
City of Coral Gables
405 Biltmore Way, 3rd Floor
Coral Gables, Florida 33134
Main Phone: (305) 460-5218
Direct Dial: (305) 476-7231
Email: csuarez@coralgables.com



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From: Suarez, Cristina
Sent: Wednesday, April 04, 2018 10:55 AM
To: Ramos, Miriam; Swanson-Rivenbark, Cathy
Cc: Cabrera, Suramy; Silio, Antonio; Iglesias, Peter; Trias, Ramon
Subject: RE: David William Hotel / Ground Floor Commercial Units

The ground floor commercial unit was approved for restaurant use as part of a site plan approval by the City Commission in 1960. The space has been vacant for some time and the owner recently proposed a fitness center. Per representations made by the owner’s counsel and in a letter provided by the David William Hotel Condominium Association (see attached), the condo documents allow for the commercial use in those units (including a fitness center). Pursuant to discussions with the owner, its counsel, Ramon, and our office, it was concluded that the proposed fitness studio, subject to the usual building permit

review process, would be allowed pursuant to Sec. 4-104(B)(1) of the Zoning Code which provides that in the MFSA District, "Accessory uses, buildings or structures customarily associated with permitted uses with this Zoning District and not listed within the Table No. 2 may be permitted subject to Development Review Official review and approval."

I'm copying Ramon who has been involved since this matter was brought to our attention and can provide more details regarding the history of the prior approval, etc.

Thanks,
Cristina

Cristina M. Suárez
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From: Ramos, Miriam
Sent: Wednesday, April 04, 2018 9:14 AM
To: Swanson-Rivenbark, Cathy
Cc: Cabrera, Suramy; Silio, Antonio; Iglesias, Peter; Suarez, Cristina
Subject: Re: David William Hotel / Ground Floor Commercial Units

I am looping Cristina in as she has been involved in meetings and can provide a summary of what has occurred so far. My understanding is that a restaurant was previously allowed in that space and that although some residents had complained, the HOA is not opposed.

Cristina, please provide a summary when you are able.

Thanks,

Miriam Soler Ramos
City Attorney

City of Coral Gables

On Apr 4, 2018, at 9:04 AM, Swanson-Rivenbark, Cathy <cswanson@coralgables.com> wrote:

Do we have a list of permitted commercial uses allowed in MFSA? We have received conflicting information from Development Services as to whether a gym is allowed as a commercial use in the David Williams or if it is only allowed by use of the residents in the multifamily structure. We have a resident that has contacted our office and we want to provide accurate information. Thank you.

<image006.jpg>Cathy Swanson-Rivenbark, ICMA-CM, AICP,CEcD

City Manager

City of Coral Gables

405 Biltmore Way, Coral Gables, FL 33134

T: 305-460-5202

www.CoralGables.com

From: Silio, Antonio

Sent: Wednesday, April 04, 2018 8:15 AM

To: Swanson-Rivenbark, Cathy <cswanson@coralgables.com>

Subject: FW: David William Hotel / Ground Floor Commercial Units

Please see email below from Miriam to Mario.

Antonio Silió

Ombudsman

For Residents and Small Business Owners

City of Coral Gables

City Manager's Office

(305) 460-5206

<image004.jpg>

From: Brown, Sebrina

Sent: Tuesday, April 03, 2018 3:19 PM

To: Silio, Antonio

Subject: FW: David William Hotel / Ground Floor Commercial Units

Hi Toni,

Per your request, please see e-mails below regarding Fusion Fitness and attached is a letter from DW Hotel condo assoc. and the certificate of use (cu #19335).

Kind regards,

Sebrina Brown

Concurrency Administrator

City Of Coral Gables
Development Services Department
Planning & Zoning Division
427 Biltmore Way, 2nd Floor
PH: 305-460-5236
E-Mail Add.: Sbrown@coralgables.com
<image001.png>

From: Brown, Sebrina
Sent: Thursday, March 29, 2018 1:18 PM
To: Trias, Ramon
Subject: RE: David William Hotel / Ground Floor Commercial Units

Thanks Ramon.

Sebrina Brown
Concurrency Administrator
City Of Coral Gables
Development Services Department
Planning & Zoning Division
427 Biltmore Way, 2nd Floor
PH: 305-460-5236
E-Mail Add.: Sbrown@coralgables.com
<image001.png>

From: Trias, Ramon
Sent: Thursday, March 29, 2018 1:02 PM
To: Brown, Sebrina
Subject: FW: David William Hotel / Ground Floor Commercial Units

FYI

From: Ramos, Miriam
Sent: Thursday, March 29, 2018 10:04 AM
To: Garcia-Serra, Mario; Suarez, Cristina; Trias, Ramon
Subject: RE: David William Hotel / Ground Floor Commercial Units

Good morning Mario,

Ramon has confirmed that the letter addresses the concerns that were brought to his attention and that Fusion Fitness may move forward.

Sincerely,

Miriam Soler Ramos, Esq., B.C.S.

City Attorney
Board Certified by the Florida Bar in
City, County and Local Government Law
City of Coral Gables
405 Biltmore Way, 3rd Floor
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From: Garcia-Serra, Mario [<mailto:MGarcia-Serra@gunster.com>]
Sent: Tuesday, March 27, 2018 11:04 AM
To: Ramos, Miriam <mramos@coralgables.com>; Suarez, Cristina <csuarez@coralgables.com>; Trias, Ramon <rtrias@coralgables.com>
Subject: David William Hotel / Ground Floor Commercial Units

Dear Miriam, Cristina, and Ramon,

Attached is a letter from the David William Hotel Condominium Association which clearly establishes the Association’s position that (1) the ground floor commercial units are permitted to be utilized for commercial uses by the Declaration of Condominium and that (2) the proposed Fusion Fitness personal fitness studio is an acceptable use as long as it complies with all City permit and license requirements and Condominium Association rules. Please confirm that Fusion Fitness may proceed with the building permit and inspection process for the commercial unit spaces which it has leased.

Best regards,

Mario

<image003.png>

Mario Garcia-Serra | Shareholder
600 Brickell Avenue
Brickell World Plaza
Suite 3500
Miami, Florida 33131

<Fusion Fitness.letter.pdf>

<Fusion Fitness.cu.pdf>

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