BEHAR · FONT

PARTNERS, P.A.

ARCHITECTURE · PLANNING · INTERIORS

PLANNING SUBMITTAL

December 3, 2018

100 MIRACLE MILE

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City of Coral Gables Planning Division Application

305.460.5211 planning@coralgables.com www.coralgables.com

Application request

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

- ☐ Abandonment and Vacations
- ☐ Annexation
- ☐ Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- ☒ Comprehensive Plan Map Amendment - Small Scale
- ☐ Comprehensive Plan Map Amendment - Large Scale
- ☐ Comprehensive Plan Text Amendment
- ☐ Conditional Use - Administrative Review
- ☐ Conditional Use without Site Plan
- ☐ Conditional Use with Site Plan
- ☐ Development Agreement
- ☐ Development of Regional Impact
- ☐ Development of Regional Impact - Notice of Proposed Change
- ☒ Mixed Use Site Plan
- ☐ Planned Area Development Designation and Site Plan
- ☐ Planned Area Development Major Amendment
- ☐ Restrictive Covenants and/or Easements
- ☐ Site Plan
- ☐ Separation/Establishment of a Building Site
- ☐ Subdivision Review for a Tentative Plat and Variance
- ☐ Transfer of Development Rights Receiving Site Plan
- ☐ University Campus District Modification to the Adopted Campus Master Plan
- ☐ Zoning Code Map Amendment
- ☐ Zoning Code Text Amendment
- ☐ Other: _____

General information

Street address of the subject property: 100 Miracle Mile, 151 Andalusia Ave & 2414 Galiano Street

Property/project name: 100 Miracle Mile

Legal description: Lot(s) 19-29

Block(s) 3 Section (s) Crafts Section

Property owner(s): Poncecat Miracle Mile, LLC

Property owner(s) mailing address: 2990 Ponce de Leon Boulevard, #500 Coral Gables, Florida 33134

Telephone: Business 305-448-2330 Fax _____

Other _____ Email ajp @ ajpventures.com

City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Jorge L. Navarro, Esq.

Applicant(s)/agent(s) mailing address: 333 SW 2nd Avenue, #4400 Miami, Florida 33131

Telephone: Business 305-579-0821 Fax

Other Email navarrojo @ gtlaw.com

Property information

Current land use classification(s): Commercial High-Rise Intensity and Commercial Mid-Rise Intensity

Current zoning classification(s): Commercial

Proposed land use classification(s) (if applicable): Commercial High Rise Intensity

Proposed zoning classification(s) (if applicable): N/A

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 Divison Development Review Process Handbook, Section 3.0, for an explanation of each item. If necessary, attach additional sheets to application. The Planning Division reserves the right to request additional information as necessary throughout the entire review process.

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

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

Application submittal requirements

1. Hard copies. The number of application binders to be submitted shall be determined by Staff at the preapplication meeting. The application shall include all the items identified in the preappplication 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.

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): A.	Property owner(s) print name: Alberto J. Perez
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:
Address: 2990 Ponce de Leon Blvd, # 500 Coral Gables, FL 33134	
Telephone: 305.448.2330	Fax: 305.448.2331 Email: ajp@ajpventures.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF MIAMI-DADE
The foregoing instrument was acknowledged before me this 14TH day of SEPTEMBER by _____.
(Signature of Notary Public - State of Florida)
Julia Bru

JULIA N. BRU
MY COMMISSION # FF 221964
EXPIRES: June 30, 2019
Bonded Thru Notary Public Underwriters

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

Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name: N/A
Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name: N/A
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:	Applicant(s)/Agent(s) Print Name: Jorge L. Navarro, Esq.
Address: 333 SE 2nd Avenue, #4100 Miami, Florida 33131	
Telephone: 305-579-0821	Fax: Email: navarrojo@gtlaw.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF
The foregoing instrument was acknowledged before me this 14th day of September 2018 by Jorge L. Navarro
(Signature of Notary Public - State of Florida)

JANET ROSILLO
Notary Public – State of Florida
Commission # GG 109252
My Comm. Expires Jun 6, 2021

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

GT GreenbergTraurig

Jorge L. Navarro
Tel 305.579.0821
Fax 305.961.5310
navarrojo@gtlaw.com

June 8, 2018
Updated: November 19, 2018
Updated: November 28, 2018
Updated: December 3, 2018

VIA ELECTRONIC DELIVERY

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

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

Dear Mr. Trias:

On behalf of Poncecat Miracle Mile, LLC (the "**Applicant**"), please accept this as our Statement of Use in connection with the enclosed Planning Division Application for a proposed mixed use development to be located at the above referenced properties (collectively, the **"Property"**). Specifically, the Applicant is requesting the following: (1) Mixed-Use (MXD) Site Plan Approval (2) Small Scale Comprehensive Plan Amendment from Commercial Mid-Rise Intensity to Mixed Use, (3) Zoning Code Text Amendment to Site Specific Standards applicable to the Property to permit a total of 16 stories (where 14 stories are permitted); (4) Transfer of Development Rights Approval, and (5) Encroachment Agreement for a pedestrian bridge connecting the Property (collectively, the "**Application**").

I. PROPERTY INFORMATION

The Property is located within the Downtown Overlay District at the intersection of Miracle Mile and Galiano Street in the City of Coral Gables (the "**City**"). The Property consists of approximately 29,496 +/- square feet or 0.67 acres of land and is comprised of lots 19 through 29, Block 3 of the Coral Gables Craft Section, as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida. As illustrated below, the Property currently consists of a 3-story office building along Miracle Mile with surface parking facilities along Andalusia Avenue. Additionally, there is an existing alley that bisects the Property (the "**Alley**").

The Property is currently zoned Commercial (C) and has a dual land use designation on the City's Future Land Use Map ("**FLUM**"). The northern portion of the Property fronting Miracle Mile is designated Commercial High-Rise Intensity while the portion of the Property to the south of the existing Alley along Andalusia Avenue has a FLUM designation of Commercial Mid-Rise Intensity. Additionally, the Property is located within the boundaries of the Downtown Overlay District and at the heart of Downtown Coral Gables. As further discussed below, the Application will permit the development of a high quality mixed use development with ground floor commercial uses and upper level residences that will enhance the aesthetic, physical and environmental character of the Downtown Coral Gables area and further activate the Miracle Mile and Andalusia corridors.

II. PROPOSED MXD PROJECT

As detailed in the enclosed plans prepared by Behar Font & Partners and dated August 27, 2018 (the "**Site Plan**"), the Applicant seeks to redevelop the Property with a 16-story mixed use project containing approximately 13,055 square feet of ground floor commercial uses, second floor office space and 130 upper level multifamily residential units with a rooftop deck included with amenity uses (the "**Project**"). The Project has been designed to include ground floor commercial uses to activate the Miracle Mile and Galiano frontages and provides for approximately 3,560 square feet of open space.

Additionally, the Project includes approximately 179 parking spaces within the proposed parking structure to serve the existing and new uses. As reflected in the Site Plan, the proposed Project entails the adaptive reuse and renovation of the existing three (3) story commercial building fronting onto Miracle Mile which will remain in place. The three-story building will be renovated, with the existing bank use remaining at the ground floor and newly refurbished office space and additional residential uses on the upper levels. The Applicant will be supplementing this revised Statement of Use with a shared parking analysis from its traffic engineer in support of parking reductions due to the mixed use components of the Project, its proximity to employment hubs and nearby public transportation facilities.

Consistent with the City's vision for mixed use development on Miracle Mile, the Application will also create a transition in height between the existing ground floor commercial uses along Miracle Mile and the taller multi-family residential buildings along Andalusia Avenue. Specifically, the proposed design preserves the low-rise scale of development along Miracle Mile by maintaining the existing 3-story building envelope.[1] Additionally, with the City's vision for Downtown Coral Gables, the upper level residential units include balconies and large windows that allow future residents to stay connected to the vibrant Miracle Mile and Andalusia streetscape directly below. As such, the Project's premier location along Miracle Mile and Andalusia Avenue, as well as its proximity to the City Trolley, will create active pedestrian areas by providing connectivity to the surrounding entertainment, retail and restaurant spaces for residents and visitors alike.

III. ANALYSIS FOR FLUM AMENDMENT

As reflected above, the Future Land Use Map currently designates the portion of the Property fronting Miracle Mile as Commercial High-Rise Intensity. The Applicant requests to amend the FLUM designation of the Property to Mixed Use, which is compatible with the existing land use designations and developments along Miracle Mile and the adjacent properties to the east and north along Andalusia Avenue. For the reasons outlined below, the proposed FLUM amendment is appropriate and compatible with the surrounding area, meets the applicable criteria established in pursuant to the Section 3-1506 of the Zoning Code and, therefore, should be approved.

1. **Whether it specifically advances any objective or policy of the Comprehensive Plan.**

[1] Pursuant to Section 4-203 of the City's Zoning Code, the Miracle Mile frontage may be developed with up to six (6) stories or seventy (70) feet in building height.

As discussed above, the Project advances multiple objectives, goals and policies of the City's Comprehensive Plan. The Project will also improve underutilized land currently used as a surface parking lot with a high quality mixed use development that will complement the recent beautification and streetscape enhancements recently completed along Miracle Mile and Downtown Coral Gables.

2. Whether it is internally consistent with Comprehensive Plan.

The Project is internally consistent with the Comprehensive Plan as described above as it permits the development of the same building height and massing along the Andalusia Avenue frontage as is currently permitted under the Property's underlying site-specific regulations. As discussed further below, the Applicant is simply requesting to permit two (2) additional residential stories with the permissible building height of 163.5 feet, which in turn will help reduce the building height and intensity along the Miracle Mile frontage.

3. Its effect on the level of service of public infrastructure.

The Project will meet or exceed the level of service, satisfy concurrency and will allow for the development of residential units within close proximity to office, retail and public transportation facilities. Specifically, the synergy of uses and activated streetscapes along Miracle Mile and the Downtown Coral Gables area supports the City's goal of promoting the viability of the City's Trolley system and alternate modes of transportation.

The Project is located within the Gables Redevelopment Infill District (the "**GRID**") which precludes certain road facilities from concurrency review for projects within the GRID. Nonetheless, the Applicant has submitted a traffic generation study as part of the Application and has worked with the City's traffic consultant to confirm that the Project will not have an adverse impact on the traffic patterns within the surrounding areas.

4. Its effect on environmental resources.

The proposed mixed use development allows future residents the opportunity to work, dine, shop and entertain within a short walking and biking distance of their home, thereby reducing the use of private motorized vehicles. As such, the proposed development will provide a positive impact on the City and environment. Additionally, in accordance with Section 4-201(F)(5) of the City's Zoning Code, the Project will satisfy the Leadership in Energy and Environmental Design (LEED) criteria and certification further reducing any negative impacts on the environment.

5. Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables.

The Project will provide additional housing in the heart of the City for the growing downtown residential community as intended by the MXD District and underlying Miracle Mile Downtown Overlay District. The future residents will increase patronage and help support the local businesses located along Miracle Mile and within the City's Business Improvement District.

The Project will also provide housing options for those who work in Downtown Coral Gables and surrounding areas.

IV. TRANSFER OF DEVELOPMENT RIGHTS: RECEIVING SITE

In connection with the Project, the Applicant is seeking a Transfer of Development Rights ("**TDRs**") as a receiving site in accordance with Section 3-1005 of the City's Zoning Code. Specifically, pursuant to Section 3-1005(a) of the Zoning Code, the Property is eligible for TDRs as a receiver site as it is located within the boundaries of the Central Business District and is zoned Commercial. The Applicant intends to utilize the TDRs in order to exceed the Mediterranean Level 1 Bonus, 3.2 maximum FAR, by up to twenty-five percent (25%) per Section 3-1005(a) of the Zoning Code in order to permit an FAR of an additional 23,596.8 square feet. Following Site Plan approval and prior to the issuance of a building permit, the Applicant will pursue the necessary approvals from the Board of Architects, Historic Preservation Board, Planning and Zoning Board and City Commission to finalize the TDR transfer for the Project. The Applicant is acceptable to including a condition to this effect.

V. ENCROACHMENT AGREEMENT

The Applicant is also requesting the approval of an encroachment agreement to allow the unified development of the Property. Specifically, the encroachment agreement will include the development of two pedestrian bridges on the third and fifth floors connecting the proposed building on the southern portion of the Property to the existing building along Miracle Mile along with certain other encroachments reflected on the Site Plan. Please note that the Project is designed in a manner that provides proper clearance and ensures that the Alley will remain open to the public for pedestrian and vehicular traffic.

VI. ZONING TEXT AMENDMENT

The Property currently has a Site Specific designation that permits a maximum height of 150 feet and 13-stories or 163.5 feet and 14-stories with Level 1 Mediterranean Bonuses. Additionally, pursuant to Section 5-604(D) of the Zoning Code, the rear portion of the Property may be developed with up to 190.5 feet or 16-stories with Level 2 Mediterranean bonuses while the portion of the Property fronting onto Miracle Mile may be developed with up to 70 feet and 6-stories in building height under the Miracle Mile Downtown Overlay District. However, the Applicant seeks to construct the portion of the Project fronting Miracle Mile at a lower height than permitted and to accommodate two (2) additional stories within the 163.5 feet of building height permitting along the Andalusia Avenue frontage. The proposed design breaks up the building massing and creates a more pedestrian friendly environment along Miracle Mile.

In order to accomplish this design feature, the Applicant is requesting the following text amendment to Division 8, Section A-36(B). Specifically, the Applicant is seeking to amend the Site Specific text in order to design the Project with sixteen (16) stories where only fourteen (14) stories would be permitted under the Level 1 Mediterranean Bonus.

> 5. No apartment buildings and/or structure shall be constructed or erected on the following described property to exceed sixteen (16) stories or one hundred sixty three and a half (163.5) feet in height (inclusive of Mediterranean Bonuses):
>
> a. Lots 23 through 29, inclusive, Block 3.
>
> 6. No commercial buildings shall be constructed or erected on the following described properties to exceed three (3) stories or forty-five (45) feet in height (inclusive of Mediterranean Bonuses):
>
> a. Lots 19 through 22, inclusive, Block 3

In accordance with Section 3-1405 of the Zoning Code, the proposed text amendment is consistent with the City's Comprehensive Plan as it does not permit uses prohibited under the Comprehensive Plan as well as does not allow excess densities or intensities beyond what is permitted under the City's Comprehensive Plan.

VII. CONCLUSION

Based on the foregoing, the Project complies with the requirements of Section 3-408 of the Zoning Code for approval of a MXD Site Plan, is consistent with the Comprehensive Plan and satisfies the overall goals and objectives for redevelopment in the Downtown Overlay District. The proposed Project will be a prime example of a high quality mixed-use development where residents and neighbors can live, shop, eat and entertain within the bustling Downtown Coral Gables area.

As such, we look forward to your favorable consideration of our Application. Should you have any questions or require any additional information, please do not hesitate to contact me at 305-579-0821.

Sincerely,

GREENBERG TRAURIG

FOR Jorge L. Navarro, Esq.

JLN: dv

Enclosures

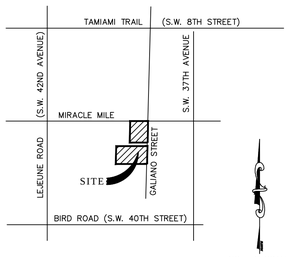
cc: Devon Vickers, Esq.

MIA 186559240v7

Survey prepared by Pinnell Survey, Inc. Copyright © Jason H. Pinnell & Pinnell Survey, Inc.

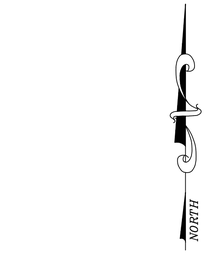
VICINITY MAP:

NOT TO SCALE



PROJECT ADDRESS:

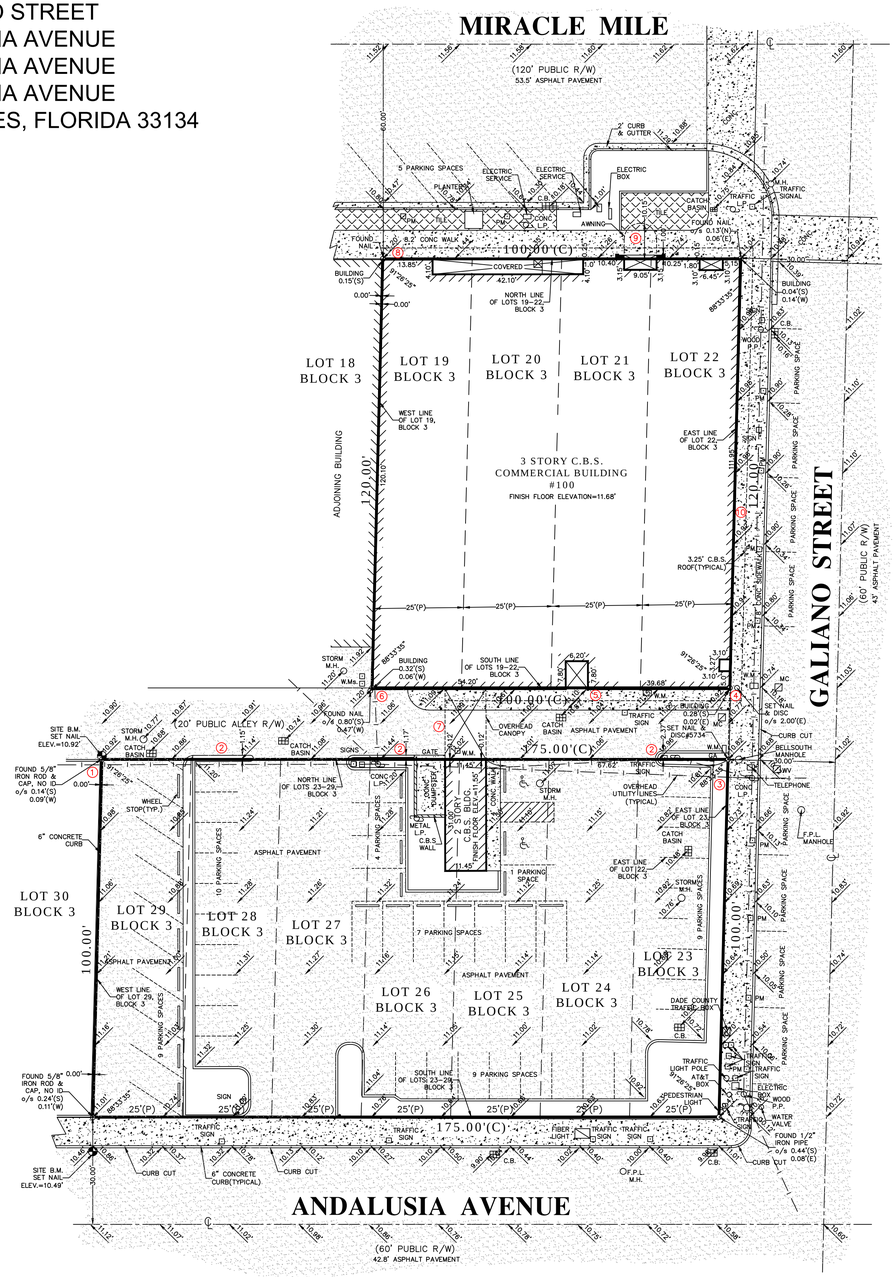
101 ANDALUSIA AVENUE
2414 GALIANO STREET
125 ANDALUSIA AVENUE
145 ANDALUSIA AVENUE
151 ANDALUSIA AVENUE
CORAL GABLES, FLORIDA 33134



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



LEGEND:

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

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

CERTIFY TO:

1. PONCECAT MIRACLE MILE, LLC
2. STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A.
3. FIRST AMERICAN TITLE INSURANCE COMPANY
4. CITIBANK, N.A., A NATIONAL BANKING ASSOCIATION, AND ITS SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR

LEGAL DESCRIPTION:

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

ENCROACHMENT NOTES:

1. – OVERHEAD UTILITY LINES CROSS OVER PROPERTY LINE.
2. – CONCRETE CURB, ASPHALT PAVEMENT, C.B.S. WALL, CONCRETE AND OVERHEAD UTILITY LINES CROSS OVER PROPERTY LINE.
3. – OVERHEAD UTILITY LINES CROSS OVER PROPERTY LINE.
4. – C.B.S. BUILDING CROSSES OVER PROPERTY LINE.
5. – OVERHEAD C.B.S. ROOF CROSSES OVER PROPERTY LINE.
6. – BUILDING CROSSES OVER PROPERTY LINE.
7. – OVERHEAD CANOPY ENCROACHES OVER 20' ALLEY.
8. – OVERHEAD C.B.S. ROOF CROSSES OVER PROPERTY LINE.
9. – DECORATIVE BUILDING ENTRANCE AND AWNING CROSSES OVER PROPERTY LINE.
10. – OVERHEAD C.B.S. ROOF CROSSES OVER PROPERTY LINE.

GENERAL NOTES:

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

CERTIFICATION:

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

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

REVISIONS:

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

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

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Legal Description

Lots 19, 20, 21, 22, 23, 24, 25, 26, 27, 28 and 29, Block 3, Crafts Section of Coral Gables, according to the Plat thereof recorded in Plat Book 10, Page 40, Public Records of Miami-Dade County, Florida.

Parcel Identification Numbers: 03-4117-005-0570, 03-4117-005-0580, 03-4117-005-0590, 03-4117-005-0600, 03-4117-005-0630, 03-4117-005-06640

100 MIRACLE MILE

100 MIRACLE MILE
CORAL GABLES, FLORIDA

BEHAR·FONT

PARTNERS, P.A.
ARCHITECTURE • PLANNING • INTERIORS

4533 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33146
Tel:(305)740-5442 . Fax:(305)740-5443
CERTIFICATION No. AA2451

ATLANTA,GEORGIA • NEW HAVEN,CONNECTICUT

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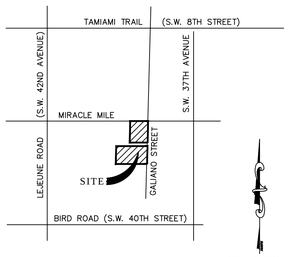
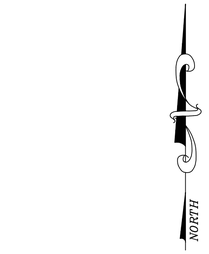
VICINITY MAP:

NOT TO SCALE



PROJECT ADDRESS:

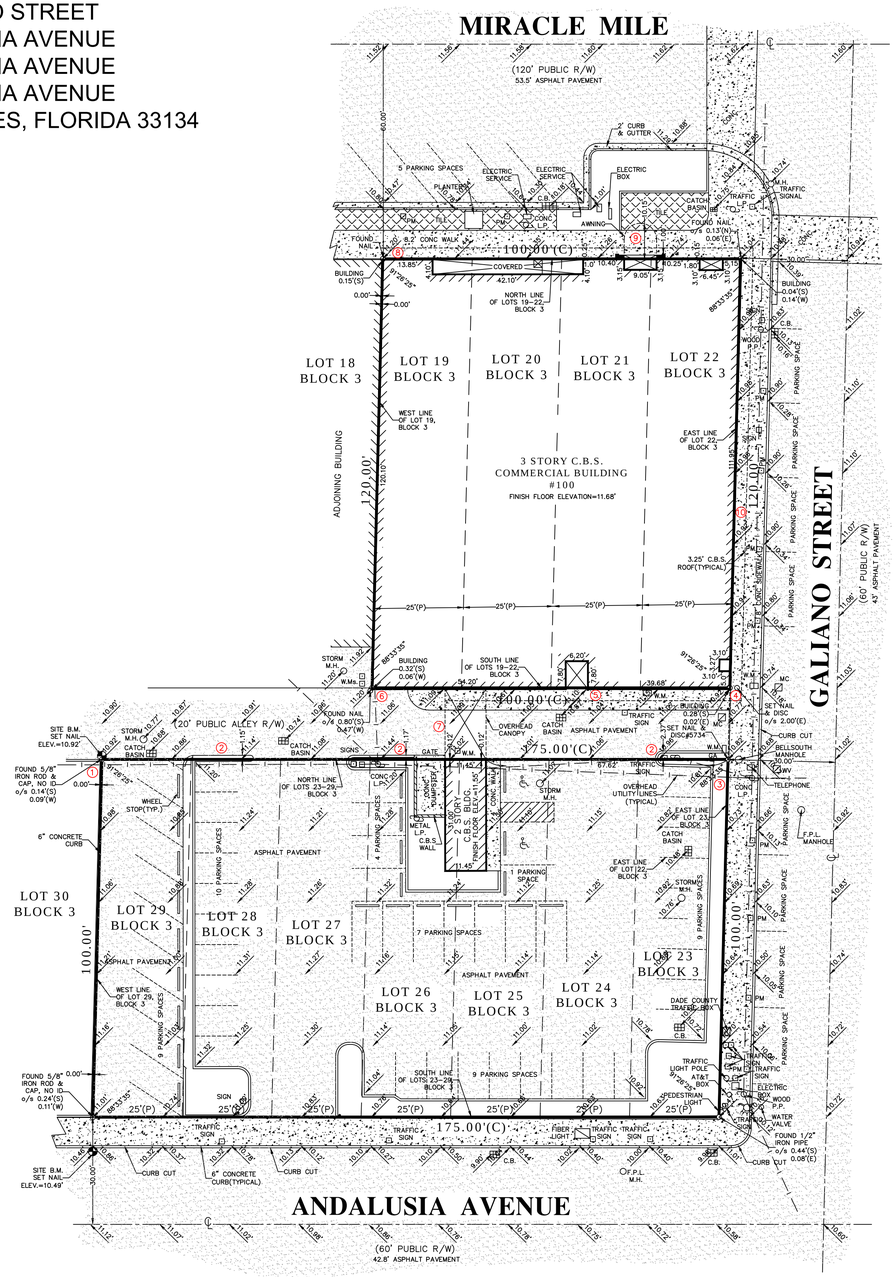
101 ANDALUSIA AVENUE
2414 GALIANO STREET
125 ANDALUSIA AVENUE
145 ANDALUSIA AVENUE
151 ANDALUSIA AVENUE
CORAL GABLES, FLORIDA 33134



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



LEGEND:

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

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

CERTIFY TO:

1. PONCECAT MIRACLE MILE, LLC
2. STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A.
3. FIRST AMERICAN TITLE INSURANCE COMPANY
4. CITIBANK, N.A., A NATIONAL BANKING ASSOCIATION, AND ITS SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR

LEGAL DESCRIPTION:

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

ENCROACHMENT NOTES:

1. – OVERHEAD UTILITY LINES CROSS OVER PROPERTY LINE.
2. – CONCRETE CURB, ASPHALT PAVEMENT, C.B.S. WALL, CONCRETE AND OVERHEAD UTILITY LINES CROSS OVER PROPERTY LINE.
3. – OVERHEAD UTILITY LINES CROSS OVER PROPERTY LINE.
4. – C.B.S. BUILDING CROSSES OVER PROPERTY LINE.
5. – OVERHEAD C.B.S. ROOF CROSSES OVER PROPERTY LINE.
6. – BUILDING CROSSES OVER PROPERTY LINE.
7. – OVERHEAD CANOPY ENCROACHES OVER 20' ALLEY.
8. – OVERHEAD C.B.S. ROOF CROSSES OVER PROPERTY LINE.
9. – DECORATIVE BUILDING ENTRANCE AND AWNING CROSSES OVER PROPERTY LINE.
10. – OVERHEAD C.B.S. ROOF CROSSES OVER PROPERTY LINE.

GENERAL NOTES:

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

CERTIFICATION:

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

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

REVISIONS:

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

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

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

MAXIMUM F.A.R.				ALLOWED	PROVIDED
CORAL GABLES:	29,496.00	SQ.FT.	X 3.0	88,488.00	
DEVELOPMENT BONUS STANDARD	29,496.00	SQ.FT.	X0.2	5899.2	
		TOTAL		**94,387.20**	
PURCHASED TDR *GABLES ZONING CODE) MAX 25% OF PERMITTED GROSS FAR AND APPROVED*	94,387.20	SQ.FT.	X 25%	23596.8	
		TOTAL		**117,984.00**	**117,320.00**

F.A.R.

FLOOR	AREA	# FLOORS	TOTAL	AREAS NOT INCLUDED IN FAR
EXISTING BUILDING				
GROUND FLOOR	10,540	*1*	*10,540*	2,293
2ND LEVEL	8,966	*1*	*8,966*	5,986
3RD LEVEL	7,050	*1*	*7,050*	0
4TH LEVEL	0	*1*	*0*	0
5TH REC DECK	645	*1*	*645*	736
PROPOSED BUILDING				
GROUND FLOOR	2,515	*1*	*2,515*	10,380
2ND LEVEL	0	*1*	*0*	16,066
3RD LEVEL	0	*1*	*0*	16,166
4TH LEVEL	0	*1*	*0*	16,480
5TH LEVEL	0	*1*	*0*	16,480
6TH REC DECK	7,964	*1*	*7,964*	910
7TH - 11TH LEVEL	7,964	*8*	*63,712*	9,100
12TH-16TH LEVEL	7,964	*2*	*15,928*	910
		TOTAL	**117,320**	**95,507**

DENSITY	REQUIRED	PROVIDED
(As per 4-201.E.13 City of Coral Gables Zoning Code)		
NO MINIMUM NO MAXIMUM	NONE	130 UNITS

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

BUILDING HEIGHT	REQUIRED	PROVIDED
	UP TO 190'-6"	175'-0"

PARKING		REQUIRED	PROVIDED
RESIDENTIAL PARKING			
EFF. & 1BR UNITS @ 1.00	*1BR UNITS: 86*	86.00	
2BR UNITS @ 1.75	*2BR UNITS: 44*	77.00	
	TOTAL (RESIDENTIAL):	163	159
RETAIL PARKING			
1 SPACE PER 300 SQ.FT			
EXISTING BANK & 2ND LEVEL OFFICE	*14,776 sq.ft.*	49	
NEW PROPOSED	*2,515 sq.ft.*	8	
	TOTAL (RETAIL):	58	
	TOTAL PARKING:	166 *As per shared parking matrix & Section 5-1410 (B)(2)*	179

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

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

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

PARKING				
FLOOR	SPACES	HANDICAP	E. CHARGING	TOTAL
GROUND FLOOR	0	0	0	0
2ND LEVEL	33	2	2	37
3RD LEVEL	36	2	2	40
4TH LEVEL	37	2	2	41
5TH LEVEL	38 + 20 Lifts	2	1	61
TOTAL		8	8	**179**

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

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

MIXED USE PERCENTAGES	REQUIRED	PROVIDED
(As per 4-201.D.5 City of Coral Gables Zoning Code)		
COMMERCIAL		
Min. 8% Total SQ.FT. Total F.A.R.		
2ND FLOOR OFFICE		4,236
EXISTING BANK		10,540
NEW PROPOSED RETAIL		2,515
117,320X .08 =	**9,385.60**	**17291 = 14.7%**
RESIDENTIAL		
Max. 85% Total SQ.FT. Total F.A.R.		
2ND FLOOR		4,730
3RD FLOOR		7,050
REC DECK		7,964
7TH-11TH LEVEL		63,712
12TH-16TH LEVEL		15,928
117,320 X .85 =	**99,722.00**	**99,384 = 84.7%**

UNIT MIX

	EXISTING			NEW			TOTAL
FLOOR	1BR	2BR	# FLOORS	1BR	2BR	# FLOORS	
GROUND FLOOR	0	0	*1*	*0*	*0*	1	**0**
2ND LEVEL	5	1	*1*	*0*	*0*	1	**6**
3RD LEVEL	8	1	*1*	*0*	*0*	1	**6**
4TH LEVEL				*0*	*0*	1	**0**
5TH LEVEL				*0*	*0*	1	**0**
6TH LEVEL				*8*	*2*	1	**10**
7TH-11TH LEVELS				*8*	*3*	5	**88**
12TH-16TH LEVEL				*5*	*5*	5	**20**
TOTAL	13	2	15 UNITS	73	42	115 UNITS	130 UNITS
%						1 BR 86	**66%**
						2 BR 44	**34%**

NOTES:

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

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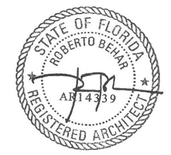
CERTIFICATION No. AA26451
ATLANTA, GEORGIA - NEW HAVEN, CONNECTICUT

SEAL:



ROBERT BEHAR AR No. 14339

100 MIRACLE MILE

100 MIRACLE MILE
CORAL GABLES, FLORIDA

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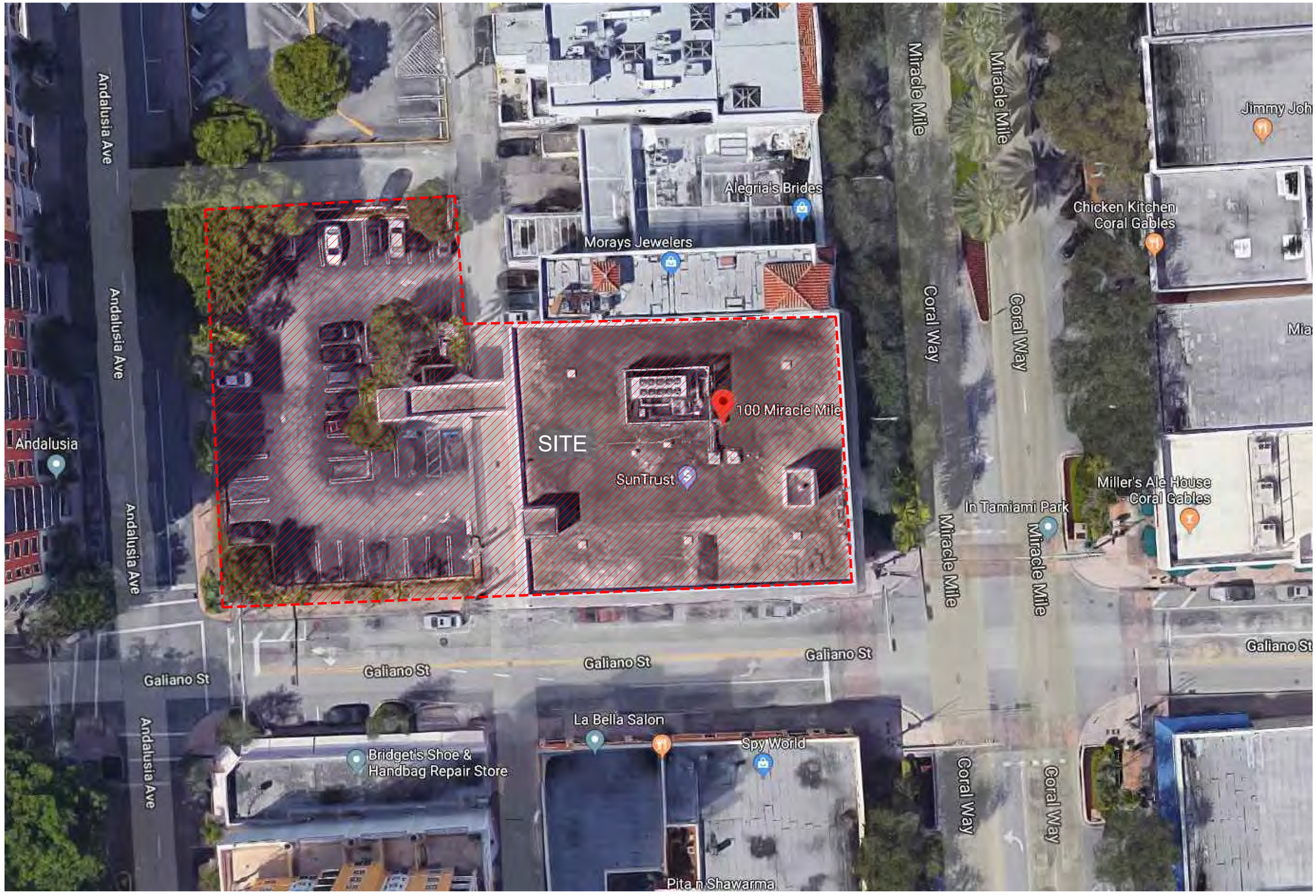
DATE: 08-27-18

PROJECT NO: 17-054

DRAWING NAME:

SHEET NO:

CP- 0.01



LOCATION PLAN

SCALE: N.T.S

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CORAL GABLES, FLORIDA 33146
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CERTIFICATION No. AA2451
ATLANTA, GEORGIA · NEW HAVEN, CONNECTICUT

SEAL:

STATE OF FLORIDA
ROBERTO BEHAR
AR14339
REGISTERED ARCHITECT

ROBERT BEHAR AR No. 14339

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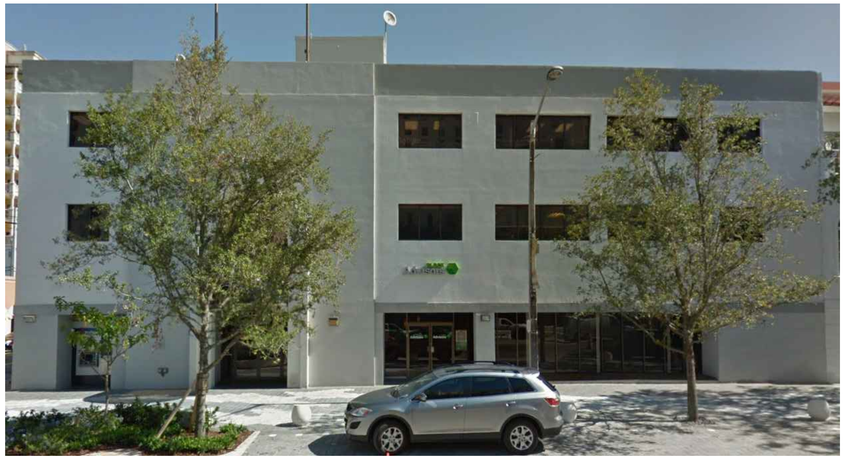
DATE: 08-27-18

PROJECT NO: 17-054

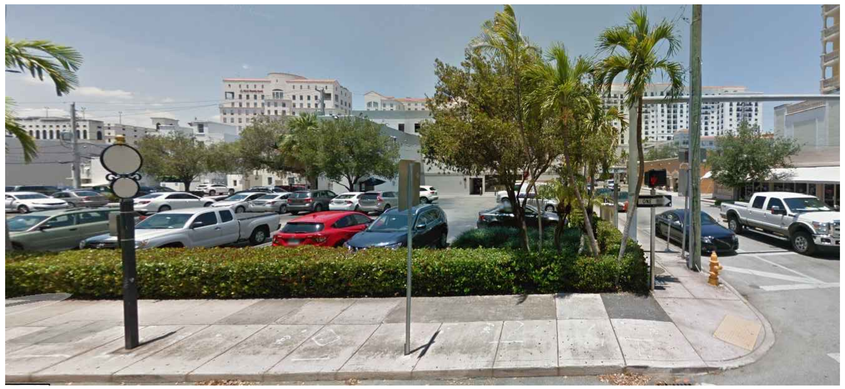
DRAWING NAME:

SHEET NO:

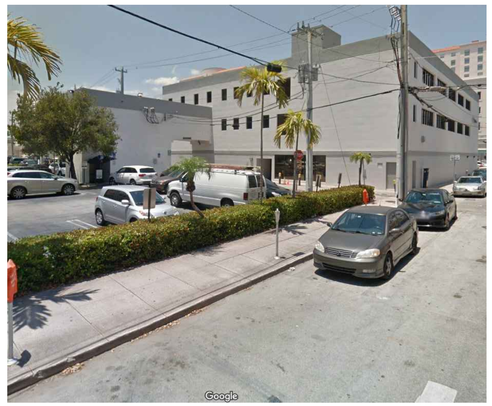
CP- 1.0



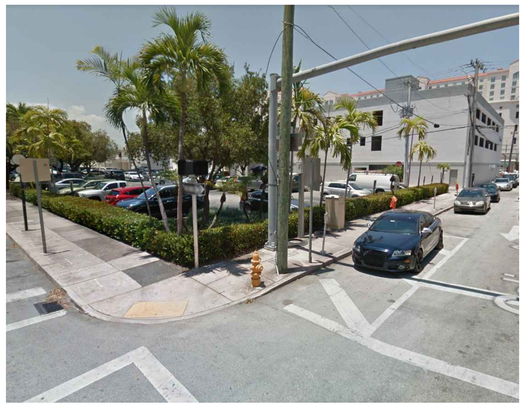
1. EXISTING BANK BUILDING - FROM MIRACLE MILE



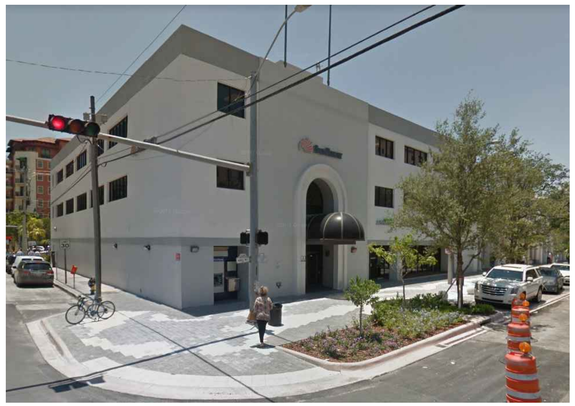
4. PROPOSED BUILDING SITE- FROM ANDALUSIA



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



6. PROPOSED BUILDING SITE- FROM GALIANO & ANDALUSIA



2. EXISTING BANK BUILDING - FROM GALIANO & MIRACELE MILE

3. EXISTING BANK BUILDING - FROM GALIANO

CONTEXT SITE PHOTOS

SCALE: N.T.S

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SEAL:

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AR14339
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DATE: 08-27-18

PROJECT NO: 17-054

DRAWING NAME:

SHEET NO:

CP-1.1

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DATE: 08-27-18

PROJECT NO: 17-054

DRAWING NAME:

SHEET NO:

CP- 1.2

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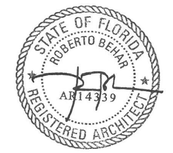
SEAL:



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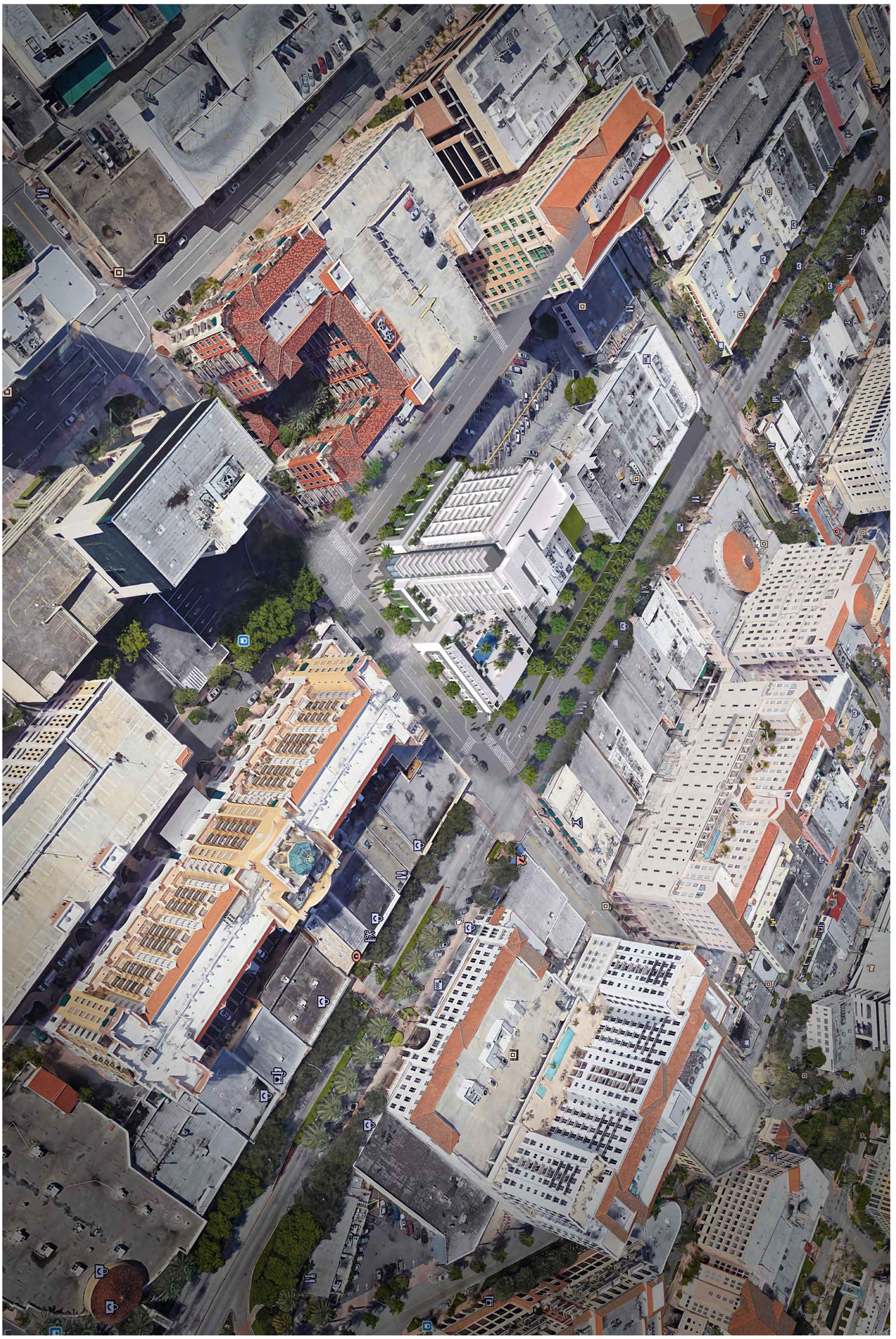
DATE: 08-27-18

PROJECT NO: 17-054

DRAWING NAME:

SHEET NO:

CP- 1.3



DATE: 08-27-18

PROJECT NO: 17-054

DRAWING NAME:

SHEET NO:

CP- 1.4

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SEAL:

STATE OF FLORIDA
ROBERTO BEHAR
REGISTERED ARCHITECT
AR 14339

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ARCHITECTURE · PLANNING · INTERIORS
CORAL GABLES, FLORIDA
ATLANTA, GEORGIA · NEW HAVEN, CONNECTICUT

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DATE: 08-27-18

PROJECT NO: 17-054

DRAWING NAME:

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R- 1.0

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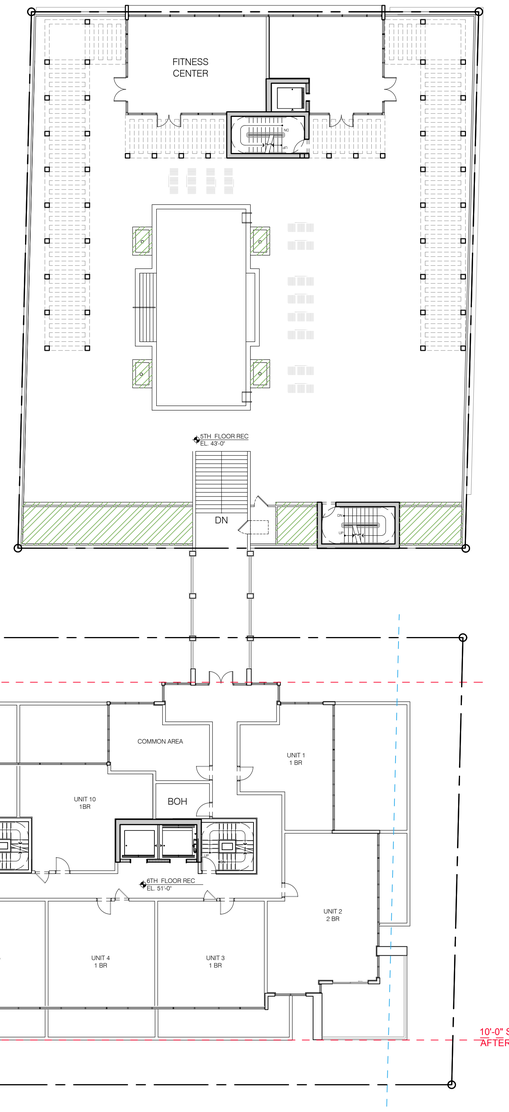
DEVELOPMENT BONUS STANDARDS

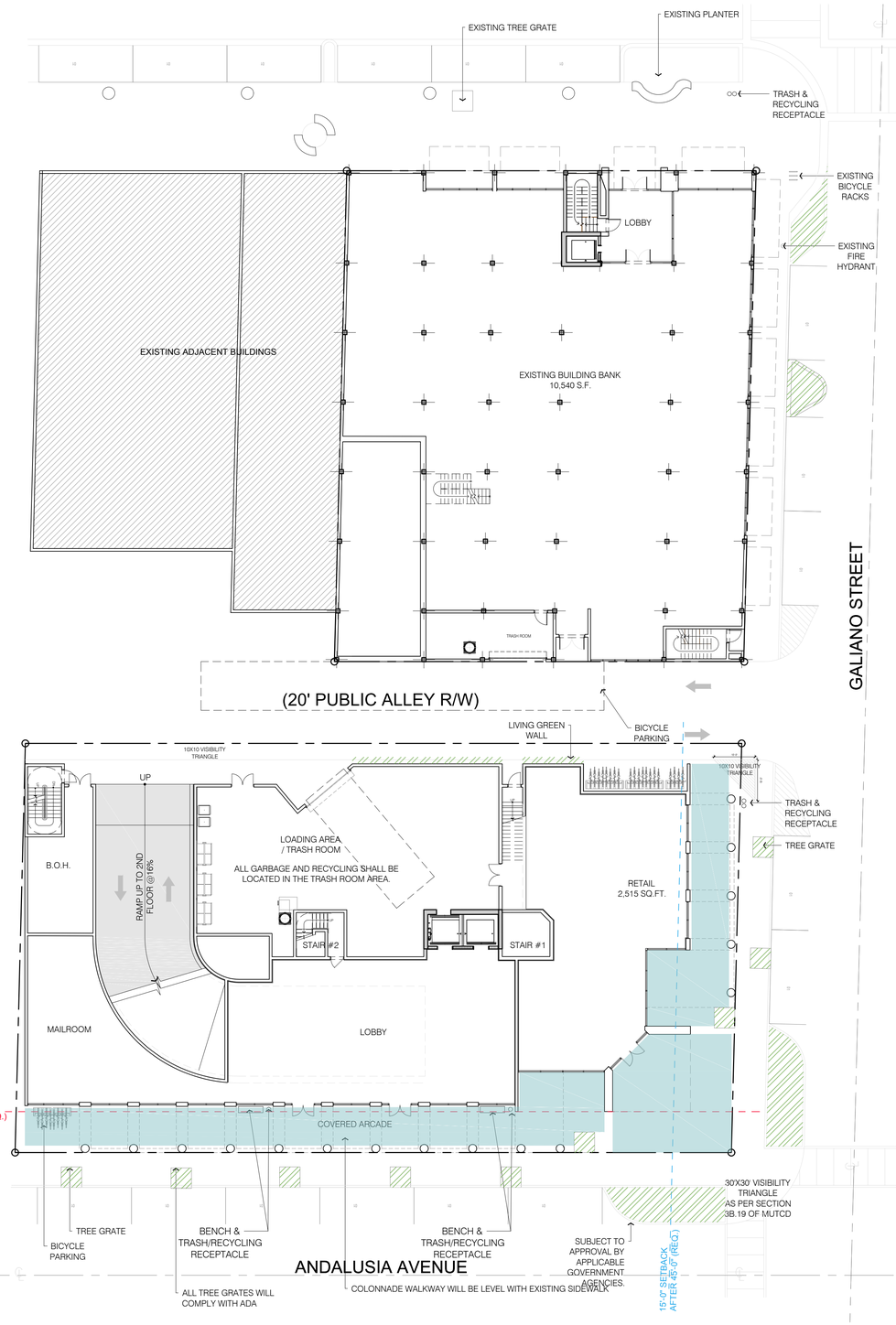
(REQUIRED STANDARDS) TABLE 1 (ALL REQUIRED)

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



GROUND FLOOR PLAN

SCALE: N.T.S.



REC. DECK FLOOR PLAN

SCALE: N.T.S.

LEGEND

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

REC. FLOOR OPEN DECK AREA = 9,359 SQ.FT.

TOTAL ELEVATED DECK AREA = 11,978 SQ.FT.

MEDITERRANEAN BONUS

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PROJECT NO: 17-054

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SHEET NO:

A-0.1

LEGEND

TOTAL NET LOT AREA	29,496 SQ.FT.
TOTAL ARCADE AREA	3,036 SQ.FT.
GROUND F. GREEN AREA (WITHIN PROPERTY LINE)	131 SQ.FT.
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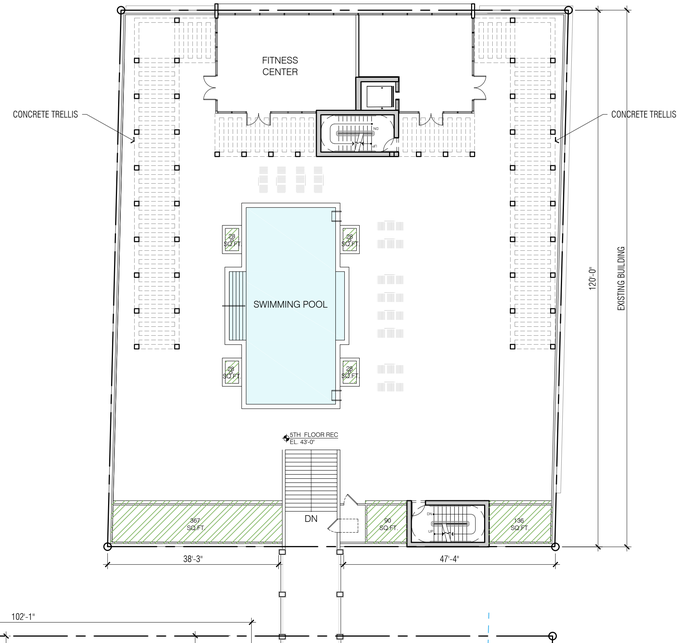
TOTAL LANDSCAPE OPEN SPACE AREA	3,960 SQ.FT.
REC. FLOOR OPEN DECK AREA = 9,359 SQ.FT.	
TOTAL ELEVATED DECK AREA = 11,978 SQ.FT.	

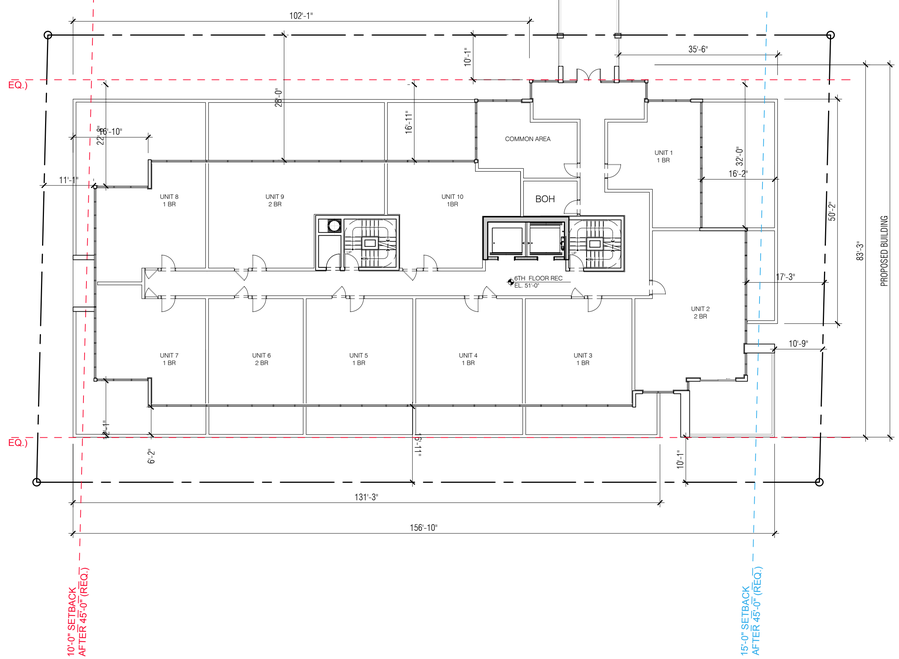
LANDSCAPE

TOTAL NET LOT AREA = 29,496 S.F. (100%)

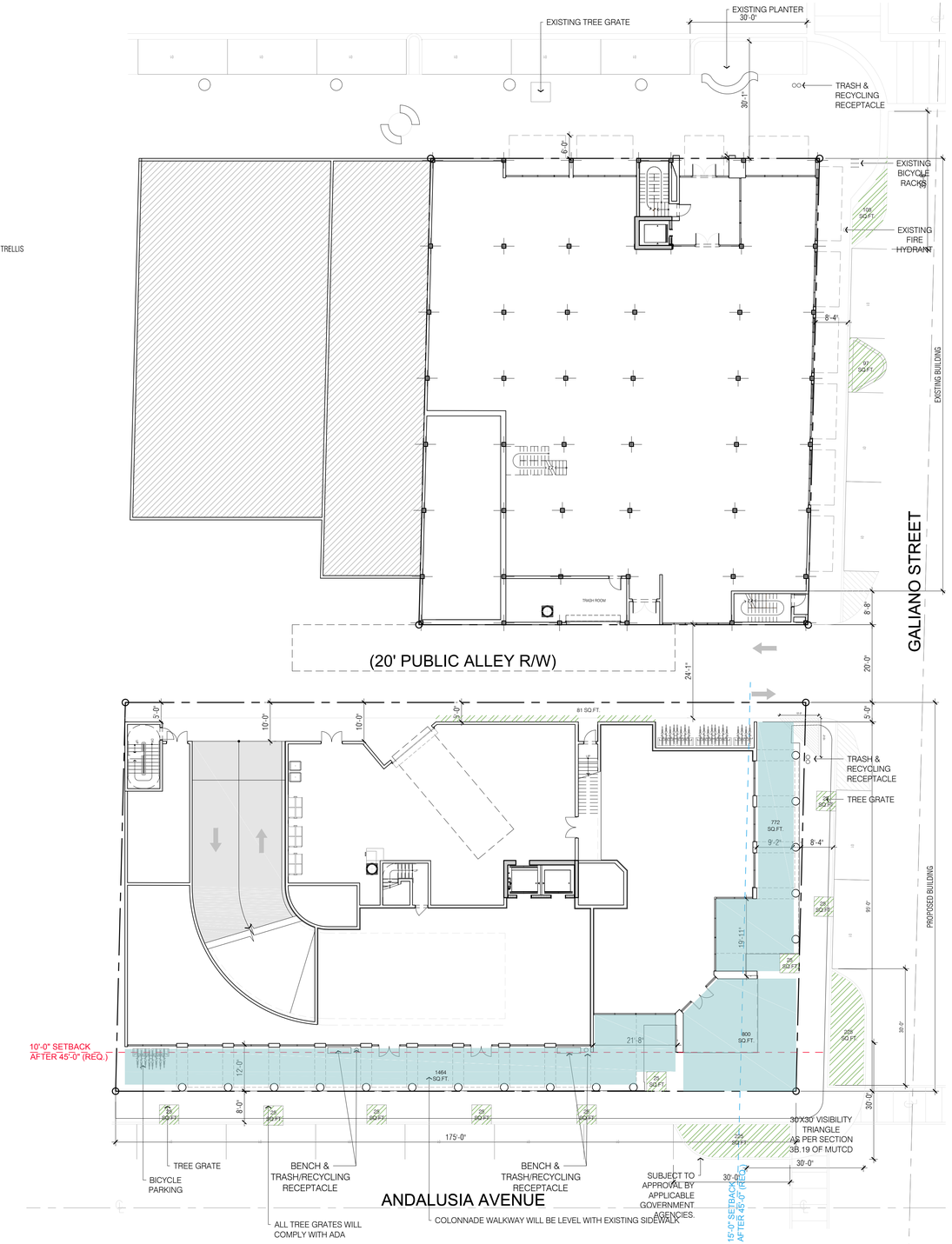
TOTAL OPEN SPACE AREA= 12,538 SF. (43%)
TOTAL GROUND FLOOR OPEN SPACE + TOTAL REC DECK OPEN SPACE)

FOOT PRINT BUILDING	38,781 SQ.FT.





REC. DECK



GROUND FLOOR

LANDSCAPE/OPEN SPACE DIAGRAM

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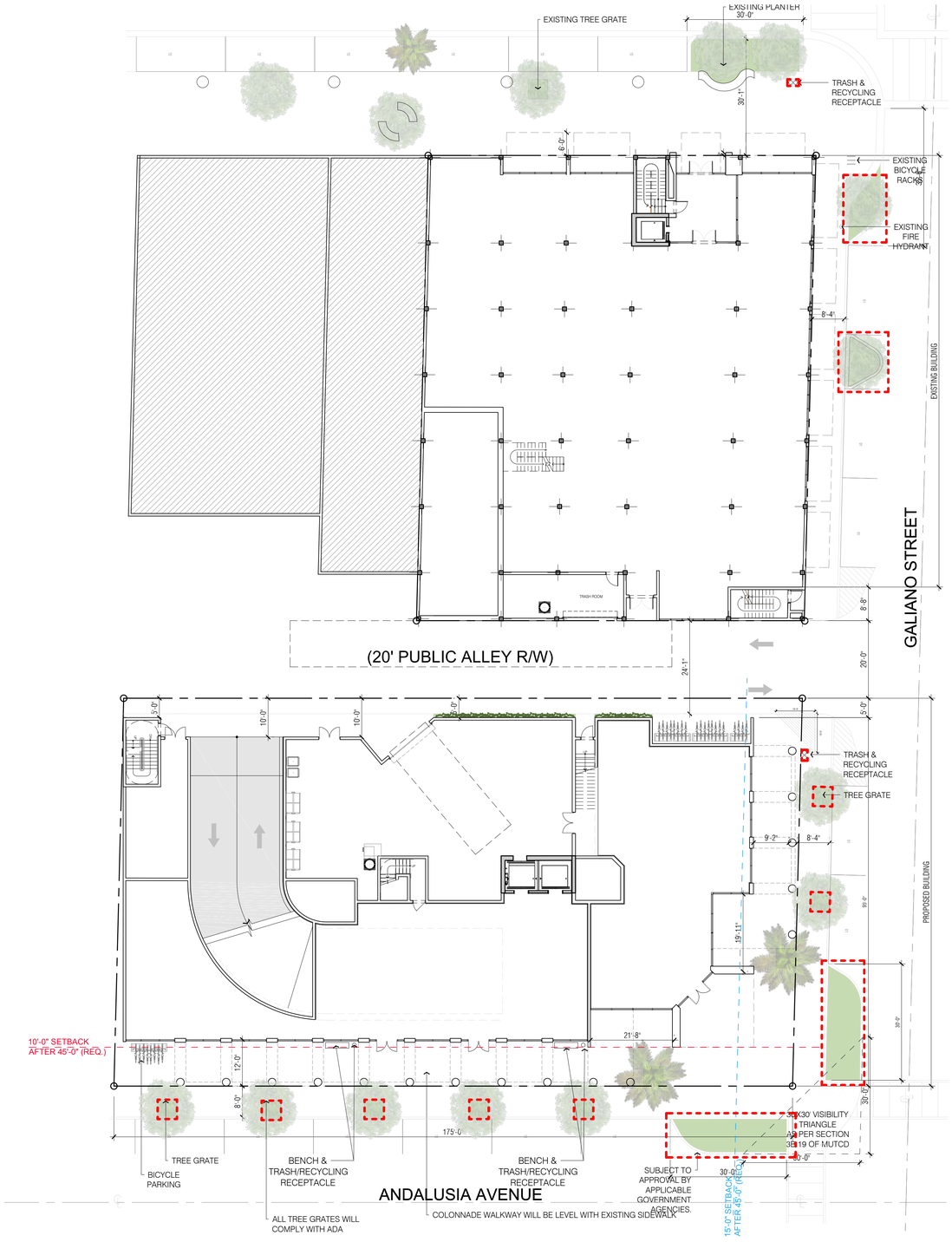
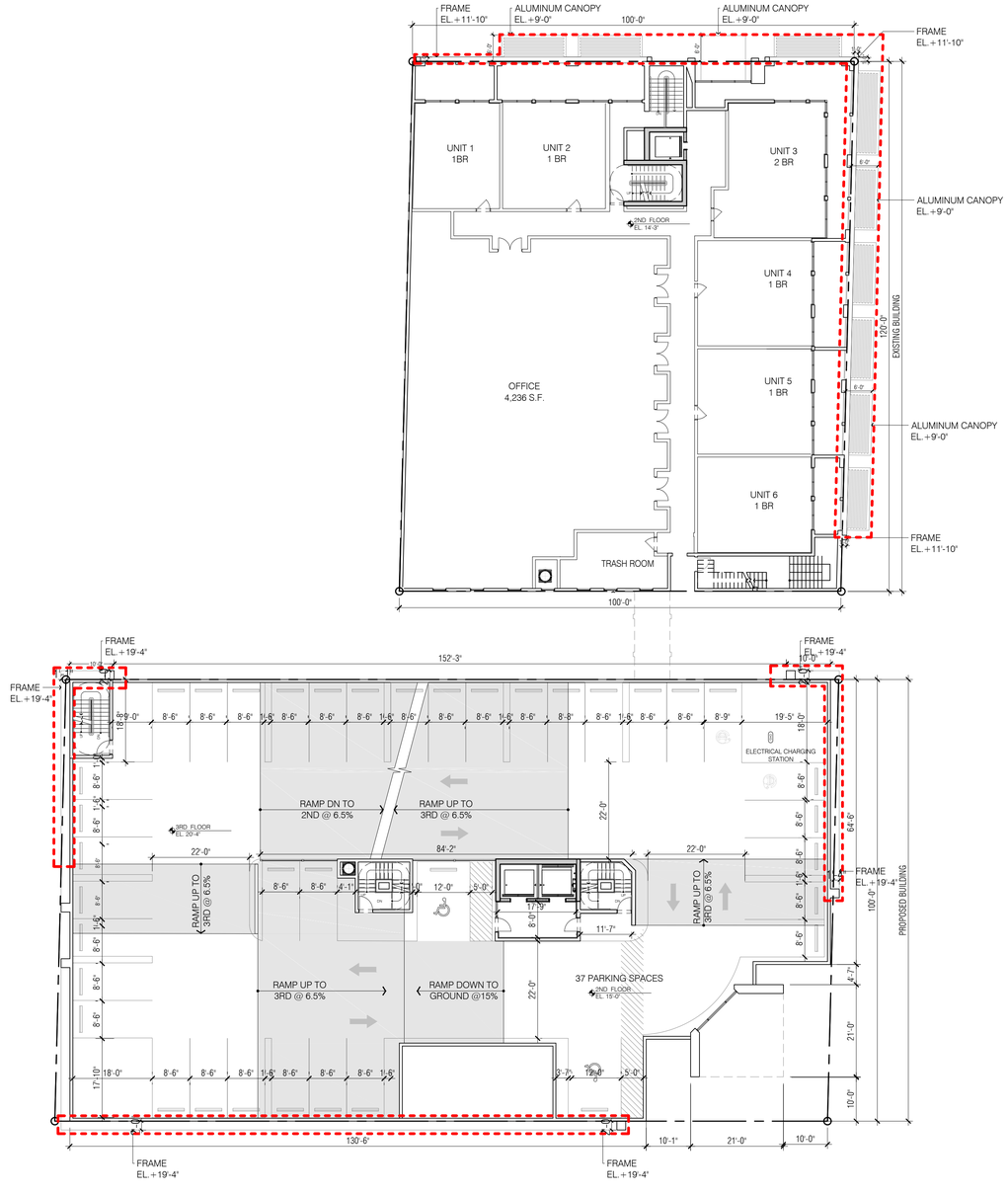
DRAWING NAME:

SHEET NO:

A-0.2



GROUND FLOOR



2ND FLOOR

ENCROACHMENT PLAN

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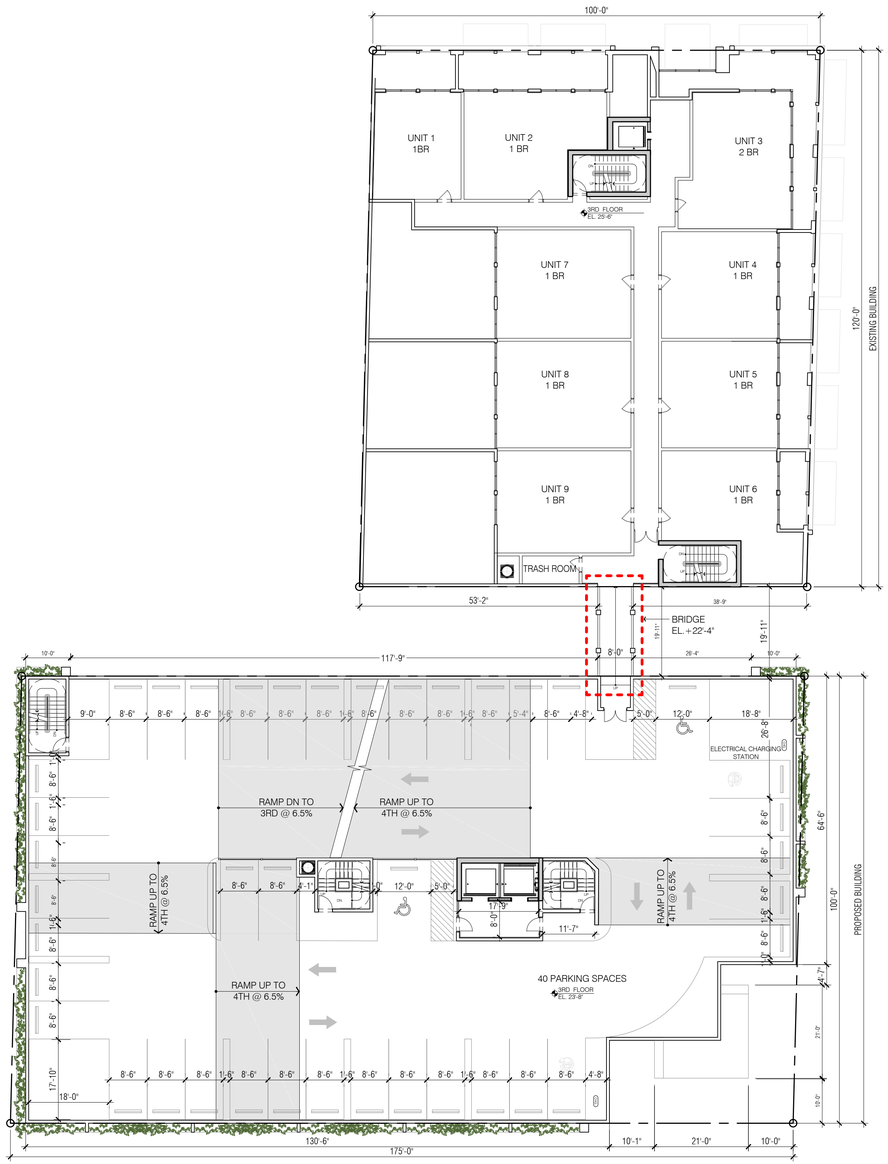
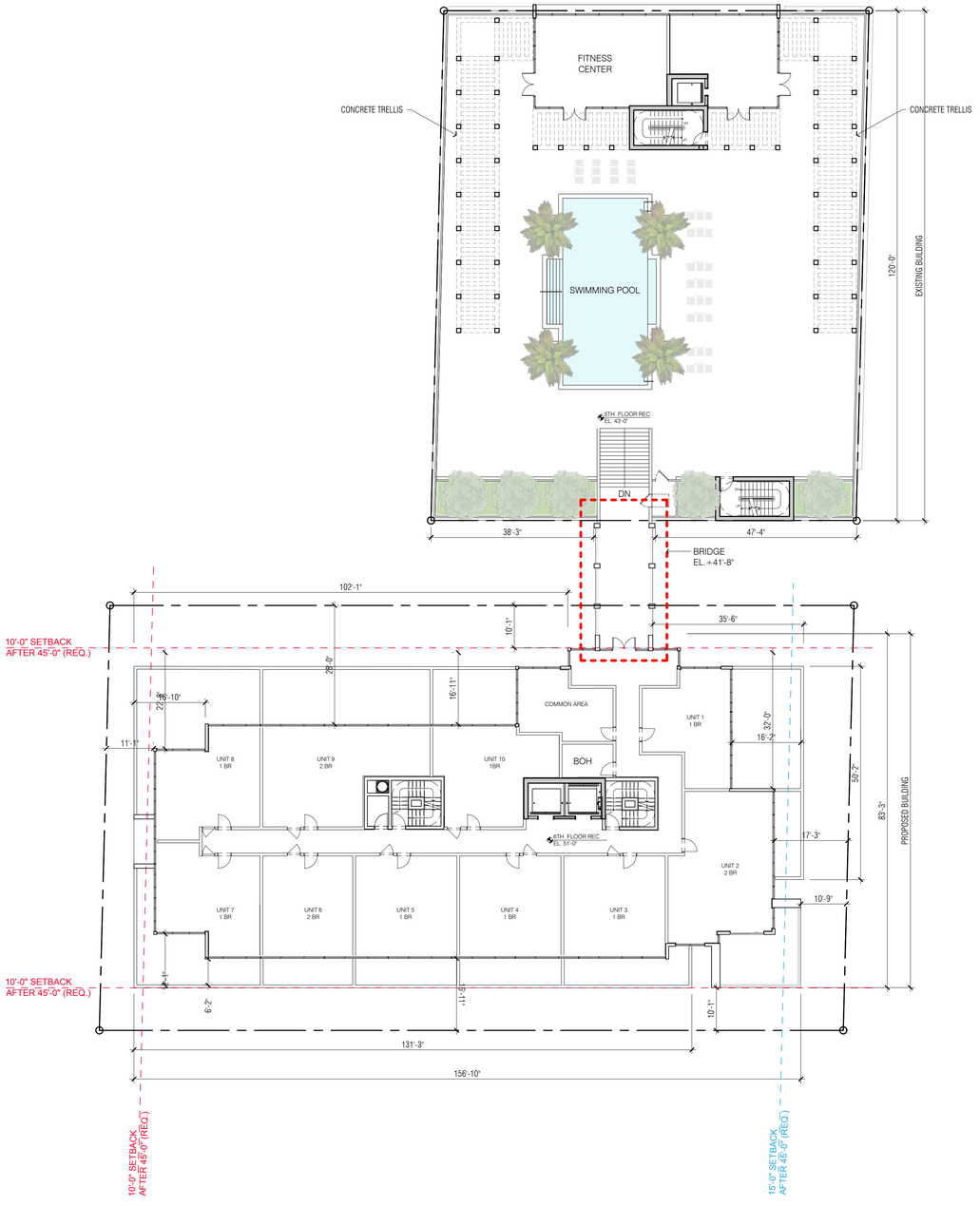
DRAWING NAME:

SHEET NO:

A-0.3



3RD FLOOR



REC DECK

ENCROACHMENT PLAN

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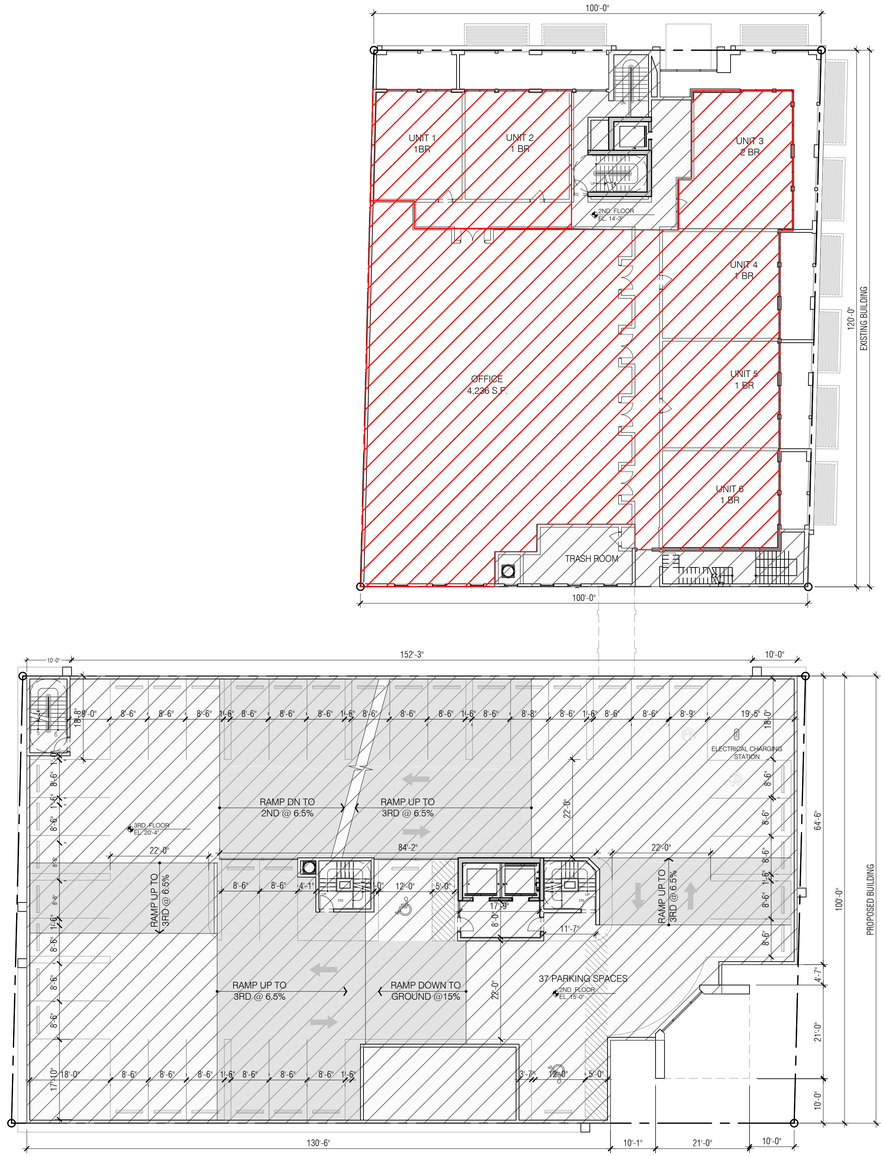
GROUND FLOOR



2ND FLOOR

LEGEND

FAR

NON-FAR

FAR DIAGRAM

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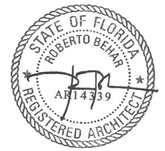

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PROJECT NO: 17-054

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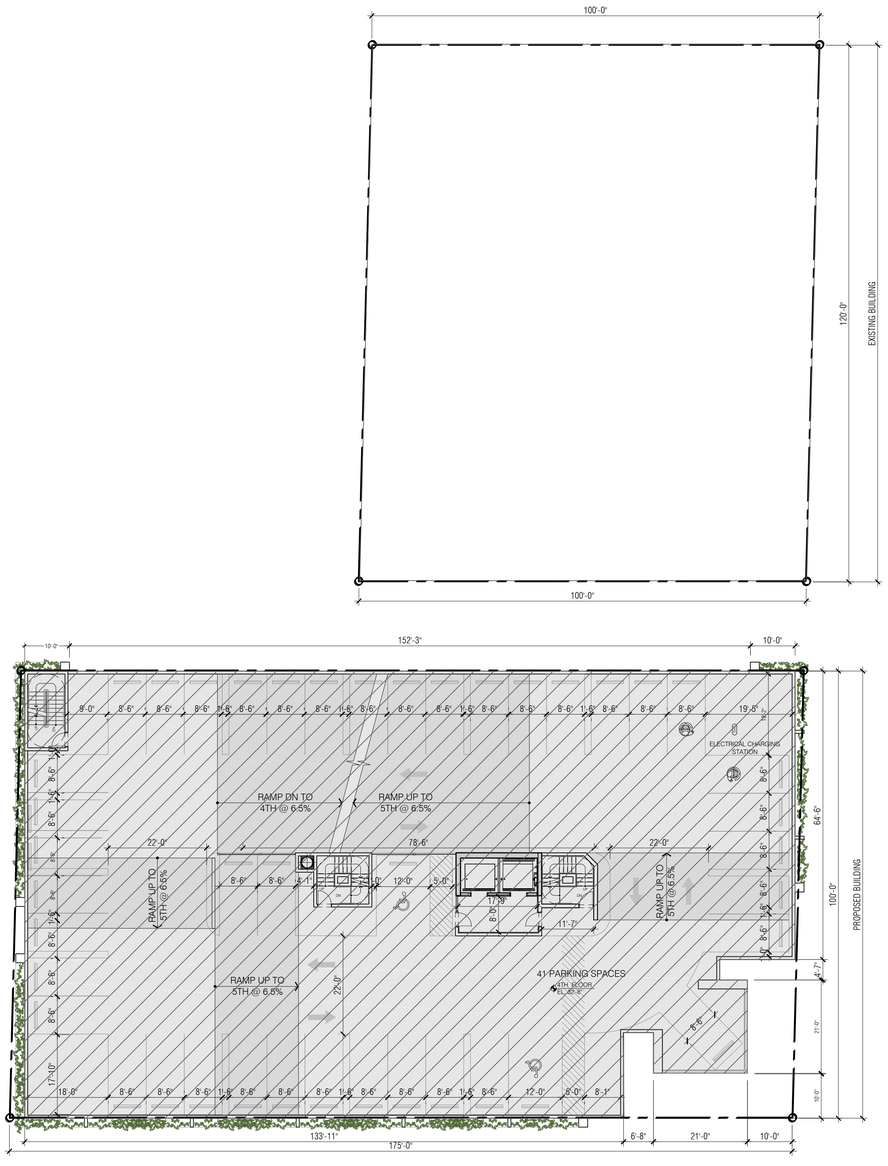
A-0.4



4TH-5TH FLOOR

LEGEND

FAR

NON-FAR

3RD FLOOR

FAR DIAGRAM

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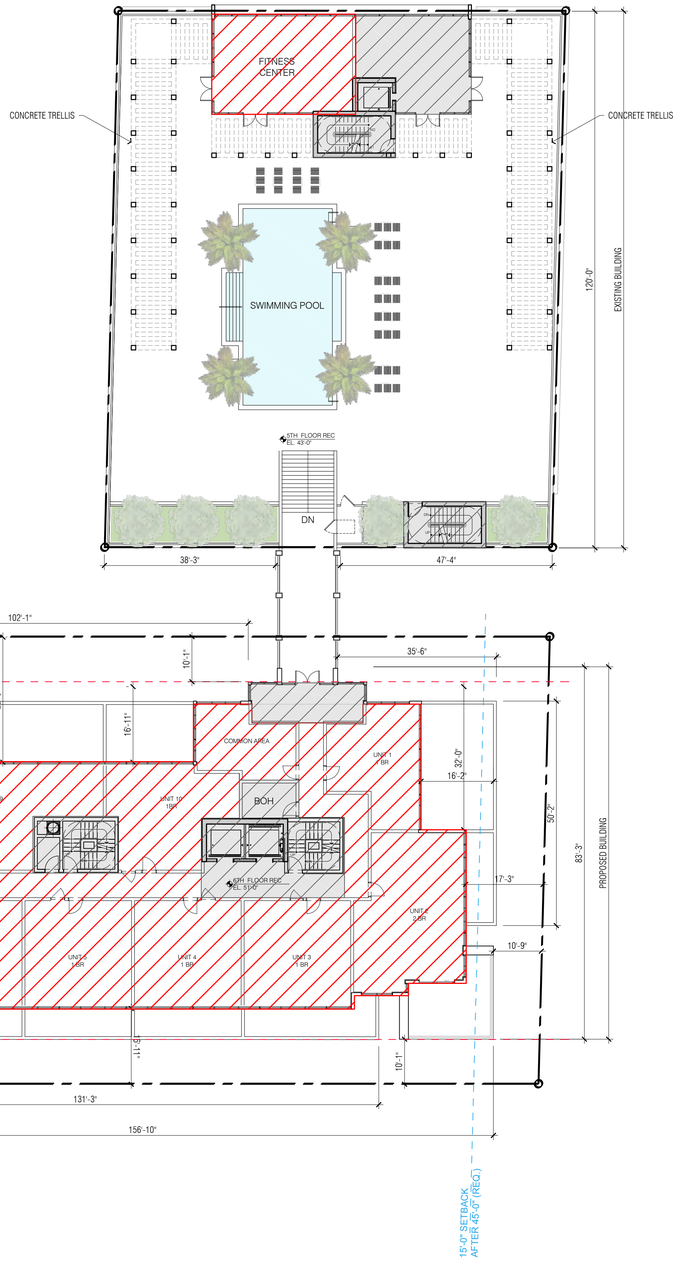
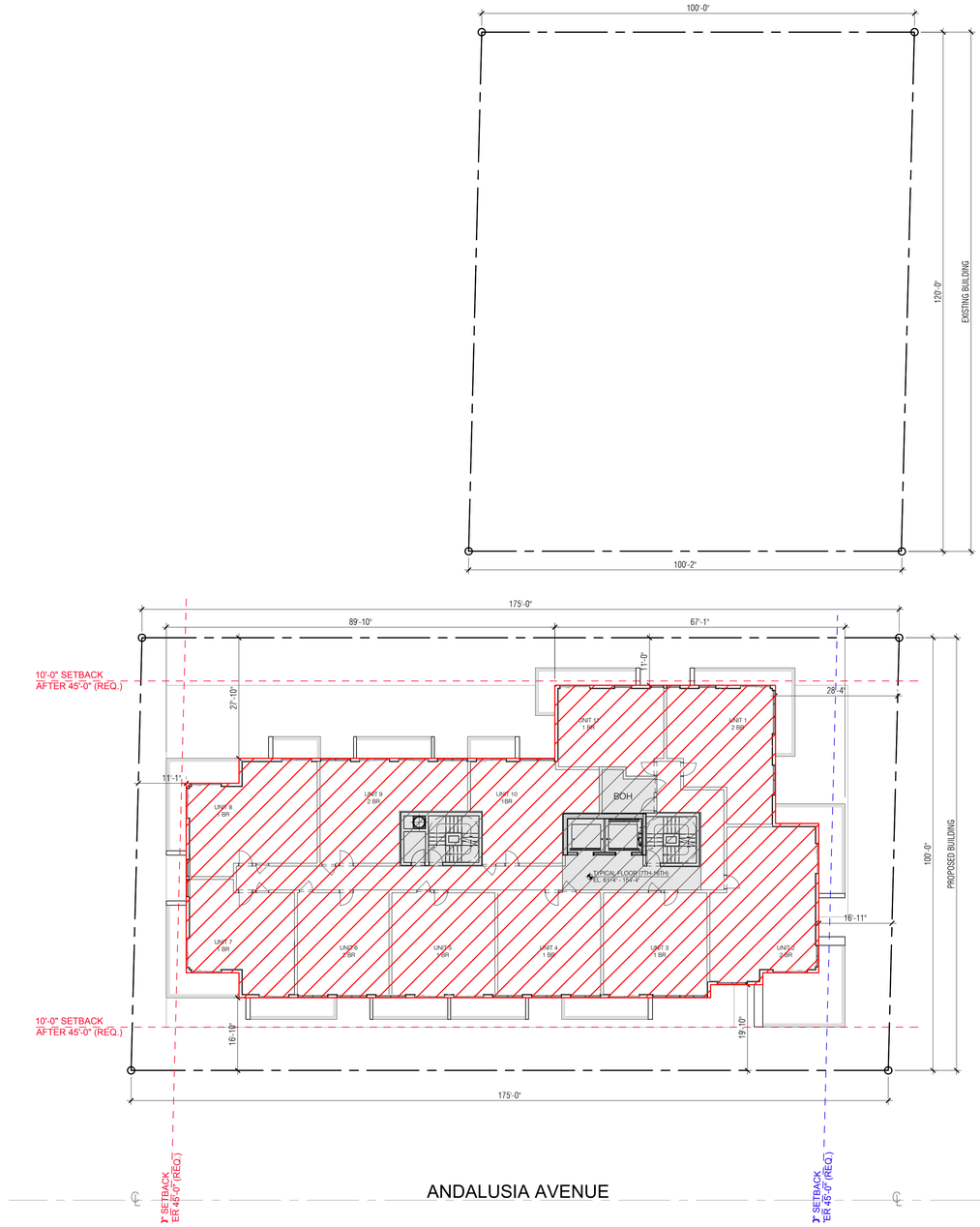


REC. DECK LEVEL



LEGEND

FAR

NON-FAR

TYP FLOOR (7TH-11TH)

FAR DIAGRAM

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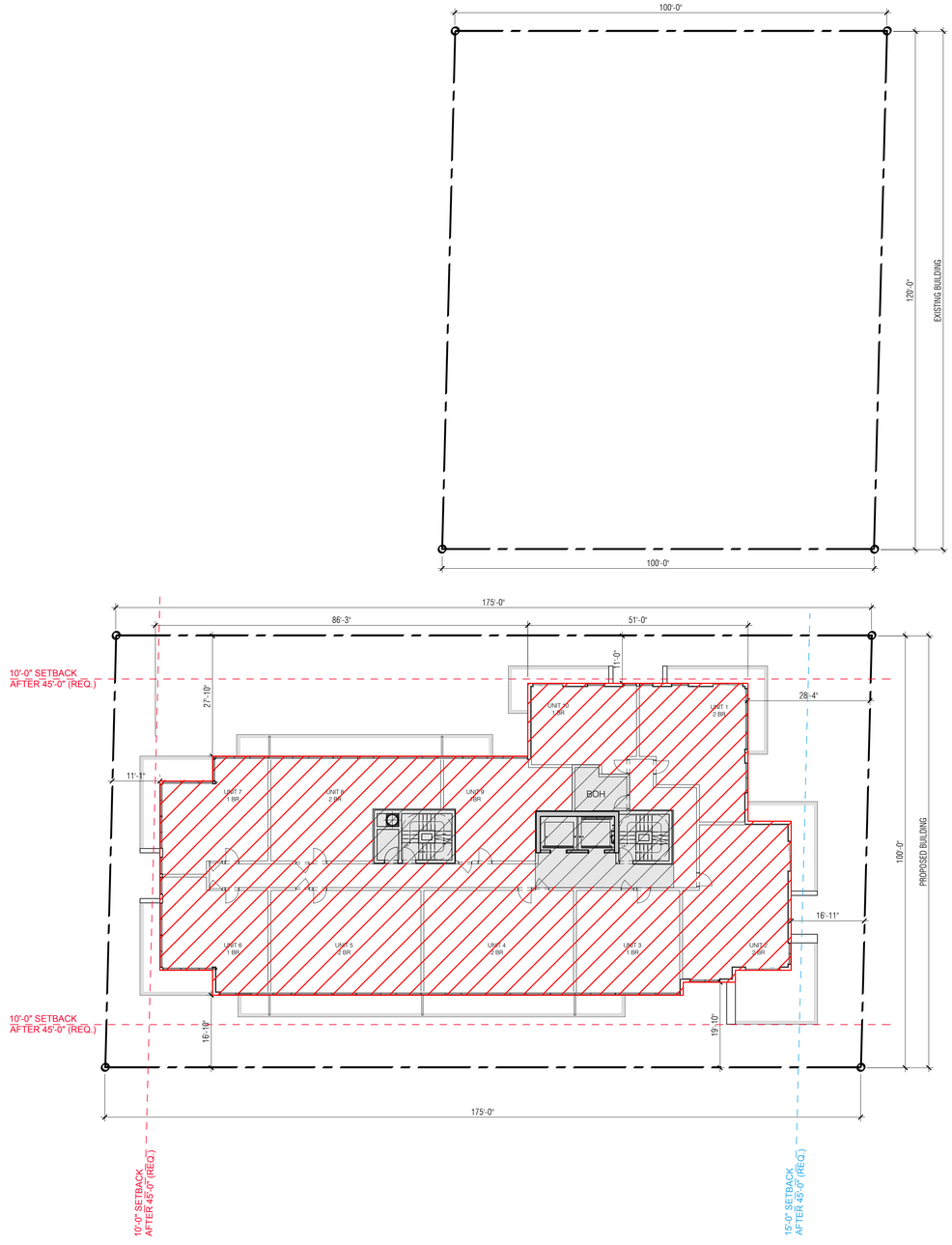

LEGEND

FAR

NON-FAR

12TH-16TH LEVEL

FAR VS. NON-FAR DIAGRAM

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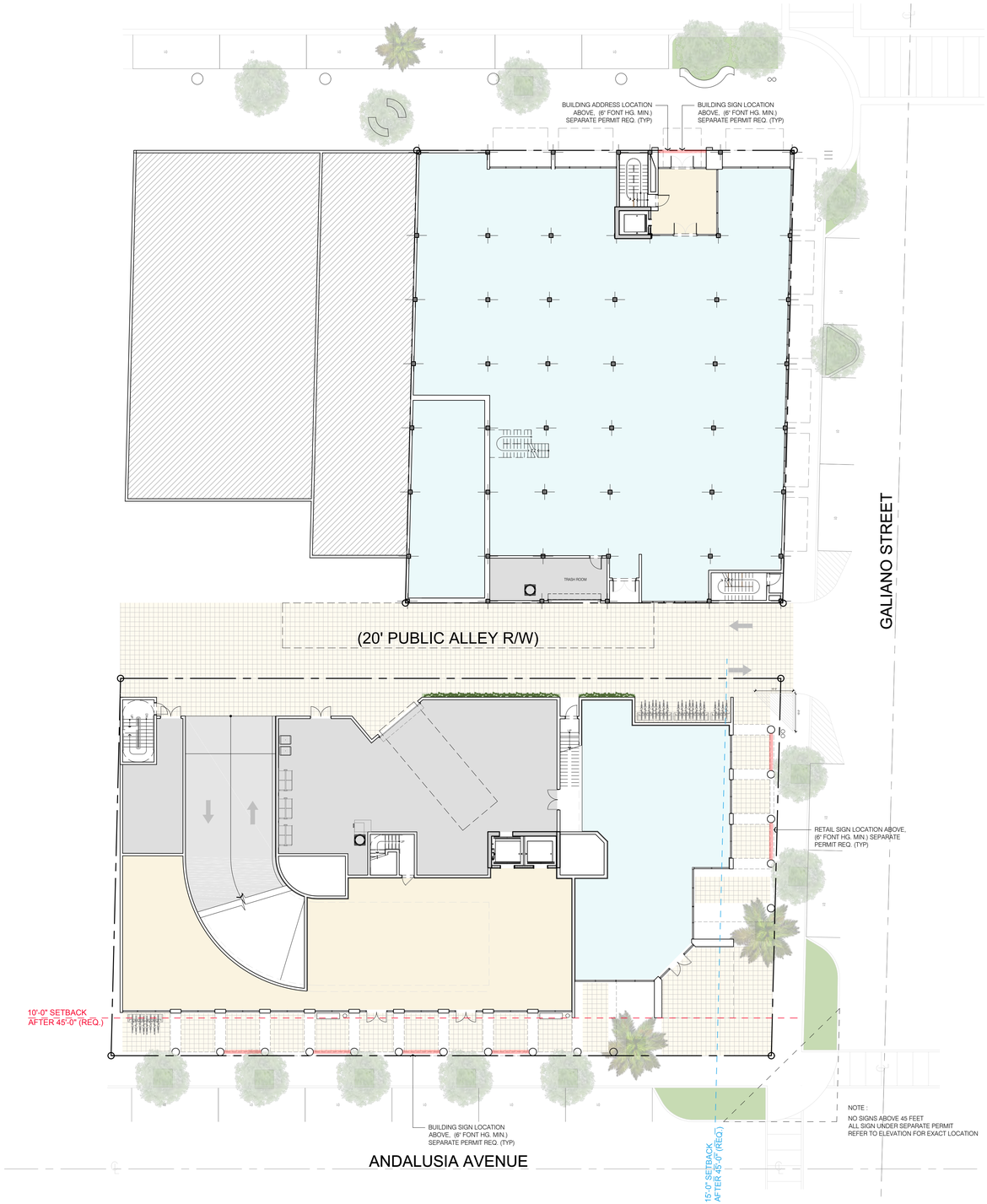

GROUND FLOOR

SIGNAGE PLAN

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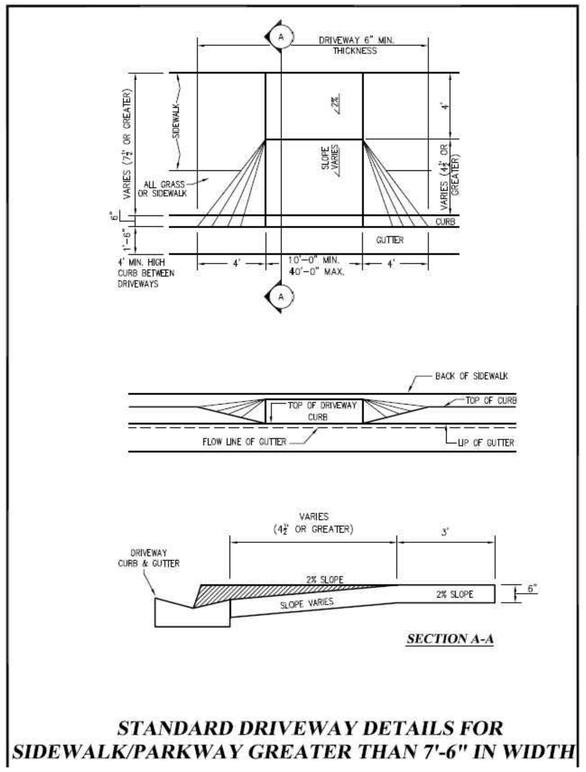
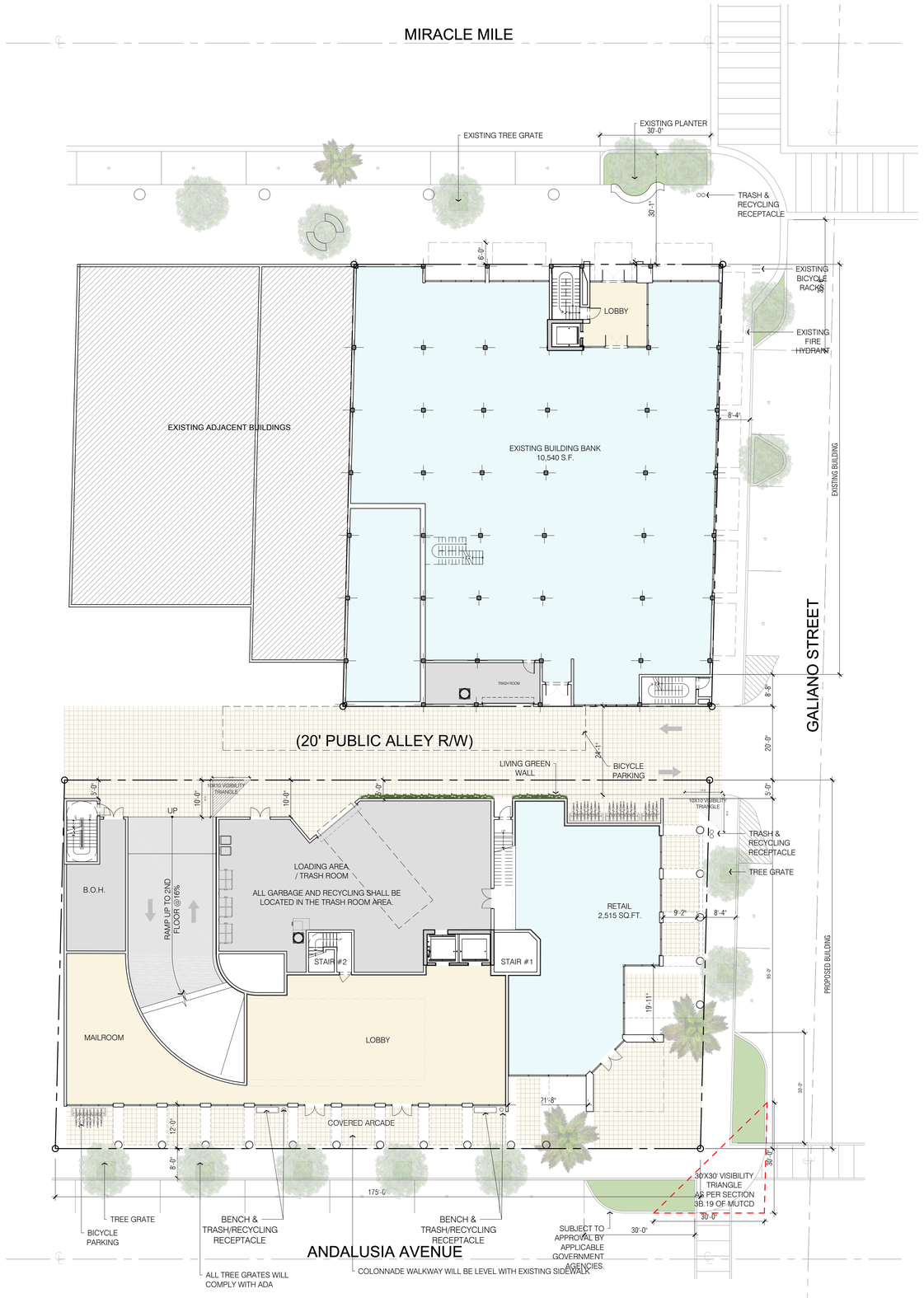


STANDARD DRIVEWAY DETAILS FOR SIDEWALK/PARKWAY GREATER THAN 7'-6" IN WIDTH

TYP CURB DETAIL

NOTES:

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



GROUND FLOOR PLAN

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

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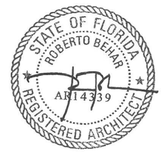

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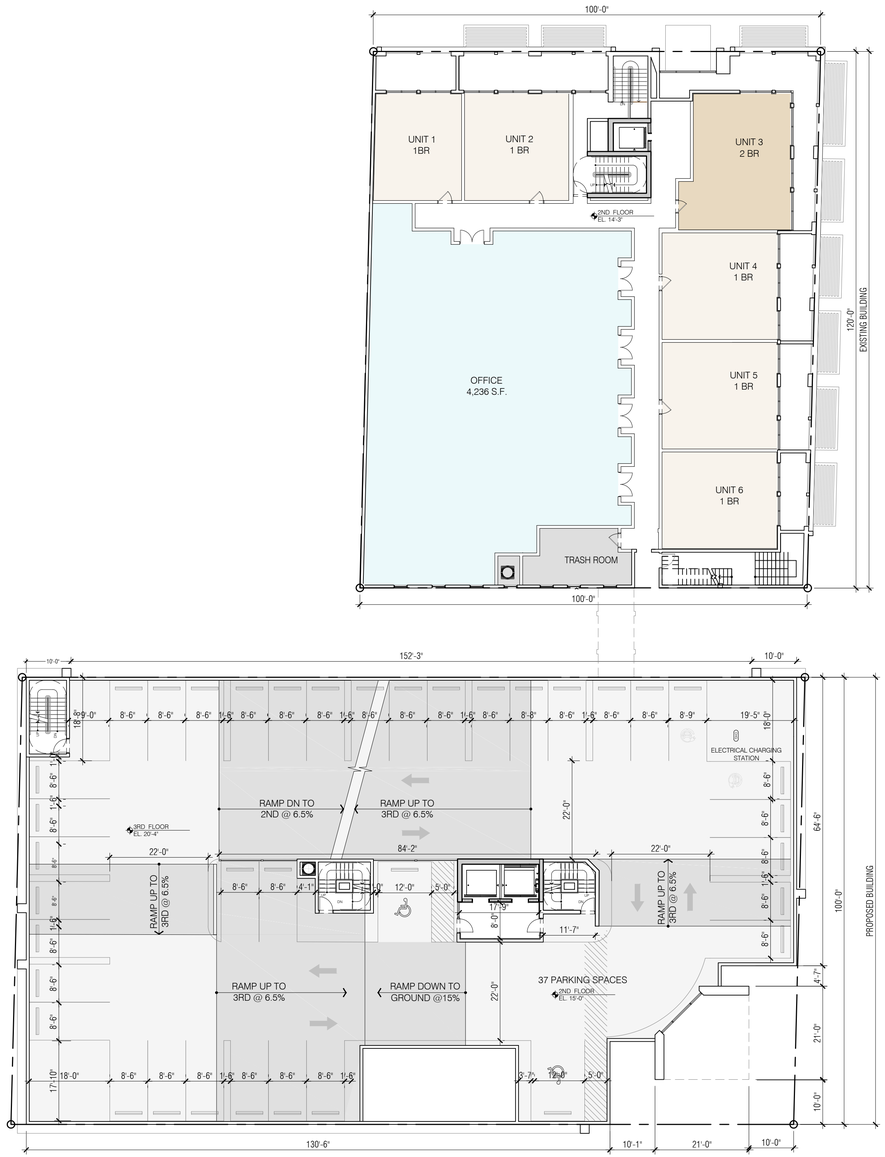

ANDALUSIA AVENUE

2ND FLOOR PLAN

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

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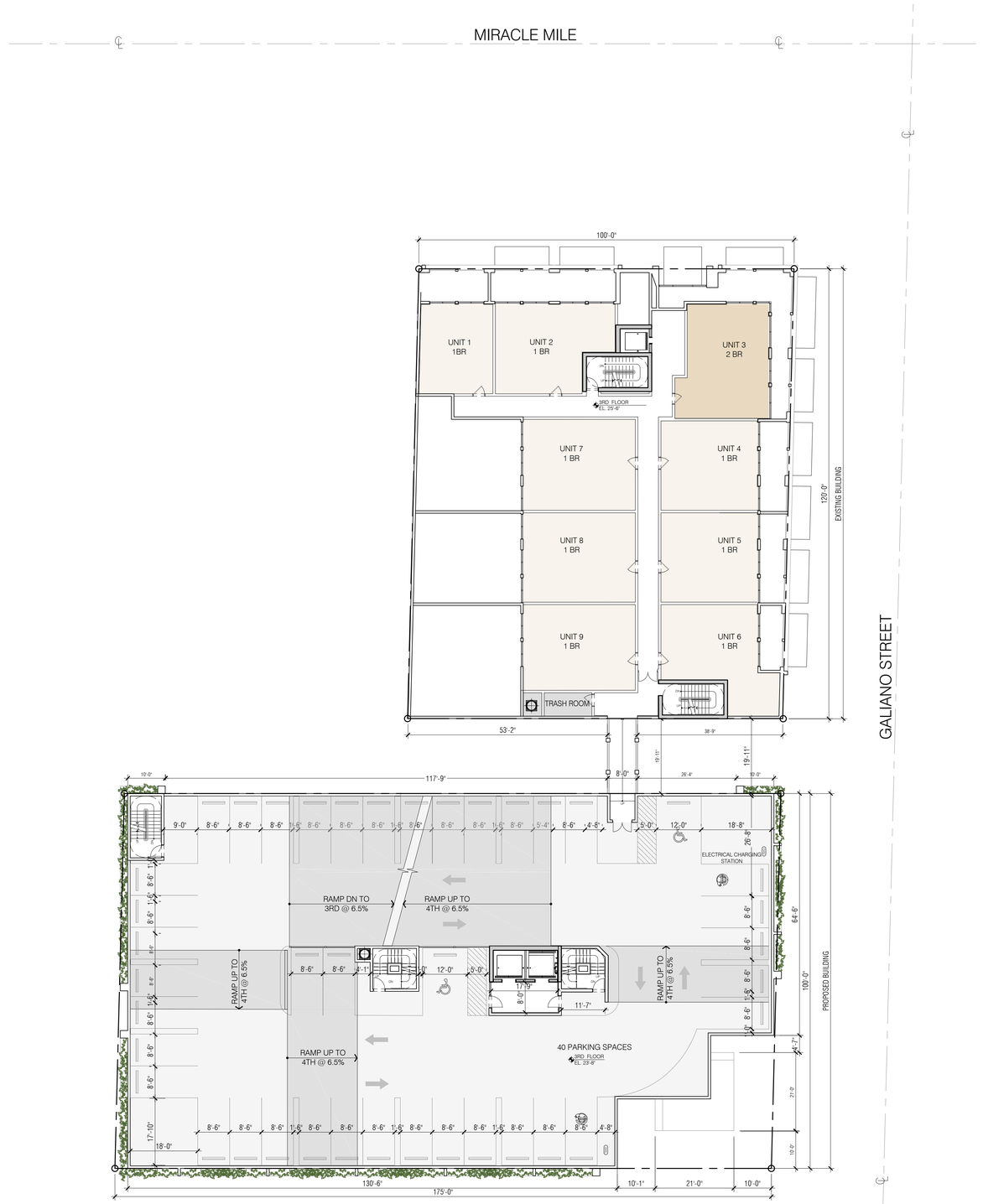
A-1.1



3RD PARKING FLOOR PLAN

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

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SEAL:

STATE OF FLORIDA
ROBERTO BEHAR
AR14339
REGISTERED ARCHITECT

ROBERT BEHAR AR No. 14339

100 MIRACLE MILE

100 MIRACLE MILE
CORAL GABLES, FLORIDA

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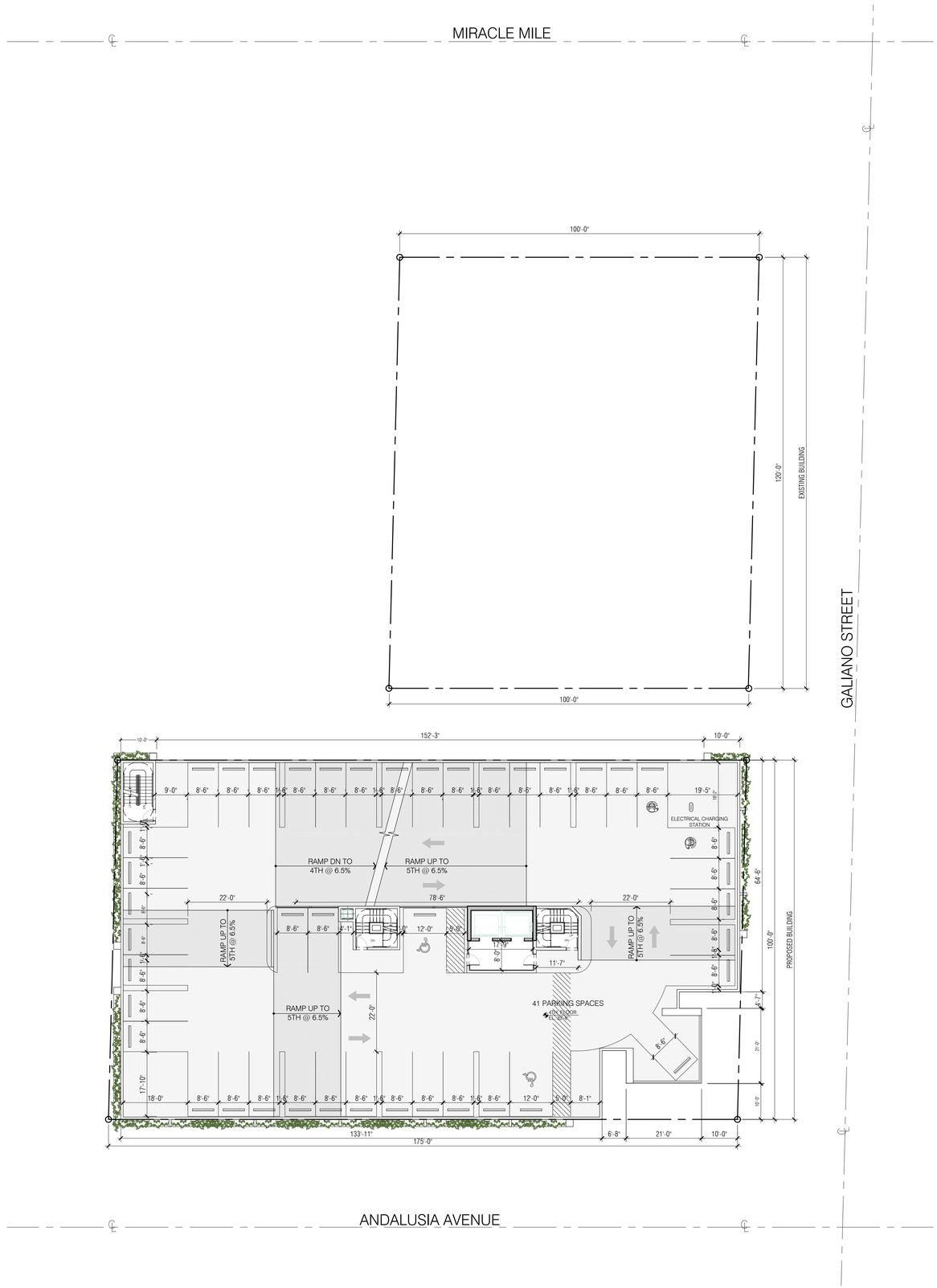
DATE: 08-27-18

PROJECT NO: 17-054

DRAWING NAME:

SHEET NO:

A-1.2



4TH PARKING FLOOR PLAN

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

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DRAWING NAME:

SHEET NO:

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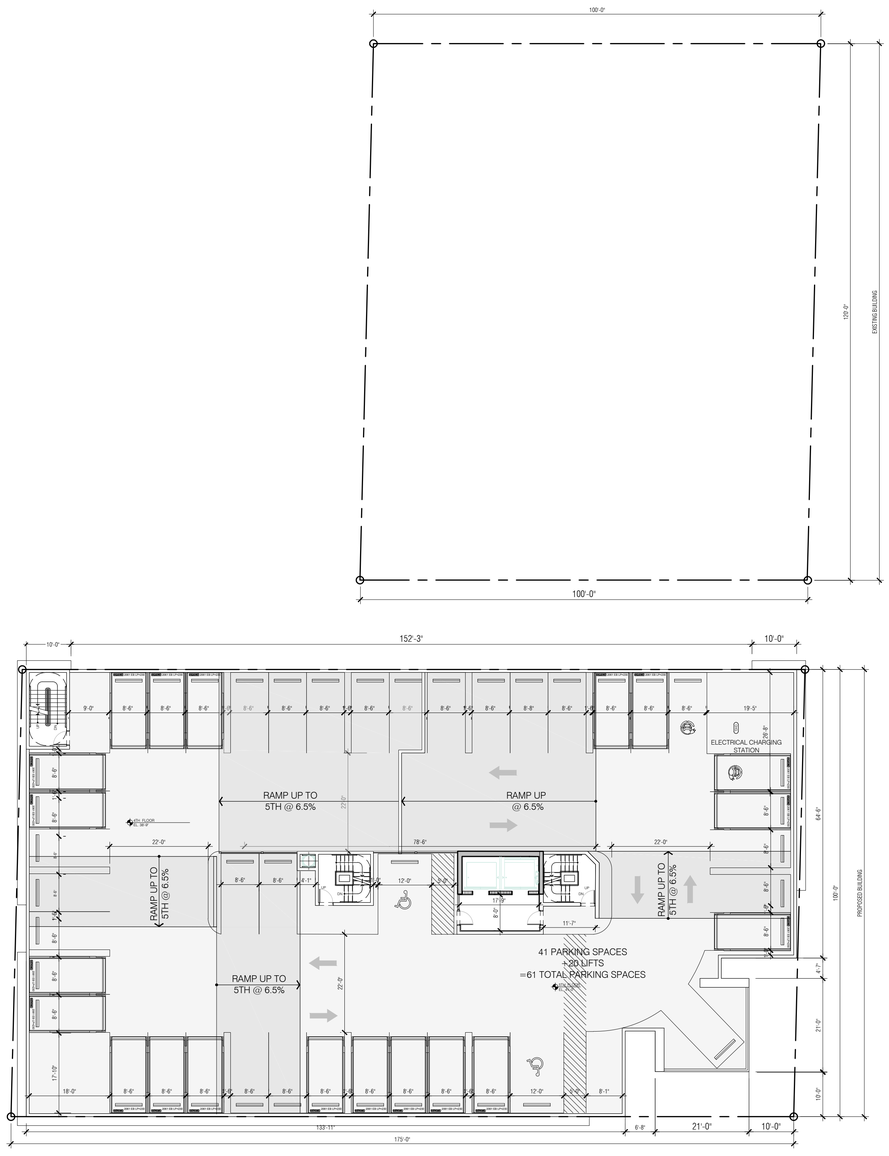

5TH PARKING FLOOR PLAN

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

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DATE: 08-27-18

PROJECT NO: 17-054

DRAWING NAME:

SHEET NO:

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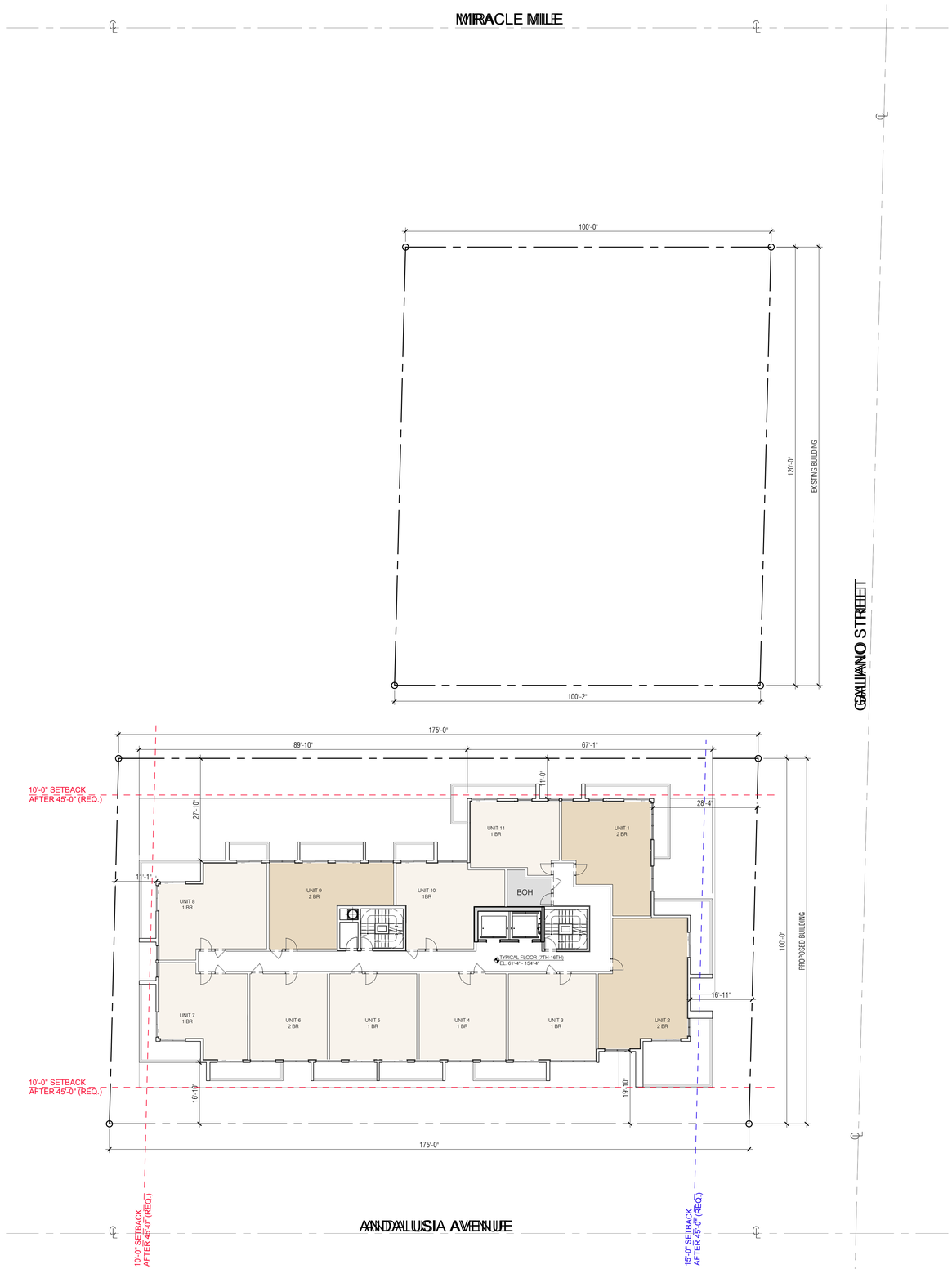

TYPICAL FLOOR PLAN (7TH-11TH LEVEL)

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

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DATE: 08-27-18

PROJECT NO: 17-054

DRAWING NAME:

SHEET NO:

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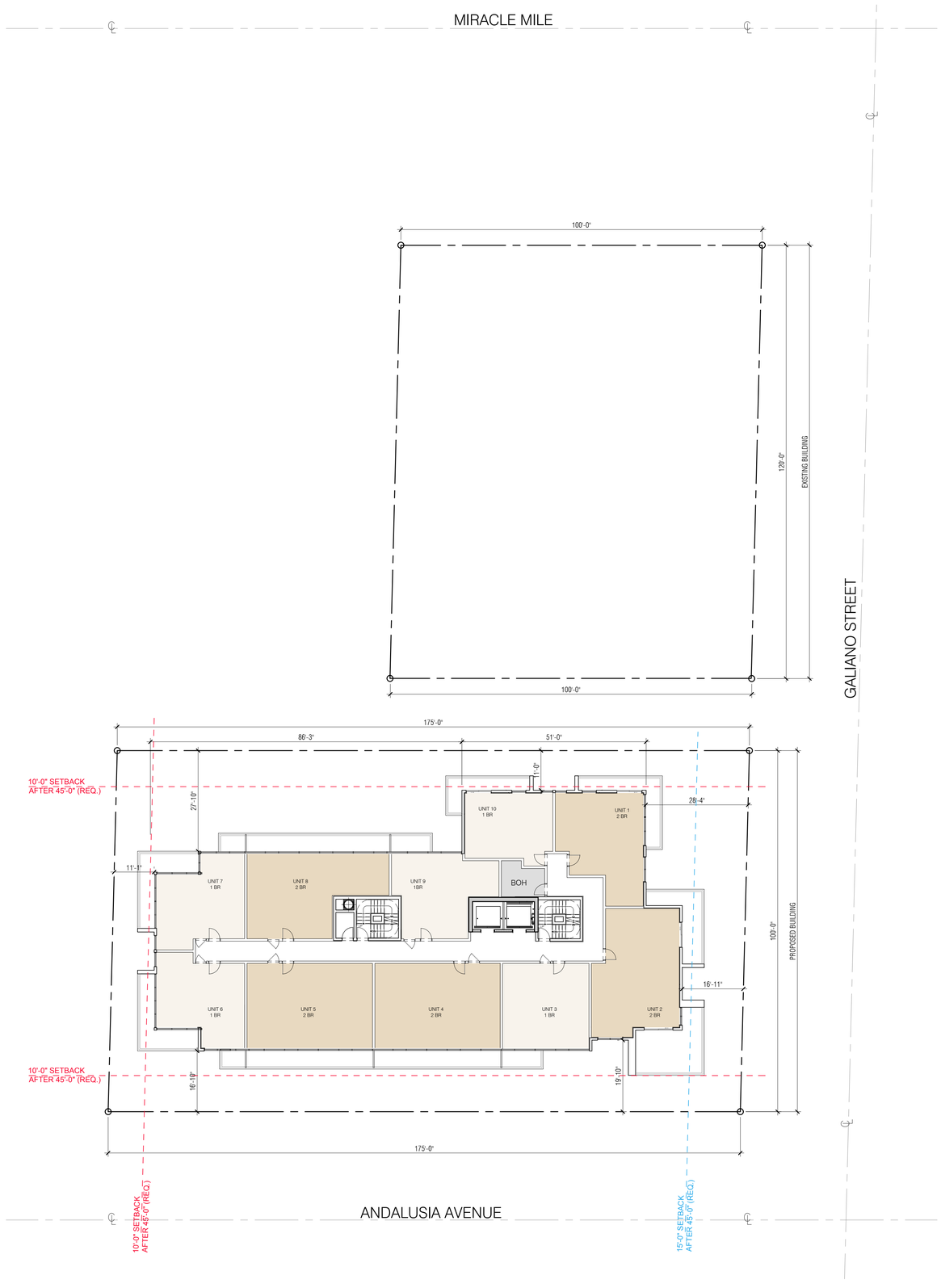

12TH-16TH LEVEL FLOOR PLAN

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

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DATE: 08-27-18

PROJECT NO: 17-054

DRAWING NAME:

SHEET NO:

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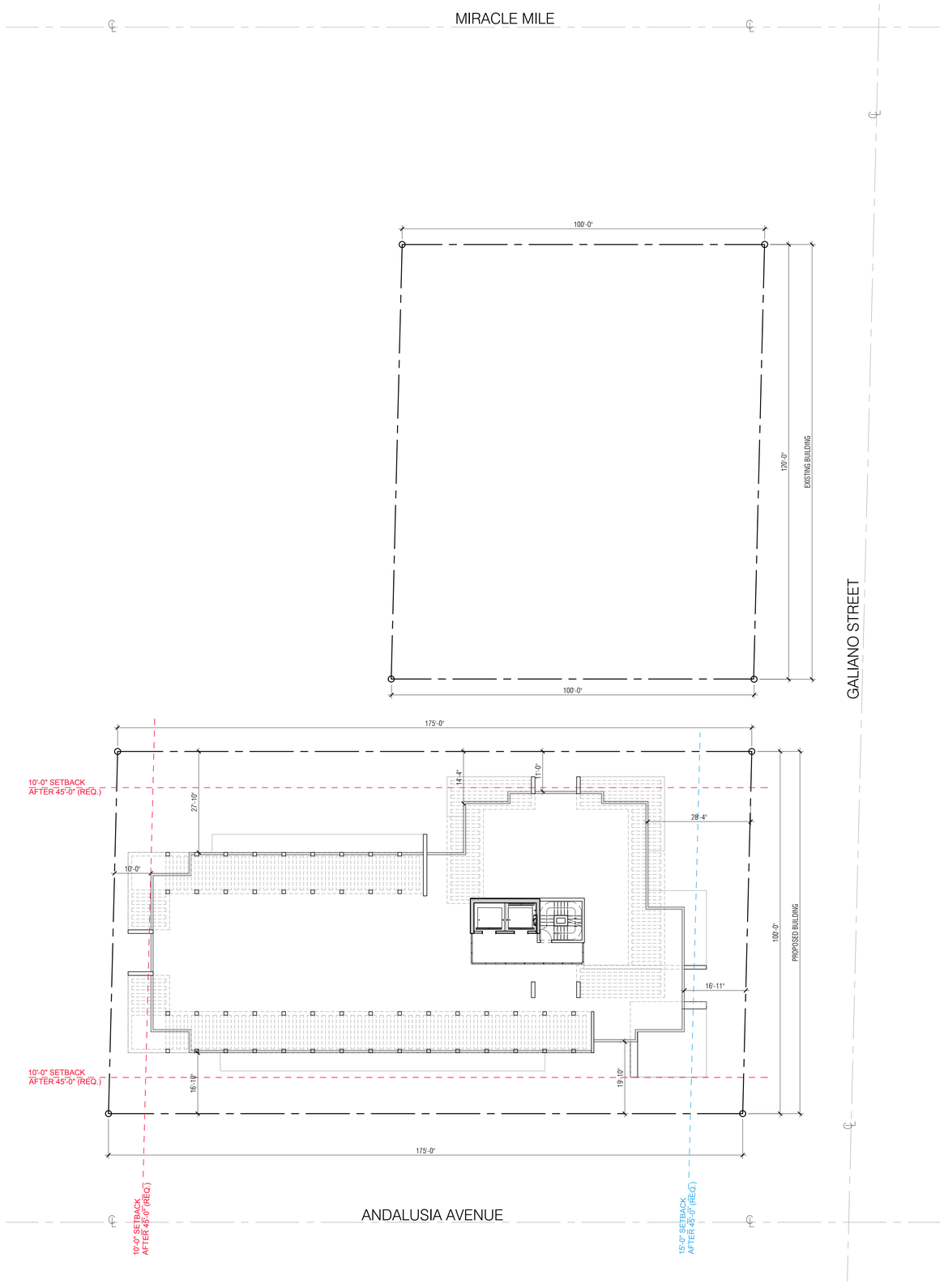

ROOF PLAN

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

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DATE: 08-27-18

PROJECT NO: 17-054

DRAWING NAME:

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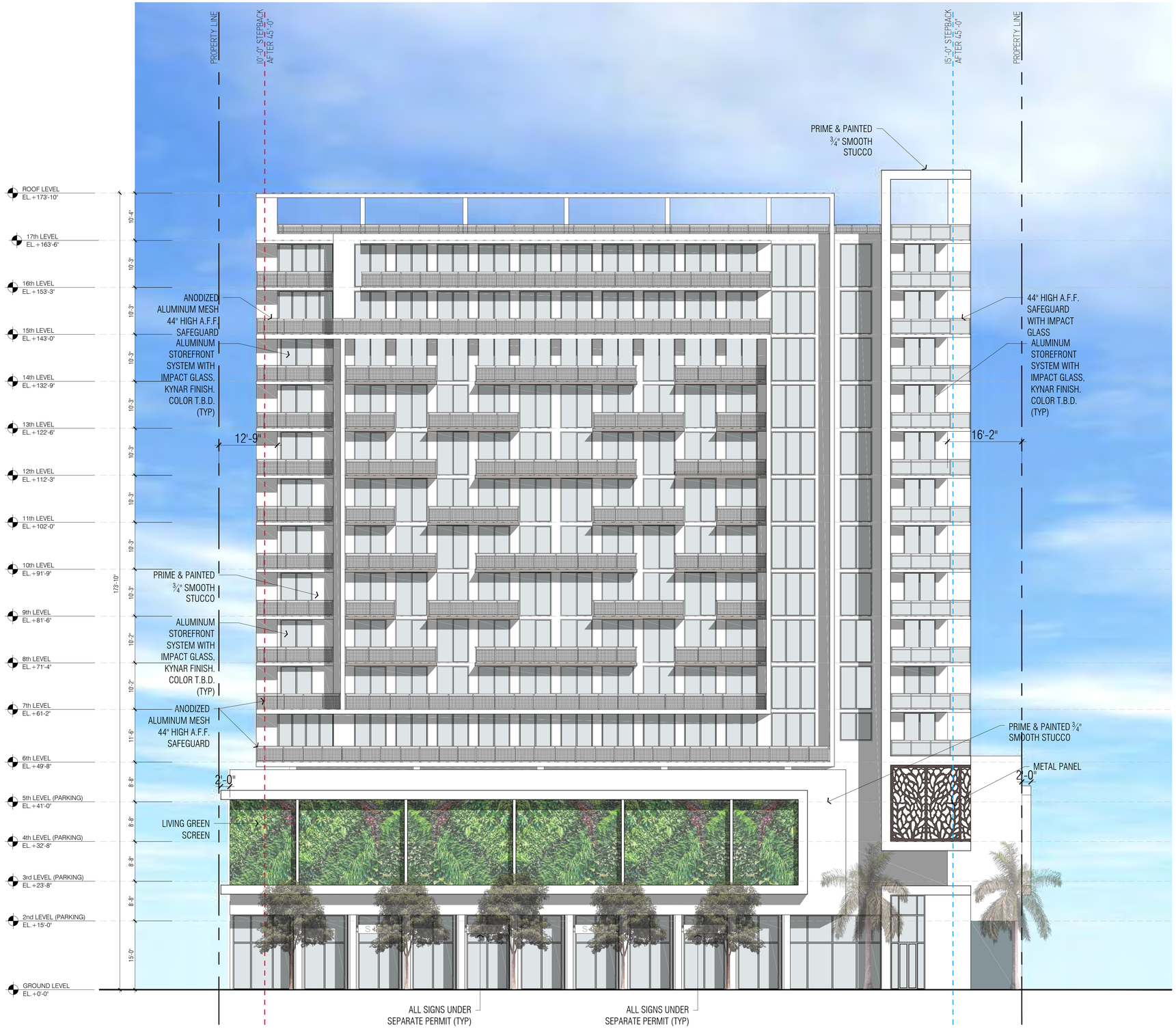

SOUTH ELEVATION (ANDALUSIA)

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

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REGISTERED ARCHITECT

ROBERT BEHAR AR No. 14339

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PROJECT NO: 17-054

DRAWING NAME:

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A-2.0

EAST ELEVATION (GALIANO STREET)

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

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CERTIFICATION No. AA2451
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SEAL:

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ROBERT BEHAR AR No. 14339

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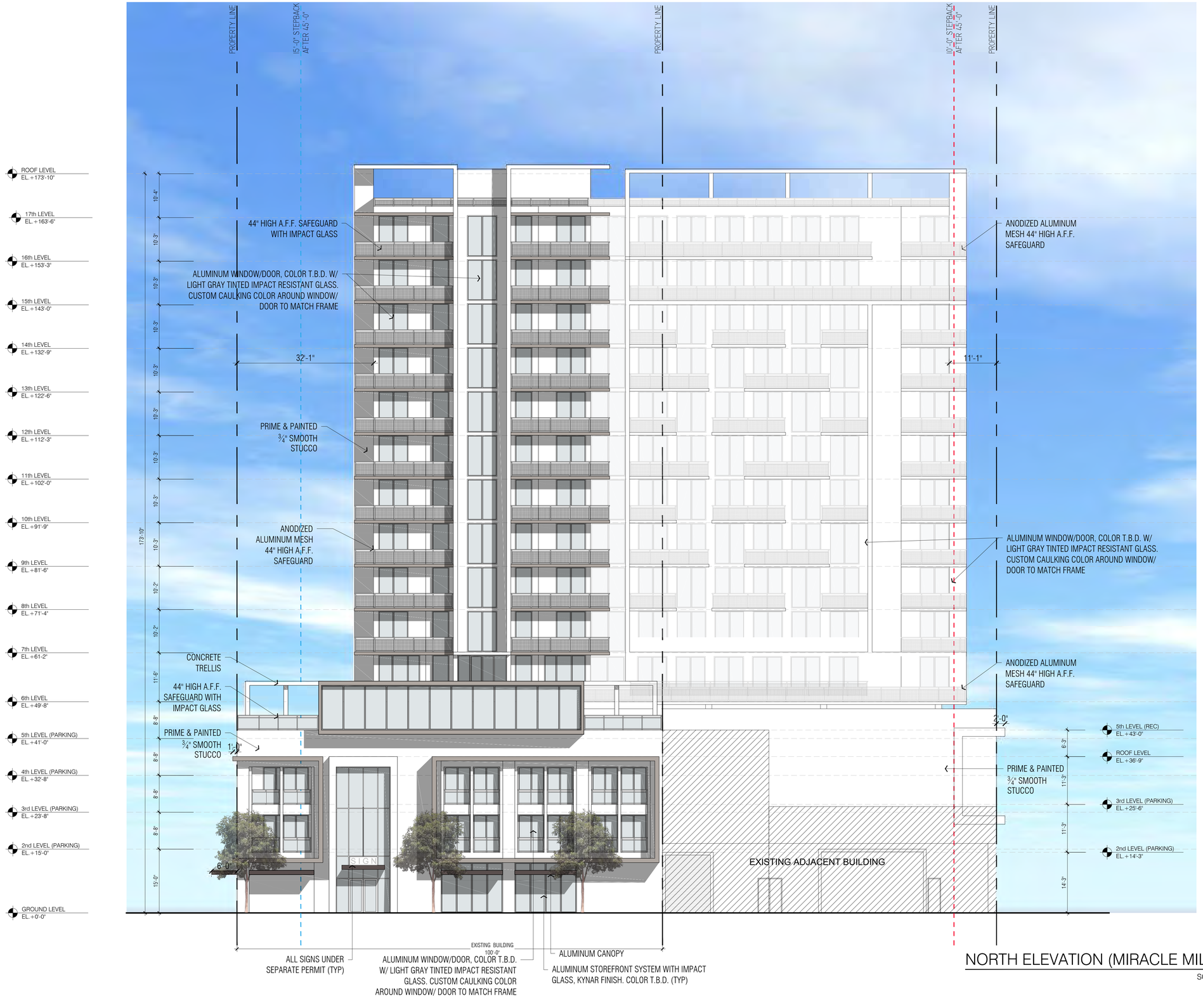
DATE: 08-27-18

PROJECT NO: 17-054

DRAWING NAME:

SHEET NO:

A-2.1



NORTH ELEVATION (MIRACLE MILE)

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

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PROJECT NO: 17-054

DRAWING NAME:

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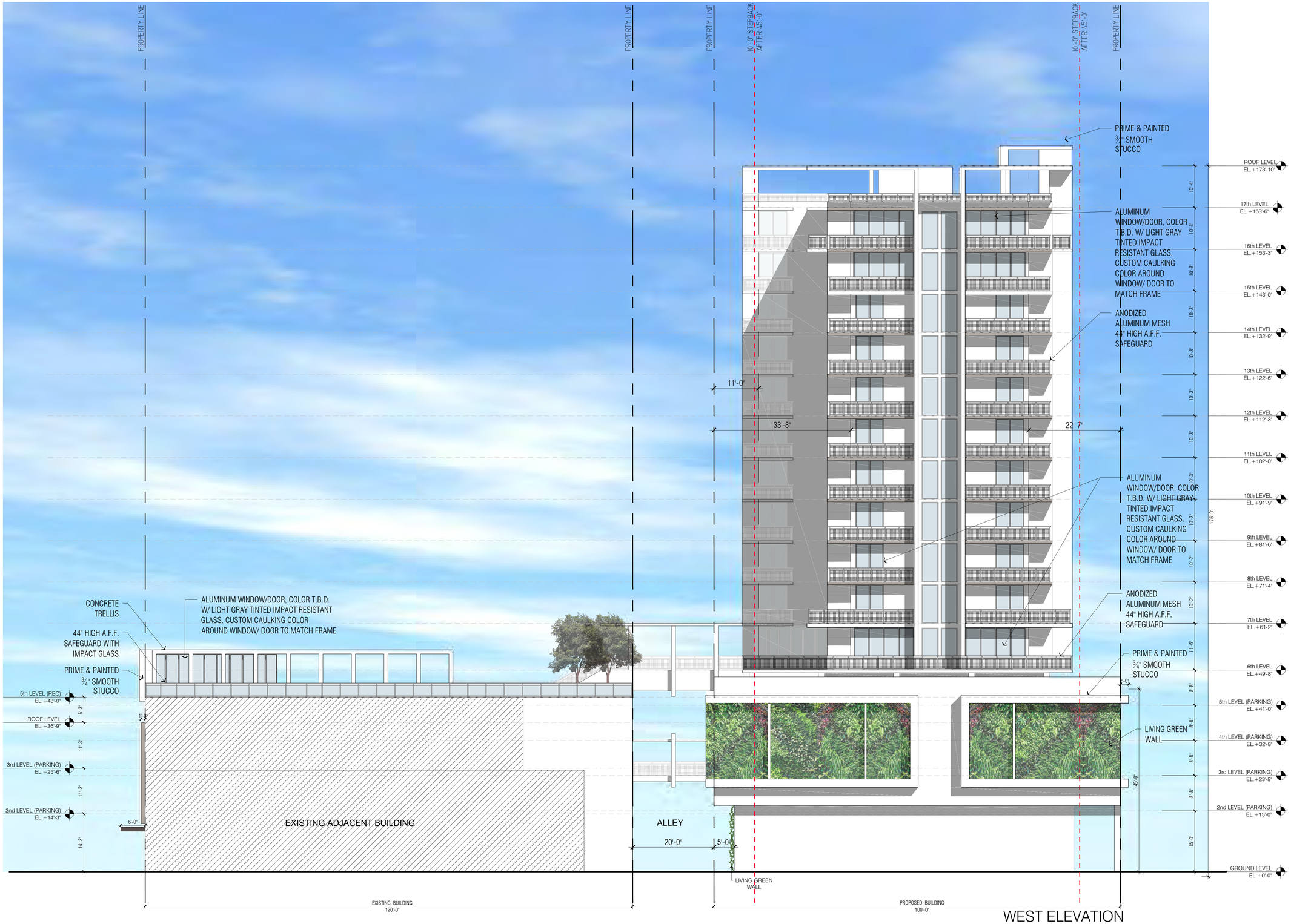

WEST ELEVATION

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

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DATE: 08-27-18

PROJECT NO: 17-054

DRAWING NAME:

SHEET NO:

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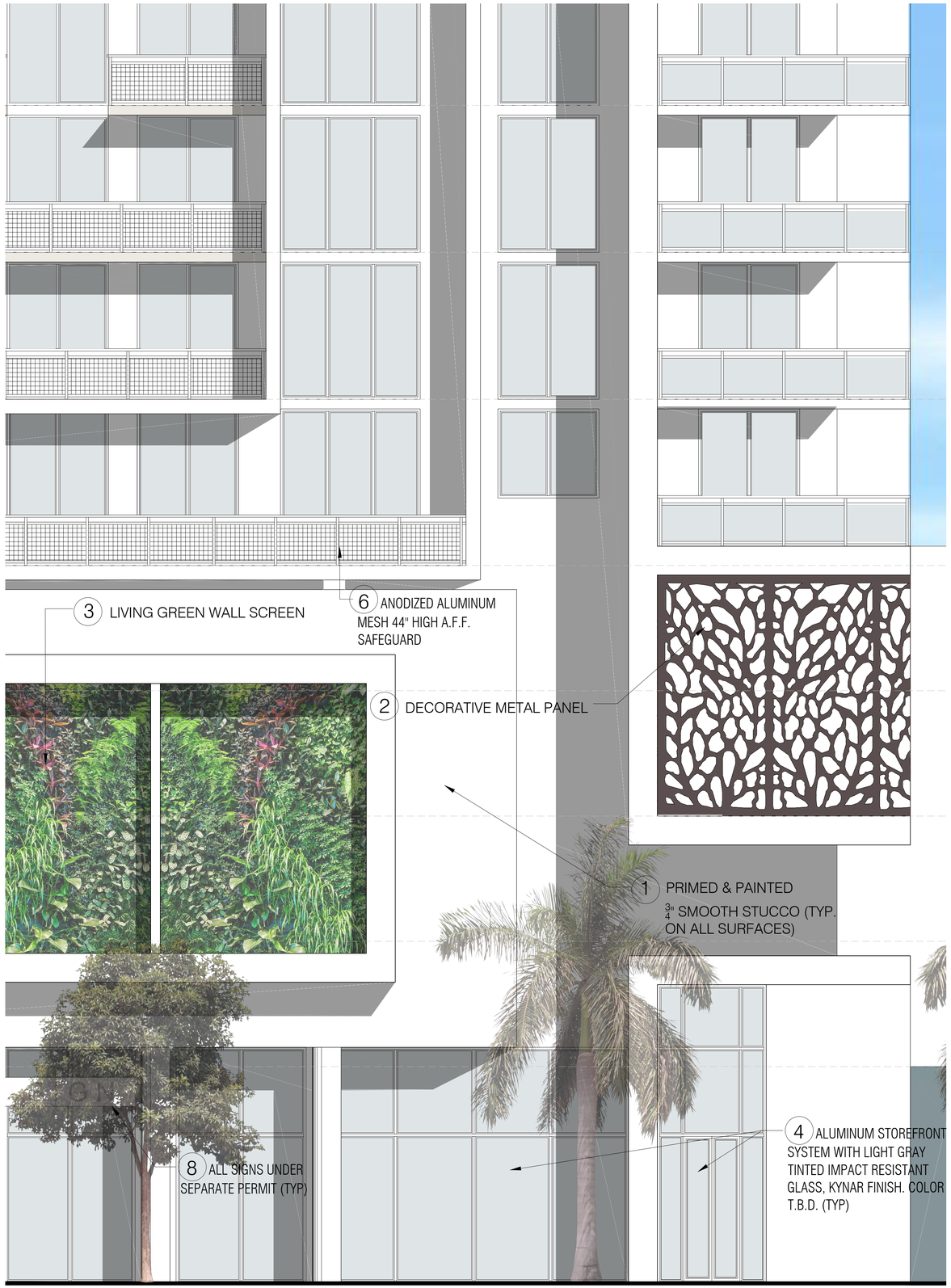
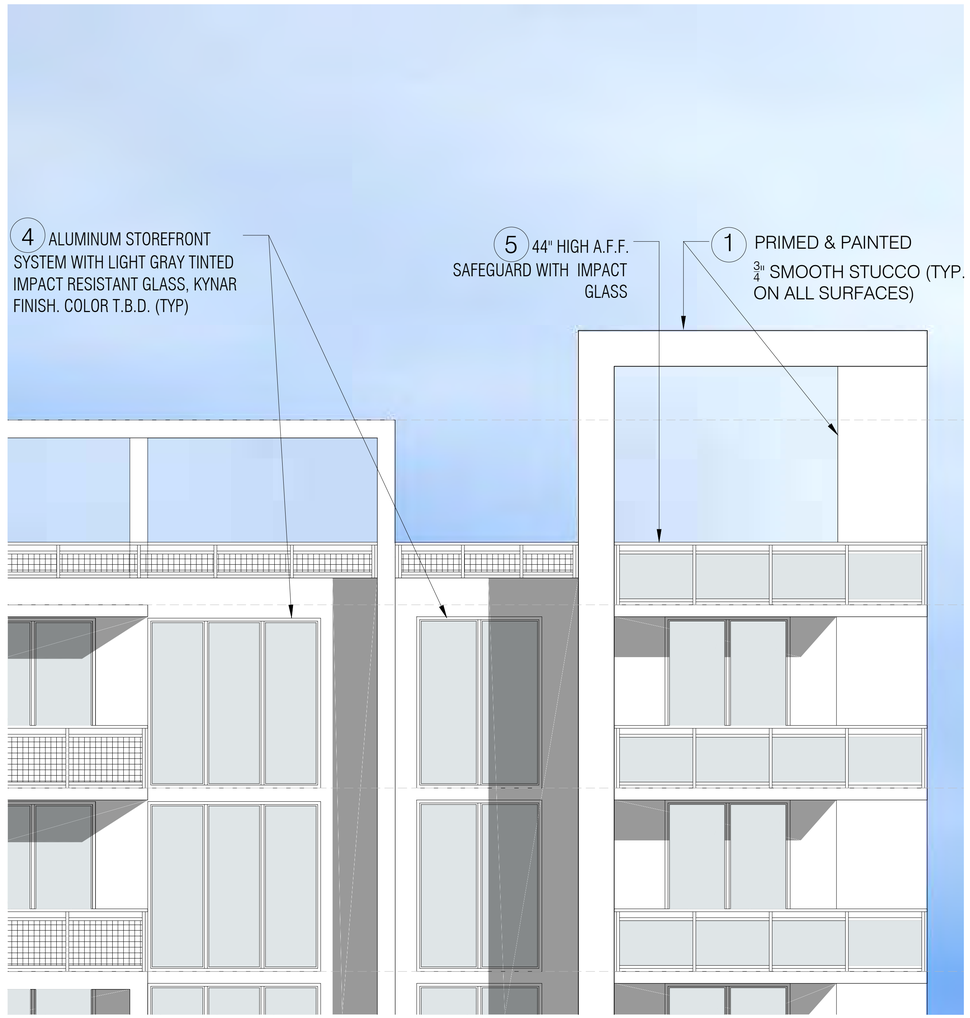
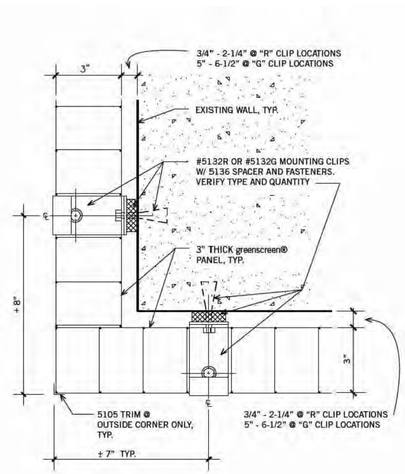
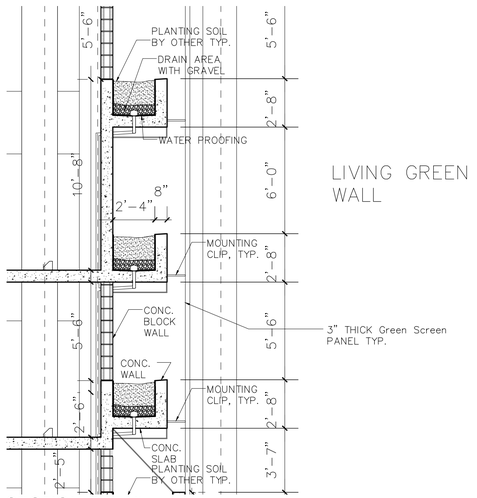






CORNER DETAIL



SECTION DETAIL

LIVING GREEN WALL DETAIL

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ROBERTO BEHAR
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REGISTERED ARCHITECT

ROBERT BEHAR AR No. 14339

100 MIRACLE MILE

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DATE: 08-27-18

PROJECT NO: 17-054

DRAWING NAME:

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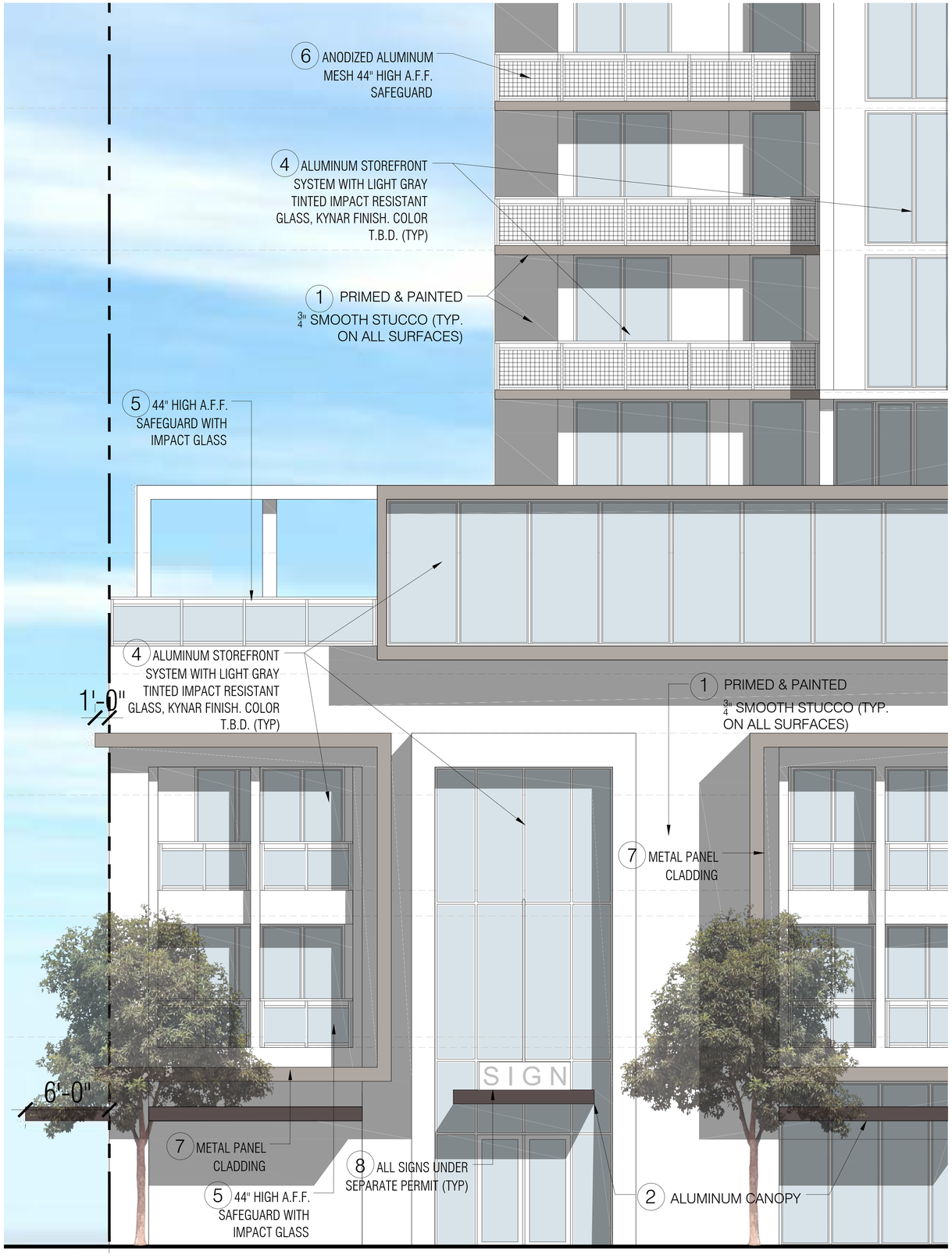

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AR14339
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PROJECT NO: 17-054

DRAWING NAME:

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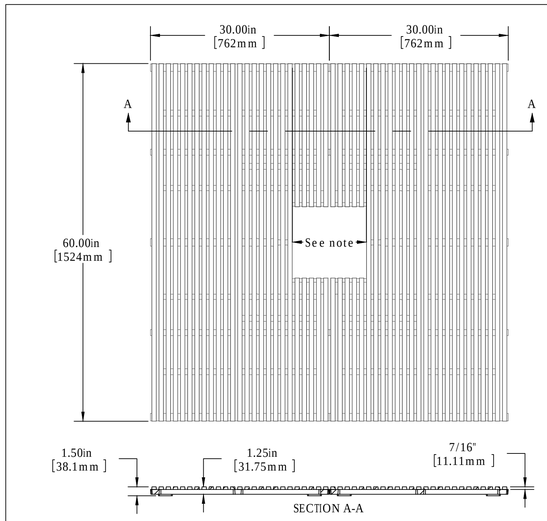

6072
METRO
Tree Grate

60" x 60" Tree grate in two sections for pedestrian loads only

1/2" Maximum slot opening for A.D.A. compliance and pedestrian safety

Cast from 100% recycled or Aluminum

Tree opening: 18"
Grates can be ordered with or later expanded to these openings. Please specify when ordering.

Finish: Unfinished

Use frame model: 6000F

Weight:
iron = 442 lb./ 201 kg
Aluminum: 165 lb./ 75 kg

DO NOT SCALE DRAWING

IRONSMITH
41-701 Corporate Way #3
Palm Desert, CA 92260
(800) 338-4766
(760) 776-5080 Fax

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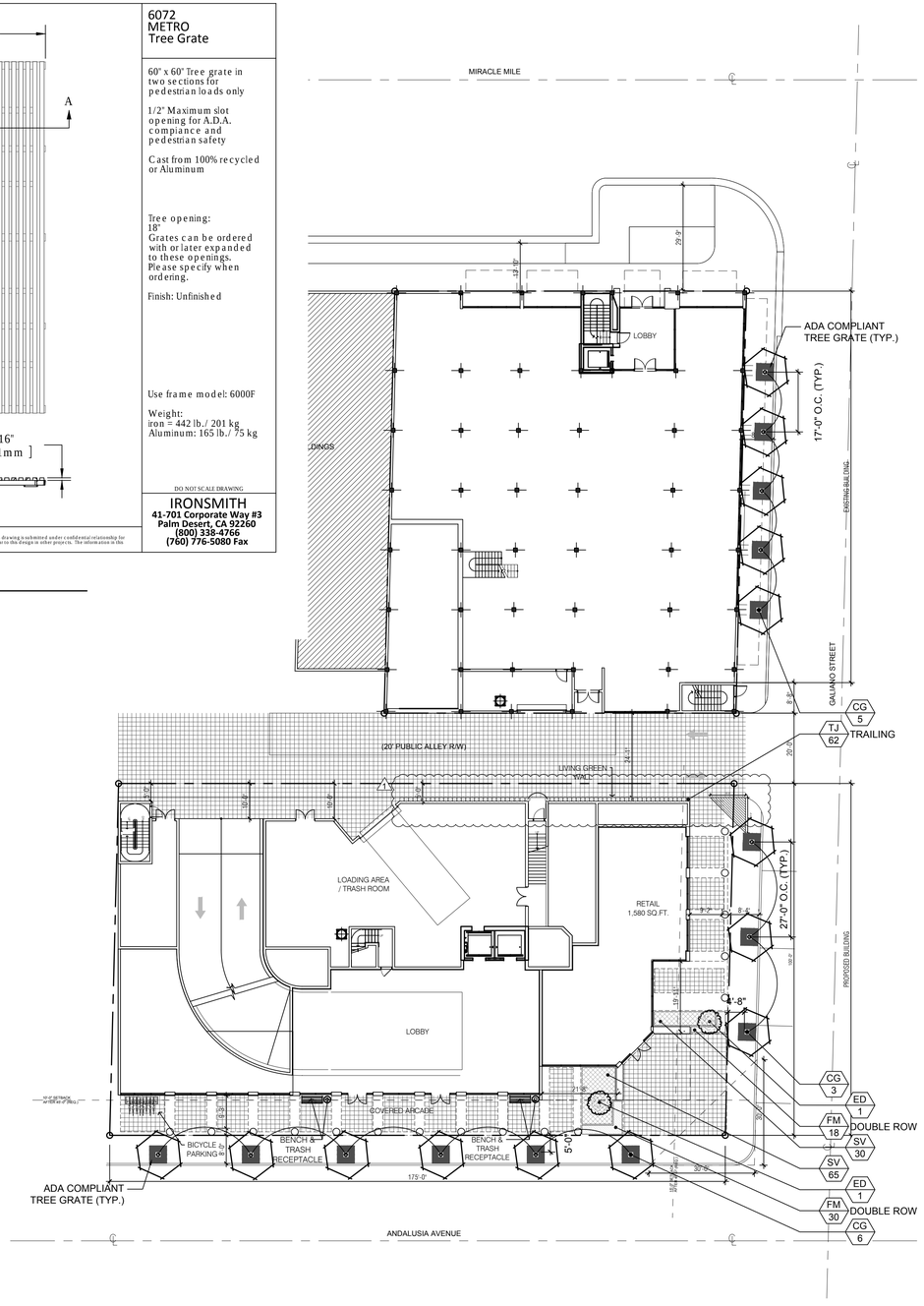
1 / L-1 STREET TREE GRATE DETAIL
Scale 1" = 1'-0"



GROUND LANDSCAPE PLAN

Scale: 1" = 20'-0"

NORTH

LANDSCAPE LIST

TREES

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CES	5	*Conocarpus erectus 'sericeus'	10' HT. X 4' SPR. 2" DBH.
		SILVER BUTTONWOOD	F.G.
CG	14	Caesalpinia granadillo	20' HT. X 8' SPR. 6" CAL. MIN.
		BRIDALVEIL TREE	F.G., 8' C.T. MIN.
CS	2	*Conocarpus erectus 'sericeus'	12' HT., STANDARD
		SILVER BUTTONWOOD	F.G.
ED	2	Elaeocarpus decipiens	12' HT., STANDARD
		JAPANESE BLUEBERRY	F.G.
PD	4	Phoenix dactylifera 'Medjool'	10' C.T.
		MEDJOOL DATE PALM	F.G.

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CE	55	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
		GREEN BUTTONWOOD	3 GAL.
CV	12	Codieaum variegatum 'Sloppy Painter'	18" HT. X 18" SPR. / 18" O.C.
		YELLOW- GREEN CROTON	3 GAL.
DE	89	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C.
		GOLD MOUND DURANTA	3 GAL.
FM	72	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
SV	95	Schefflera arboricola 'Trinette'	18" HT. X 18" SPR. / 18" O.C.
		VARIEGATED SCHEFFLERA	3 GAL.
TJ	62	Trachelospermum jasminoides	18" HT. X 18" SPR. / 18" O.C.
		Confederate Jasmine	3 GAL., TRAILING
LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: "C" with MXD Overlay Net Lot Area 0.68 acres 29,496 s.f.

OPEN SPACE	REQUIRED/ ALLOWED	PROVIDED
A. Square Feet of open space required by Article 5, Development Standards: Net lot area = 29,496 s.f. x 10 % = 2,950 s.f.	2,950	3,280
TREES		
A. No. of Trees required: 28 x 0.68 = 19	19	19
B. % Palms Allowed: No. Trees required x 25% =	5	4
C. % Natives required: No. Trees required x 30% =	6	7
STREET TREES (maximum average spacing of 35' o.c.):		
A. 175 linear feet along Andalusia Street =	5	5
B. 100 linear feet along Galiano Avenue =	3	3
G. Total Trees Required	27	27
SHRUBS		
A. No. trees required x 10= No. of shrubs required	270	313

2 Ground: 500 sq.ft.
Rec. Lvl.: 703 sq.ft.
75% of Arcade: 2,077 sq.ft.
TOTAL: 3,358 sq.ft.

WHD WITKIN HULTS DESIGN GROUP
301 SW 27th Avenue Boynton Beach, Florida
phone: 954.922.9681 facsimile: 954.922.9689
www.witkindesign.com

Project:
100 MIRACLE MILE
CORAL GABLES, FL
LANDSCAPE PLAN

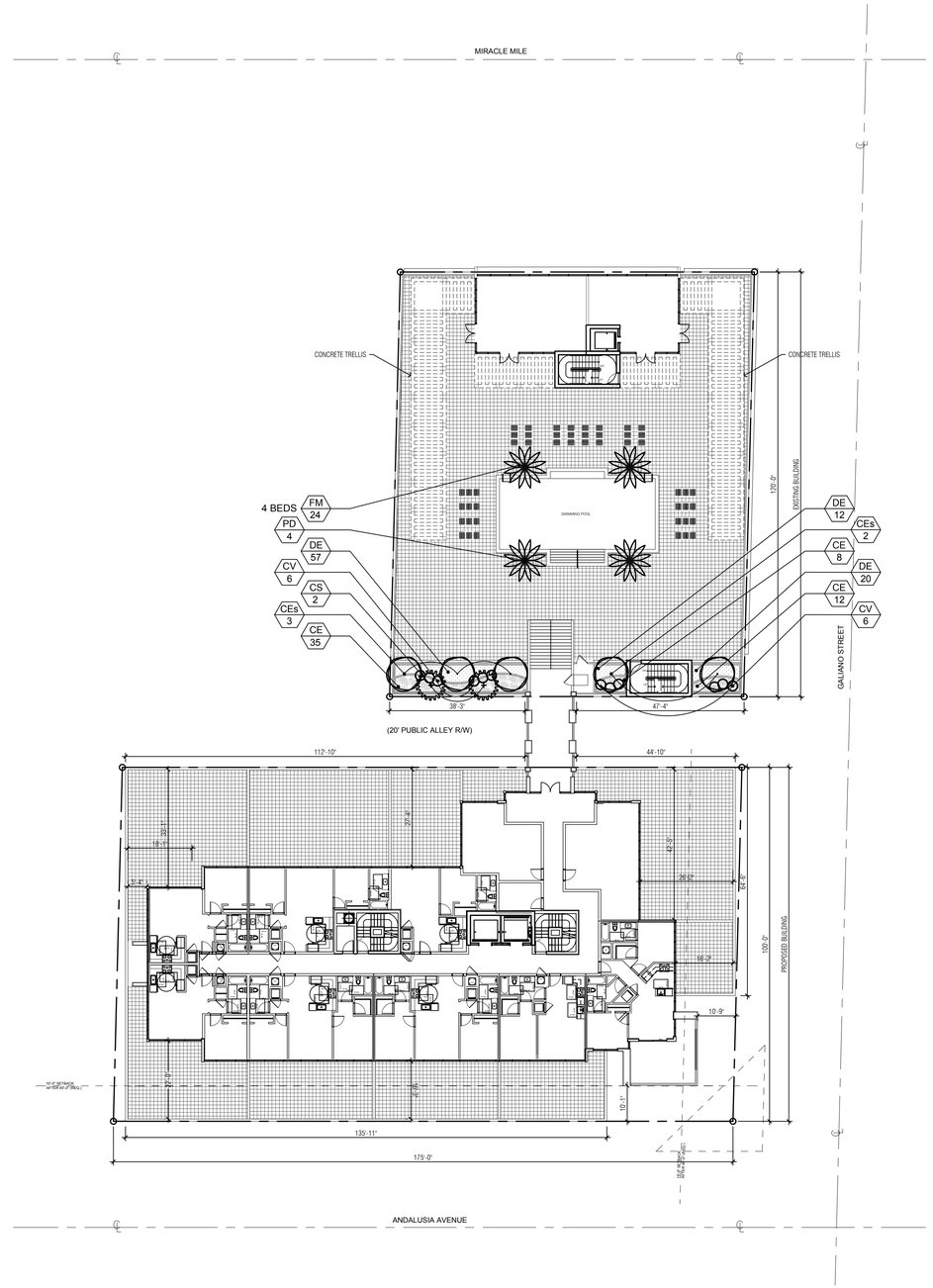
Revisions:	Date:	By:
1) New Site Plan	07.24.2018	LDC
2) New Site Plan	09.12.2018	LDC

Seal:
REGISTERED LANDSCAPE ARCHITECT ANDREW W. WITKIN LA 6666889 09/12/2018 STATE OF FLORIDA

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan
Date: 06/04/2018
Scale: See Left
Drawn by: LDC
Sheet No.: L-1
Cad Id.: 2018-034

V:\2018\Projects\2018-034 Miracle Mile 100\Drawings\Arch\2018-09-12\2018-034 Miracle Mile_L1.dwg Sep 12, 2018



REC. LEVEL LANDSCAPE PLAN

Scale: 1" = 20'-0"

NORTH

LANDSCAPE LIST

TREES

	SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
2	CEs	5	*Conocarpus erectus 'sericeus'	10' HT. X 4' SPR. 2" DBH.
			SILVER BUTTONWOOD	F.G.
	CG	14	Caesalpinia granadillo	20' HT. X 8' SPR. 6" CAL. MIN.
			BRIDALVEIL TREE	F.G., 8' C.T. MIN.
2	CS	2	*Conocarpus erectus 'sericeus'	12' HT., STANDARD
			SILVER BUTTONWOOD	F.G.
	ED	2	Elaeocarpus decipiens	12' HT., STANDARD
			JAPANESE BLUEBERRY	F.G.
	PD	4	Phoenix dactylifera 'Medjool'	10' C.T.
			MEDJOOL DATE PALM	F.G.

SHRUBS AND GROUNDCOVERS

	SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
2	CE	55	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
			GREEN BUTTONWOOD	3 GAL.
	CV	12	Codieaum variegatum 'Sloppy Painter'	18" HT. X 18" SPR. / 18" O.C.
			YELLOW- GREEN CROTON	3 GAL.
	DE	89	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C.
			GOLD MOUND DURANTA	3 GAL.
1	FM	72	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
			GREEN ISLAND FICUS	3 GAL.
1	SV	95	Schefflera arboricola 'Trinette'	18" HT. X 18" SPR. / 18" O.C.
			VARIEGATED SCHEFFLERA	3 GAL.
1	TJ	62	Trachelospermum jasminoides	18" HT. X 18" SPR. / 18" O.C.
			Confederate Jasmine	3 GAL., TRAILING
	LAWN	As Required	Stenotaphrum secundatum 'Floratam'	SOLID EVEN SOD
			ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: "C" with MXD Overlay Net Lot Area 0.68 acres 29,496 s.f.

OPEN SPACE	REQUIRED/ ALLOWED	PROVIDED
A. Square Feet of open space required by Article 5, Development Standards: Net lot area = 29,496 s.f. x 10 % = 2,950 s.f.	2,950	3,280 (1) (2)
TREES		
A. No. of Trees required: 28 x 0.68 = 19	19	19
B. % Palms Allowed: No. Trees required x 25% =	5	4
C. % Natives required: No. Trees required x 30% =	6	7
STREET TREES (maximum average spacing of 35' o.c.):		
A. 175 linear feet along Andalusia Street =	5	5
B. 100 linear feet along Galiano Avenue =	3	3
G. Total Trees Required	27	27
SHRUBS		
A. No. trees required x 10= No. of shrubs required	270	313

(2) Ground: 500 sq.ft.
Rec. Lvl.: 703 sq.ft.
75% of Arcade: 2,077 sq.ft.
TOTAL: 3,358 sq.ft.

WITKIN HULTS DESIGN GROUP
320 south 21st avenue hollywood, florida
phone: 954.922.9681 facsimile: 954.922.9689
www.witkindesign.com

Project:
100 MIRACLE MILE
CORAL GABLES, FL
LANDSCAPE PLAN

Revisions:	Date:	By:
1) New Site Plan	07.24.2018	LDC
2) New Site Plan	09.12.2018	LDC

REGISTERED LANDSCAPE ARCHITECT ANDREW M. WITKIN LA 0000889 STATE OF FLORIDA
09/12/2018 DATE

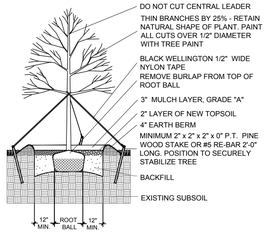
Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Plan
Date: 06/04/2018
Scale: See Left
Drawn by: LDC
Sheet No.:

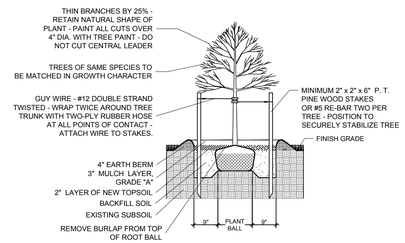
L-2

Cad Id.: 2018-034

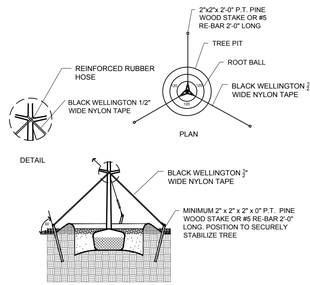
V:\2018\Image Files\100 Miracle Mile 2018\CAD\Landscape\2018.09.12 100 Miracle Mile_L-2 Final Site Plan 11x17.dwg, 9/12/2018 3:46:39 PM, Andrew Witkin



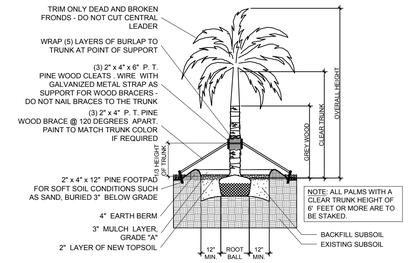
LARGE TREE PLANTING DETAIL



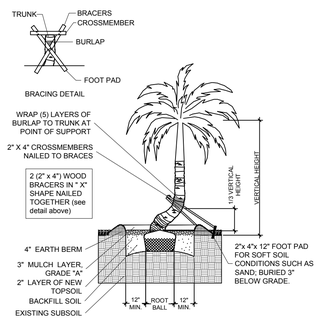
SMALL TREE PLANTING DETAIL



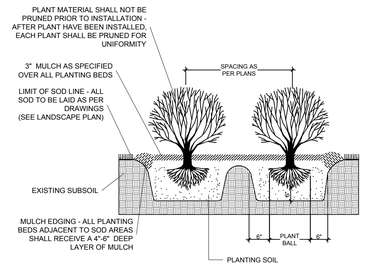
TYPICAL TREE GUYING DETAIL



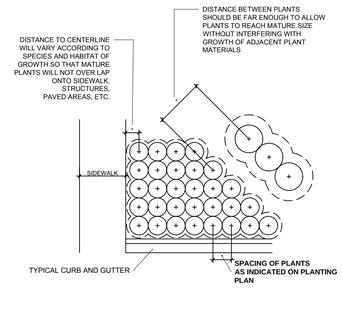
STRAIGHT TRUNK PALM PLANTING DETAIL



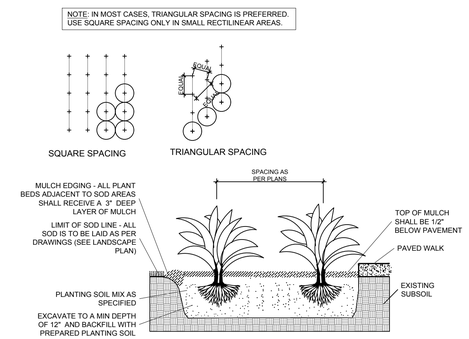
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

PLANTING NOTES:

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

-Sod is to be grade "A" weed free.

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediatley after installation to uniformily wet the soil to at least 2" below the bottom of the sod strips.
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

WITKIN HULTS DESIGN GROUP
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phone: 954.922.9681 facsimile: 954.922.9689
www.witkindesign.com

100 MIRACLE MILE
CORAL GABLES, FL
LANDSCAPE DETAILS

Project:

Revisions:	Date:	By:

Seal:
REGISTERED LANDSCAPE ARCHITECT JACQUELINE M. WITKIN LA 0000889 STATE OF FLORIDA
09/12/2018

Lic. # LA0000889
Member: A.S.L.A.

Drawing: Landscape Details
Date: 06/04/2018
Scale: NTS
Drawn by: LDC
Sheet No.:

L-3

Cad Id.: 2018-034

V:\2018\Dgn Files\100 Miracle Mile 2018\Drawings\plan\2018.06.12 2018 Miracle Mile_L3 Final Sep 12, 2018

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

MAXIMUM F.A.R.				ALLOWED	PROVIDED
CORAL GABLES:	29,496.00	SQ.FT.	X 3.0	88,488.00	
DEVELOPMENT BONUS STANDARD	29,496.00	SQ.FT.	X0.2	5899.2	
		TOTAL		**94,387.20**	
PURCHASED TDR *GABLES ZONING CODE) MAX 25% OF PERMITTED GROSS FAR AND APPROVED*	94,387.20	SQ.FT.	X 25%	23596.8	
		TOTAL		**117,984.00**	**117,320.00**

F.A.R.

FLOOR	AREA	# FLOORS	TOTAL	AREAS NOT INCLUDED IN FAR
EXISTING BUILDING				
GROUND FLOOR	10,540	*1*	*10,540*	2,293
2ND LEVEL	8,966	*1*	*8,966*	5,986
3RD LEVEL	7,050	*1*	*7,050*	0
4TH LEVEL	0	*1*	*0*	0
5TH REC DECK	645	*1*	*645*	736
PROPOSED BUILDING				
GROUND FLOOR	2,515	*1*	*2,515*	10,380
2ND LEVEL	0	*1*	*0*	16,066
3RD LEVEL	0	*1*	*0*	16,166
4TH LEVEL	0	*1*	*0*	16,480
5TH LEVEL	0	*1*	*0*	16,480
6TH REC DECK	7,964	*1*	*7,964*	910
7TH - 11TH LEVEL	7,964	*8*	*63,712*	9,100
12TH-16TH LEVEL	7,964	*2*	*15,928*	910
		TOTAL	**117,320**	**95,507**

DENSITY	REQUIRED	PROVIDED
(As per 4-201.E.13 City of Coral Gables Zoning Code)		
NO MINIMUM NO MAXIMUM	NONE	130 UNITS

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

BUILDING HEIGHT	REQUIRED	PROVIDED
	UP TO 190'-6"	175'-0"

PARKING		REQUIRED	PROVIDED
RESIDENTIAL PARKING			
EFF. & 1BR UNITS @ 1.00	*1BR UNITS: 86*	86.00	
2BR UNITS @ 1.75	*2BR UNITS: 44*	77.00	
	TOTAL (RESIDENTIAL):	163	159
RETAIL PARKING			
1 SPACE PER 300 SQ.FT			
EXISTING BANK & 2ND LEVEL OFFICE	*14,776 sq.ft.*	49	
NEW PROPOSED	*2,515 sq.ft.*	8	
	TOTAL (RETAIL):	58	
	TOTAL PARKING:	166 *As per shared parking matrix & Section 5-1410 (B)(2)*	179

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

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

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

PARKING				
FLOOR	SPACES	HANDICAP	E. CHARGING	TOTAL
GROUND FLOOR	0	0	0	0
2ND LEVEL	33	2	2	37
3RD LEVEL	36	2	2	40
4TH LEVEL	37	2	2	41
5TH LEVEL	38 + 20 Lifts	2	1	61
TOTAL		8	8	**179**

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

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

MIXED USE PERCENTAGES	REQUIRED	PROVIDED
(As per 4-201.D.5 City of Coral Gables Zoning Code)		
COMMERCIAL		
Min. 8% Total SQ.FT. Total F.A.R.		
2ND FLOOR OFFICE		4,236
EXISTING BANK		10,540
NEW PROPOSED RETAIL		2,515
117,320X .08 =	**9,385.60**	**17291 = 14.7%**
RESIDENTIAL		
Max. 85% Total SQ.FT. Total F.A.R.		
2ND FLOOR		4,730
3RD FLOOR		7,050
REC DECK		7,964
7TH-11TH LEVEL		63,712
12TH-16TH LEVEL		15,928
117,320 X .85 =	**99,722.00**	**99,384 = 84.7%**

UNIT MIX

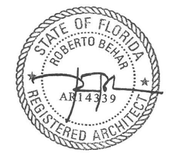
	EXISTING			NEW			TOTAL
FLOOR	1BR	2BR	# FLOORS	1BR	2BR	# FLOORS	
GROUND FLOOR	0	0	*1*	*0*	*0*	1	**0**
2ND LEVEL	5	1	*1*	*0*	*0*	1	**6**
3RD LEVEL	8	1	*1*	*0*	*0*	1	**6**
4TH LEVEL				*0*	*0*	1	**0**
5TH LEVEL				*0*	*0*	1	**0**
6TH LEVEL				*8*	*2*	1	**10**
7TH-11TH LEVELS				*8*	*3*	5	**88**
12TH-16TH LEVEL				*5*	*5*	5	**20**
TOTAL	13	2	15 UNITS	73	42	115 UNITS	130 UNITS
%						1 BR 86	**66%**
						2 BR 44	**34%**

NOTES:

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

BEHAR·FONT
PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS
4533 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33146
Tel: (305)740-5442 Fax: (305)740-5443
CERTIFICATION No. AA26451
ATLANTA, GEORGIA - NEW HAVEN, CONNECTICUT

SEAL:



ROBERT BEHAR AR No. 14339

100 MIRACLE MILE

100 MIRACLE MILE
CORAL GABLES, FLORIDA

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DATE: 08-27-18

PROJECT NO: 17-054

DRAWING NAME:

SHEET NO:

CP- 0.01

DAVID PLUMMER & ASSOCIATES
TRAFFIC ENGINEERING • CIVIL ENGINEERING • TRANSPORTATION PLANNING

1750 PONCE DE LEON BOULEVARD | CORAL GABLES, FLORIDA 33134
305•447•0900 | DPA@DPLUMMER.COM

December 4, 2018

Mr. Alberto J. Perez
PonceCat Miracle Mile, LLC
2990 Ponce de Leon Boulevard, Suite 500
Coral Gables, FL 33134
305.448.2330 (O) 786.556.3756 (M)
ajp@ajpventures.com

RE: 100 Miracle Mile Shared Parking Analysis - #18116

Dear Albert,

We have completed a parking analysis for the proposed 100 Miracle Mile project. The project will be located at 100 Miracle in Coral Gables, Florida. The purpose of this study is to conduct a shared parking analysis based on the procedures established by the City's Zoning Code (Section 5-1410). The analysis was based on the development program shown in Exhibit 1. The project is providing 179 parking spaces.

Exhibit 1
Proposed Development Program

Land Use	Size / Units	
Retail	2,515	SF
Bank	10,540	SF
Office	4,236	SF
Multi-Family Residential		
1 Bedroom	86	DUs
2 Bedrooms	44	DUs

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Parking Generation

A parking analysis was conducted for the project to determine the number of required parking spaces. The analysis was done using the parking rates published in the City's Zoning Code (Section 5-1409). The parking requirements based on the City parking rates is shown in Exhibit 2.

Exhibit 2
Parking Requirements Based on City's Code

Land Use	Units		City of Coral Gables Parking Requirement	Total Parking
Retail	2,515	SF	1 space / 300 SF of GFA	9
Bank	10,540	SF	1 space / 300 SF of GFA	36
Office	4,236	SF	1 space / 300 SF of GFA	15
Multi-Family Residential				
1 Bedroom	86		1 space per unit	86
2 Bedrooms	44		1.75 spaces per unit	77
			Total Parking Spaces	**223**

Shared Parking Analysis

Shared parking is the use of parking spaces to serve two or more individual land uses without conflict or encroachment. The ability to share parking spaces is the result of variations in the accumulation of vehicles by hour, by day or by season at the individual land uses. The shared parking principle also accounts for the relationships among the land uses that result in visiting multiple uses on the same auto trip and the mode of transportation used to reach the site.

The main goal of shared parking is to determine a balance between providing enough parking to support a development and reducing the excessive area dedicated to parking thereby reducing overall building massing. Shared parking analysis was conducted for the project based on the procedures outlined in the City's Zoning Code – Article 5-1410. The required number of parking spaces based on the City's code was used as the starting point.

City's Shared Parking Matrix

An hourly distribution analysis was conducted for both a typical weekday and a weekend day based on the time-of-day percentages provided by the City's Shared Parking Matrix. The results of the analysis show that the highest accumulation of parking for the project occurs during a typical weekday between 12:00 am and 8:00 am. Exhibit 3 shows the results of the shared parking analysis.

Exhibit 3
Shared Parking Based on City's Shared Parking Matrix

Land Use	Parking Spaces	Weekday						Weekend					
		Day		Evening		Night		Day		Evening		Night	
		8am - 5pm		5:pm - 12am		12 am -8am		8am - 5pm		5:pm - 12am		12 am -8am	
		Percentage	Parking Spaces	Percentage	Parking Spaces	Percentage	Parking Spaces	Percentage	Parking Spaces	Percentage	Parking Spaces	Percentage	Parking Spaces
Residential	163	60%	98	90%	147	100%	163	80%	131	90%	147	100%	163
Office / Bank	51	100%	51	10%	6	5%	3	10%	6	5%	3	5%	3
Retail	9	70%	7	90%	9	5%	1	100%	9	70%	7	5%	1
Restaurant	0	50%	0	100%	0	10%	0	75%	0	100%	0	10%	0
Hotel	0	80%	0	100%	0	80%	0	80%	0	100%	0	75%	0
Entertainment	0	40%	0	100%	0	10%	0	80%	0	100%	0	10%	0
Other	0	100%	0	100%	0	100%	0	100%	0	100%	0	100%	0
Total	223		156		162		167		146		157		167

Note: The City's Parking Code for shared parking does not have a category for bank. Therefore the office category is used.

Ridesharing Impact on Parking

Digital ridesharing services, such as Uber and Lyft, are part of a broader suite of innovations that constitute what is sometimes referred to as the sharing economy. Research shows that in major cities, 21% of adults personally use ridesharing services; an additional 9% use ride-sharing with friends, but have not installed the app themselves. Nearly a quarter (24%) of ride-sharing users in metropolitan areas use ridesharing on a weekly or daily basis. Parking represents the top reason (37%) that ridesharing users substitute a ridesharing service in place of driving themselves. In downtown areas such as the Central Business District in Coral Gables, where a large number of employers and businesses are located in proximity to residential uses, ridesharing is frequently utilized in lieu of driving, which reduces parking demand.

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Ace Parking — one of the largest parking companies in North America has reported that overnight parking at hotels has declined 5% to 10% due to ridesharing services. At restaurant valet stands, business is down 25% and nightclub valets are seeing a 50% reduction in demand. Although there is not enough data to quantify the effect of ridesharing services on parking, there is evidence that ridesharing services have created an alternative for consumers who would otherwise drive and park. This is especially relevant along Miracle Mile where there are many shops, restaurants, and entertainment venues.

Parking Management Strategies

In addition to shared parking, there are other parking management strategies that could offset the off-street parking needs. The project should develop a Parking Management Plan to ensure an efficient parking system that is convenient to both commercial uses and residents as well as to protect neighborhoods from spill-over parking.

Pedestrian / Bicyclist - The project is located in an area conducive to pedestrian and bicycle activities. The area surrounding the proposed 100 Miracle Mile project has a comprehensive sidewalk network, signalized intersections with clearly marked crosswalks, and pedestrian signals. This environment promotes walking and bicycling as a means of transportation and further reduces the need for off-street parking.

Transit - The area surrounding the project is served by transit: Miami Dade Transit Routes 24, 37 and 42 and the Coral Gables Trolley which provides direct connection to the Douglas Metrorail station. The use of transit is another effective way to reduce the need for off-street parking.

In addition, there are other parking management strategies that could have a significant impact on the reduction of off-street parking. The proposed project will consider using the following strategies to improve the efficiency of the parking areas:

- Provide valet parking during peak demand times.

- Encourage businesses to implement commuter trip reduction programs for their employees, including use of parking at one of the surrounding City-owned or managed parking facilities.
- Provide information to residents, employees and visitors about transit, ridesharing and bicycle facilities options. The proposed site plan has been designed to incorporate bike racks and shared bike facilities.

The parking management strategies discussed above could have a significant impact on the reduction of off-street parking. The percent of reduction varies between 5% to 15% depending on the effort that the project puts forward to promote these strategies.

Conclusion

Based on shared parking principles, the proposed 100 Miracle Mile project should provide 167 parking spaces to satisfy their parking demand. The project is providing 179 parking spaces, therefore exceeding the parking demand. It should be noted that the number of parking spaces could be reduced further due to transit availability and pedestrian/bicycling conditions surrounding the project as well as implementing a parking management plan. Should you have any questions or comments, please call me at (305) 447-0900.

Sincerely,

Juan Espinosa, PE
Vice President – Transportation

cc: File

w:\18\18116\shared parking\100 miracle mile shared parking dec 2018.docx

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APPLICANT & REPRESENTATIVE'S INFORMATION

APPLICANT:	PONCECAT MIRACLE MILE, LLC 2990 PONCE DE LEON BLVD., SUITE 500 CORAL GABLES, FL 33134 305- 305-448-2330
ARCHITECT:	BEHAR FONT & PARTNERS, P.A. 4533 PONCE DE LEON BOULEVARD CORAL GABLES, FL 33146 305-740-5442 ROBERT@BEHARFONT.COM
ATTORNEY:	JORGE L. NAVARRO, ESQ. GREENBERG TRAURIG 333 SE 2ND AVENUE, #4100 MIAMI, FL 33131 305-579-0821 NAVARROJO@GTLAW.COM

CFN 2014R0503329
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HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Consideration: $8,275,000.00

Prepared by:

Daniel Bradfield, Esq.
Arnall Golden Gregory LLP
171 17th Street, NW, Suite 2100
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Return to:

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Miami, Florida 33130

Property Appraiser Identification Nos.
03-417-005-0570, 03-417-005-0580,
03-417-005-0590, 03-417-005-0600,
03-417-005-0630, 03-417-005-0640

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 17th day of July, 2014, by **SOUTHEAST STB PORTFOLIO, LLC**, a Georgia limited liability company, whose address is c/o The Simpson Organization, Inc., 1401 Peachtree Street, Suite 400, Atlanta, Georgia 30309 (the "Grantor"), to **PONCECAT MIRACLE MILE, LLC**, a Delaware limited liability company, whose address is 2990 Ponce de Leon Boulevard, Suite 500, Coral Gables, Florida 33134 (the "Grantee");

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, to it in hand paid by the Grantee, receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee forever, subject to the matters described herein, that certain land situate, lying and

being in Miami-Dade County, Florida, and more particularly described on Exhibit A attached hereto and made a part hereof (the "Property");

TOGETHER WITH all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property;

PROVIDED THAT the Property is conveyed subject to all easements, restrictions, covenants, agreements, conditions and other matters of record that lawfully affect the Property or any part thereof (provided, however, that this reference shall not serve to reimpose same) and all encroachments and other matters that may be revealed by a survey or inspection of the Property;

TO HAVE AND TO HOLD the same in fee simple forever;

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor, except for the matters set forth on Exhibit B attached hereto and made a part hereof, but against none other.

[SIGNATURE ON NEXT PAGE]

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed on its behalf by its duly authorized officer on the day and year first above written.

Signed, sealed, and delivered
in the presence of:

Print Name: Daniel J Bradfield

Print Name: Darlene Dearing

SOUTHEAST STB PORTFOLIO, LLC,
a Georgia limited liability company

By: TSO Deep South, Inc.,
a Delaware corporation,
its manager

By: _____
A. Boyd Simpson
President

STATE OF GEORGIA

COUNTY OF FULTON

BEFORE ME, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared A. Boyd Simpson, as President of TSO Deep South, Inc., a Delaware corporation, the manager of Southeast STB Portfolio, LLC, a Georgia limited liability company and who is personally known to me and who under oath executed the foregoing under the authority duly vested in him by the corporation and as the act and deed of such corporation.

WITNESS my hand and official seal in the State and County last aforesaid this 15th day of July, 2014.

My Commission Expires:

Belinda K. Burke
Notary Public, State of Georgia
Notary Name: _____

NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES SEPT. 14, 2015 BELINDA K. BURKE

6504237v1

EXHIBIT A

Description of the Property

PARCEL 1

The following described land situated, lying and being in the County of Dade and State of Florida, to-wit:

Lots 19, 20, 21 and 22 in Block 3 of CRAFTS SECTION of CORAL GABLES, a subdivision according to the plat thereof recorded in Plat Book 10, at Page 40, of the Public Records of Dade County, Florida, together with all improvements located thereon.

BEING the same real estate conveyed to Coral Gables First National Bank, a United States banking corporation (now known as SunTrust Bank) from Kudana, Inc., by deed dated February 1, 1956, recorded February 8, 1956, in the Public Records of the County of Dade, Florida in Official Records Book 4223, Page 452.

PARCEL 2

The following described land, situate, lying and being in Dade County, Florida, to-wit:

Lot TWENTY-THREE (23) of Block THREE (3) of CRAFTS SECTION of Coral Gables, according to the Plat thereof, as recorded in Plat Book 10, at Page 40 of the Public Records of Dade County, Florida.

BEING the same real estate conveyed to Flagship National Bank of Miami, a national banking corporation (now known as SunTrust Bank) from Harry Lindborg and Doris Marion Lindborg, his wife, by Warranty Deed dated May 25, 1981, recorded in the Public' Records of the County of Dade, Florida, in Official Records Book 11117, at Page 2697.

PARCEL 3

The following described land situated, lying and being in the County of Dade and State of Florida, to-wit:

Lots 24, 25, 26 and 27 of Block 3 of CORAL GABLES, CRAFTS SECTION, according to plat thereof recorded in Plat Book 10, at Page 40 of the Public Records of Dade County, Florida.

BEING the same real estate conveyed to The Coral Gables First National Bank (now known as SunTrust Bank) from Kudana, Inc., by deed dated February 10, 1950, recorded February 10, 1950, in the Public Records of the County of Dade, Florida in Official Records Book 3238, at Page 568.

PARCEL 4

The following described land situated, lying and being in the County of Dade and State of Florida, to-wit:

Lots 28 & 29, Block 3 of CORAL GABLES CRAFTS SECTION, Plat Book 10, at Page 40, of the Public Records of Dade County, Florida.

BEING the same real estate conveyed to SunTrust Bank, Miami N.A. (now known as SunTrust Bank) from Emilio F. Fox and Frances F. Fox, by Warranty Deed dated December 16, 1998, recorded December 18, 1998, in the Public Records of the County of Dade, Florida in Official Records Book 18397, at Page 2894.

EXHIBIT B

Permitted Exceptions

1. The lien of the taxes for the year 2014 and all subsequent years, which are not yet due and payable.

2. Terms and provisions of that certain Lease dated December 19, 2007 by and between STB Portfolio, LLC, a Georgia limited liability company (Landlord), and SunTrust Bank, a Georgia banking corporation (Tenant), as evidenced by that certain Memorandum of Lease dated December 19, 2007, recorded on December 28, 2007 in OR Book 26132, page 4492, and as affected by Termination of Right of First Offer and Right of First Refusal recorded December 9, 2013 in OR Book 28941, Page 3145.

3. Terms and provisions of that certain Hold Harmless & Restrictive Covenant Encroachment Agreement recorded August 30, 2012, in OR Book 28252, Page 383.