Exhibit C

City of Coral Gables
Planning and Zoning Staff Report

Property:	**100 Miracle Mile (100 Miracle Mile, 151 Andalusia Avenue, and 2414 Galiano Street)**
Applicant:	Poncecat Miracle Mile, LLC
Application:	Comprehensive Plan Map Amendment, Zoning Code Text Amendment, Receipt of Transfer of Development Rights (TDRs), Encroachment and Mixed-Use Site Plan
Public Hearing:	Planning and Zoning Board / Local Planning Agency
Date & Time:	**December 12, 2018, 6:00 – 9:00 p.m.**
Location:	City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

1. APPLICATION REQUEST

The request is for consideration of the following for a project known as "100 Miracle Mile:"

1. Comprehensive Plan Map Amendment
2. Zoning Code Text Amendment
3. Receipt of Transfer of Development Rights (TDRs)
4. Encroachment and Mixed-Use Site Plan (Conditional Use Review)

Proposed project and existing conditions

100 Miracle Mile

The subject site, located within the City's Central Business District (CBD), and is also within the Zain/Friedman Miracle Mile Downtown (DO) District. The parcel comprised of 11 lots (lots 19-29, Block 3) totaling approximately 29,500 square feet (0.67 acres) in size. It is a through parcel with frontages on Miracle Mile and Andalusia Avenue, bifurcated by an alley, west of Galiano Street as shown in the aerial map below:

Aerial Map

There is an existing 3-story office building fronting Miracle Mile and a surface parking lot along Andalusia Avenue. The Applicant seeks to redevelop and is proposing a mixed-use project containing 130 residential units, ground floor commercial uses of approximately 13,000 square feet, an office use of approximately 4,500 square feet located on the second floor fronting Miracle Mile, and a parking structure with 179 parking spaces including parking lifts. The proposed building height is 16-stories at 163.5 feet of habitable building height with Level 1 Mediterranean Style Design bonus.

The project includes:

1. Project Site is approximately 0.67 acres (29,496 square feet)
2. 16-stories at 163.5 feet (with level 1 med bonus)
3. 130 residential units
4. 13,055 square feet of ground-floor commercial uses
5. 4,236 square feet of office use (2nd floor)
6. 179 parking spaces (including lifts)

The request requires three public hearings, including review and recommendation by the Planning and Zoning Board, and 1st and 2nd Reading before the City Commission. The Ordinances and Resolution under consideration include the following:

1. *An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Mid-Rise Intensity" to "Mixed Use" for lots 23-29, Block 3, Crafts Section; and, from "Commercial High-Rise Intensity" to "Mixed Use" for lots 19-22, Block 3, Crafts Section (100 Miracle Mile), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LPA review)*
2. *An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Appendix A, "Site Specific Zoning Regulations," Section A-36, "Crafts Section," by modifying provisions for height for the property legally described as Lots 19-29, Block 3, Crafts Section (100 Miracle Mile), Coral Gables, Florida; providing for a repealer provision, severability clause, codification, and providing for an effective date.*
3. *An Ordinance of the City Commission of Coral Gables, Florida requesting receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 3, "Development Review", Division 10, "Transfer of Development Rights", Section 3-1006, "Review and approval of use of TDRs on receiver sites", for the receipt and use of TDRs for the mixed use project referred to as "100 Miracle Mile", on the property legally described as Lots 19-29, Block 3, Crafts Section (100 Miracle Mile), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.*
4. *A Resolution of the City Commission of Coral Gables, Florida requesting an Encroachment Agreement and Mixed-Use Site Plan Review pursuant to Zoning Code Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)," for the proposed project referred to as "100 Miracle Mile" on the property legally described as Lots 19-29, Block 3, Crafts Section (100 Miracle Mile), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.*

Summary of Application.

Poncecat Miracle Mile, LLC (hereinafter referred to as "Applicant"), has submitted an application (hereinafter referred to as the "Application") for review of the following: 1.) Small Scale Comprehensive Plan Map Amendment by changing the Future Land Use from "Commercial Mid-Rise Intensity" to "Mixed Use" for lots 23-29, Block 3, Crafts Section, and, from "Commercial High-Rise Intensity" to "Mixed Use" for lots 19-22, Block 3, Crafts Section; 2.) Zoning Code Text Amendment modifying provisions for height amending Site Specifics to allow 16-stories inclusive of level one (1) Mediterranean Bonus where only 14-stories is allowed; 3.) Receipt of Transfer of Development Rights (TDRs); and, 4.) Encroachment and Mixed-Use Site Plan (Conditional Use Review) for consideration at public hearings pursuant to and in accordance with the City of Coral Gables Zoning Code. The application package submitted by the Applicant is provided in Attachment A.

Site Data and Project Timeline.

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

Existing Property Designations

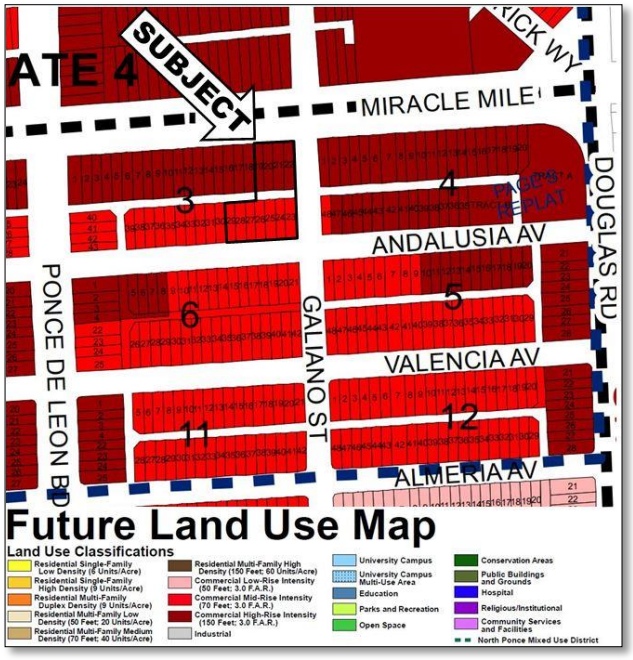
Comprehensive Plan Map designation	Commercial Mid-Rise Intensity Commercial High-Rise Intensity
Zoning Map designation	Commercial
Within Central Business District (CBD)	Yes
Within Zain/Friedman Miracle Mile Downtown (DO) District	Yes
Within a designated Mixed-Use Overlay District (MXOD)	No
Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID)	Yes

Surrounding Land Uses

Location	Existing Land Uses	CP Designations	Zoning Designations
North	Commercial building	Commercial High-Rise Intensity	Commercial (C)
South	Mixed-Use Building	Commercial Mid-Rise Intensity	Commercial (C)
East	Commercial Building	Commercial High-Rise Intensity Commercial Mid-Rise Intensity	Commercial (C)
West	Commercial Building and at-grade parking	Commercial High-Rise Intensity Commercial Mid-Rise Intensity	Commercial (C)

The property's existing land use and zoning designations, as illustrated in the following maps:

Existing Future Land Use Map



Existing Zoning Map

City Review Timeline

The proposal has undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Development Review Committee	06.29.18
Board of Architects (Preliminary Design and Mediterranean Bonus)	09.06.18
Planning and Zoning Board	12.12.18
City Commission – 1st Reading	TBD
City Commission – 2nd Reading	TBD

STAFF REVIEW				
Department	**DRC 06.29.18**	**Board of Architects 09.06.18**	**Staff Meeting 10.15.18**	**Comments Provided?**
Historical Resources and Cultural Arts	x		x	Yes
Parking	x		x	Yes
Public Service	x		x	Yes
Concurrency	x		x	Yes
Police			x	Yes
Fire			x	Yes
Public Works	x		x	Yes
Zoning	x		x	Yes
Board of Architects	x	x	x	Yes
Planning	x		x	Yes
Building	x		x	Yes
Economic Development			x	Yes
Parks			x	Yes

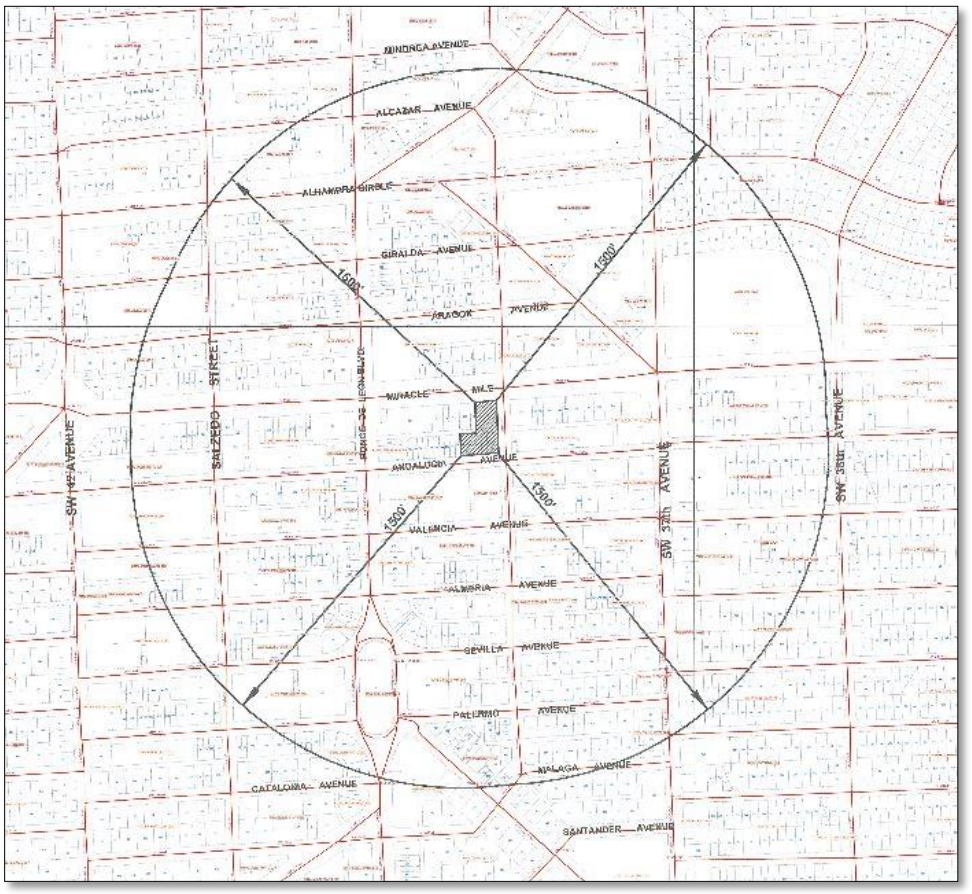
Public Notification and Comments

The Applicant completed the mandatory neighborhood meeting on November 20, 2018 with notification to all property owners within 1,500 feet of the property boundary. A summary of the meeting is provided as Attachment G.

The Zoning Code requires that a courtesy notification be provided to surrounding property owners within 1,500 feet. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 1,018 notices were mailed.

A copy of the legal advertisement and courtesy notice are provided as Attachment H. A copy of the published newspaper notification of this public hearing item is included as Attachment H.

Courtesy Notification Radius Map



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

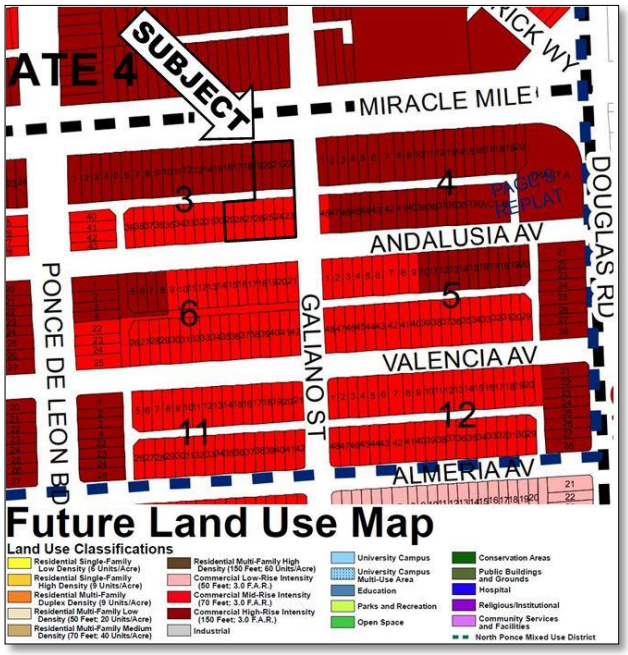
PUBLIC NOTICE	DATE
Applicant neighborhood meeting	11.20.18
Zoning Code Courtesy notification-1,500 ft.	11.30.18
Sign posting of property	11.30.18
Legal advertisement	11.30.18
Posted agenda on City Hall	12.03.18
Posted Staff report on City web page	12.07.18

Application Requests

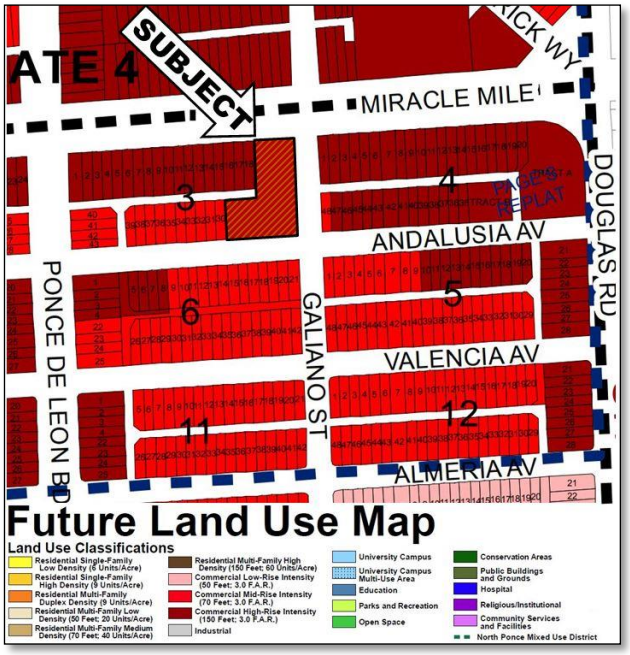
1. Future Land Use Map Amendment

A comparison of the property's existing Future Land Use Map designations and the Applicant's requested designation is shown on the following mapping:

Existing Future Land Use Map



Proposed Land use Map



The property has a dual Land Use Designation. The northern portion fronting Miracle Mile (Lots 19-22) is designated Commercial High-Rise Intensity while the southern portion fronting Andalusia Avenue (Lots 23-29) is designated Commercial Mid-Rise Intensity. The Applicant requests changing the Land Use altogether to Mixed Use.

Currently, the subject site contains a 3-story commercial building fronting Miracle Mile, and an at-grade parking lot on the south side fronting Andalusia Avenue. The proposed change in Land Use will allow the Applicant the opportunity to provide for mixed-use development. As stated in the Applicant's intent "this will improve underutilized land currently used as a surface parking lot with high quality mixed-use development" containing 130 residential units, ground floor commercial uses of approximately 13,000 square feet, and an office use of approximately 4,500 square feet. The existing 3-story building fronting Miracle Mile will be renovated and improved with office use, residential units, and residential amenities including a pool. The existing building and the proposed residential tower will be connected by two bridges encroaching over a twenty-foot wide alley.

Findings of Fact- Land Use Map Amendment

Zoning Code Section 3-1506 provides review standards for Comprehensive Plan amendments:

Standard	Staff Evaluation
1. Whether it specifically advances any objective or policy of the Comprehensive Land Use Plan.	The Comprehensive Plan map amendment from Commercial Mid-Rise and Commercial High-Rise to Mixed Use is appropriate for this location near major thoroughfare, employment hubs and commercial centers.
2. Whether it is internally consistent with Comprehensive Land Use Plan.	The proposed Mixed Use land use allows many beneficial aspects of the project as supports the intent of the Downtown Overlay.
3. Its effect on the level of service of public infrastructure.	The proposed map amendment will support enhanced multi-modal activity in the Downtown neighborhood which is a goal of the Comprehensive Plan. There is an opportunity to reduce the traffic on the area by encouraging residents to work where they live, and walk, bike, or use mass transit.
4. Its effect on environmental resources.	The proposed amendments promote urban infill redevelopment on a currently vacant and underutilized land. No significant environmental resources will be impacted.
5. Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables.	The proposed amendments will provide additional multi-family housing opportunities in the City with access to frequent transit service and pedestrian access to dining, shopping, and employment opportunities. The project contributes to the provision of additional housing options for people who live, work, and study in the City.
6. Any other effect that the City determines is relevant to the City Commission's decision on the application.	The proposed Comprehensive Map Amendment allows for the construction of mixed-use development with higher-density multi-family housing in an appropriate urban location.

Staff comments:

The project is located within the Central Business District (CBD) and the Zain/Friedman Miracle Mile Downtown Overlay (DO) District. One of the objectives of the Downtown Overlay is to promote and encourage pedestrian activities in Downtown Coral Gables by promoting the concepts of mixed-use development and pedestrian friendly alternatives. The proposed Mixed Use Land Use is appropriate for this location, located along the future designated bike routes on Galiano Street and Andalusia Avenue. This change in land use will facilitate mixed use development, encourage mass transit, and reduce the need for automobile travel. Therefore, development on this site enhances the neighborhood and encourages redevelopment of Downtown Coral Gables.

2. Zoning Code Text Amendment

Under the proposed Mixed Use Land Use, building height is controlled by applicable Zoning Code provisions. The Site Specific Zoning Regulations, Section A-36 Crafts Section, will be used to provide height regulations for this property where thirteen (13) stories or one-hundred-fifty (150) in height whichever is less is allowed plus additional floors and height may be secured through the Coral Gables Mediterranean Style Design bonuses.

The Applicant only secured level 1 Mediterranean bonus. Instead, proposes to amend the Zoning Code in order to achieve the maximum number of floors and building height; shifting away from the Mediterranean style design standards of level 2 bonus program.

The Applicant proposes to change the Site Specific Zoning Regulations for this property to allow 16-stories at 163.5 feet in height under Level 1 Mediterranean bonus where only 14-stories is allowed. The proposed changes are shown below in ~~strikethrough~~ / underline format.

Section A-36 Craft Section.

***

B. Height of buildings.

5. No apartment buildings and/or structures 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 and/or structures shall be constructed or erected on the following described property to exceed three (3) stories or forty-five (45) feet in height (inclusive of Mediterranean Bonuses):
    a. Lots 19 through 22, inclusive, Block 3.

Findings of Fact- Zoning Code Text Amendment

In accordance with Section 3-1405 of the Zoning Code, the Planning and Zoning Board shall not recommend adoption of, and the City Commission shall not adopt, text amendments to these land Zoning Code unless the text amendment:

i. Promotes the public health, safety, and welfare.

ii. Does not permit uses the Comprehensive Plan prohibits in the area affected by the district boundary change or text amendment.

iii. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.

iv. Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less the minimum requirements of the Comprehensive Plan.

v. Does not directly conflict with an objective or policy of the Comprehensive Plan.

Staff comments:

The existing Site Specific Zoning Regulations for the subject site include a height limit of thirteen (13) stories or one-hundred-fifty (150) in height whichever is less. In addition to what the Site Specific Zoning Regulations allow the Applicant has the option to secure Mediterranean Style Design Standards bonuses and/or incentives with regard to additional floors and height, summarized in the table below:

Standards	FAR	Maximum height
Site Specific	3.0	13 stories or 150 feet
Level 1	0.2	+1 floor/13.5 feet = **14-stories**/163.5 feet
Level 2	0.3	+1 or 2 floors/27 feet = 16-stories/190.5 feet

The Applicant opted to secure only level 1 Mediterranean Style Design bonus. The Applicant would have the ability to develop the project as proposed with the number of floors and height (16-stories and 163.5 feet) without amending the Zoning Regulations under level 2 bonus program. In fact the project could go up to 16-stories at 190.5 feet in height with Level 2 Mediterranean Style Design Standards. Therefore, staff recommends DENIAL of this request and suggests the Applicant develop the project according to the current Site Specific Regulations.

3. Receipt of Transfer of Development Rights (TDRs)

The project intends to utilize Transfer of Development Rights (TDRs) as a receiver site in order to secure an additional twenty-five percent (25%) Floor Area Ratio (FAR). Property purchasing or transferring the TDRs (referred to as receiver sites) must be zoned C, Commercial and also located within the CBD. The Zoning Code's stated purpose for the transfer/sending of unused development rights is to encourage historic preservation and to provide an economic incentive to property owners to designate, protect, enhance and preserve historic properties within the CBD.

Section 3-1005 and 3-1006 of the Zoning Code establishes the requirements for the use of TDRs on receiver sites. Those provisions state that the Planning and Zoning Board and City Commission may recommend conditions of approval that are necessary to ensure compliance with the criteria and standards as specified in the Zoning Code.

The Applicant proposes the following:

A. *"Use of TDRs on receiver sites. The receiving sites shall be located within the boundaries of the CBD and designated commercial zoning."*

B. *"Maximum TDR floor area ratio (FAR) increase on receiver sites. An increase of up to twenty-five percent (25%) of permitted gross FAR and approved Mediterranean architectural style bonuses gross FAR may be permitted".*

Although the subject site qualifies as a receiver site, since it is zoned Commercial and is located within the CBD, the Applicant has not provided any details of the sending sites and no Certificates of Transfer of Development Rights were provided. Therefore, this request cannot be approved at this time.

Below is the review and approval process of use of TDR's on receiver sites as set out in Zoning Code Section 3-1006, as follows:

A. *"An application to transfer development rights to a receiver site shall be reviewed subject to all of the following":*

1. *"In conformance with any applicable conditions of approval pursuant to the Certificate of TDRs."*

2. *"Board of Architects review and approval subject to Article 5, Division 6, Design Review Standards."*

3. *"If the receiving site is within five hundred (500) feet of a local historic landmark, Historic Preservation Board review and approval is required to determine if the proposal shall not adversely affect the historic, architectural, or aesthetic character of the property".*

4. *"Planning and Zoning Board review and recommendation and City Commission review to determine if the application satisfies all of the following":*

   a. *"Applicable site plan review requirements per Article 3, Division 2, General Development Review Procedures and conditional use review requirements per Article 3, Division 4, Conditional Uses".*

   b. *"The extent to which the application is consistent with the Zoning Code and City Code otherwise applicable to the subject property or properties, including but not limited to density, bulk, size, area and use, and the reasons why such departures are determined to be in the public interest".*

   c. *"The physical design of the proposed site plan and the manner in which the design makes use of adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open areas, and furthers the amenities of light and air, recreation and visual enjoyment".*

   d. *"The conformity of the proposal with the Goals, Objectives and Policies of the City's Comprehensive Plan".*

4. Encroachment and Mixed Use Site Plan

Mixed Use District (MXD) Purpose and Objectives
The purpose of the Mixed Use District is to encourage the construction of residential mixed-use projects that support a pedestrian-friendly environment within urban areas of Coral Gables. The Applicant benefits from the option to construct residential development in urban areas, while the City benefits from mandatory architectural features that enhance the beauty and the walkability of those urban areas.

Mediterranean Architectural Style

The proposed project received preliminary approval of Mediterranean architectural bonuses, Level 1 from the Board of Architects on September 6, 2018.

Site plan information:

Type	Required/Permitted	Proposed
Total site area	Min. 20,000 sq. ft.	29,496 sq. ft. (.67 acres)
Floor Area Ratio (FAR) with Mediterranean bonuses)	3.0 (as-of-right) + 0.2 (level 1 med bonus) +0.3 (level 2 med bonus)	3.2 FAR (level 1 med bonus) +25% use of TDRs
FAR x total site area	88,488 sq. ft. (as-of-right) +5,899 sq. ft. (level 1 med bonus) +23,596 sq. ft. (25% TDRs) MAXIMUM = 117,984 sq. ft.	117,320 sq. ft.
Building height	150 ft. (as-of-right) 163.5 ft. (level1 med bonus) 190.5 ft. (level 2 med bonus)	163.5 ft. (level 1 med bonus)
No. of floors	13 stories (as-of-right) **14 stories (level 1 med bonus)** 16 stories (level 2 med bonus)	**16 stories (level 1 Med bonus)**
Setbacks		
Primary street frontages (Andalusia Avenue)	0’ up to 45 feet 10 feet min. above 45 feet	0’ up to 45 feet 16’-10” above 45 feet
Side street (Galiano)	0’ up to 45 feet 10 feet min. above 45 feet	0’ up to 45 feet 16’-10” above 45 feet
Interior side (west side)	0’	11’-1” above 45 feet
Rear (alley)	0’ up to 45 feet 10 feet min. above 45 feet	0’ up to 45 feet 11’ above 45 feet
Total Residential Units	No density limitation w/in CBD	130 units (194 units/acre)
	One-bedroom	86 units
	Two bedrooms	44 units
Ground Floor Commercial	9,385 sq. ft. (8% min.)	13,055 sq. ft.
Parking Spaces (shared parking)	188	179 with parking lifts
Landscape Open Space Area	2,950 sq. ft. (10%)	3,960 sq. ft. (13%)

Section 4-201 of the Zoning Code states the purpose of the MXD district is as follows:

1. *Provide the method by which tracts of land may be developed as a planned unified project rather than on a lot-by-lot basis as provided for in the City's other regulations.*
2. *Provide for residential uses at higher densities in exchange for public realm improvements.*
3. *Provide maximum design freedom by permitting property owners an opportunity to more fully utilize the physical characteristics of the site through modified development regulations and the planned mixing of uses.*
4. *Require that property within the District will be developed through a unified design providing continuity among the various elements causing a better environment.*
5. *Create a diversity of uses within walking distance, including but not limited to: residential, offices, workplaces, neighborhood commercial, and public open spaces.*
6. *By organizing appropriate building densities, public transit will be further strengthened as an alternative to the use of private vehicles.*
7. *Provide a strong emphasis on aesthetics and architectural design through the use of the regulations and the planned mixing of uses to establish identity, diversity and focus to promote a pedestrian friendly environment.*

Staff comments: The compliance of the Applicant's plans with the MXD requirements and performance standards set out in the Zoning Code have been evaluated and provided in the Zoning Analysis during Development Review Committee meeting.

Site Plan Review Criteria

Section 3-406 of the Zoning Code states that the Planning and Zoning Board shall review applications for conditional use (site plan review) and provide a recommendation to the City Commission whether they should grant approval, grant approval subject to specific conditions or deny the application. The Planning and Zoning Division, Planning and Zoning Board and City Commission may recommend such conditions to an approval that are necessary to ensure compliance with the standards set forth in Section 3-408.

Findings of Fact- Encroachment and Mixed Use Site Plan

The Applicant's plans have been compared to the site plan review criteria set out in Zoning Code Section 3-408 as follows:

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

   Staff comments: The proposed mixed use project, in context meets with the CP's Goals, Objectives and Policies by encouraging mixed use development in major corridors. However, the proposed number of floors and height can be achieved without amending the Zoning Code Regulations.

Additionally, the proposed maximum FAR is dependent on the approval of the use of TDRs on this site and the Applicant has not started that process. Therefore, staff cannot recommend approval of the Site Plan at this time.

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

Staff comments: The subject property is located along a major road and within close proximity to major employment and commercial centers. Therefore, a mix use project is appropriate in this location as it compliments other uses in the surrounding area.

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

Staff comments: The redevelopment of this property as a mixed use project fulfills the objective of the City to attract mixed use developments to the Downtown Overlay and the creation of a pedestrian oriented urban environment. The proposed ground floor commercial uses, office spaces and residential units will provide the economic support for the surrounding commercial and retail uses.

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

Staff comments: The proposed mixed use project is similar and consistent with the development pattern in the area. Adding high-density multi-family use and office spaces into the area will provide additional economic support for the surrounding commercial and retail uses in the Downtown.

E. *"The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures".*

Staff comments: The planned redevelopment of this property as a mixed use project is compatible and complies with the intent of the Zoning Code Mixed Use design regulations and Comprehensive Plan Mixed Use District (MXD) provisions. However, the proposed height and massing is not consistent and not allowed in the Site Specifics Regulations.

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

Staff comments: The subject property is larger than the minimum 20,000 square foot size required for an individual mixed use project and those located within a designated Downtown Overlay District.

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

Staff comments: The project site is surrounded and in close proximity to properties with either commercial, multi-family uses or mixed-use, all of which allow for mid-rise development (70'-0" as-of-right, 97'-0" with Mediterranean bonuses) or high-rise development (150'-0" as-of-right, 190'-6" with Mediterranean bonuses). The project's ground floor pedestrian amenities enhance the existing and future uses surrounding the property and within the Downtown Overlay District.

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

Staff comments: All vehicular parking for the project and service access is within the confines of the building, and is physically separated from pedestrian circulation around the perimeter of the project. The project's ground floor pedestrian amenities enhance the redevelopment of the area. The project will be required to underground all overhead utilities. In addition, the proposal includes public realm improvements (i.e., under and over story landscaping, pedestrian benches, bicycle racks, waste receptacles, etc.) that will provide amenities for pedestrians.

I. *"The proposed conditional use satisfies the concurrency standards of Article 3, Division 13 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner".*

Staff comments: The project will be required to comply with the City's Concurrency Management program to ensure that there is adequate infrastructure available to support the project. The proposed project was not reviewed for concurrency. As such, staff is recommending continuance until the Applicant received a Concurrency Impact Statement (CIS) to ensure that there is adequate infrastructure available to support the project.

Traffic Study

This property falls within the Gables Redevelopment Infill District (GRID). The City's GRID allows development within its boundaries to move forward regardless of a roadway's level of service (LOS). The City does, however, require all developments within the GRID that increase intensity/density to complete a Traffic Impact Analysis report and provide appropriate traffic mitigation to help offset the impacts. A Traffic Generation Statement prepared by David Plummer & Associates, dated December 3, 2018, is provided on attachment B. All traffic issues identified in the City review process must be satisfied and provided on the Applicant's plans prior to approval by the City Commission.

Shared Parking Analysis

Shared parking analysis prepared by David Plummer & Associates provided in attached B, states that the 179 parking spaces provided is sufficient to meet the parking demand.

Concurrency Management

This project is required to comply with the City's Concurrency Management program to ensure that there is adequate infrastructure available to support the project.

Public School Concurrency Review
Pursuant to the Educational Element of the City's Comprehensive Plan, Article 3, Division 13 of the Zoning Code, and State of Florida growth management statute requirements, public school concurrency review is required prior to final Board of Architects review for all applications for development approval in order to identify and address the impacts of new residential development on the levels of service for public school facilities. For a residential development to secure a building permit, adequate school capacity must be available or scheduled to be under actual construction within three years of the final approval. If capacity is not available, the developer, school district and affected local government must work together to find a way to provide capacity before the development can proceed.

Art in Public Places Program
The Applicant is required to satisfy the City's Art in Public Places program by either providing public art on site, or providing a contribution to the Art in Public Places Fund. The Applicant proposes providing a contribution to the Art in Public Places Fund in compliance with Zoning Code regulations.

Undergrounding of Overhead Utilities
The provisions in Zoning Code Section 4-201, Mixed Use District require that all utilities shall be installed underground pursuant to the direction of the Public Works Department. In accordance with that requirement, all utilities within the public right-of-way adjoining the project site will be installed underground. To assist in a cohesive undergrounding of all utilities, in furtherance of satisfying Zoning Code Article 3, more specifically, Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)," and Article 4, "Zoning Districts," Division 4, "Conditional Uses," Section 3-408, "Standards for review," the Applicant is required to underground all existing overhead utilities.

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

This section provides a detailed analysis of the CP providing a basis of consistency, and finds the following CP Goals, Objectives and Policies are consistent:

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
1.	**Goal FLU-1.** Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2.	**Objective FLU-1.1.** Preserve Coral Gables as a "placemaker" where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
3.	**Objective FLU-1.2.** Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.	Complies
4 .	**Policy FLU-1.7.2.** The City shall continue to enforce the Mediterranean architectural provisions for providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues: • Surrounding land use compatibility. • Historic resources. • Neighborhood Identity. • Public Facilities including roadways. • Intensity/Density of the use. • Access and parking. • Landscaping and buffering.	Complies
5.	**Goal DES-1.** Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
6.	**Objective DES-1.1.** Preserve and promote high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding development, public spaces and open spaces.	Complies
7.	**Policy DES-1.1.5.** Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	Complies
8.	**Policy DES-1.2.1.** Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for but not limited to the following: creative use of architecture to promote public realm improvements and pedestrian amenities; provide a visual linkage between contemporary architecture and the existing and new architectural fabric; encourage landmark opportunities; and creation of public open spaces.	Complies
12.	**Policy DES-1.2.2.** Require that private development and public projects are designed consistent with the City's unique and historical Mediterranean appearance in balance with contemporary architecture.	Complies
13.	**Objective HOU-1.5.** Support the infill of housing in association with mixed use development.	Complies
14.	**Policy HOU-1.5.2.** Encourage residential mixed use as a means of increasing housing supply within the Downtown/Central Business District/Mixed Use Development Overlay Area, thereby promoting increase in commercial and retail activity, increased use of transit, reduction of auto dependency, in association with minimizing visual and physical impacts of nearby lower density areas.	Complies
15.	**Objective MOB-1.1.** Provide solutions to mitigate and reduce the impacts of vehicular traffic on the environment, and residential streets in particular with emphasis on alternatives to the automobile including walking, bicycling, public	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	transit and vehicle pooling.	
16.	**Policy MOB-1.1.1.** Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.	Complies
17.	**Policy MOB-1.1.2.** Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.	Complies
18.	**Policy MOB-1.1.3.** Locate higher density development along transit corridors and near multimodal stations.	Complies
19.	**Policy MOB-1.1.5.** Improve amenities within public spaces, streets, alleys and parks to include the following improvements: seating; art; architectural elements (at street level); lighting; bicycle parking; street trees; improved pedestrian crossing with bulb-outs, small curb radii, on-street parking along sidewalks, pedestrian paths and bicycle paths to encourage walking and cycling with the intent of enhancing the feeling of safety.	Complies
20.	**Policy MOB-2.8.1.** The City shall continue implementation and further strengthen the City's existing land development regulations requiring the placement of landscaping within rights-of-way to complete the following: • Promote expansion of the City's existing tree canopy. • Provide screening of potentially objectionable uses. • Serve as visual and sound buffers. • Provide a comfortable environment for pedestrian walking (walkability) and other activities. • Improve the visual attractiveness of the urban and residential areas (neighborhoods).	Complies

Staff Recommendation

The overall concept of the project meets the intent of Comprehensive Plan and the objectives of the Downtown Overlay which is to promote and encourage pedestrian activities in Downtown Coral Gables by promoting the concepts of mixed-use development and pedestrian friendly alternatives.

However, Staff is of the opinion that the project could be developed as proposed without amending the Zoning Code. An alternative process could be:

a. Develop the project following the Level 2 Mediterranean Style Design Standards or develop the project according to the Site Specific Regulations.
b. Start the application process of Transfer of Development Rights (TDRs).

The Applicant has made specific requests, as stated on the Statement of Use in Attachment A, and is entitled to be heard by the Planning and Zoning Board. Staff's review and analysis is based on the Applicant's specific request. Based upon the complete Findings of Fact contained within this report, staff recommends the following:

1. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Mid-Rise Intensity" to "Mixed Use" for lots 23-29, Block 3, Crafts Section; and, from "Commercial High-Rise Intensity" to "Mixed Use" for lots 19-22, Block 3, Crafts Section (100 Miracle Mile), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LPA review)

   Staff recommends **Approval.**

2. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Appendix A, "Site Specific Zoning Regulations," Section A-36, "Crafts Section," by modifying provisions for height for the property legally described as Lots 19-29, Block 3, Crafts Section (100 Miracle Mile), Coral Gables, Florida; providing for a repealer provision, severability clause, codification, and providing for an effective date.

   Staff recommends **Denial.**
   Staff comments: Staff is concerned with modifying the Site Specific Regulations for small areas located in the Downtown Overlay District. Small areas would have unique development standards.

3. An Ordinance of the City Commission of Coral Gables, Florida requesting receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 3, "Development Review", Division 10, "Transfer of Development Rights", Section 3-1006, "Review and approval of use of TDRs on receiver sites", for the receipt and use of TDRs for the mixed use project referred to as "100 Miracle Mile", on the property legally described as Lots 19-29, Block 3, Crafts Section (100 Miracle Mile), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

   Staff recommends **Continuance**.
   Staff comments: The Applicant has not provided any details of the sending sites and no Certificates of Transfer of Development Rights were provided. Applicant needs to provide details of this request and start the process with the Historic Preservation Board.

4. A Resolution of the City Commission of Coral Gables, Florida requesting an Encroachment Agreement and Mixed-Use Site Plan Review pursuant to Zoning Code Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)," for the proposed project referred to as "100 Miracle Mile" on the property legally described as Lots 19-29, Block 3, Crafts Section (100 Miracle Mile), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

Staff recommends **Continuance.**
Staff comments: The TDR process has not been followed, the maximum proposed FAR cannot be achieved until the TDR process is approved. Additionally, proposed number of stories needs to be consistent with Zoning Regulations.

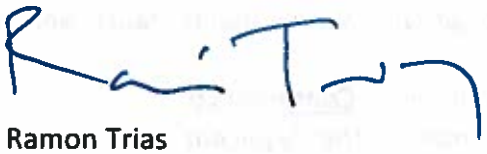
Staff's recommendation may change or may be modified depending on inputs received after discussion during the Planning and Zoning Board meeting.

Attachments.

A. Applicant's Submittal Package.
B. Trip Generation Statement
C. Excerpt from Future Land Use Element
D. Site Specific – Section A-36
E. Section 5-604 Coral Gables Mediterranean Style Design Standards
F. General Procedures for TDRs
G. 11.20.18 Neighborhood Meeting invitation and summary.
H. 11.30.18 Courtesy notice mailed to all property owners and legal ad

Please visit the City's webpage at www.coralgables.com to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Ramon Trias
Assistant Director of Community Development
for Planning and Zoning
City of Coral Gables, Florida

BEHAR · FONT

PARTNERS, P.A.

ARCHITECTURE · PLANNING · INTERIORS

PLANNING SUBMITTAL

December 3, 2018

100 MIRACLE MILE

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TAB 9 DEED

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):	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

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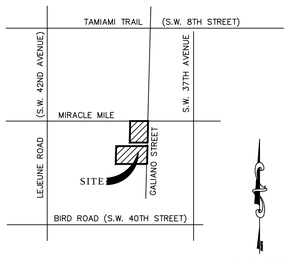
VICINITY MAP:

NOT TO SCALE



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125 ANDALUSIA AVENUE
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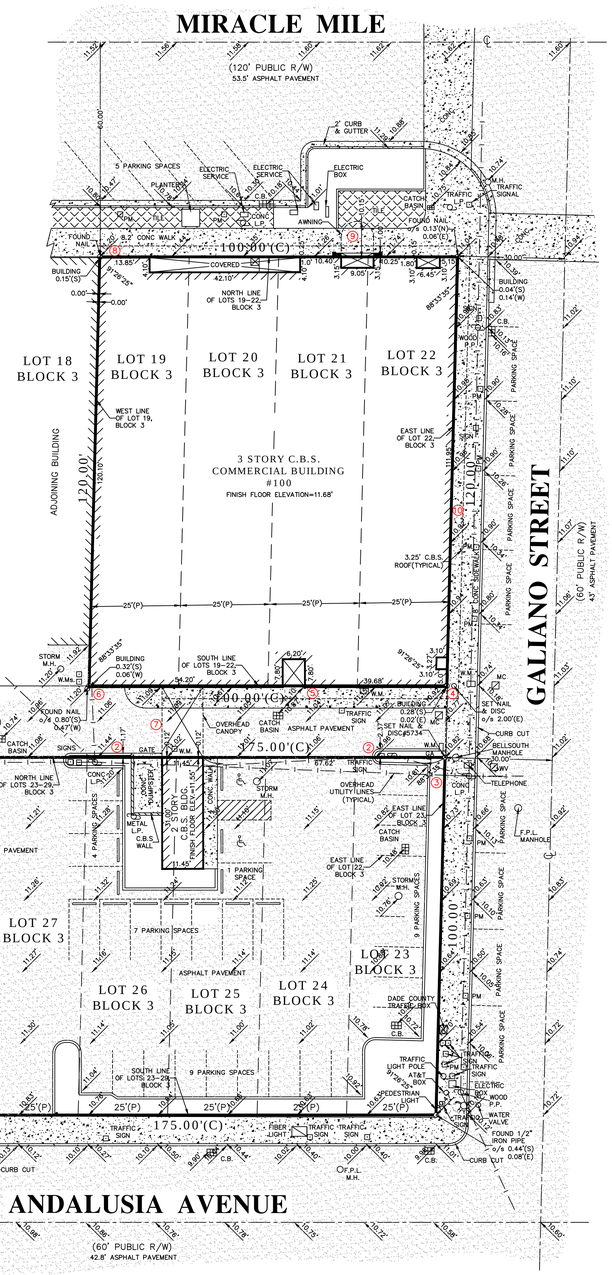
CORAL GABLES, FLORIDA 33134



NORTH

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
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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:

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GENERAL NOTES:

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15) DRAWN BY: J.H.P. & Q.D.I. CHECKED BY: J.H.P.

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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:

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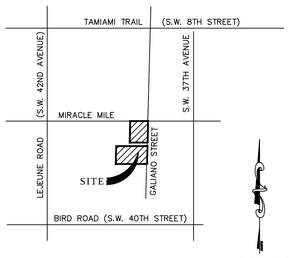

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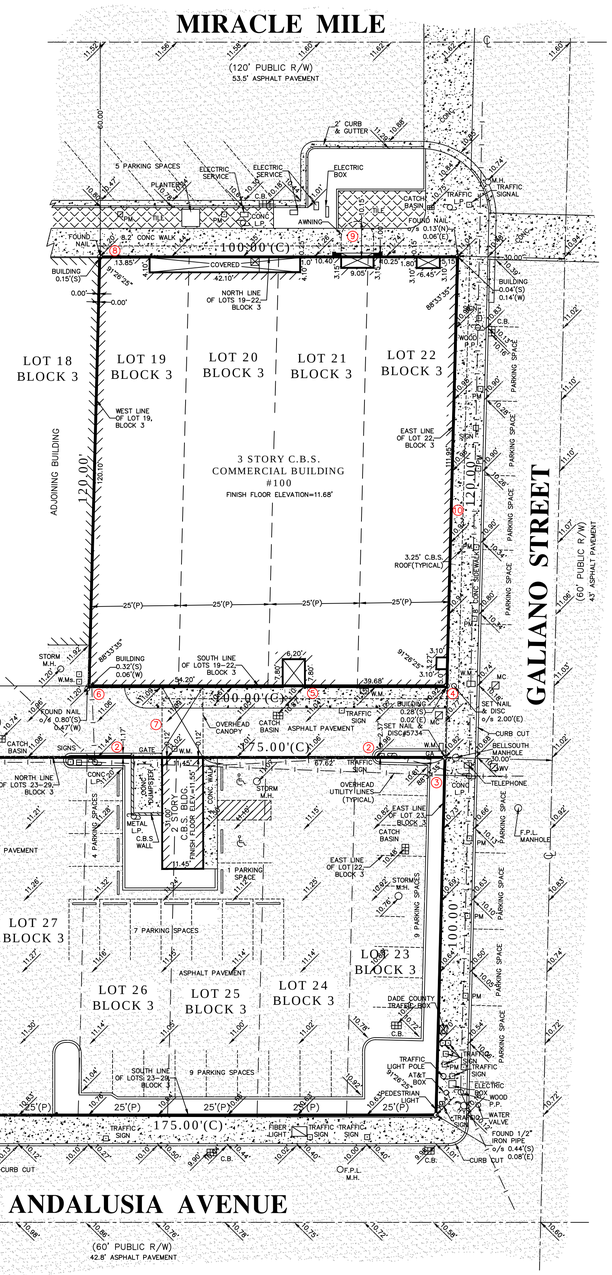

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PROJECT NAME: SOUTHEAST STB PORFOLIO LLC JOB NO.: 07-1500Z

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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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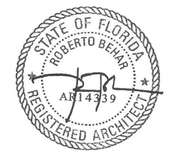
Tel: (305)740-5442 Fax: (305)740-5443
CERTIFICATION No. AA26451
ATLANTA, GEORGIA · NEW HAVEN, CONNECTICUT

SEAL:



ROBERT BEHAR AR No. 14339

100 MIRACLE MILE

100 MIRACLE MILE
CORAL GABLES, FLORIDA

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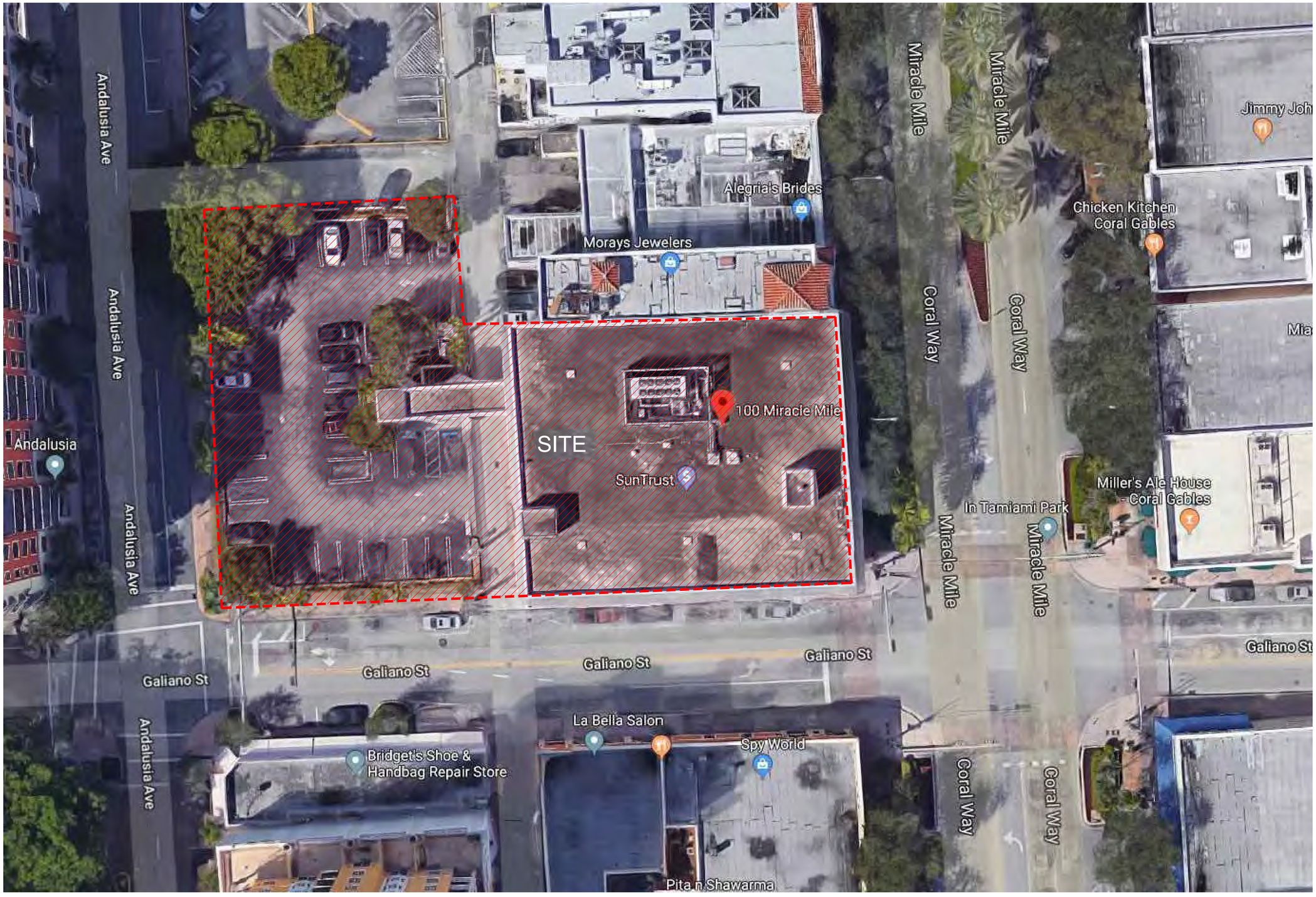
DATE: 08-27-18

PROJECT NO: 17-054

DRAWING NAME:

SHEET NO:

CP- 0.01



LOCATION PLAN

SCALE: N.T.S

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ROBERTO BEHAR
AR14339
REGISTERED ARCHITECT

ROBERT BEHAR AR No. 14339

100 MIRACLE MILE

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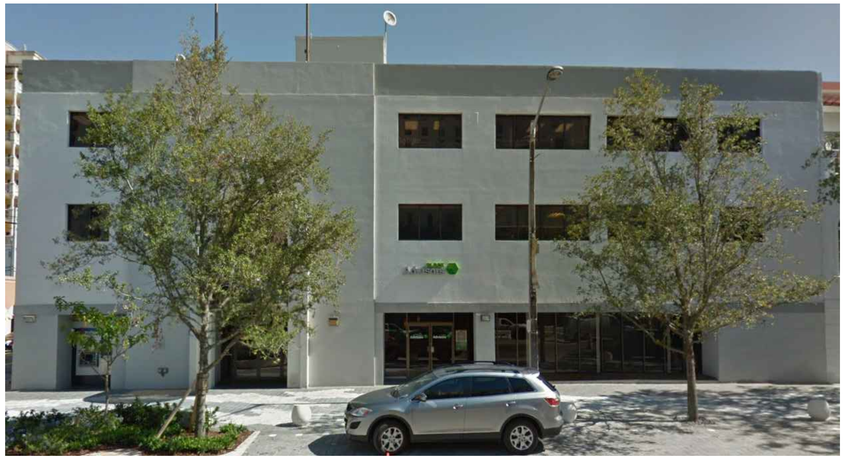
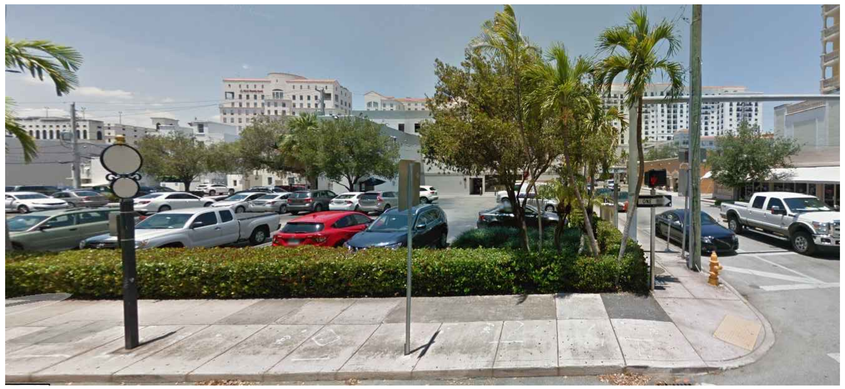
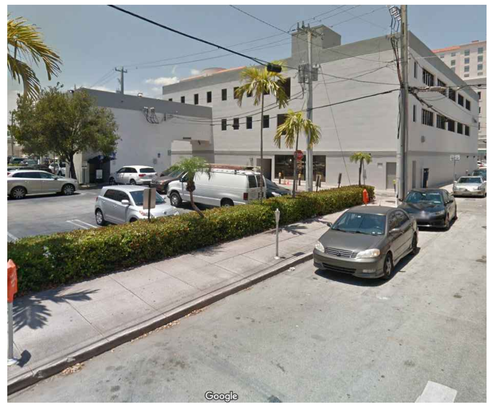


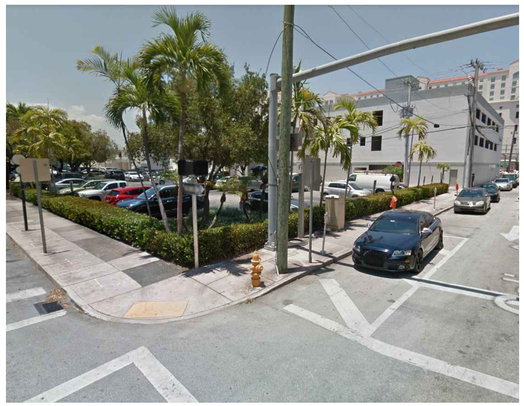
1. EXISTING BANK BUILDING - FROM MIRACLE MILE



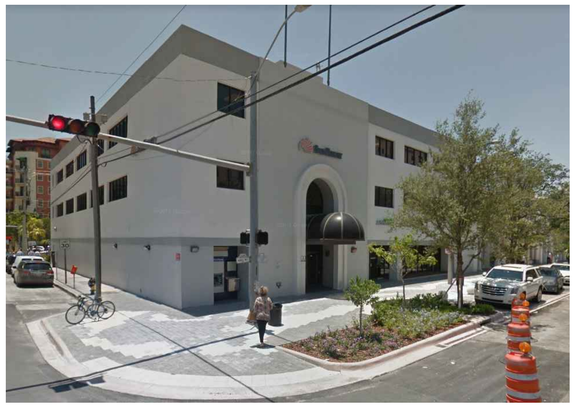
4. PROPOSED BUILDING SITE- FROM ANDALUSIA



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

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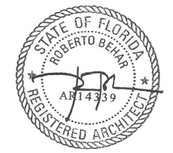

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R- 1.0

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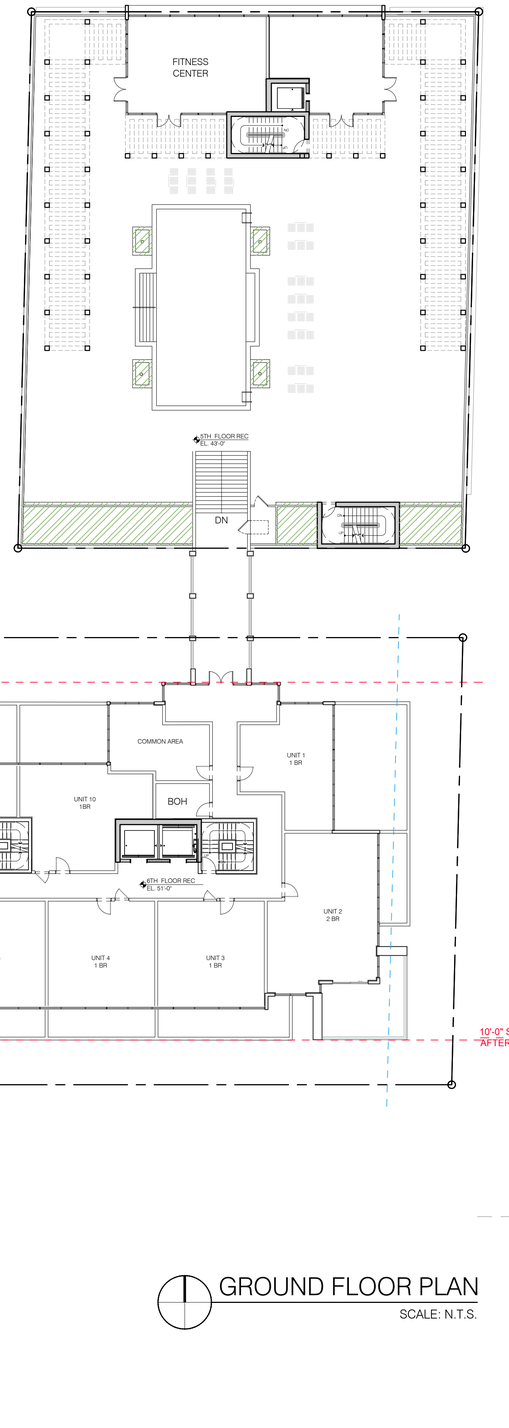
DEVELOPMENT BONUS STANDARDS

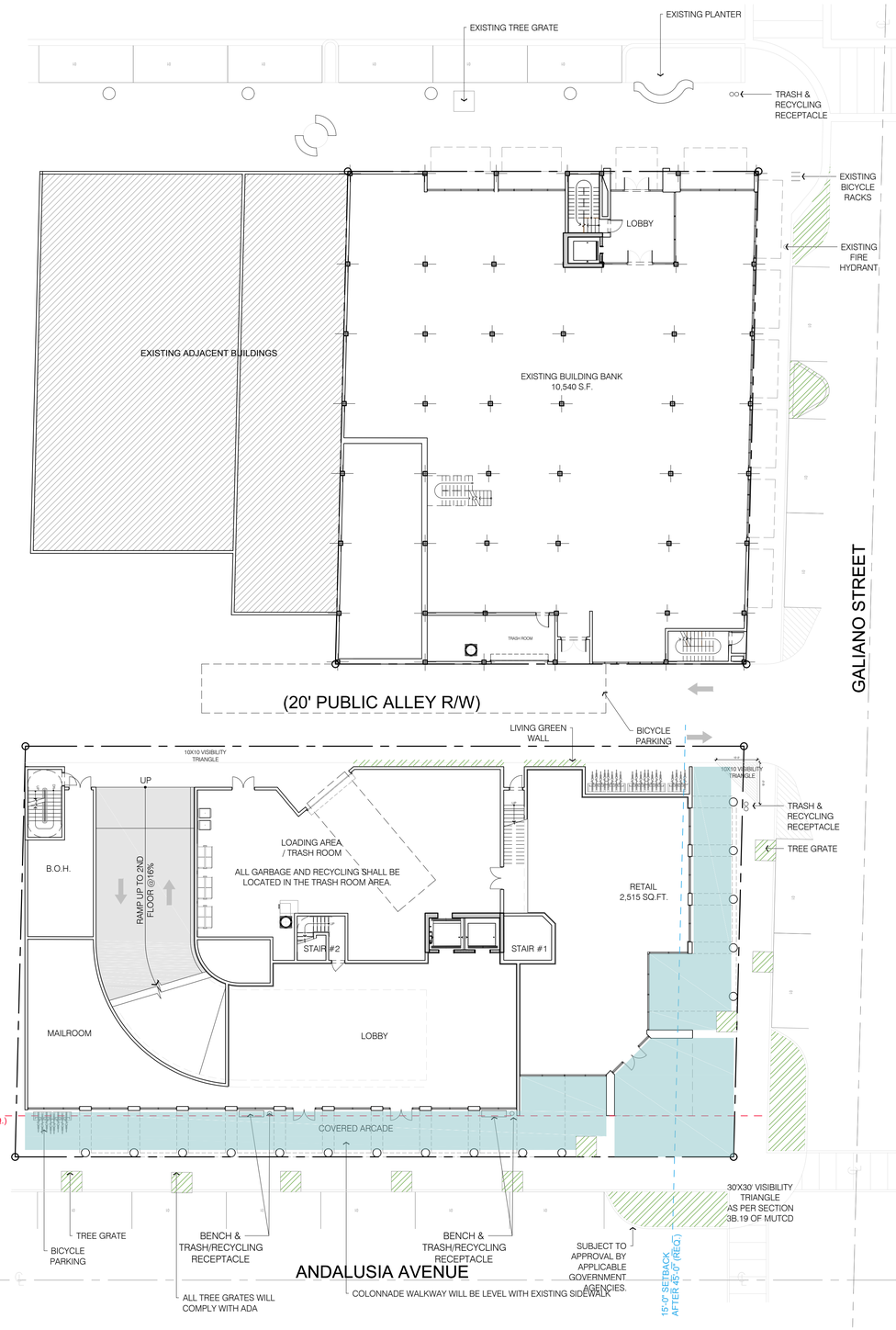
(REQUIRED STANDARDS) TABLE 1 (ALL REQUIRED)

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

DRAWING NAME:

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.
GROUND F. GREEN AREA (RIGHT OF WAY)	827 SQ.FT.
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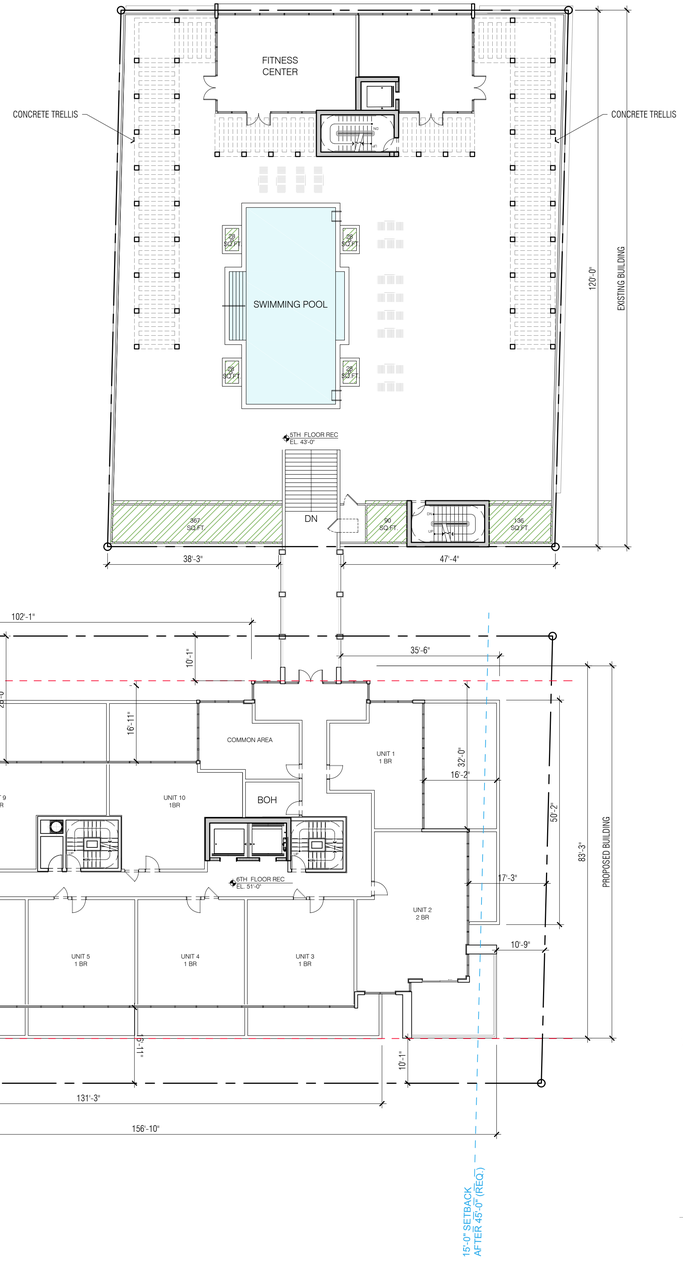
REC. FLOOR OPEN DECK AREA = 9,359 SQ.FT.	
TOTAL ELEVATED DECK AREA = 11,978 SQ.FT.	

LANDSCAPE

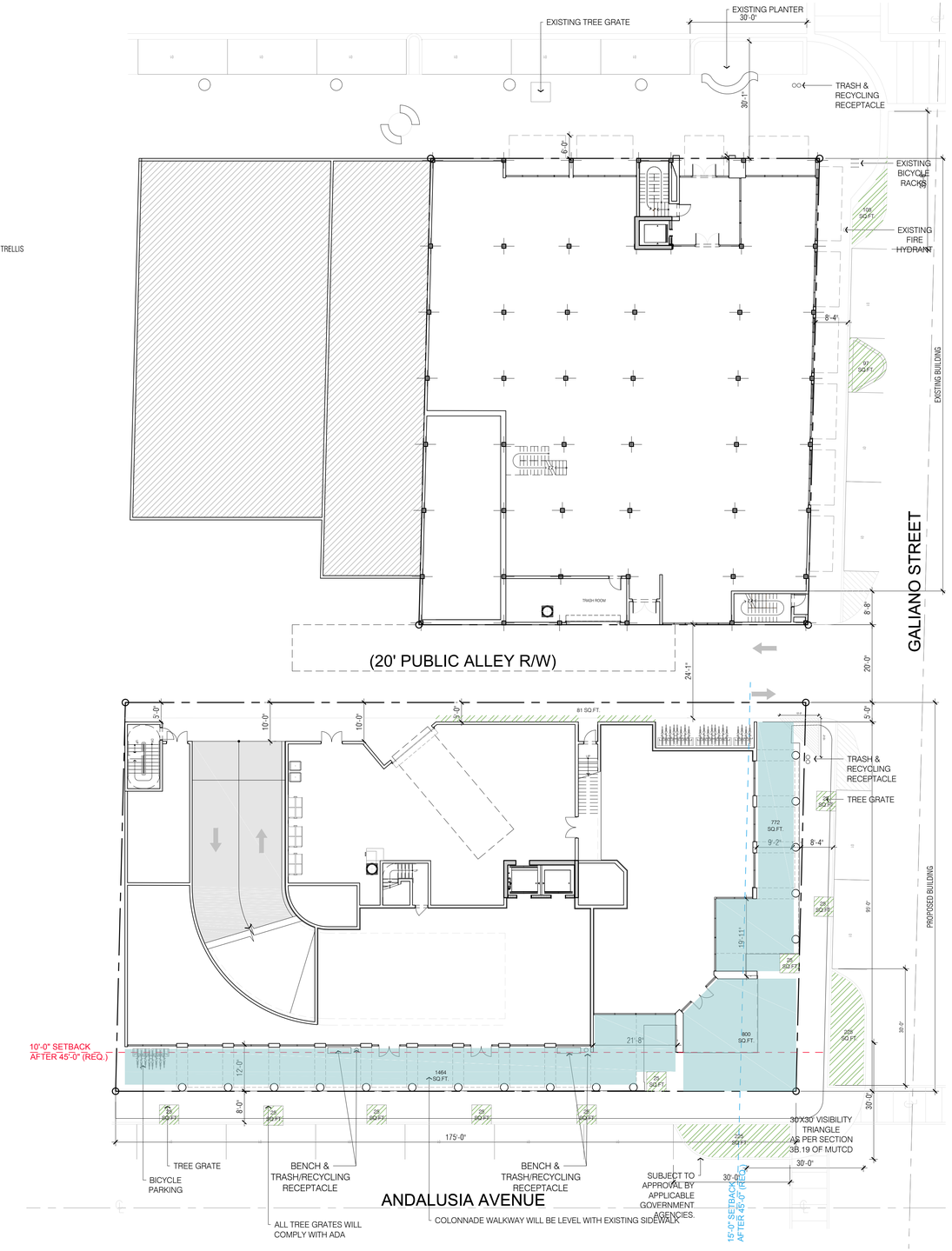
TOTAL NET LOT AREA = 29,496 S.F. (100%)

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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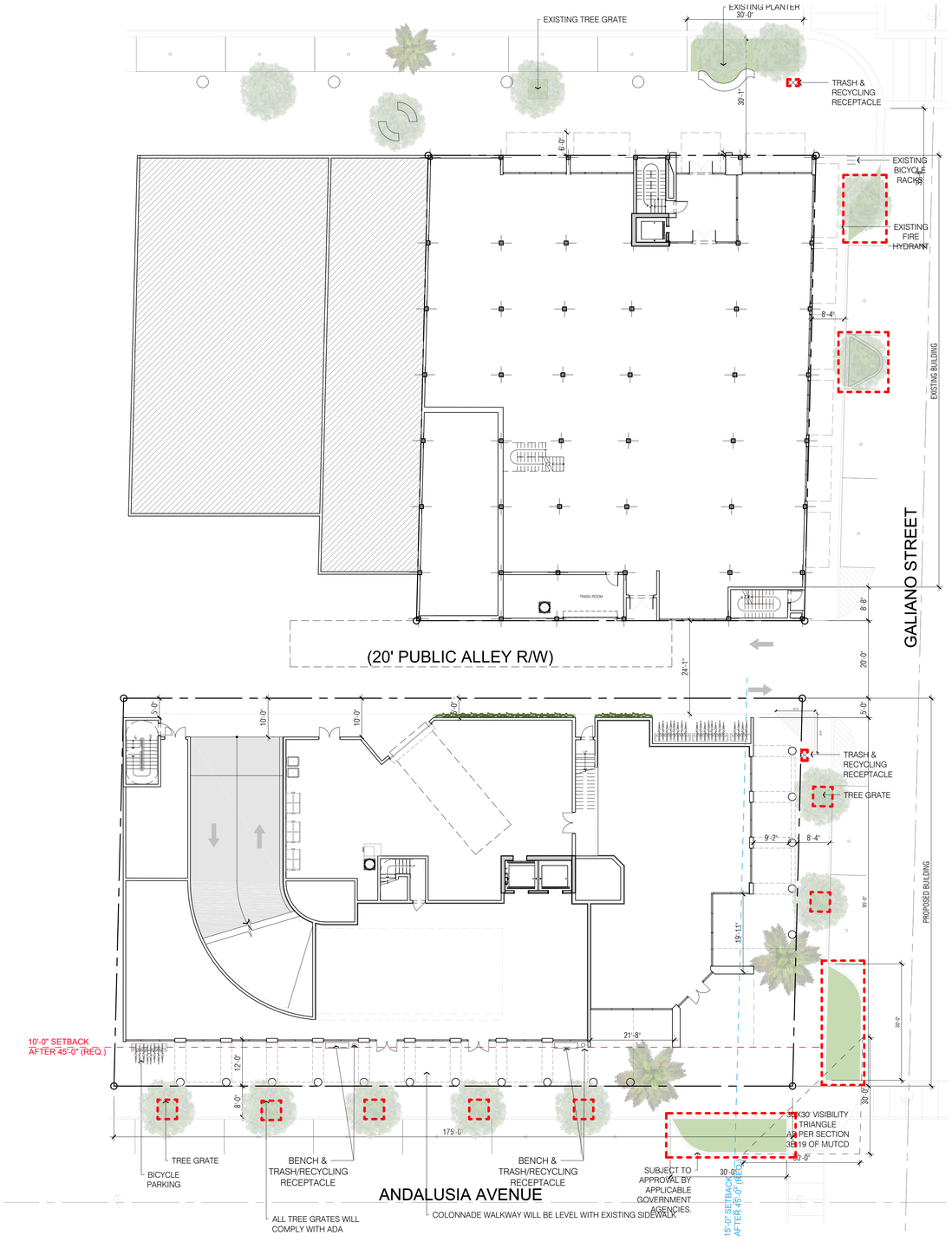
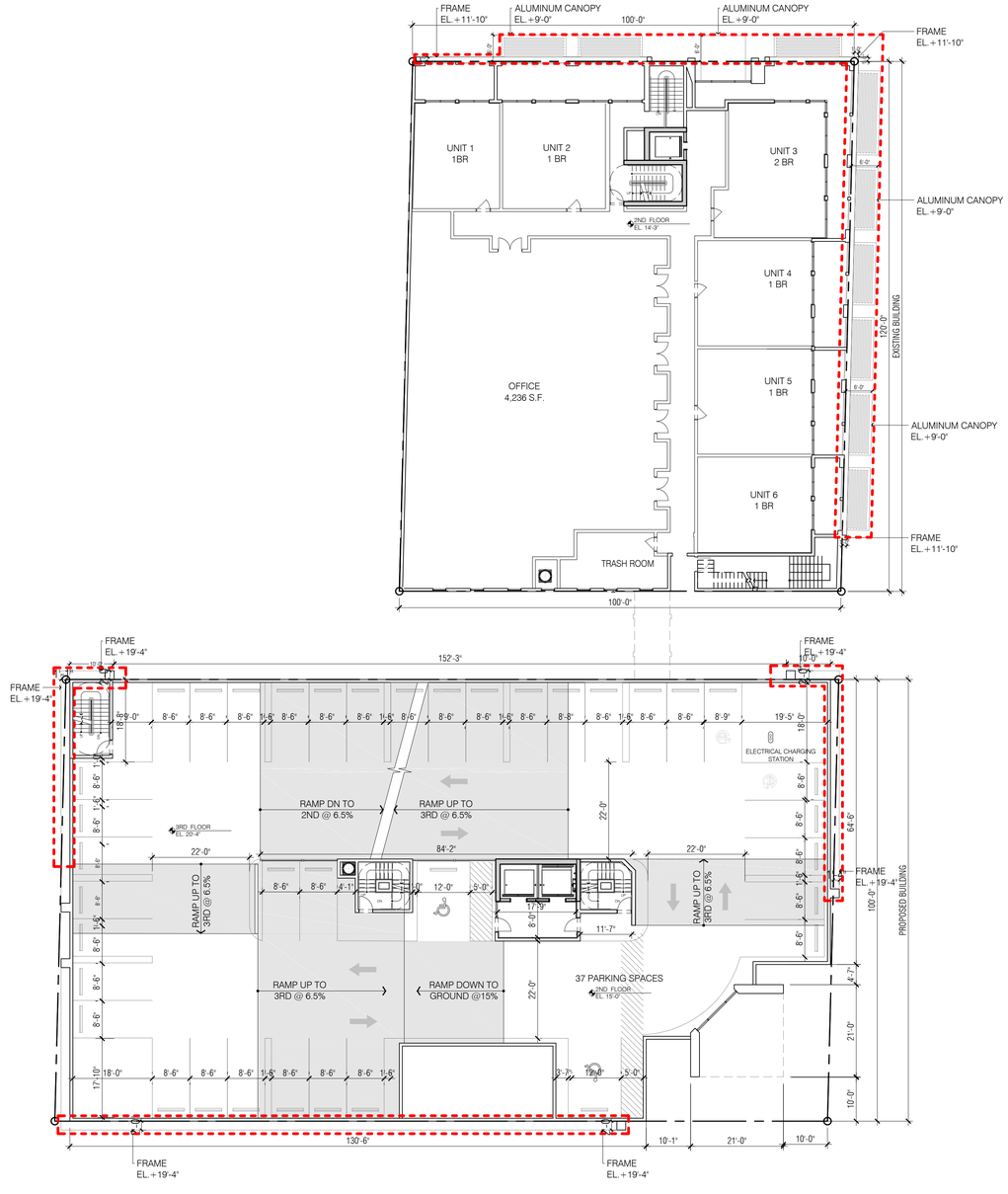
A-0.2



GROUND FLOOR



2ND FLOOR

ENCROACHMENT PLAN

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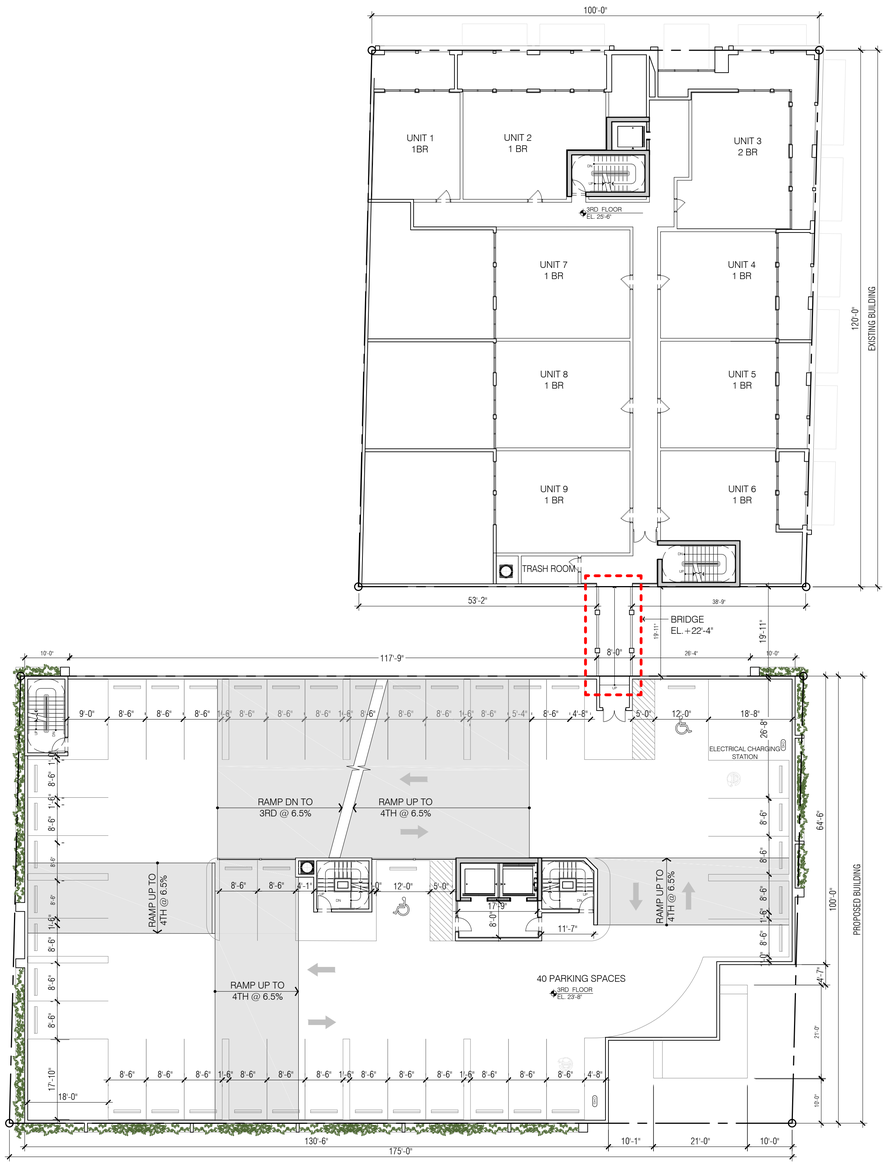
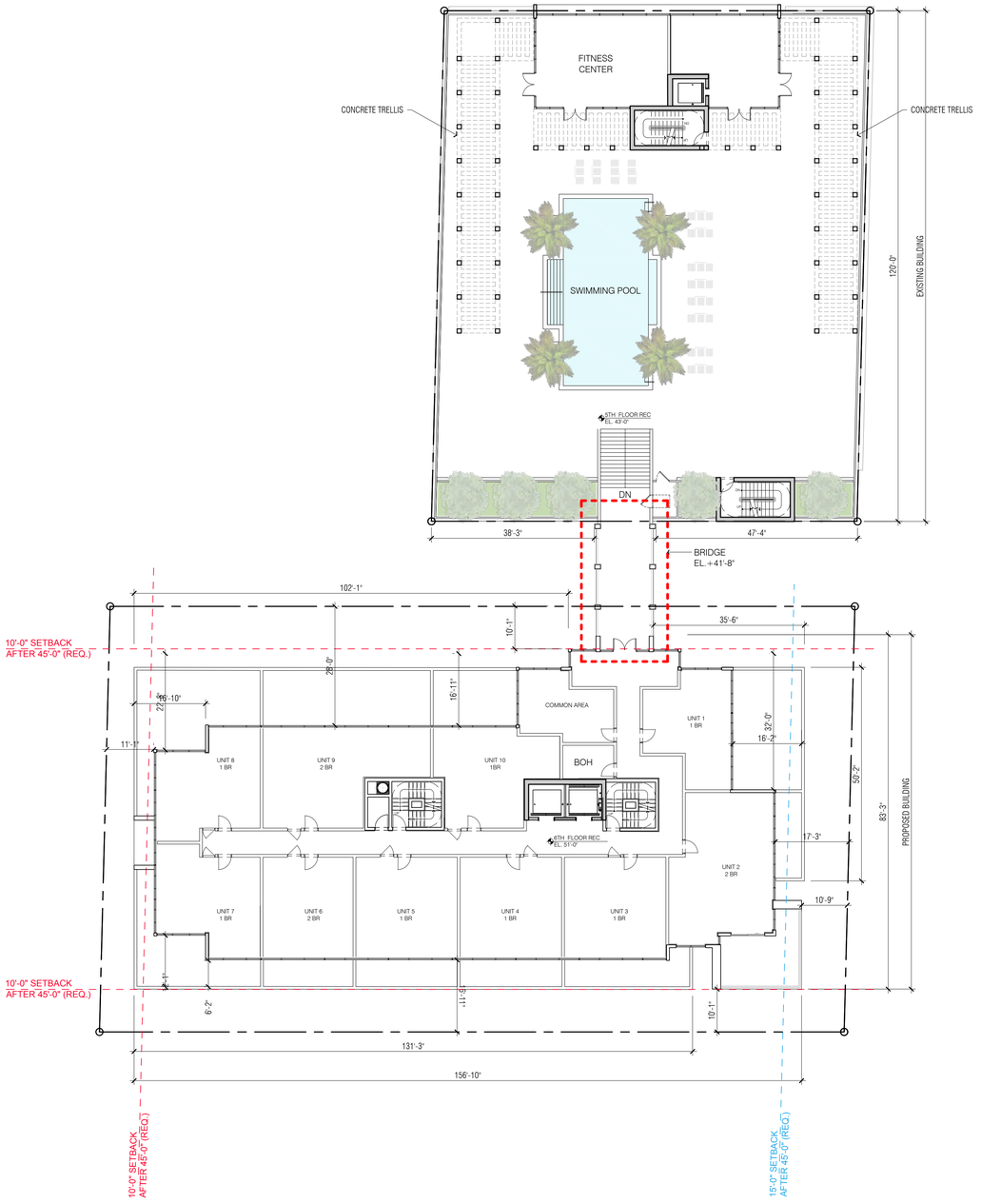
A-0.3



3RD FLOOR



REC DECK

ENCROACHMENT PLAN

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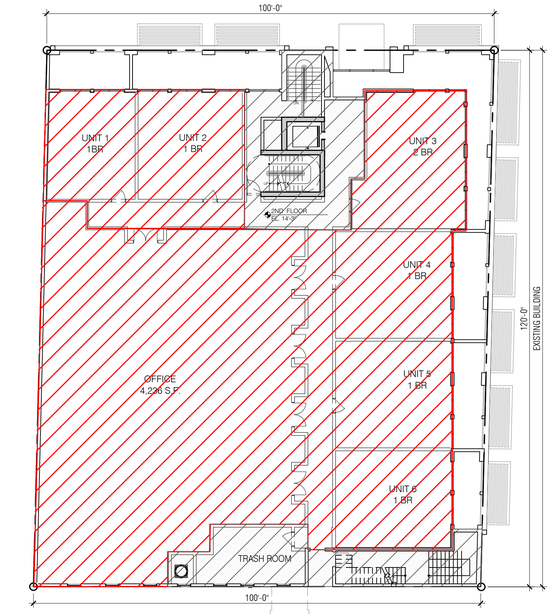
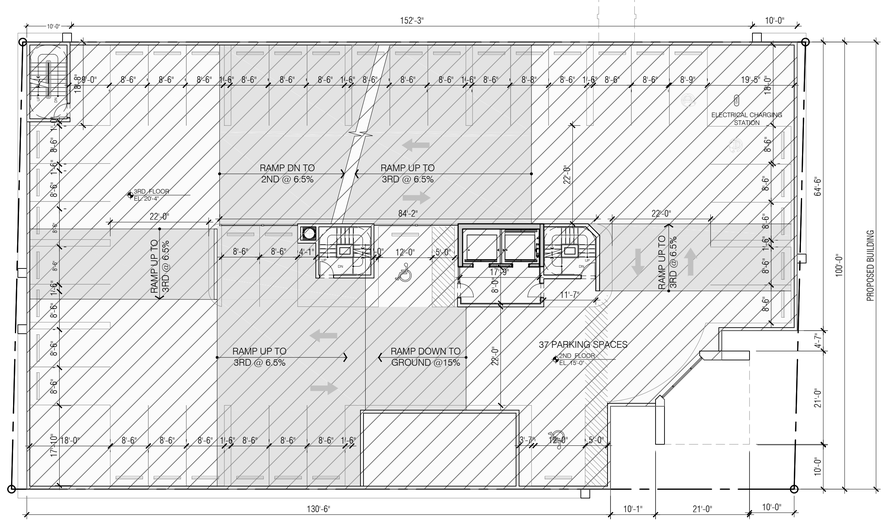
GROUND FLOOR





2ND FLOOR

LEGEND

FAR

NON-FAR

FAR DIAGRAM

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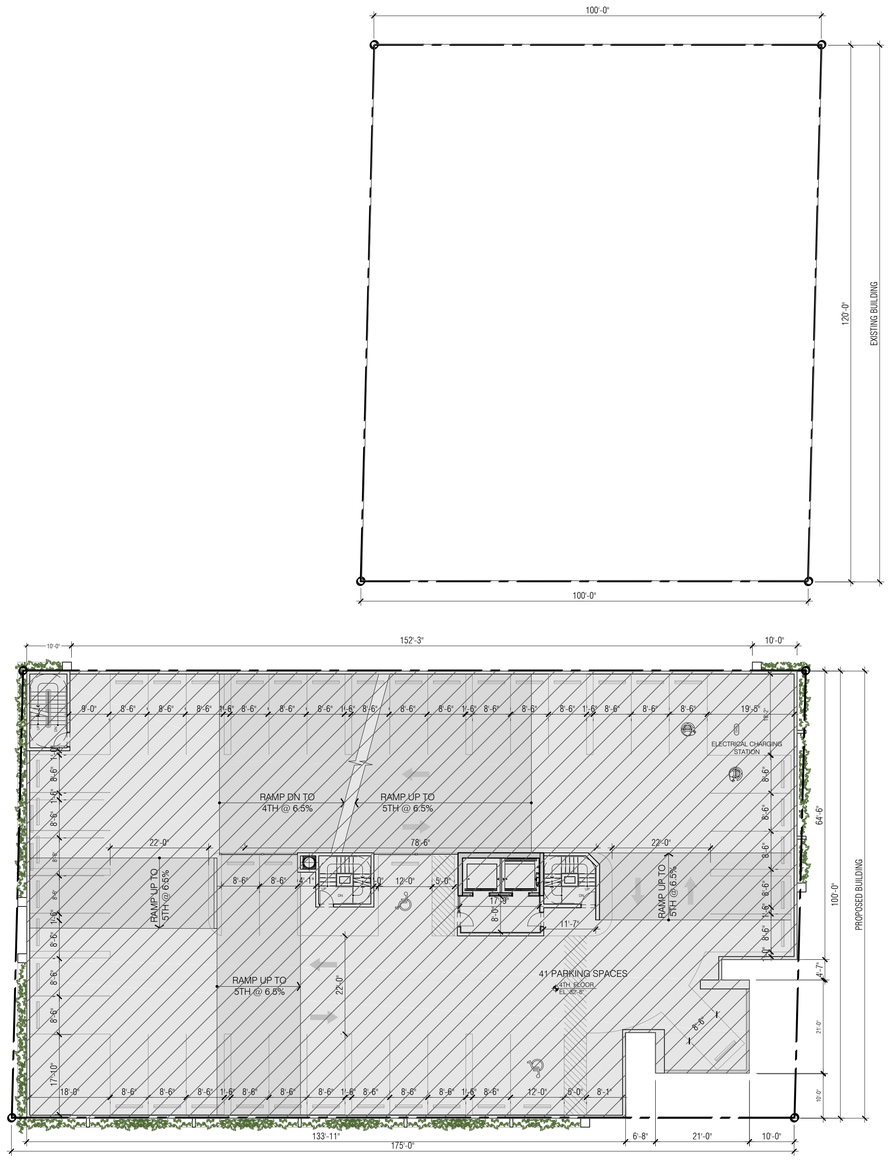

4TH-5TH FLOOR

3RD FLOOR

LEGEND

FAR

NON-FAR

FAR DIAGRAM

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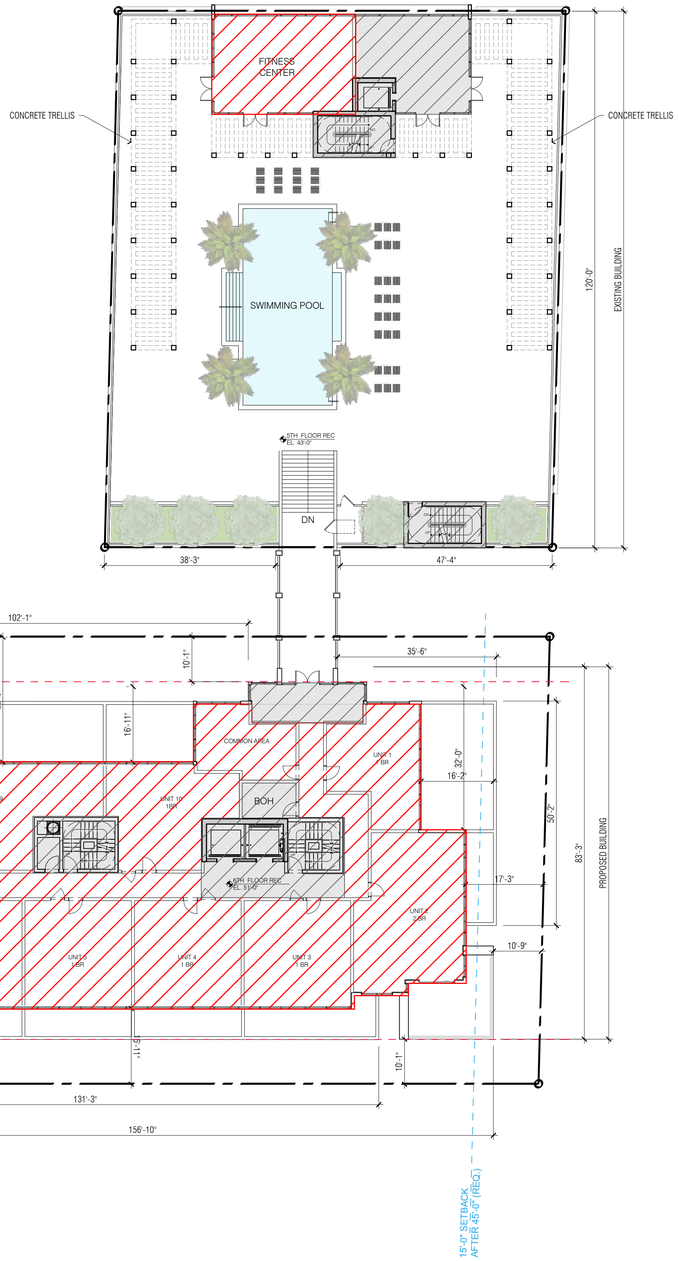
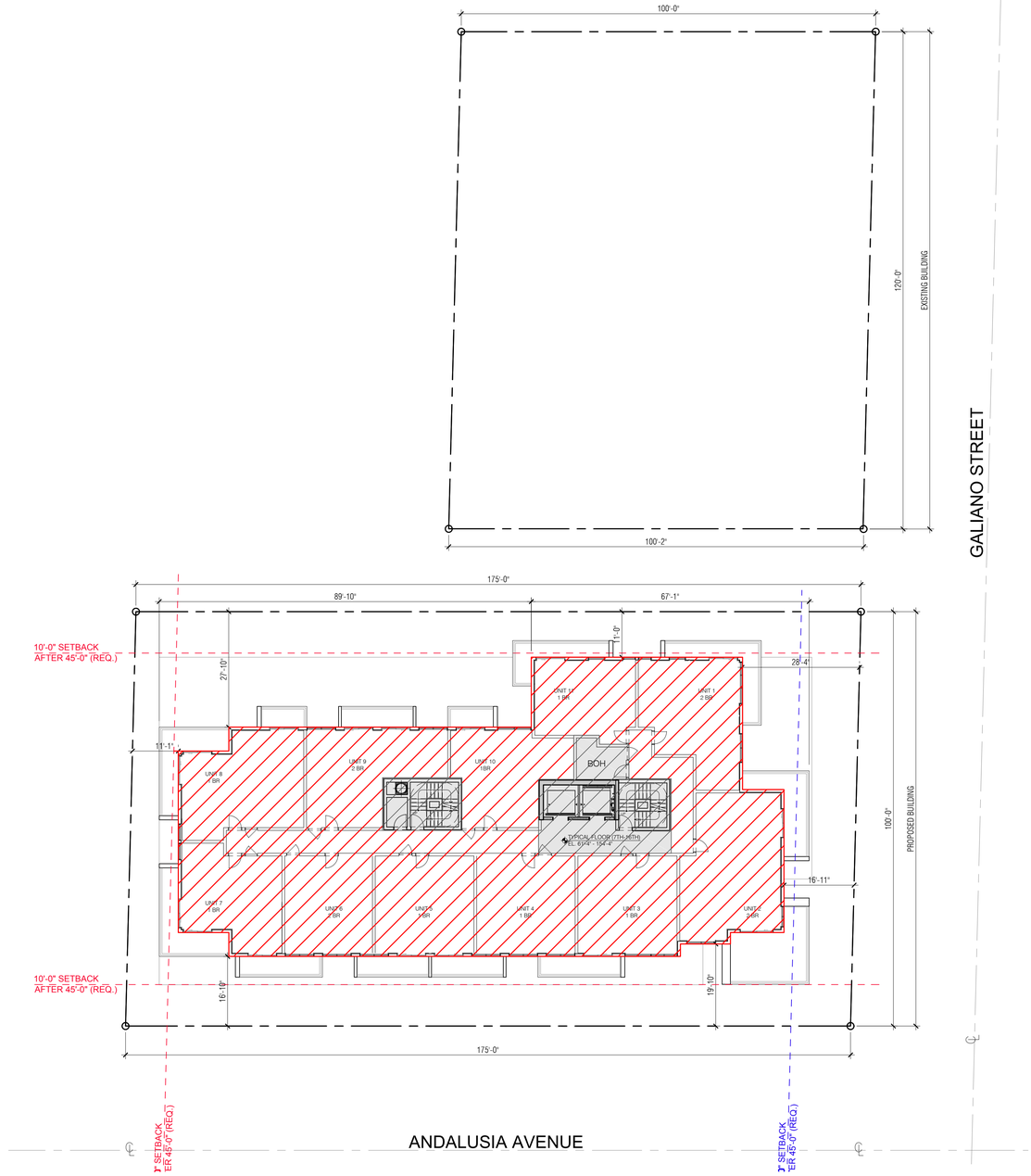


REC. DECK LEVEL



LEGEND

FAR

NON-FAR

TYP FLOOR (7TH-11TH)

FAR DIAGRAM

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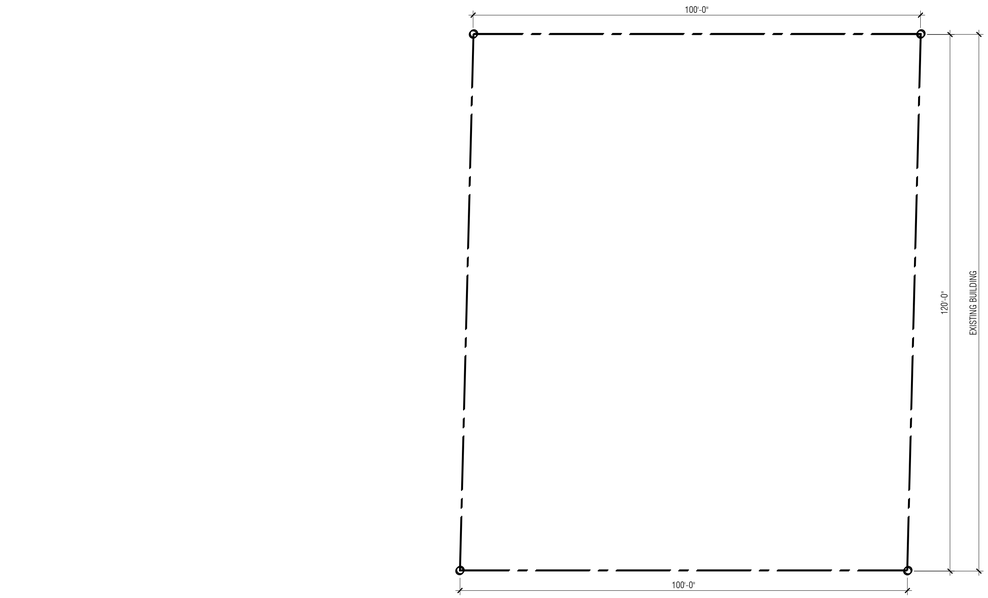

LEGEND

FAR

NON-FAR

12TH-16TH LEVEL

FAR VS. NON-FAR DIAGRAM

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100 MIRACLE MILE

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DRAWING NAME:

SHEET NO:

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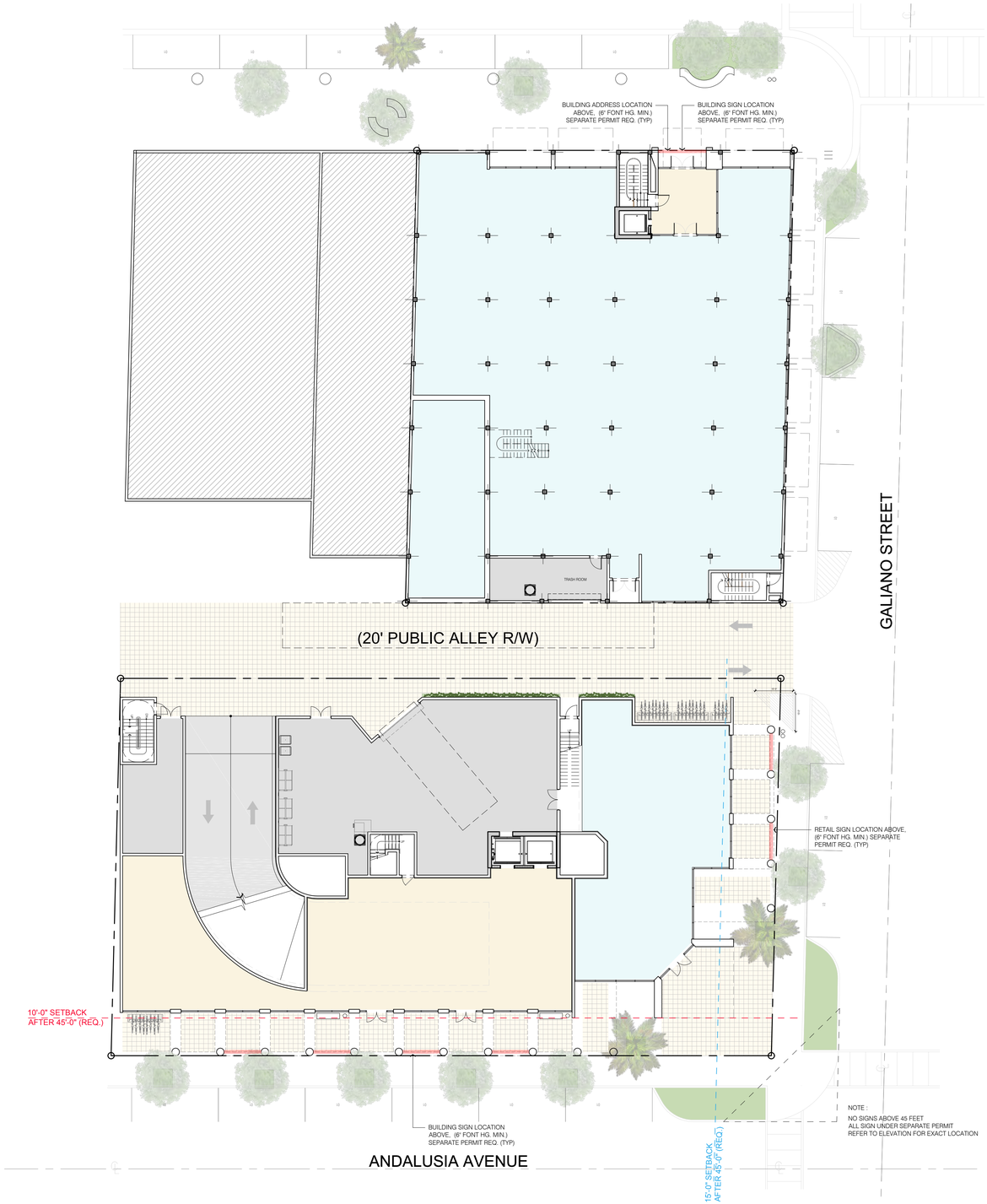

GROUND FLOOR

SIGNAGE PLAN

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PROJECT NO: 17-054

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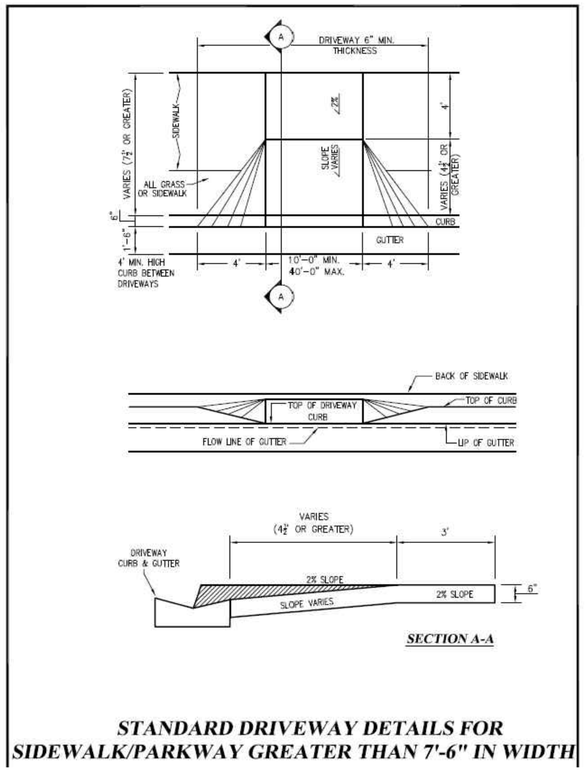

STANDARD DRIVEWAY DETAILS FOR SIDEWALK/PARKWAY GREATER THAN 7'-6" IN WIDTH

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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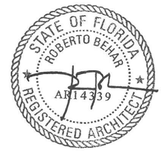

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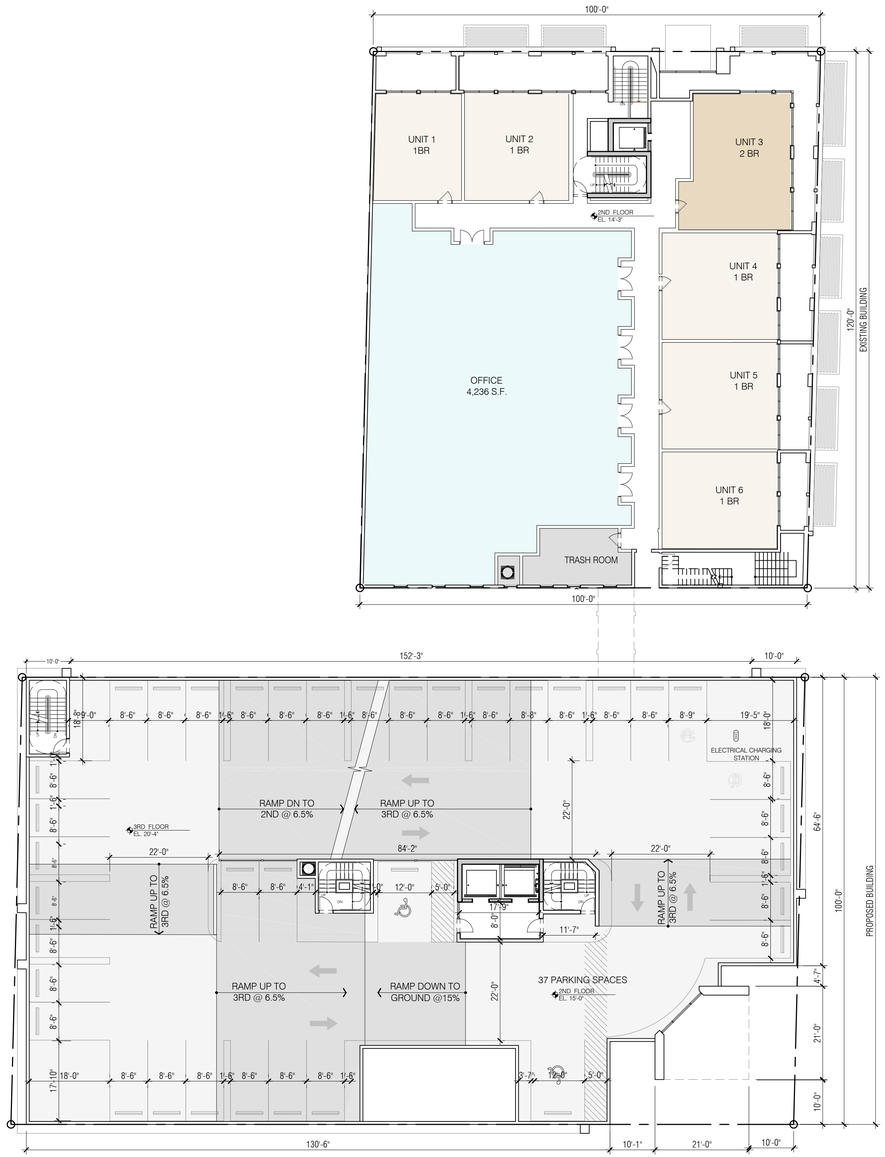

ANDALUSIA AVENUE

2ND FLOOR PLAN

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

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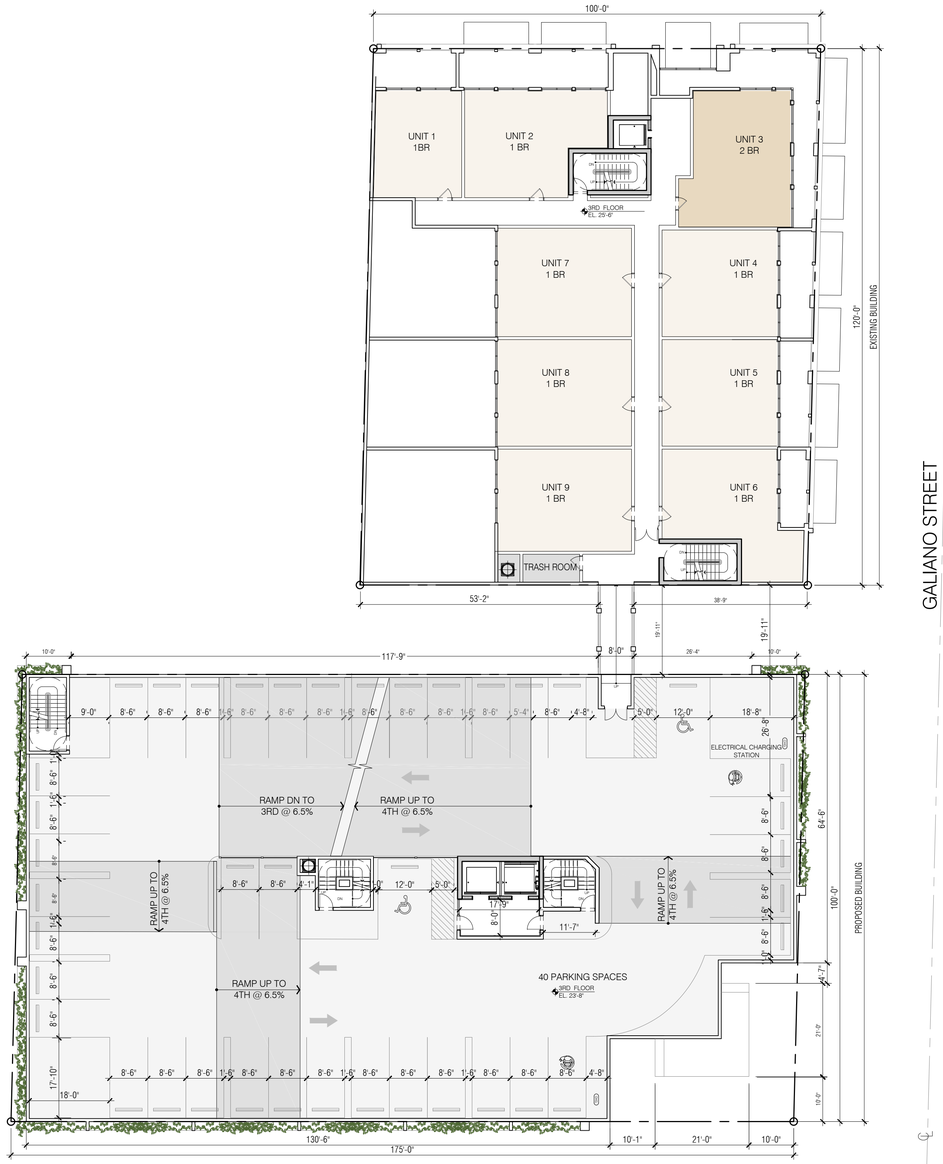

ANDALUSIA AVENUE

3RD PARKING FLOOR PLAN

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

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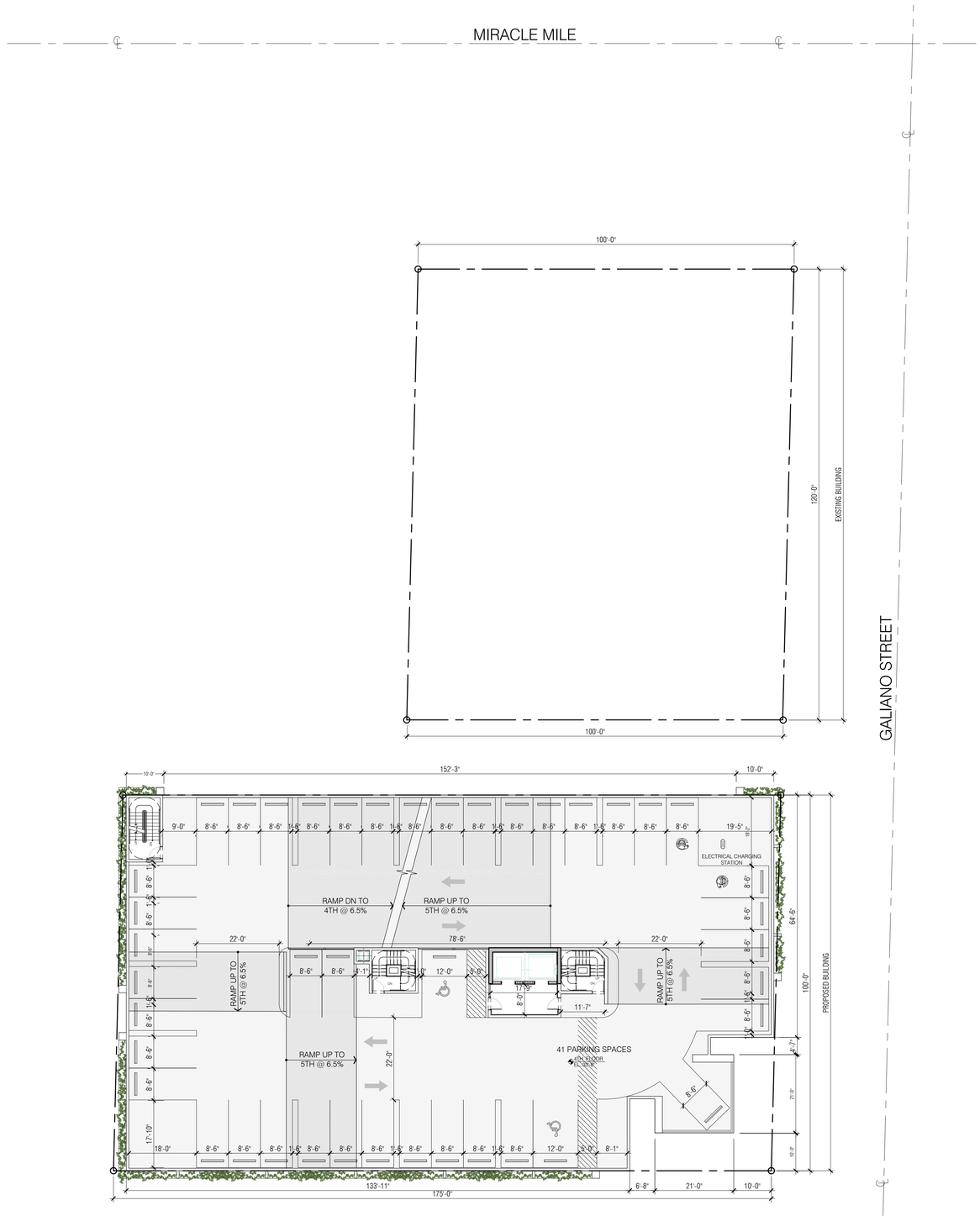

4TH PARKING FLOOR PLAN

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

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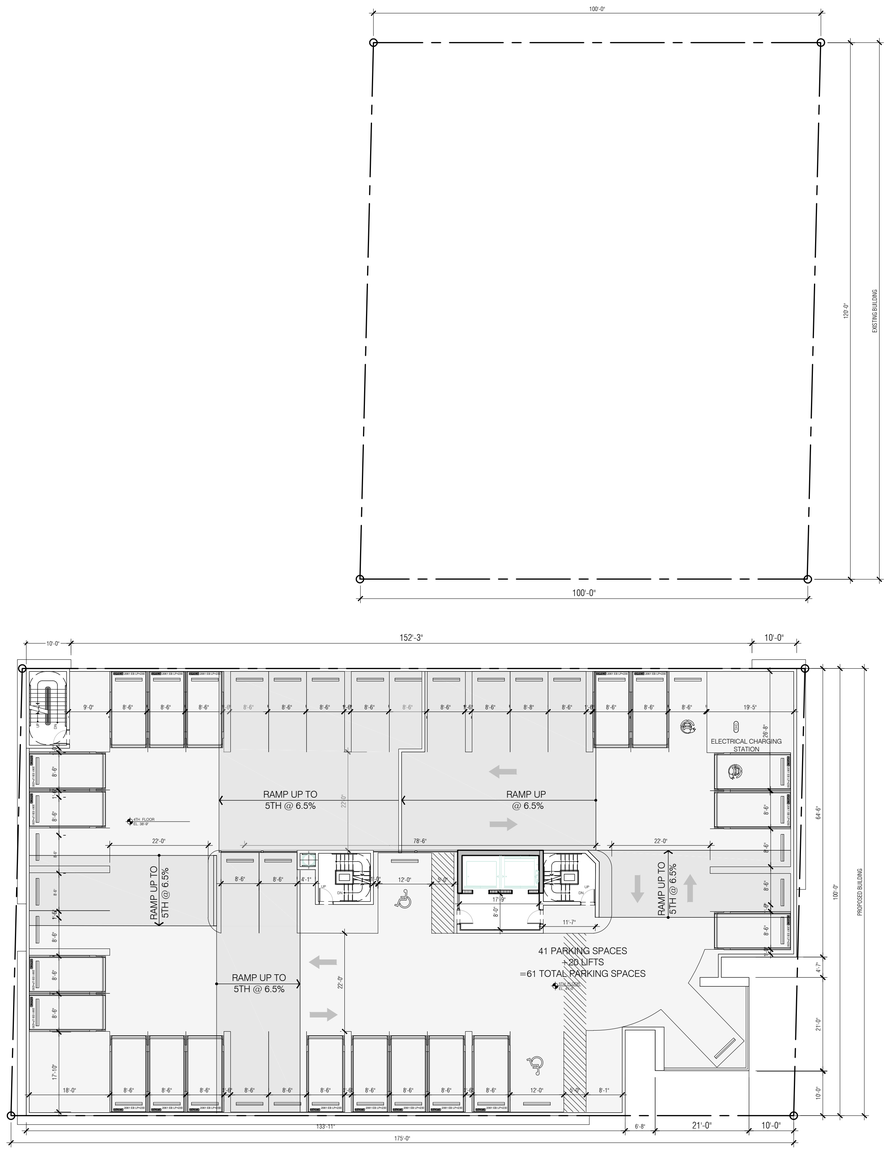

5TH PARKING FLOOR PLAN

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

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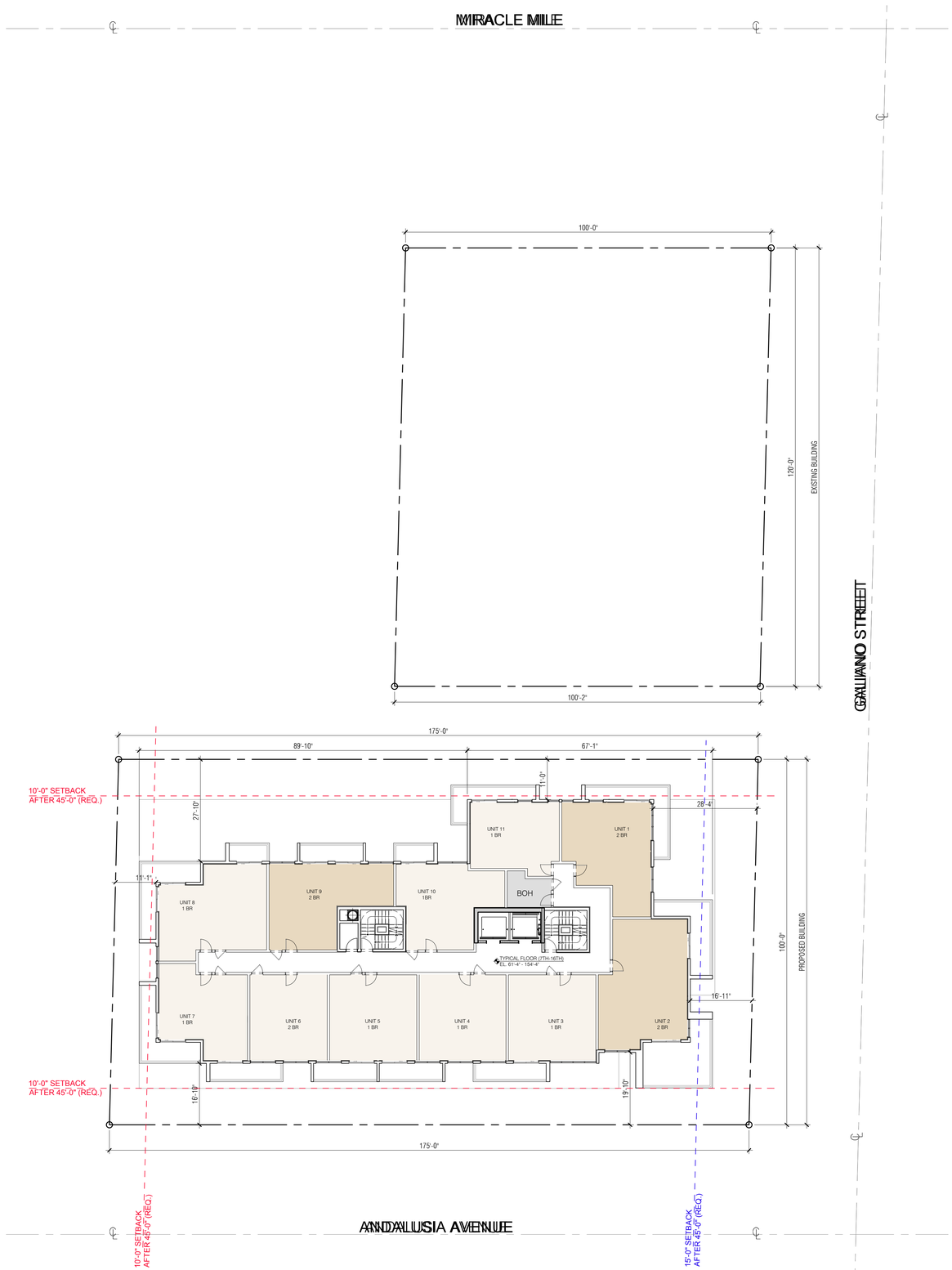

TYPICAL FLOOR PLAN (7TH-11TH LEVEL)

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

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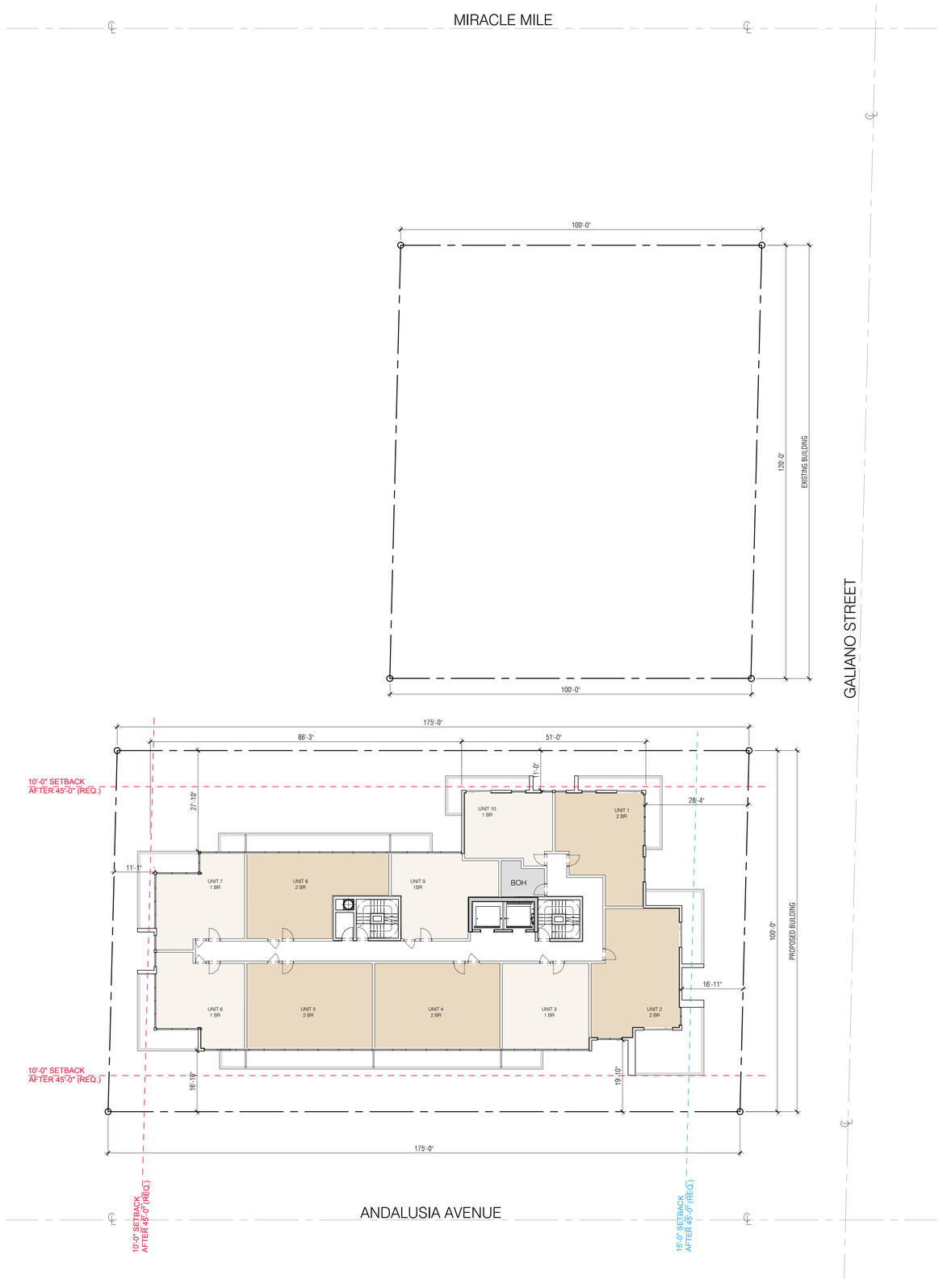

12TH-16TH LEVEL FLOOR PLAN

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

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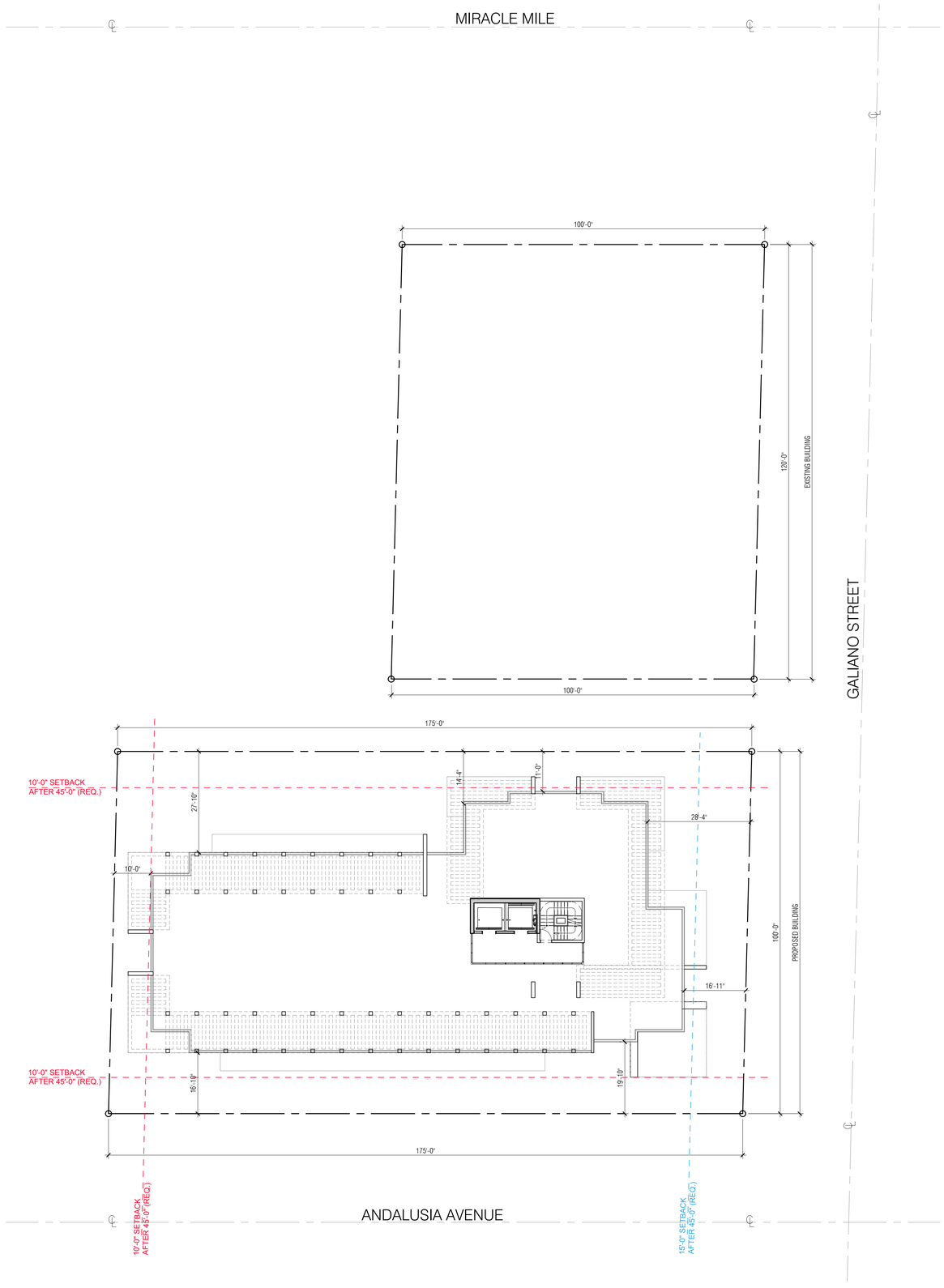

ROOF PLAN

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

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PROJECT NO: 17-054

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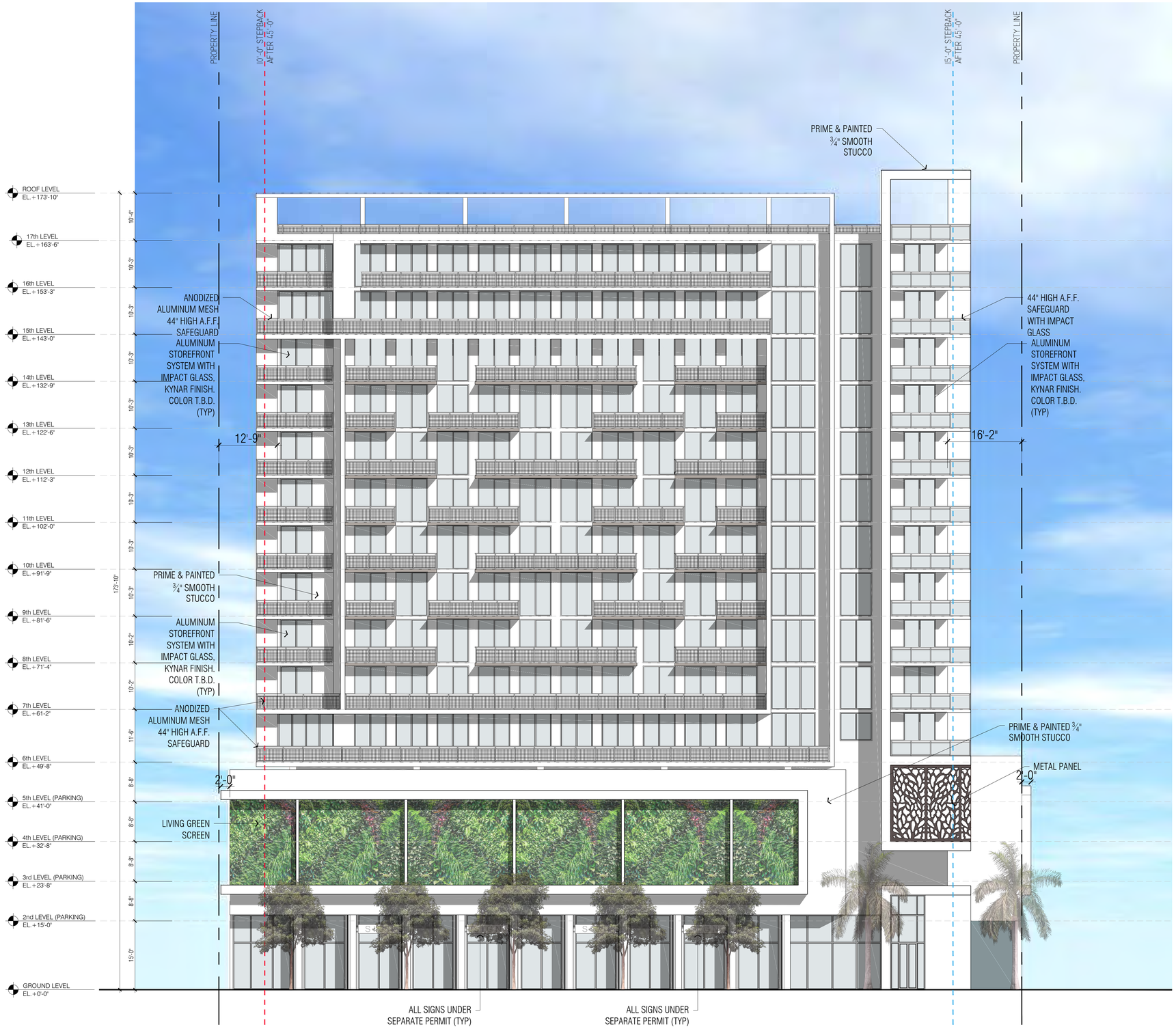

SOUTH ELEVATION (ANDALUSIA)

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

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100 MIRACLE MILE

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EAST ELEVATION (GALIANO STREET)

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

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PROJECT NO: 17-054

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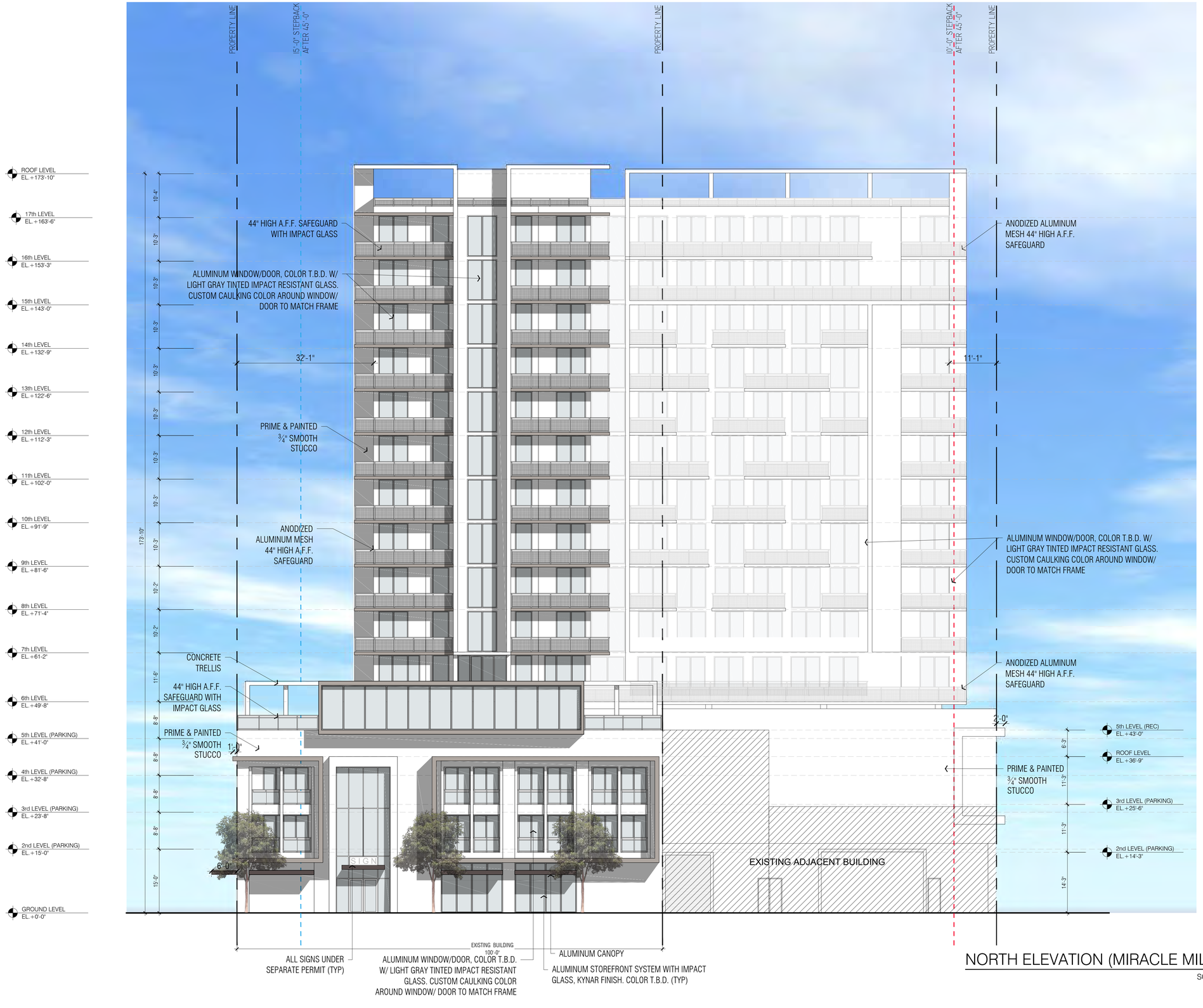

NORTH ELEVATION (MIRACLE MILE)

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

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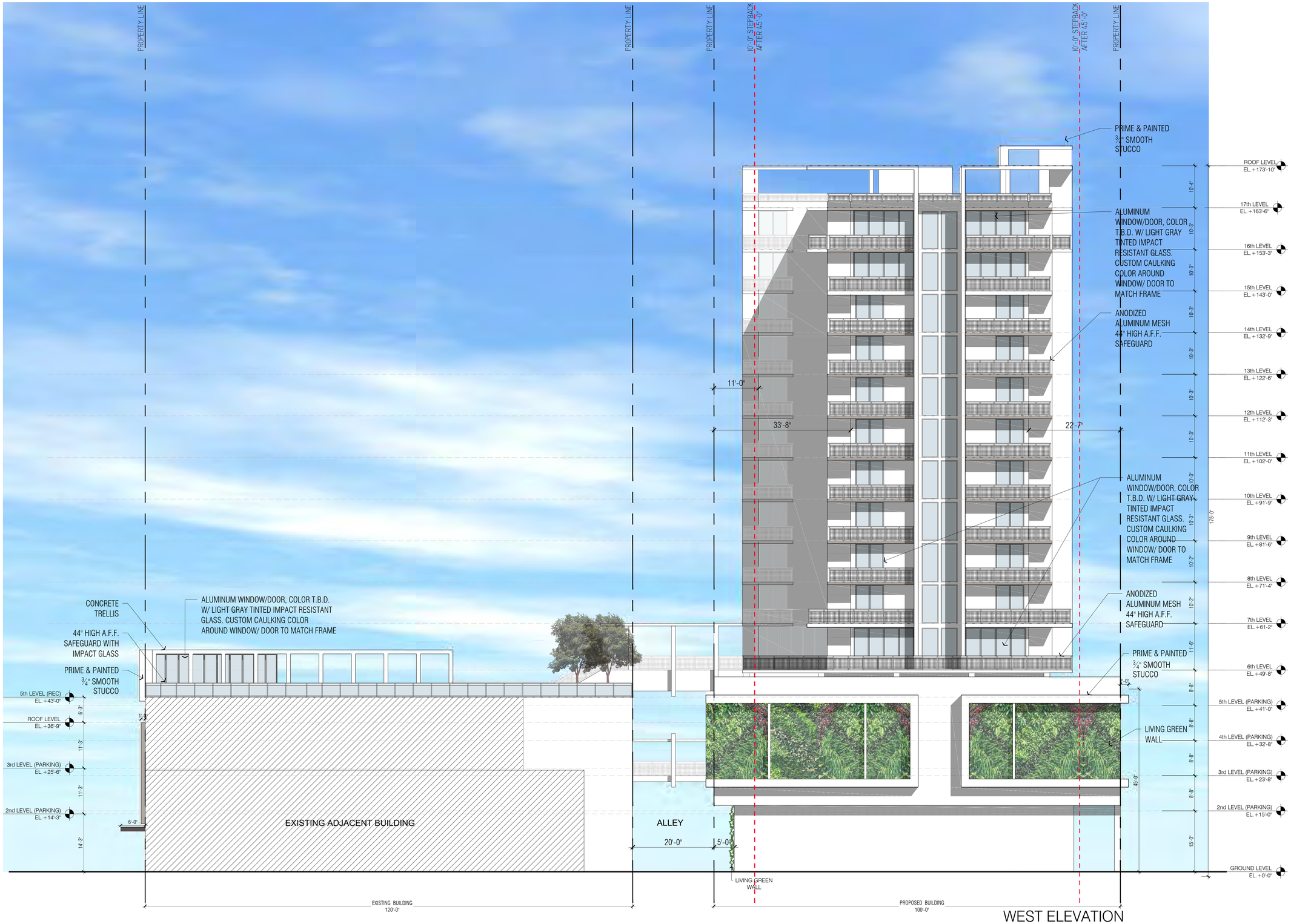

WEST ELEVATION

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

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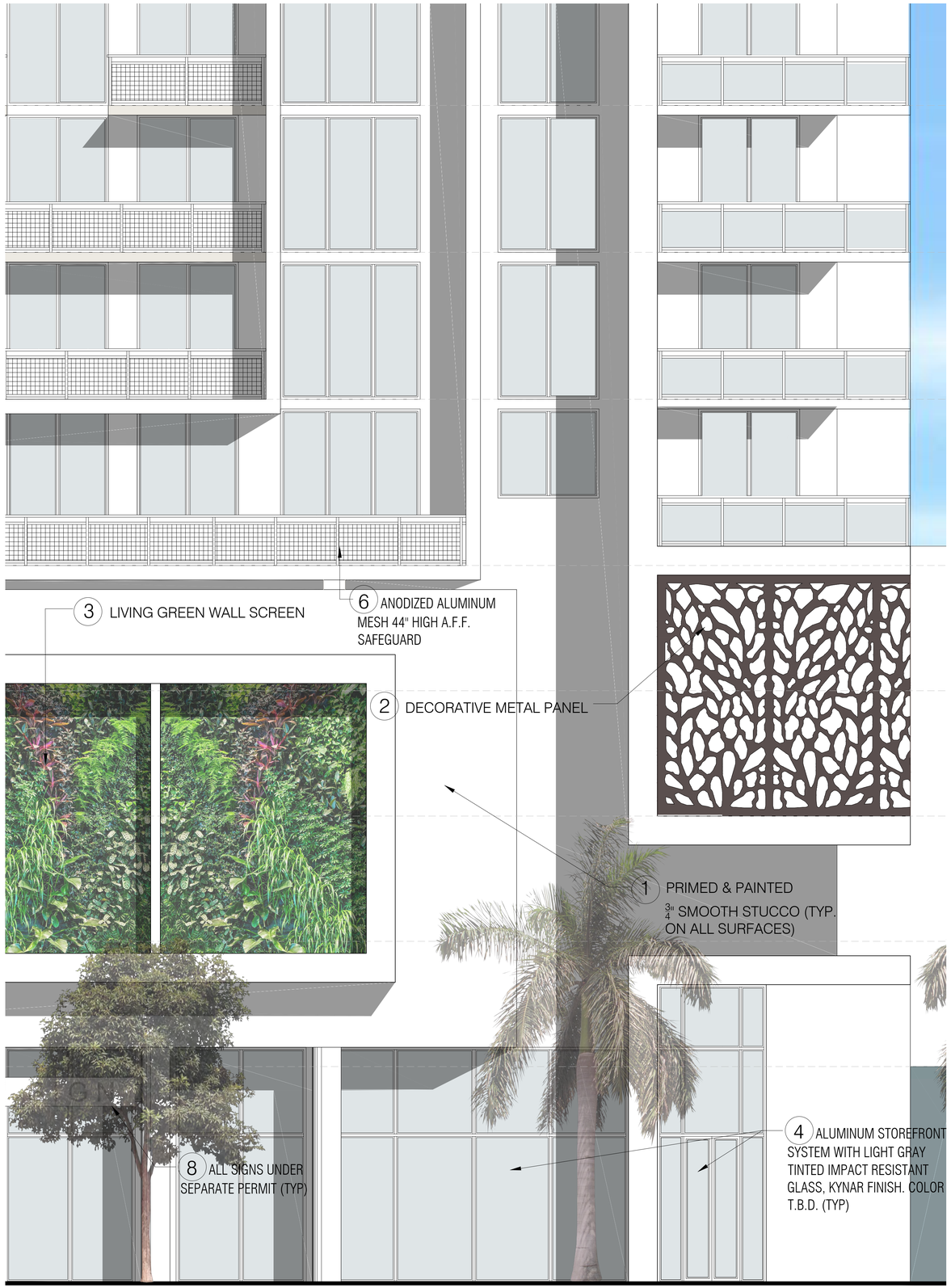
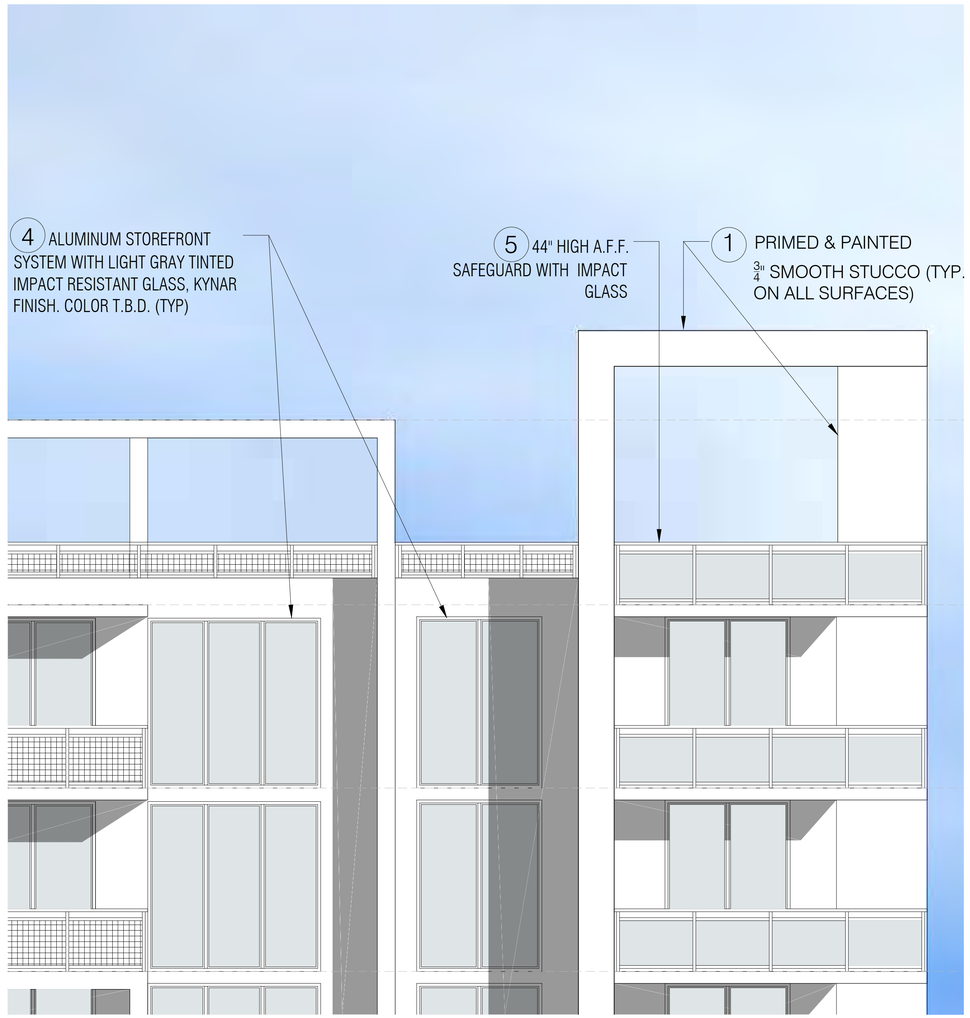
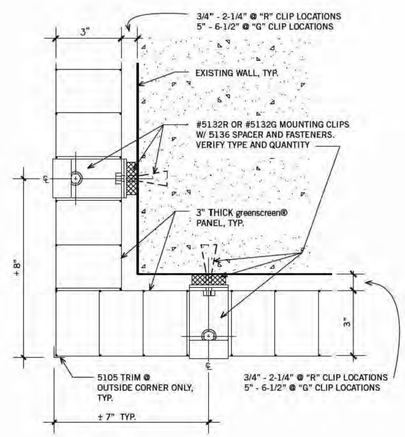
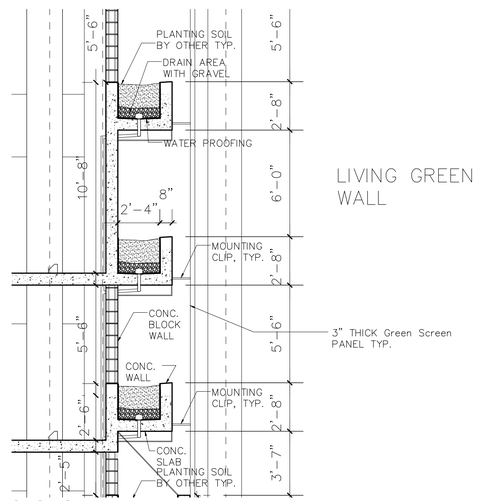






CORNER DETAIL



SECTION DETAIL

LIVING GREEN WALL DETAIL

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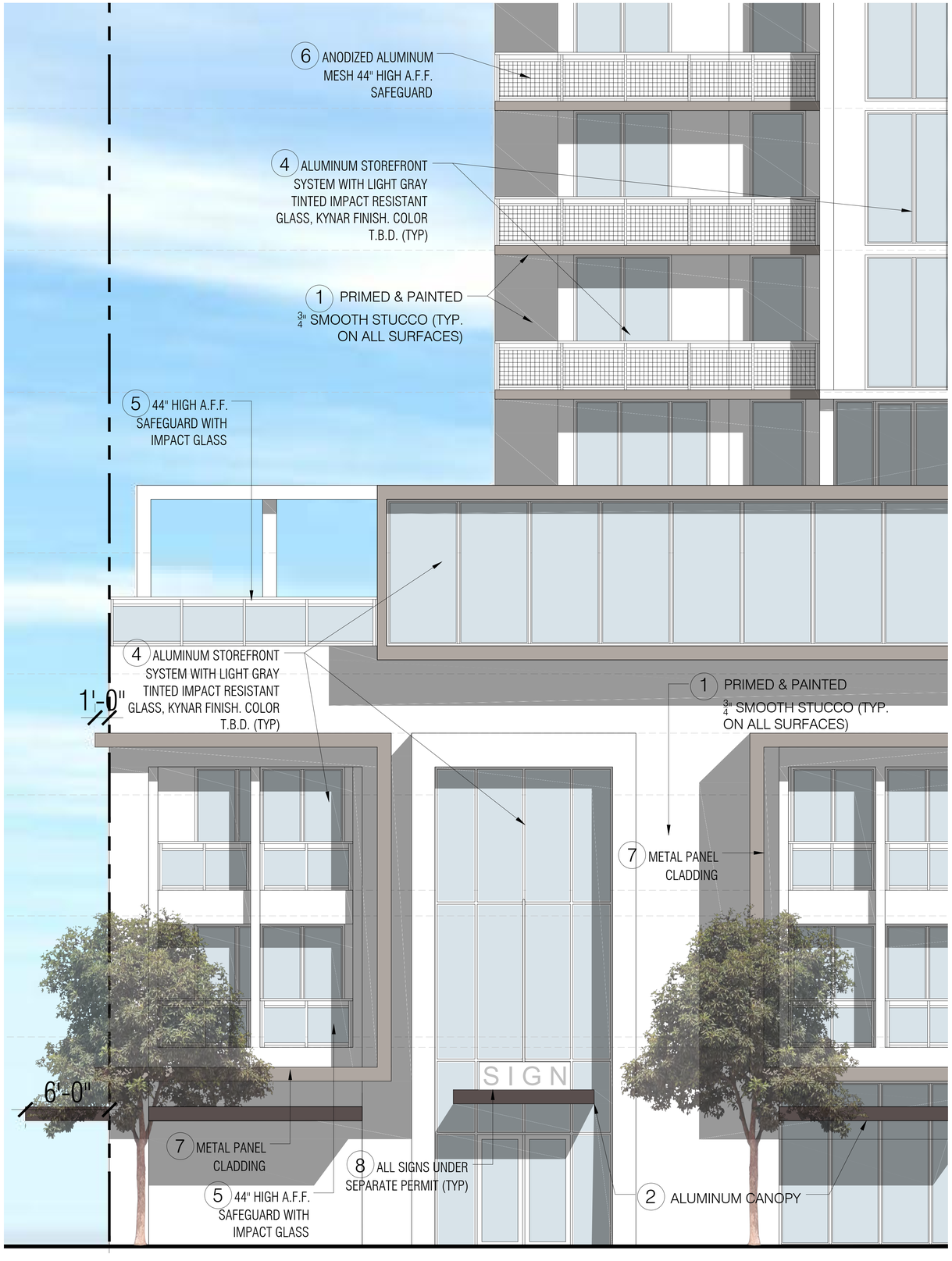

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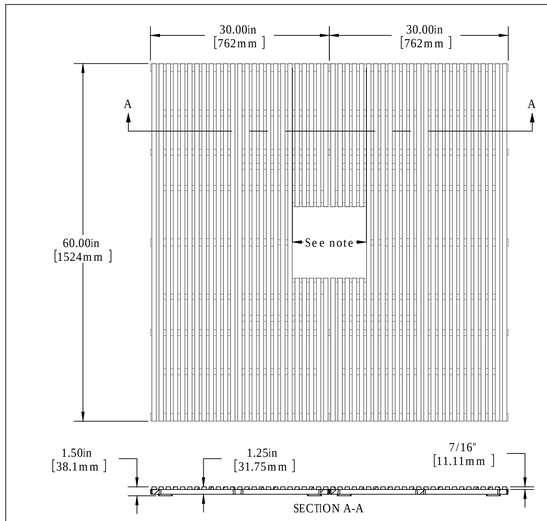

6072
METRO
Tree Grate

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

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

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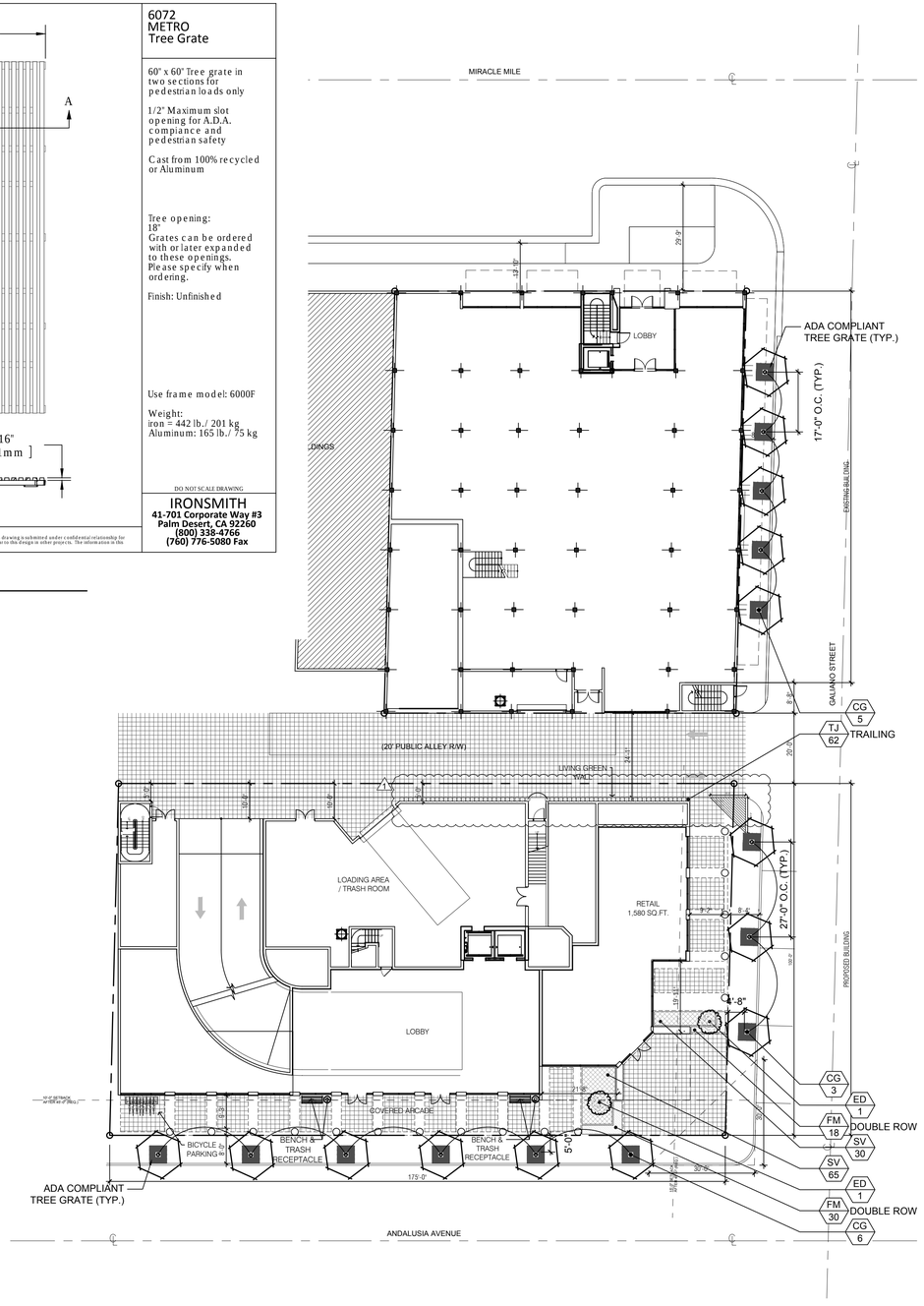
1 / L-1 STREET TREE GRATE DETAIL
Scale 1" = 1'-0"



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.

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

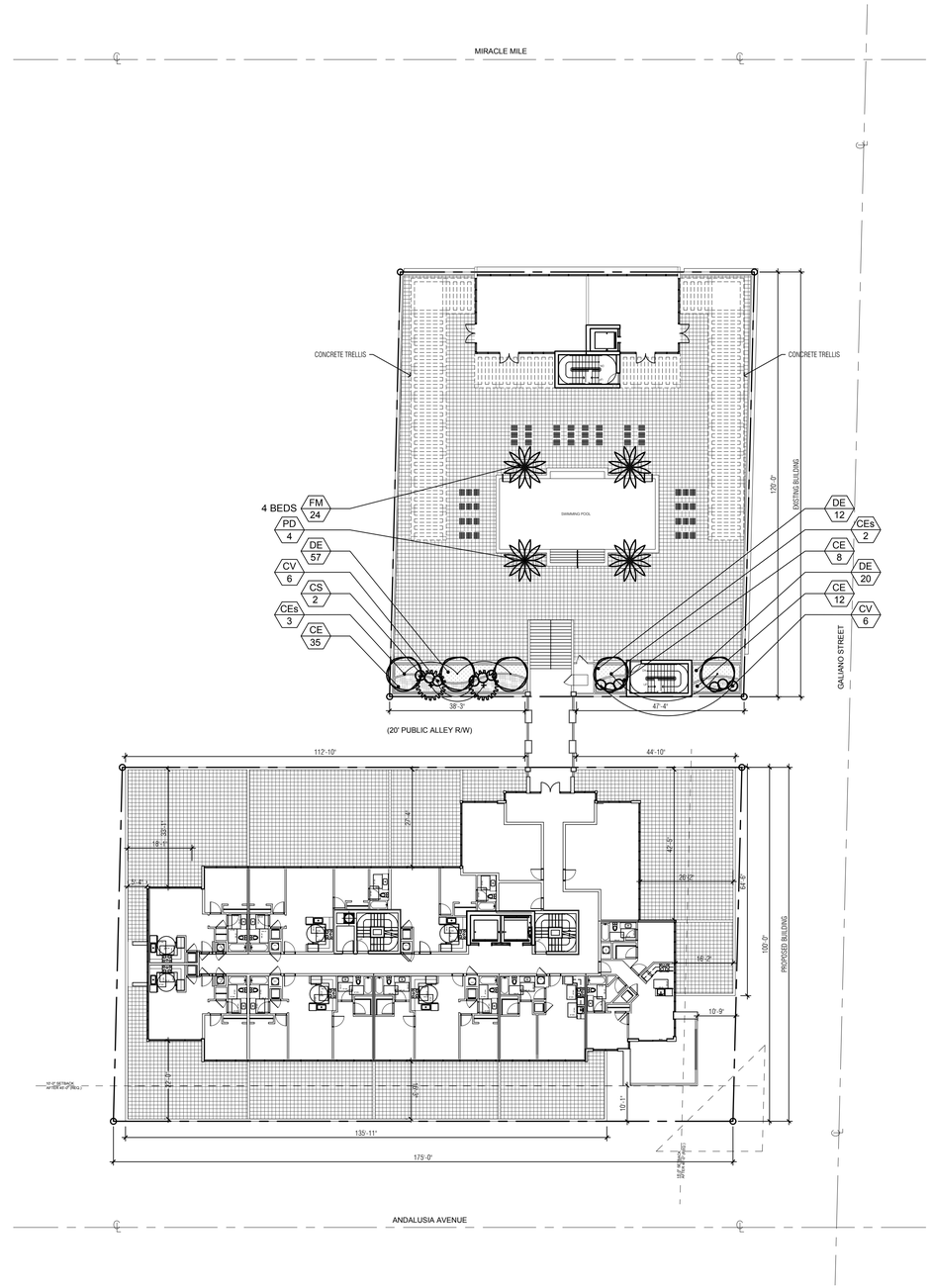
Revisions:	Date:	By:
1) New Site Plan	07.24.2018	LDC
2) New Site Plan	09.12.2018	LDC

Seal:
REGISTERED LANDSCAPE ARCHITECT ANDREW M. 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 Metro Mile (2018-034 Landscape)\2018-09-12\2018-034 Metro Mile_L1.dwg Sep 12, 2018



REC. LEVEL LANDSCAPE PLAN

Scale: 1" = 20'-0"

NORTH

LANDSCAPE LIST

TREES

SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
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PD	4	Phoenix dactylifera 'Medjool'	10' C.T.
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SHRUBS AND GROUNDCOVERS

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		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.
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A. No. trees required x 10= No. of shrubs required	270	313

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
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phone: 954.923.9681 facsimile: 954.923.9689
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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 LA0000889 09/12/2018 STATE OF FLORIDA

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

Drawing: Landscape Plan

Date: 06/04/2018

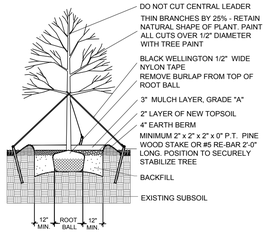
Scale: See Left

Drawn by: LDC

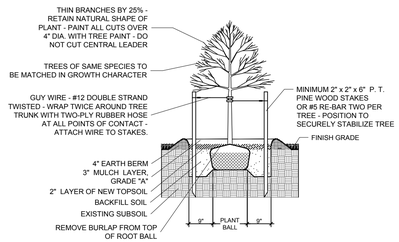
Sheet No.:

L-2

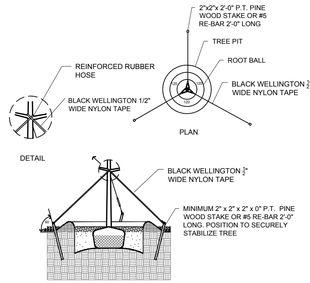
Cad Id.: 2018-034



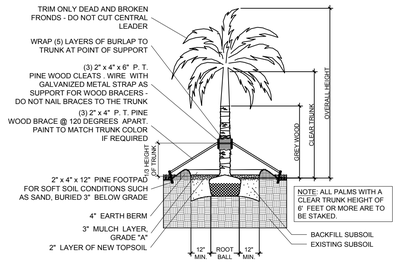
LARGE TREE PLANTING DETAIL



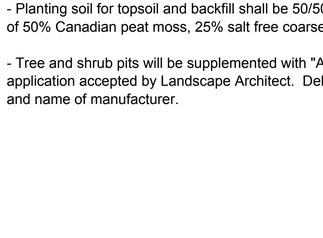
SMALL TREE PLANTING DETAIL



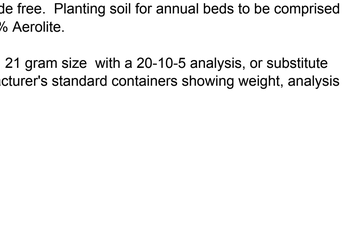
TYPICAL TREE GUYING DETAIL



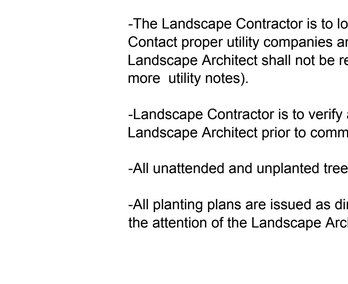
STRAIGHT TRUNK PALM PLANTING DETAIL



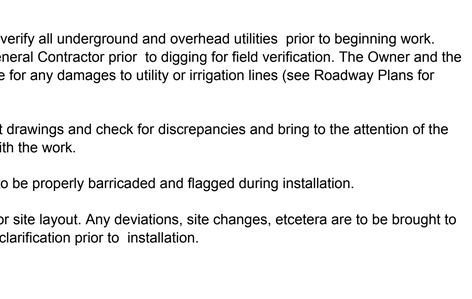
CURVED TRUNK PALM PLANTING DETAIL



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\Submittals\part2\18-0100 Miracle Mile_L3 Final Dec 17, 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%**

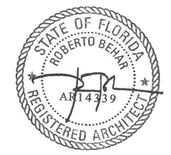
UNIT MIX							
	EXISTING			NEW			TOTAL
FLOOR	1BR	2BR	# FLOORS	1BR	2BR	# FLOORS	
GROUND FLOOR	0	0	*1*	*0*	*0*	1	**0**
2ND LEVEL	5	1	*1*	*0*	*0*	1	**6**
3RD LEVEL	8	1	*1*	*0*	*0*	1	**6**
4TH LEVEL				*0*	*0*	1	**0**
5TH LEVEL				*0*	*0*	1	**0**
6TH LEVEL				*8*	*2*	1	**10**
7TH-11TH LEVELS				*8*	*3*	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

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.

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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

dpa Since 1978

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
OR Bk 29233 Pgs 2419 - 2424; (6pgs)
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SURTAX 37,237.50
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
Atlanta, Georgia 30363

Return to:

Francisco J. Menendez, Esq.
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
150 W. Flagler Street, Suite 2200
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 Bradford

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.

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

1750 PONCE DE LEON BOULEVARD | CORAL GABLES, FLORIDA 33134
305•447•0090 | DPA@DPLUMMER.COM

September 21, 2018
Revised: December 5, 2018

Ms. Jessica A. Keller
Assistant Public Works Director
City of Coral Gables
Public Works Department
2800 SW 72 Ave
Miami, Florida 33155

RE: Trip Generation 100 Miracle Mile - #18116

Dear Ms. Keller,

David Plummer & Associates has performed a trip generation analysis for the 100 Miracle Mile development. The project is proposing to add 115 dwelling units, 4,236 SF of office, and 2,515 SF of retail to the existing 10,540 SF bank, and 15 residential dwelling units located at 100 Miracle Mile in Coral Gables, FL.

Trip generation calculations for the existing and proposed development were performed using *Institute of Transportation Engineers' (ITE) Trip Generation Manual, 10th Edition*. ITE Land Use Codes (LUC) 221 (Multifamily Housing, Mid-rise), 222 (Multifamily Housing, High-rise), 820 (Shopping Center), 710 (General Office) and 911 (Walk-in bank) were utilized for the existing and proposed trip generation. It should be noted that ITE does not provide a daily rate for walk-in bank (LUC 911) but does provide a daily rate for drive-in bank (LUC 912). Therefore, a ratio of the pm peak hour of the adjacent street rates was applied to calculate a daily rate for walk-in bank (LUC 911).

As the proposed development plan will be mixed-use, incorporating retail, residential, and banking land uses an internalization matrix was used to establish the appropriate number of internal project trips. The ITE *Trip Generation Handbook,* 3rd Edition, provides internal capture rates for the am and pm peak hours.

ITE research shows that a certain percent of retail trips are "*pass-by*" trips. These are described as trips "attracted from the traffic passing the site on an adjacent street." These are not new trips, but trips already using the existing roadway network that stop at the proposed use and go back to their original path. Consistent with the guidelines established in the ITE *Trip Generation Handbook,* 3rd Edition a 34% deduction was applied to the retail trips to account for pass-by. Based on U.S. Census Bureau data a 6.7% deduction was applied for other modes of transportation. Internalization and transit rates are included in Attachment A.

Table 1: Trip Generation Summary

Development Plan	Total Weekday	A.M. Peak Hour	P.M. Peak Hour
Existing	667	5	126
Proposed	1,449	53	172
ΔTrips	782	48	46

As shown in Table 1, the results of the trip generation analysis indicate that the proposed redevelopment represents an increase of 782 daily, 48 am peak hour, and 46 pm peak hour trips. Detailed trip generation calculations are provided in Attachment A.

We stand ready to provide any support needed for this project. Should you have any questions or comments, please call me at (305) 447-0900.

Sincerely,

Juan Espinosa, PE

ATTACHMENT A

100 Miracle Mile

Proposed

Proposed ITE Land Use Designation[1]	Number of Units	Daily Vehicle Trips	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
			In	Out	Total	In	Out	Total
Walk-in Bank *Land Use Code: 911*	10,540 SF	587	-	-	-	56	72	128
Multifamily Housing (High-Rise) *Land Use Code: 222*	130 DU	724	12	37	49	32	21	53
Retail *Land Use Code: 820*	2,515 SF	96	1	1	2	5	5	10
Office *Land Use Code: 710*	4,236 SF	42	4	1	5	1	4	5
Total Gross Trips		**1,449**	**17**	**39**	**56**	**94**	**102**	**196**
Internalization	AM 0% PM -5.1%		0	0	0	-5	-5	-10
Passby (Retail)		-34.0%	-	-	-	-1	-1	-2
Other Modes of Transportation		-6.7%	-1	-2	-3	-6	-6	-12
Net Proposed Trips			**16**	**37**	**53**	**82**	**90**	**172**

Existing

Proposed ITE Land Use Designation[1]	Number of Units	Daily Vehicle Trips	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
			In	Out	Total	In	Out	Total
Walk-in Bank *Land Use Code: 911*	10,540 SF	587	-	-	-	56	72	128
Multifamily Housing (Mid-Rise) *Land Use Code: 221*	15 DU	80	1	4	5	4	3	7
Total Gross Trips		**667**	**1**	**4**	**5**	**60**	**75**	**135**
Internalization	AM 0% PM 0%		0	0	0	0	0	0
Other Modes of Transportation		-6.7%	0	0	0	-4	-5	-9
Net Existing Trips			**1**	**4**	**5**	**56**	**70**	**126**

	Daily Vehicle Trips	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
		In	Out	Total	In	Out	Total
Proposed	**1,449**	**16**	**37**	**53**	**82**	**90**	**172**
Existing	**667**	**1**	**4**	**5**	**56**	**70**	**126**
Difference	**782**	**15**	**33**	**48**	**26**	**20**	**46**

[1] Based on ITE Trip Generation Manual, 10th Ed.

AM PEAK HOUR

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
222 - Multifamily Housing (High-Rise)	General	Dwelling Units	130	Weekday, Peak Hour of	Best Fit (LIN)	12	37	49
Data Source: ITE-TGM 10th Edition	Urban/Suburban			Adjacent Street Traffic,	T = 0.28(X) + 12.86	24%	76%	
820 - Shopping Center	General	1000 Sq. Ft. GLA	2.52	Weekday, Peak Hour of	Average	1	1	2
Data Source: ITE-TGM 10th Edition	Urban/Suburban			Adjacent Street Traffic,	0.94	62%	38%	
221 - Multifamily Housing (Mid-Rise)	General	Dwelling Units	15	Weekday, Peak Hour of	Best Fit (LOG)	1	4	5
Data Source: ITE-TGM 10th Edition	Urban/Suburban			Adjacent Street Traffic,	Ln(T) =0.98Ln(X) + -0.98	26%	74%	
710 - General Office Building	General	1000 Sq. Ft. GFA	4.23	Weekday, Peak Hour of	Average	4	1	5
Data Source: ITE-TGM 10th Edition	Urban/Suburban			Adjacent Street Traffic,	1.16	86%	14%	

PM PEAK HOUR

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
222 - Multifamily Housing (High-Rise)	General	Dwelling Units	130	Weekday, Peak Hour of	Best Fit (LIN)	32	21	53
Data Source: ITE-TGM 10th Edition	Urban/Suburban			Adjacent Street Traffic,	T = 0.34(X) + 8.56	61%	39%	
820 - Shopping Center	General	1000 Sq. Ft. GLA	2.52	Weekday, Peak Hour of	Average	5	5	10
Data Source: ITE-TGM 10th Edition	Urban/Suburban			Adjacent Street Traffic,	3.81	48%	52%	
221 - Multifamily Housing (Mid-Rise)	General	Dwelling Units	15	Weekday, Peak Hour of	Best Fit (LOG)	4	3	7
Data Source: ITE-TGM 10th Edition	Urban/Suburban			Adjacent Street Traffic,	Ln(T) =0.96Ln(X) + -0.63	61%	39%	
911 - Walk-In Bank	General	1000 Sq. Ft. GFA	10.54	Weekday, Peak Hour of	Average	56	72	128
Data Source: ITE-TGM 10th Edition	Urban/Suburban			Adjacent Street Traffic,	12.13	44%	56%	
912 - Drive-in Bank	General	1000 Sq. Ft. GFA	10.54	Weekday, Peak Hour	Average	108	108	216
Data Source: ITE-TGM 10th Edition	Urban/Suburban			of Adjacent Street	20.45	50%	50%	
710 - General Office Building	General	1000 Sq. Ft. GFA	4.23	Weekday, Peak Hour of	Average	1	4	5
Data Source: ITE-TGM 10th Edition	Urban/Suburban			Adjacent Street Traffic,	1.15	16%	84%	

DAILY

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
912 - Drive-in Bank	General	1000 Sq. Ft. GFA	10.54	Weekday	Best Fit (LIN)	495	495	990
Data Source: ITE-TGM 10th Edition	Urban/Suburban				T = 82.87(X) + 117.10	50%	50%	
222 - Multifamily Housing (High-Rise)	General	Dwelling Units	130	Weekday	Best Fit (LIN)	362	362	724
Data Source: ITE-TGM 10th Edition	Urban/Suburban				T = 3.94(X) + 211.81	50%	50%	
820 - Shopping Center	General	1000 Sq. Ft. GLA	2.52	Weekday	Average	48	48	96
Data Source: ITE-TGM 10th Edition	Urban/Suburban				37.75	50%	50%	
221 - Multifamily Housing (Mid-Rise)	General	Dwelling Units	15	Weekday	Best Fit (LIN)	40	40	80
Data Source: ITE-TGM 10th Edition	Urban/Suburban				T = 5.45(X) + -1.75	50%	50%	
710 - General Office Building	General	1000 Sq. Ft. GFA	4.23	Weekday	Average	21	21	42
Data Source: ITE-TGM 10th Edition	Urban/Suburban				9.74	50%	50%	

PM Peak Hour Trip Generation and Internalization

100 Miracle Mile Existing

Walk In Bank Land Use 911 10,540 Sq Ft		Multifamily Mid-Rise Land Use 221 15 DU		
In	**Out**	**In**	**Out**	
56	**72**	**4**	**3**	135 ITE Trips
UNBALANCED INTERNALIZATION				
57% *32*	*2%* *1* *0* *0*	*4%* *0*	*4%* *0*	
Walk In Bank		**Multifamily Mid-Rise**		
In	**Out**	**In**	**Out**	
56	**72**	**4**	**3**	135 Vehicle Trips
BALANCED INTERNALIZATION				
0	*0* *0*	*0*	*0*	
0	0	0	0	0 Internal
56	72	4	3	135 External Trips
	0.0%		*0.0%*	*0.0%* % Internal
				0 0% Passby
56	**72**	**4**	**3**	**135**
-4	-5	0	0	-9 -6.7% Transit/Pedestrian
52	**67**	**4**	**3**	**126 Net New External Trips**

AM Peak Hour Trip Generation and Internalization

100 Miracle Mile Proposed

Walk In Bank Land Use 911 10,540 Sq Ft		Multifamily Housing (High- Land Use 222 130 DU		Retail Land Use 820 2,515 Sq Ft		Office Land Use 710 4,236 Sq Ft			
In	Out	In	Out	In	Out	In	Out		
0	0	12	37	1	1	4	1	56	ITE Trips

UNBALANCED INTERNALIZATION

	1% 0	0	0% 0						
3% 0		0		2% 1					
	28% 0		0		32% 0				
4% 0			0			29% 0			
	0% 0			0			0% 0		
0% 0				0				0% 0	
			1% 0	0	17% 0				
		2% 0		0		14% 0			
			2% 1		0		3% 0		
		0% 0			0			1% 0	
						29% 0	4% 0		
					32% 0	0		28% 0	
						0			

Walk In Bank		Multifamily Housing (High-		Retail		Office			
In	Out	In	Out	In	Out	In	Out		
0	0	12	37	1	1	4	1	56	Vehicle Trips

BALANCED INTERNALIZATION

	0	0							
0			0						
	0			0					
0					0				
	0					0			
0							0		
		0		0					
		0			0				
			0			0			
						0	0		
				0					
					0		0		

0	0	0	0	0	0	0	0	Total Sum 0	Internal	
0	0	12	37	1	1	4	1	56	External Trips	
	#DIV/0!		0.0%		0.0%		0.0%		0.0%	% Internal
0	0	12	37	1	1	4	1	56		
0	0	-1	-2	0	0	0	0	-3	6.7%	Transit/Pedestrian
0	0	11	35	1	1	4	1	53		**Net New External Trips**

PM Peak Hour Trip Generation and Internalization

100 Miracle Mile Proposed

Walk In Bank Land Use 911 10,540 Sq Ft		Multifamily Housing (High-Rise) Land Use 222 130 DU		Retail Land Use 820 2,515 Sq Ft		Office Land Use 710 4,236 Sq Ft			
In	Out	In	Out	In	Out	In	Out		
56	72	32	21	5	5	1	4	196	ITE Trips
UNBALANCED INTERNALIZATION									
	2% 1	4% 1							
57% 32			4% 1						
	20% 14			8% 0					
31% 17					2% 0				
	0%					0% 0			
0% 0							0% 0		
		42% 9	1	10% 1					
		46% 15	1		26% 1				
		4% 1		1		57% 1			
		4% 1		0			2% 0		
					2% 0	0	31% 0		
				8% 0		0			20% 1

Walk In Bank		Multifamily Housing (High-Rise)		Retail		Office			
In	Out	In	Out	In	Out	In	Out		
56	72	32	21	5	5	1	4	196	Vehicle Trips
BALANCED INTERNALIZATION									
	-1	-1							
-1			-1						
	0			0					
0					0				
	0					0			
0							0		
		-1		-1					
		-1			-1				
		-1				-1			
		0					0		
					0	0			
				0			0		
-1	-1	-2	-3	-1	-1	-1	0	Total Sum -10	Internal
55	71	30	18	4	4	0	4	186	External Trips
	1.6%		9.4%		20.0%		20.0%	5.1%	% Internal
				-1	-1			-2	34% % Passby
55	71	30	18	3	3	0	4	184	
-4	-5	-2	-1	0	0	0	0	-12	6.7% Transit/Pedestrian
51	66	28	17	3	3	0	4	172	**Net New External Trips**

S0801

COMMUTING CHARACTERISTICS BY SEX
2012-2016 American Community Survey 5-Year Estimates

Tell us what you think. Provide feedback to help make American Community Survey data more useful for you.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Versions of this table are available for the following years:

2016
2015
2014
2013
2012
2011

1 - 57 of 57

Subject	ZCTA5 33134					
	Total		Male		Female	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Workers 16 years and over	21,394	+/-1,171	11,014	+/-633	10,380	+/-873
MEANS OF TRANSPORTATION TO WORK						
Car, truck, or van	88.8%	+/-1.9	90.1%	+/-1.9	87.3%	+/-2.8
Drove alone	80.5%	+/-2.7	83.3%	+/-2.7	77.6%	+/-3.7
Carpooled	8.2%	+/-1.7	6.8%	+/-1.7	9.7%	+/-2.3
In 2-person carpool	6.6%	+/-1.5	5.5%	+/-1.6	7.8%	+/-2.0
In 3-person carpool	1.5%	+/-1.0	1.3%	+/-0.8	1.8%	+/-1.4
In 4-or-more person carpool	0.1%	+/-0.1	0.1%	+/-0.1	0.1%	+/-0.2
Workers per car, truck, or van	1.05	+/-0.01	1.04	+/-0.01	1.06	+/-0.02
Public transportation (excluding taxicab)	4.1%	+/-1.2	3.3%	+/-1.4	5.0%	+/-1.7
Walked	2.1%	+/-0.7	1.5%	+/-0.8	2.8%	+/-1.2
Bicycle	0.5%	+/-0.3	0.9%	+/-0.5	0.1%	+/-0.2
Taxicab, motorcycle, or other means	1.2%	+/-0.5	0.9%	+/-0.6	1.4%	+/-0.9
Worked at home	3.3%	+/-0.8	3.3%	+/-0.9	3.3%	+/-1.2
PLACE OF WORK						
Worked in state of residence	99.3%	+/-0.4	99.2%	+/-0.6	99.4%	+/-0.5
Worked in county of residence	96.7%	+/-0.9	95.4%	+/-1.5	98.1%	+/-0.9
Worked outside county of residence	2.6%	+/-0.8	3.8%	+/-1.4	1.3%	+/-0.9
Worked outside state of residence	0.7%	+/-0.4	0.8%	+/-0.6	0.6%	+/-0.5
Living in a place	92.4%	+/-1.3	92.4%	+/-1.5	92.5%	+/-1.8
Worked in place of residence	35.6%	+/-2.9	34.9%	+/-3.9	36.4%	+/-3.8
Worked outside place of residence	56.8%	+/-3.0	57.5%	+/-4.1	56.1%	+/-3.7
Not living in a place	7.6%	+/-1.3	7.6%	+/-1.5	7.5%	+/-1.8
Living in 12 selected states	0.0%	+/-0.2	0.0%	+/-0.4	0.0%	+/-0.4
Worked in minor civil division of residence	0.0%	+/-0.2	0.0%	+/-0.4	0.0%	+/-0.4
Worked outside minor civil division of residence	0.0%	+/-0.2	0.0%	+/-0.4	0.0%	+/-0.4
Not living in 12 selected states	100.0%	+/-0.2	100.0%	+/-0.4	100.0%	+/-0.4
Workers 16 years and over who did not work at home	20,689	+/-1,170	10,656	+/-647	10,033	+/-835
TIME LEAVING HOME TO GO TO WORK						
12:00 a.m. to 4:59 a.m.	1.2%	+/-0.5	1.4%	+/-0.7	0.9%	+/-0.7
5:00 a.m. to 5:29 a.m.	1.3%	+/-0.6	2.1%	+/-1.1	0.6%	+/-0.5
5:30 a.m. to 5:59 a.m.	0.9%	+/-0.5	1.3%	+/-0.9	0.4%	+/-0.3

		per the Zoning Code.	Zoning Code.

Policy FLU-1.1.3. Commercial land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-2. Commercial Land Uses.

Classification	Description	Density / Intensity	Height
Commercial Low-Rise Intensity.	This category is oriented to low intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office, and mixed use.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs). Residential use shall only be permitted as part of a mixed-use development as provided herein. Within a Mediterranean Village development: 1. residential use shall be permitted, and 2. the intensity of the project shall be regulated by a maximum F.A.R. of four (4.0), and shall be controlled by an approved Mediterranean Village PAD Plan	Up to 50' maximum (no limitation on floors), or up to 77' maximum (with a maximum of 2 additional floors) with architectural incentives per the Zoning Code.
Commercial Mid-Rise Intensity.	This category is oriented to medium intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office, and mixed use.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs). Residential use shall only be permitted as part of a mixed-use development as provided herein. Within a Mediterranean Village development: 1. residential use shall be permitted, and 2. the intensity of the project shall be regulated by a maximum F.A.R. of four (4.0), and shall be controlled by an approved Mediterranean Village PAD Plan	Up to 70' maximum (no limitation on floors), or up to 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.
Commercial High-Rise Intensity.	This category is oriented to the highest intensity commercial uses, including residential, retail, services, office, and mixed use.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs). Residential use shall only be permitted as part of a mixed-use development as provided herein. Within a Mediterranean Village development: 1. residential use shall be permitted, and 2. the intensity of the project shall be regulated by a maximum Floor Area Ratio ("F.A.R.") of four (4.0), and shall be controlled by an approved Mediterranean Village Planned Area Development ("PAD") Plan, and 3. additional height may be granted for specified uses or provide architectural embellishment	Up to 150' maximum (no limitation on floors), or 190.5' maximum (with a maximum 3 additional floors) with architectural incentives per the Zoning Code.

Future Land Use Element

Policy FLU-1.1.4. Industrial land use classification is as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-3. Industrial Land Use.

Classification	Description	Density / Intensity	Height
Industrial.	This category is oriented to industrial uses, including automotive services, wholesale, light industry, manufacturing, and all uses allowed in the Commercial land use categories.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Residential use shall only be permitted as part of a mixed-use development as provided herein.	Up to 70' maximum (no limitation on floors), or up to 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.

Policy FLU-1.1.5. Mixed-Use land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-4. Mixed-Use land use.

<table>
<tr><th>Classification</th><th>Description</th></tr>
<tr><td rowspan="2">MXD, Mixed-Use or MXOD, Mixed-Use Overlay Districts.</td><td>Mixed uses are permitted to varying degrees in the multi-family residential, commercial, and industrial land use categories, pursuant to underlying land use regulations and applicable Zoning Code provisions.</td></tr>
<tr><td>The general intent of the MXD is to promote a multi-faceted pedestrian friendly environment comprised of an assortment of uses, including the following:
• Residential;
• Retail/Commercial;
• Office;
• Industrial; and
• Public Open Spaces.

No single use may comprise more than eighty-five (85%) percent of the MXD floor area ratio.

The proportionate mix of uses shall be reviewed per development application. The following table establishes minimum and maximum thresholds based upon the FAR of the building.

<table>
<tr><th>Type of Use</th><th>Minimum % of FAR</th><th>Maximum % of FAR</th></tr>
<tr><td>Residential</td><td>0%</td><td>85%</td></tr>
<tr><td>Retail/Commercial</td><td>8%</td><td>40%</td></tr>
<tr><td>Office</td><td>0%</td><td>85%</td></tr>
<tr><td>Industrial</td><td>0%</td><td>5%</td></tr>
</table>

Additional MXD or Mixed Use Overlay District (MXOD) development standards, including maximum densities, intensities, and height, are provided in the Zoning Code.</td></tr>
<tr><td>MXOD, Mixed-Use Overlay Districts.</td><td>An MXOD may be permitted as an overlay in the Multi-Family Medium Density, Commercial and Industrial land use categories (see FLU-2: Mixed-Use Overlay District Map).

Properties within the MXOD have the option of developing their property in accordance with the underlying land use.</td></tr>
</table>

Policy FLU-1.1.6. Other land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-5. Other Land Uses.

Classification	Description	Density / Intensity	Height
University Campus	Land uses for learning, research, living and other uses which are ancillary to a university campus.	Maximum F.A.R. of 0.7 for the entire campus as a planned	Per the Zoning Code.
	Sub Category		

8. Facing upon Santa Maria-Thirty (30) feet.

C. Setbacks-Minimum side.
   1. Lot 20, Block 93-Ten (10) feet from south line.

Section A-35 - Country Club Section Part 6.

A. Building sites.
   1. No building site facing upon Anastasia Avenue, University Drive or Riviera Drive shall contain less than two (2) platted lots where such lots are less than sixty (60) feet in width.
   2. Lot 5, Block 143 shall be considered as one (1) building site. (2834)
   3. Lots 15 and 16, Block 119, shall be considered as two (2) building sites as follows: (2921)
      a. One (1) building site to consist of Lot 15.
      b. One (1) building site to consist of Lot 16.

B. Setbacks-Minimum front.
   1. Facing upon Cadima Avenue in Block 144-Twenty (20) feet.
   2. Facing upon Candia Avenue in Block 152-Twenty (20) feet.
   3. Facing upon Fluvia Avenue in Block 145-Twenty (20) feet.
   4. Facing upon Riviera Drive in Blocks 143 and 149-Fifteen (15) feet.

Section A-36 - Crafts Section.

A. Building sites.
   1. All of Block 38 is restricted to two (2) building sites to permit the construction of two (2) bungalow-type duplexes.
   2. Lots 1 to 11, inclusive, Block 39 shall be restricted to six (6) building sites as follows:
      a. Lot 1 and the west ten (10) feet of Lot 2.
      b. Lot 3 and the east thirty (30) feet of Lot 2.
      c. Lots 4 and 5.
      d. Lots 6 and 7.
      e. Lots 8 and 9.
      f. Lots 10 and 11.
   3. Lots 8, 9 and 10, Block 44, shall be considered as two (2) building sites as follows: (2978)
      a. One (1) building site to consist of Lot 8 and the west half of Lot 9.
      b. One (1) building site to consist of Lot 10 and the east half of Lot 9.

B. Height of buildings.
   1. Duplex buildings constructed on the following described property shall be restricted to bungalow type duplexes one (1) story in height:
      a. Lots 16 and 17, Lots 24 through 30, inclusive, and the west one-half (½) of Lot 23, all in Block 36.
      b. Lots 1 through 4, inclusive, Block 38.
      c. Lots 1 through 11, inclusive, Block 39.
   2. No building or structure shall be constructed or erected on the following described property to exceed three (3) stories or forty-five (45) feet in height, whichever is less:
      a. Lots 1, 2, 3 and 4, in Blocks 9, 16 and 17.
      b. Lots 45, 46, 47 and 48, in Blocks 8, 9, 16 and 17.
   3. No apartment buildings and/or structures shall be erected or altered on the following described property to exceed thirteen (13) stories or one-hundred-fifty (150) feet in height, whichever is less:
      a. All lots in Blocks 1, 2, 3, 4, 5, 6, 7, 10, 11, 12, 15 and 18.
      b. Tracts A and B of Pages Replat of Block 4.
      c. Lots 1 through 44, inclusive, Block 8.
      d. Lots 5 through 44, inclusive, in Blocks 9, 16 and 17.
   4. No commercial buildings and/or structures shall be erected or altered on the following described property to exceed thirteen (13) stories or one-hundred-fifty (150) feet in height, whichever is less:
      a. Lots 1 through 44, inclusive, Block 8.
      b. Lots 5 through 44, inclusive, in Blocks 9, 16 and 17.
      c. All lots in Blocks 1, 2, 3, 4, 5, 6, 7, 10, 11, 12, 15 and 18.

d. Tracts A and B of Pages Replat of Block 4.

C. Off-street parking.
   1. For the percentage of the area of Block 8, to be used for off-street parking, please refer to the deed restriction.

Section A-37 - Cutler Oak Estates (2845, 2856).

A. Facings.
   1. Lot 6 shall be deemed to face south.
   2. Lots 1, 2 and 5 shall be deemed to face Destacada Avenue.

B. Setbacks--Minimum front.
   1. Lots 1, 2, 5, 6, 11, 12, 13, 14 and 15, Block 1-Twenty-five (25) feet.
   2. Lots 3, 4, 7, 8, 9 and 10, Block 1-Twenty-five (25) feet (on cul-de-sac)-Fifteen (15) feet.

C. Setbacks-Minimum side.
   1. Lot 1, Block 1-15 feet (abutting Old Cutler Road)-Thirty-five (35) feet.
   2. Lots 2 through 15, including Block 1-Fifteen (15) feet.

D. Setbacks-Minimum rear.
   1. Lots 1, 3, 4, 7, 8, 9 and 10 Block 1-Twenty-five (25) feet.
   2. Lots 2, 5, 6, 11, 12, 13, 14 and 15, Block 1-Fifteen (15) feet.

E. Setback from canal, waterway, lake or bay.
   1. The minimum setback from a canal or waterway line, as platted, shall be thirty-five (35) feet for Lots 8, 9, 10 and 11, Block 1.

Section A-38 - Section D.

A. Building sites.
   1. No building site facing upon Sevilla Avenue between San Domingo Street and Red Road, of upon Alhambra Circle, Coral Way and Indian Mound Trail, shall contain less than two (2) platted lots where such lots are less than fifty-five (55) feet in width and no building site facing upon Country Club Prado shall have less than seventy-five (75) feet street frontage.
   2. Lots 3 through 8, inclusive, Block 15, shall be considered one (1) building site.

B. Facing of lots.
   1. Lots in the south one hundred fifty (150) feet of Blocks 10, 13 and 14, shall be governed by restrictions for other lots facing on Sevilla Avenue, west of San Domingo Street.
   2. Lots 3 through 8, inclusive, Block 20, shall be deemed to face on San Domingo Street.

C. Setbacks-Minimum front.
   1. Facing upon Coral Way-Fifty (50) feet.

Section A-39 - Deering Bay.

The Deering Bay Section is that neighborhood which is commonly known as Deering Bay and which was annexed into the City on July 18, 1996. (3246)

A. Approved Planned Area Development (PAD) Site Plan. Development of the Deering Bay Section shall be in accordance with the PAD site plan approved by Miami-Dade County and submitted to and on file with the City, prepared by Bermello, Ajamil and Partners, Inc., dated April 18, 1990, and last revised on July 11, 1995. Amendment to the approved Development Plan shall be subject to the procedures stated in Article 3, Division 5, "Planned Area Development" of this Code.

B. Approved Planned Area Development (PAD) Building Program. Development of the Deering Bay Section shall be in accordance with the following building program which is presented on the site plan referenced in subsection (A) of this section, and approved by Miami-Dade County prior to annexation of Deering Bay by the City:

Development Tract A (Condominiums).
Gross Area ……...16.20 Acs.
Net. . ……..16.20 Acs.
Number of Residential Units. . ……...255

Table 1. Required standards					
Reference Number	*Residential*	*Non-Residential*	*Mixed Use*	*Type*	*Requirements*
				pedestrian access.	pedestrian entrances oriented towards adjoining streets. Pedestrian pathways and/or sidewalks shall be provided from all pedestrian access points and shall connect to one another to form a continuous pedestrian network from buildings, parking facilities, parking garages entrances, etc. Wherever possible pathways shall be separated from vehicular traffic.
13.	✓	✓	✓	Soil, structural.	Structural soil shall be utilized within all rights-of-way for all street level planting areas with root barriers approved by the Public Service Department.
14.	✓	✓	✓	Windows on Mediterranean buildings.	Mediterranean buildings shall provide a minimum window casing depth of four (4) inches as measured from the face of the building.

C. Level 1 bonus – Standards for all types of architectural design. Bonuses are available up to a maximum of 0.2 floor area ratio and up to a maximum of one (1) story for all types of architectural designs of buildings. The allowable floors are subject to the subject property applicable CP Map designation and the height is regulated by the Zoning Code. The allowable floors and height are as follows:

CP Map Designations	Additional floors/feet available for all types of architectural design
Residential Uses	
Low Density	+ 1 floor/13.5 feet = 5 floors / 63.5 feet
Medium Density	+ 1 floor/13.5 feet = 7 floors / 83.5 feet
High Density	+ 1 floor/13.5 feet = 14 floors /163.5 feet
Commercial Uses	
Low-rise Intensity	+ 1 floor/13.5 feet = 5 floors / 63.5 feet
Mid-rise Intensity	+ 1 floor/13.5 feet = 7 floors / 83.5 feet
High-rise Intensity	+ 1 floor/13.5 feet = 14 floors /163.5 feet
Industrial Uses	+ 1 floor/13.5 feet = 7 floors / 85.5 feet
Mixed Use	The height is dependent upon underlying CP Map designation

1. All applications desiring bonuses shall meet the minimum requirements of Table 2 to secure a bonus under these provisions.

2. The Board of Architects shall review all applications for compliance of the provisions of Table 2 and if the Board of Architects deems an application does not satisfy the provisions the Board of Architects shall not award the bonus. The bonuses are awarded based upon the Board of Architects determination that the application satisfies the following qualifications of Table 2:

   a. Residential uses (MF2 District) shall satisfy a minimum of six (6) of the twelve (12) qualifications in Table 2.

b. Nonresidential uses (C, CL and I Districts) shall satisfy a minimum of eight (8) of the twelve (12) qualifications in Table 2.

c. MXD Districts shall satisfy a minimum of eight (8) of the twelve (12) qualifications in Table 2.

Table 2. Architectural and Public Realm Standards

Reference Number	*Residential*	*Non-Residential*	*Mixed Use*	*Type*	*Qualifications*
1.	✓	✓	✓	Arcades and/or loggias.	Arcades, loggias or covered areas constructed adjacent, parallel, and/or perpendicular to building to provide cover and protection from the elements for pedestrian passageways, sidewalks, etc. thereby promoting pedestrian passage/use. Limitations of encroachments on corners of buildings may be required to control view corridors and ground stories building bulk and massing. Awnings or other similar items do not satisfy these provisions.
2.	✓	✓	✓	Building rooflines.	Incorporation of horizontal and vertical changes in the building roofline.
3.	✓	✓	✓	Building stepbacks.	Stepbacks on building facades of the building base, middle and/or top facade to further reduce the potential impacts of the building bulk and mass.
4.	✓	✓	✓	Building towers.	The use of towers or similar masses to reduce the mass and bulk of buildings.
5.	✓	✓	✓	Driveways.	Consolidation of vehicular entrances for drive-through facilities, garage entrances, service bays and loading/unloading facilities into one (1) curb cut per street to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.
6.	✓	✓	✓	Lighting of landscaping.	Uplighting of landscaping within and/or adjacent to pedestrian areas (i.e., sidewalks, plazas, open spaces, etc.).
7.	✓	✓	✓	Materials on exterior building facades.	The use of natural materials shall be incorporated into the base of the building on exterior surfaces of building. This includes but not limited to the following: marble, granite, keystone, etc.
8.		✓	✓	Overhead doors.	If overhead doors are utilized, the doors are not directed towards residentially zoned properties.
9.	✓	✓	✓	Paver treatments.	Inclusion of paver treatments in all of the following locations: a. Driveway entrances minimum of ten (10%) percent of total paving surface. b. Sidewalks. Minimum of twenty-five (25%) percent of total ground level paving surface. The type of paver shall be subject to Public Works Department review and approval. Poured concrete color shall be Coral Gables Beige.
10.	✓	✓	✓	Pedestrian amenities.	Pedestrian amenities on both private property and/or public open spaces including a minimum of four (4) of the following: a. Benches. b. Expanded sidewalk widths beyond the property line. c. Freestanding information kiosk (no advertising shall be permitted). d. Planter boxes. e. Refuse containers. f. Public art.

Table 2. Architectural and Public Realm Standards					
Reference Number	*Residential*	*Non-Residential*	*Mixed Use*	*Type*	*Qualifications*
					g. Water features, fountains and other similar water features. Ground and/or wall mounted. Above amenities shall be consistent in design and form with the City of Coral Gables Master Streetscape Plan.
11.		✓	✓	Pedestrian pass-throughs/ paseos on properties contiguous to alleys and/or streets.	Pedestrian pass-throughs provided for each two hundred and fifty (250) linear feet or fraction thereof of building frontage provided on properties contiguous to alleys and/or streets or other publicly owned properties. Buildings less than two hundred and fifty (250) feet in size shall provide a minimum of one (1) pass through. The pass-throughs shall be subject to the following: a. Minimum of ten (10) feet in width. b. Include pedestrian amenities as defined herein. In lieu of providing one (1) pass-through of ten (10) feet in width every two hundred and fifty (250) feet of building frontage, two (2) pass-throughs can be combined to provide one (1) twenty (20) foot wide pass-through.
12.	✓	✓	✓	Underground parking.	The use of underground (below grade level) parking, equal in floor area of a minimum of seventy-five (75%) percent of the total surface lot area. Underground parking shall be located entirely below the established grade as measured from the top of the supporting structure and includes all areas utilized for the storage of vehicles and associated a circulation features.

D. Level 2 bonuses – Bonuses for Coral Gables Mediterranean Architectural Design. An additional bonus up to 0.3 floor area ratio and one (1) story or two (2) stories shall be permitted if Coral Gables Mediterranean Architectural Design is utilized. The maximum available number of stories are based upon the CP Map designation and permitted building height as outlined in the Zoning Code subject to the designation of the subject property.

CP Map Designations	*Allowable maximum feet*	*Maximum total feet available pursuant to Section 5-604*	*Additional feet available/maximum feet for Coral Gables Mediterranean Architectural Style*
Residential Use (Multi Family)			
Low Density	50 feet	63.5 feet	63.5 feet + 13.5 feet = 77 feet
Medium Density	70 feet	83.5 feet	83.5 feet + 13.5 feet = 97 feet
High Density	150 feet	163.5 feet	163.5 feet + 27 feet = 190.5 feet
Commercial Use			

Low-rise Intensity	50 feet	63.5 feet	63.5 feet + 13.5 feet = 77 feet
Mid-Rise Intensity	70 feet	83.5 feet	83.5 feet + 13.5 feet = 97 feet
High-Rise Intensity	150 feet	163.5 feet	163.5 feet + 27 feet = 190.5 feet
Industrial Uses	72 feet	85.5 feet	85.5 feet + 13.5 feet = 99 feet
Mixed use		The height is dependent upon underlying CP Map designation.	

E. The Board of Architects shall review all applications for compliance of the provisions of Section 5-605 and if the Board of Architects deems an application does not satisfy the provisions it shall not award the Coral Gables Mediterranean Architectural Design bonus. The bonuses are awarded based upon the Board of Architects determination that the application satisfies the Coral Gables Mediterranean Architectural Design provisions in Section 5-605.

F. Total available bonus provisions within level 1 and 2. Bonuses are available in two levels as provided in above Section C and D. The level 1 and 2 bonuses available shall only be granted if an application satisfies Table 1, Required Standards. Bonuses may be granted for only level 1 or bonuses can be granted cumulatively including level 1 and 2 bonuses. To secure Mediterranean Architecture bonuses, Level 2, all provisions in the above Sections C and D and Section 5-605 shall be satisfied.

G. Required standards. Bonuses may be granted for only level 1 or bonuses can be granted cumulatively including level 1 and 2 bonuses. To secure Mediterranean Architecture bonuses, Level 2, all provisions in this Section shall be satisfied.

H. Option standards. Applications for bonuses may also utilize the following development options for Level 1 and/or Level 2 bonuses as is provided in Table 3:

Table 3. Other development options

Number	*Residential*	*Non-Residential*	*Mixed Use*	*Type*	*Options*
1.		✓	✓	Building setback reductions.	Reduction in setbacks. Setbacks may be reduced to zero (0) foot setbacks on all property lines subject to the following standards: a. Minimum open space. A minimum of twenty-five (25%) percent of the total ground stories square footage received from the setback reduction is provided as publicly accessible street level open space and landscape area on private property. b. The minimum square footage of allowable ground stories open space (i.e. plazas) shall be four hundred (400) square feet. c. Types of open space. Types of open space shall be in the form of courtyards, plazas, arcades/loggias, and pedestrian pass-throughs adjacent/contiguous to the adjacent rights-of-way.

2. Existing facing of principal buildings of adjoining lots.

3. Existing platting configuration of adjoining lots.

C. Required facing of lots and principal buildings in specific cases or certain streets. Except as provided otherwise in this Section, all principal buildings on a lot or corner lots shall face the following streets:

1. Alhambra Circle and South Alhambra Circle.

2. Country Club Prado.

3. DeSoto Boulevard.

4. Indian Mound Trail except in Block 20, Section D.

5. Maynada Street.

6. Ponce de Leon Boulevard.

7. East Ponce de Leon Boulevard shall be deemed to face on said Circle, Boulevard, Trail, Prado and Street, as the case may be.

8. Ponce de Leon Boulevard. All lots in the one hundred (100) foot strip on either side of Ponce de Leon Boulevard shall be governed by restrictions for lots facing that boulevard.

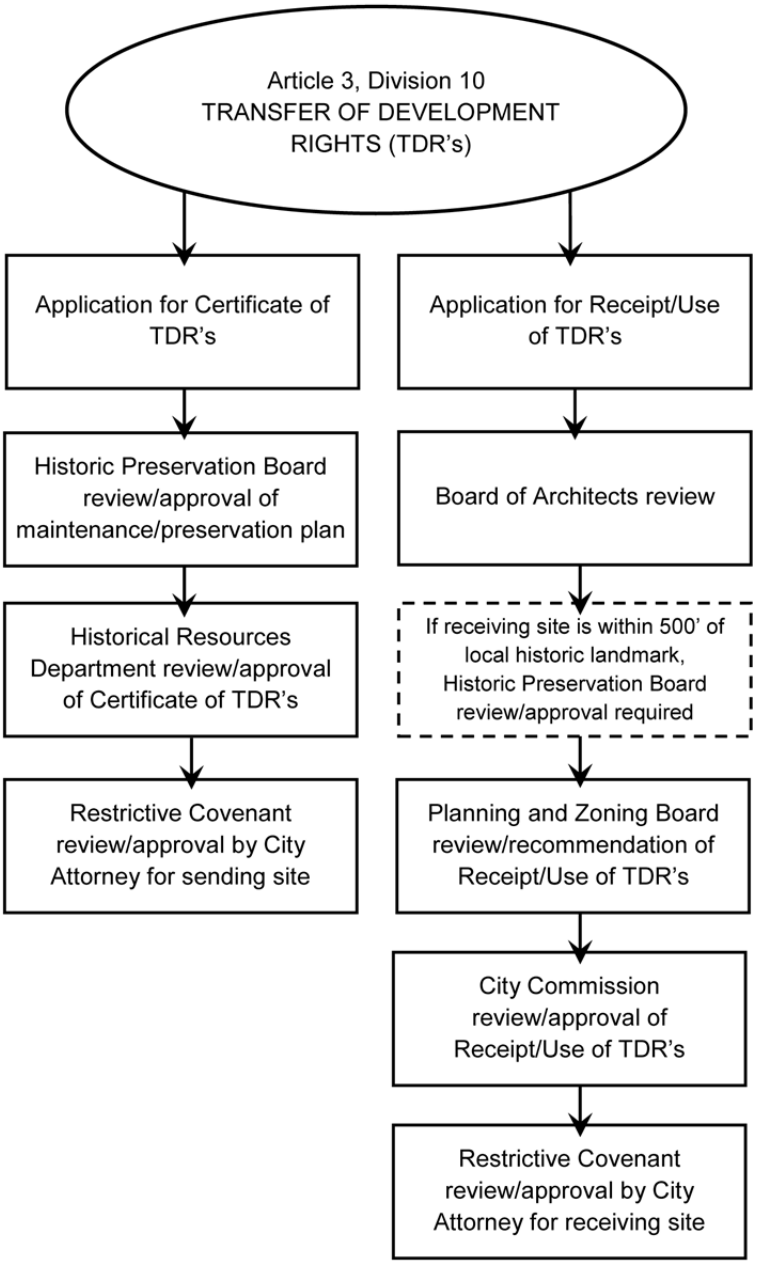
9. On Red Road. All lots abutting upon Red Road, from Coral Way to Southwest Eighth Street, shall be deemed to face both Red Road and Country Club Prado, and residences erected upon such lots may face either of such streets.

D. Setback requirements. Minimum front, side and rear setbacks and setback(s) from a canal, waterway, lake or bay shall be determined based upon City final determination of facing of the lot(s) and building(s). All minimum required setback requirements provided within the applicable assigned zoning districts shall be satisfied, unless specified otherwise in Appendix A, Site Specific Zoning Regulations.

Division 10. Transfer of Development Rights

Section 3-1001. General procedures for Transfer of Development Rights.

The following graphic summarizes the review and approval procedures for the Transfer of Development Rights (TDRs).



Section 3-1002. Purpose and applicability.

The purpose of these provisions is to allow the transfer/sending of unused development rights of:

1. Local historic landmarks to other properties within the approved sending areas of the city to encourage historic preservation and to provide an economic incentive to property owners to designate, protect, enhance and preserve historic properties.

2. Parcels designated for open space conveyed to the City to encourage more open space in the city.

Section 3-1003. Application.

An application to transfer/send and receive TDRs shall be made in writing upon an application form approved by the City. The application to transfer/send shall be filed with the Historical Resources Department and the application to receive TDRs shall be filed with the Planning Department.

Section 3-1004. Transfer/sending of TDRs and issuance of a Certificate of TDRs.

A. Transfer/sending of TDRs. The TDRs rights eligible to be transferred from the property calculated as follows: the difference between the existing gross floor area on the property and the maximum floor area permitted on the property by the applicable zoning district, including any available development bonuses.

B. Transfer/sending of TDRs from a sending site. The Historic Preservation Officer shall have the authority to grant approval to transfer/send TDRs if all of the following are satisfied:

1. The sending site has been designated as a local historic landmark or a contributing property within a local historic district pursuant to Article 3, Division 11.

2. The sending site is (i) located within the boundaries of the CBD and designated commercial zoning or (ii) located north of Navarre Avenue, east of LeJeune Road, west of Douglas Road, and south of SW 8th Street, is zoned Commercial or MF2.

3. The Development Services Department has calculated the unused development rights or TDRs eligible to be transferred from the property per Section 3-1004.A.

4. The property owner(s) have provided a maintenance/preservation plan prepared by a certified architect or engineer of the State of Florida, which sets forth a maintenance schedule and/or rehabilitation treatment if applicable for those architectural elements that contribute the historic integrity of the property or restoration of original features. Those features are identified by the "Review Guide," a section of the local designation report produced by the Historical Resources Department.

5. Inspection of the property may be completed by the Historic Resources Department to determine compliance with the above criteria.

6. Historic Preservation Board review and approval of the maintenance/preservation plan to determine compliance with Article 3, Division 11.

7. A property must not be subject to any Code Enforcement violations, City-imposed liens, unpaid fines, or overdue assessments or fees. The City Attorney, in consultation with City staff, may waive this requirement through a stipulation providing for correction of the Code Enforcement violation under appropriate conditions and settlement of the amounts due.

The approval to transfer/send shall be via the issuance of a Certificate of TDRs. The Historic Preservation Officer may recommend conditions of approval that are necessary to ensure compliance with the standards set out herein.

C. Transfer/sending of TDRs to create a city park.

The Parks and Recreation Advisory Board shall review all requests to transfer/send TDRs if all of the following are satisfied:

1. The sending site is identified as a future city park as part of the acquisition of the subject property.

2. The Development Services Department has calculated the TDRs eligible to be transferred per Section 3-1004.A.

3. The public benefit is demonstrated for the sending site and the potential impacts of the receiver site(s) are studied.

4. Ownership of the sending site is transferred to the City of Coral Gables as part of the application to transfer development rights to the receiver site.

The City Commission shall consider to transfer/send TDRs via Resolution upon the positive recommendation from the Parks and Recreation Advisory Board. The Resolution may include conditions of approval that are necessary to ensure compliance with the standards set out herein.

Section 3-1005. Use of TDRs on receiver sites.

A. Use of TDRs on receiver sites. The receiving sites shall be (i) located within the boundaries of the CBD and designated Commercial zoning or (ii) located within the boundaries of the North Ponce de Leon Boulevard Mixed Use District and designated Commercial zoning.

B. Maximum TDR floor area ratio (FAR) increase on receiver sites. An increase of up to twenty-five (25%) percent of permitted gross FAR and approved Mediterranean architectural style bonuses gross FAR may be permitted.

Section 3-1006. Review and approval of use of TDRs on receiver sites.

A. An application to transfer development rights to a receiver site shall be reviewed subject to all of the following:

1. In conformance with any applicable conditions of approval pursuant to the Certificate of TDRs.

2. Board of Architects review and approval subject to Article 5, Division 6, Design Review Standards.

3. If the receiving site is within five (500) hundred feet of a local historic landmark, Historic Preservation Board review and approval is required to determine if the proposal shall not adversely affect the historic, architectural, or aesthetic character of the property.

4. Planning and Zoning Board review and recommendation and City Commission review to determine if the application satisfies all of the following:

a. Applicable site plan review requirements per Article 3, Division 2, General Development Review Procedures and conditional use review requirements per Article 3, Division 4, Conditional Uses.

b. The extent to which the application is consistent with the Zoning Code and City Code otherwise applicable to the subject property or properties, including but not limited to density, bulk, size, area and use, and the reasons why such departures are determined to be in the public interest.

c. The physical design of the proposed site plan and the manner in which the design makes use of adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open areas, and furthers the amenities of light and air, recreation and visual enjoyment.

d. The conformity of the proposal with the Goals, Objectives and Policies of the City's Comprehensive Plan.

The Planning and Zoning Board and City Commission may recommend conditions of approval that are necessary to ensure compliance with the standards set out herein.

Section 3-1007. Approvals and restrictions.

A Restrictive Covenant shall be required on both the sending and receiving properties outlining any/all applicable conditions of approval pursuant to these provisions. The Restrictive Covenant(s) shall require review and approval by the City Attorney prior to recordation. The applicants shall be responsible for all costs associated herein.

Section 3-1008. TDRs list of local historic landmarks.

The Historical Resources Department shall maintain a list of local historic landmark properties eligible as TDRs transfer/sending sites.

Section 3-1009. Expiration of approvals.

A. Certificates of TDRs shall be valid for up to two (2) years from date of issuance, in accordance with Section 1-111, Time limitation of approvals.

Division 11. Historic Preservation: Designations and Certificates of Appropriateness

Section 3-1101. Purpose and applicability.

The purpose of the designation of historic landmarks and districts is to promote the educational, cultural, and economic welfare of the public by preserving and protecting historic structures or sites, portions of structures, groups of structures, manmade or natural landscape elements, works of art, or integrated combinations thereof, which serve as visible reminders of the history and cultural heritage of the City, region, state or nation. Furthermore, it is the purpose of this Division to strengthen the economy of the City by stabilizing and improving property values in historic areas and to encourage new buildings and developments that will be harmonious with the existing historic attributes of the City including but not limited to buildings, entrances and fountains. In addition, the provisions of this article will assist the City and property owners to be eligible for federal tax incentives, federal and state grant funds and other potential property tax abatement programs for the purpose of furthering historic preservation activities.

100 Miracle Mile
11/20/2018 Neighborhood Meeting

The neighborhood meeting took place at the office building located at 100 Miracle Mile, which is conveniently located at the proposed development site for the project. Notice of the Neighborhood Meeting was provided by U.S. Mail to property owners within 1,500 feet of the proposed mixed use development located at 100 Miracle Mile, 151 Andalusia Ave & 2414 Galiano Street in the City of Coral Gables, Florida (the "Project").

There were approximately twenty (20) residents and business owners in attendance throughout the entirety of the Neighborhood Meeting. A sign-in sheet was provided at the meeting but no attendees signed in.

At the beginning of the meeting, Robert Behar (Architect) introduced himself and provided a detailed narrative of the proposed site plan and mixture of uses proposed for the Project. Mr. Behar walked the neighbors through different elements of the Project, including the proposed site plan, parking levels, residential stories and off-site public realm improvements. Mr. Behar also presented the elevations and renderings for the project reflecting the proposed architectural and design features for the Project. Shortly thereafter, Jorge Navarro (Legal Representative) provided information regarding the access and circulation for the Project, including ingress/egress points for the parking garage. Throughout the presentation, various neighbors posed questions regarding the following topics:

- Status of Existing Commercial Tenants at 100 Miracle Mile offices
- Unit Breakdown and Square Footage for residences
- Public Parking and dedicated Commercial Vendor Spaces within Parking Garage
- Trip Generation for Existing Development versus Proposed Development
- Construction Timeline in relation to nearby developments & Potential Street Closures
- Mitigation Plans for Water, Sewer and Drainage

Mr. Navarro (Legal Representative), Mr. Behar and Mr. Alberto Perez (Owner Representative) addressed each of these items and provide additional information relating to these questions. The meeting ended at approximately 6:40pm.

City of Coral Gables Courtesy Public Hearing Notice

November 30, 2018

Applicant:	**Poncecat Miracle Mile, LLC**
Application:	**Comprehensive Plan Map Amendment, Zoning Code Text Amendment, Receipt of Transfer of Development Rights (TDRs),Encroachment, and Mixed-Use Site Plan**
Property:	**100 Miracle Mile**
Public Hearing - Date/Time/ Location:	**Planning & Zoning Board December 12, 2018, 6:00 p.m. - 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134**

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, the Planning & Zoning Board will conduct a Public Hearing on December 12, 2018 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida.

This application has been submitted by Poncecat Miracle Mile, LLC for a mixed-use project located at 100 Miracle Mile, Coral Gables Florida. The project includes 130 residential units, ground floor commercial uses of approximately 11,000 square feet, and a parking structure with 177 parking spaces. The proposed building height is 17-stories at 175 feet to the top of the roof.

The request requires three public hearings, including review and recommendation by the Planning and Zoning Board, and 1st and 2nd Reading before the City Commission.

An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Mid-Rise Intensity" to "Mixed Use" for lots 23-29, Block 3, Crafts Section; and, from "Commercial High-Rise Intensity" to "Mixed Use" for lots 19-22, Block 3, Crafts Section (100 Miracle Mile), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LPA review)

An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Appendix A, "Site Specific Zoning Regulations," Section A-36, "Crafts Section," by modifying provisions for height for the property legally described as Lots 19-29, Block 3, Crafts Section (100 Miracle Mile), Coral Gables, Florida; providing for a repealer provision, severability clause, codification, and providing for an effective date.

An Ordinance of the City Commission of Coral Gables, Florida requesting receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 3, "Development Review", Division 10, "Transfer of Development Rights", Section 3-1006, "Review and approval of use of TDRs on receiver sites", for the receipt and use of TDRs

for the mixed use project referred to as "100 Miracle Mile", on the property legally described as Lots 19-29, Block 3, Crafts Section (100 Miracle Mile), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

A Resolution of the City Commission of Coral Gables, Florida requesting an Encroachment Agreement and Mixed-Use Site Plan Review pursuant to Zoning Code Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)," for the proposed project referred to as "100 Miracle Mile" on the property legally described as Lots 19-29, Block 3, Crafts Section (100 Miracle Mile), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

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

Sincerely,

City of Coral Gables, Florida

MIAMI DAILY BUSINESS REVIEW

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

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

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

NOTICE OF PUBLIC HEARING
CITY OF CORAL GABLES - LOCAL PLANNING AGENCY / PLANNING AND ZONING BOARD - DEC. 12, 2018

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

11/30/2018

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

Guillermo Garcia

Sworn to and subscribed before me this
30 day of NOVEMBER, A.D. 2018

(SEAL)
GUILLERMO GARCIA personally known to me

MARIA I. MESA
Notary Public - State of Florida
Commission # FF 935208
My Commission Expires Mar 4, 2020
Bonded through National Notary Assn

CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING

CITY PUBLIC HEARING DATES/TIMES
LOCAL PLANNING AGENCY / PLANNING AND ZONING BOARD
WEDNESDAY, DECEMBER 12, 2018, 6:00 - 9:00 P.M.
LOCATION
CITY COMMISSION CHAMBERS, CITY HALL, 405 BILTMORE WAY, CORAL GABLES, FLORIDA, 33134

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

1. An Ordinance of the City Commission of Coral Gables, Florida requesting Conditional Use Review for a Building Site Determination pursuant to Zoning Code Article 3, "Development Review", Section 3-206, "Building Site Determination" to separate into two (2) single-family building sites on the property zoned Single-Family Residential (SFR) District, legally described as Lots 13-18 Block 236, Coral Gables Riviera Section Part II (601 Sunset Drive), Coral Gables, Florida; one (1) building site consisting of Lots 13, 14 and 15 (east parcel), and the other (1) building site consisting of Lot 16, 17 and 18 (west parcel); including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

The following four (4) items are related:

2. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Mid-Rise Intensity" to "Mixed Use" for lots 23-29, Block 3, Crafts Section; and, from "Commercial High-Rise Intensity" to "Mixed Use" for lots 19-22, Block 3, Crafts Section (100 Miracle Mile), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LPA review)

3. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Appendix A, "Site Specific Zoning Regulations," Section A-36, "Crafts Section," by modifying provisions for height for the property legally described as Lots 19-29, Block 3, Crafts Section (100 Miracle Mile), Coral Gables, Florida; providing for a repealer provision, severability clause, codification, and providing for an effective date.

4. An Ordinance of the City Commission of Coral Gables, Florida requesting receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 3, "Development Review", Division 10, "Transfer of Development Rights", Section 3-1006, "Review and approval of use of TDRs on receiver sites", for the receipt and use of TDRs for the mixed use project referred to as "100 Miracle Mile", on the property legally described as Lots 19-29, Block 3, Crafts Section (100 Miracle Mile), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

5. A Resolution of the City Commission of Coral Gables, Florida requesting an Encroachment Agreement and Mixed-Use Site Plan Review pursuant to Zoning Code Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)," for the proposed project referred to as "100 Miracle Mile" on the property legally described as Lots 19-29, Block 3, Crafts Section (100 Miracle Mile), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

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

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

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

11/30 18-14/0000363917M

2/2

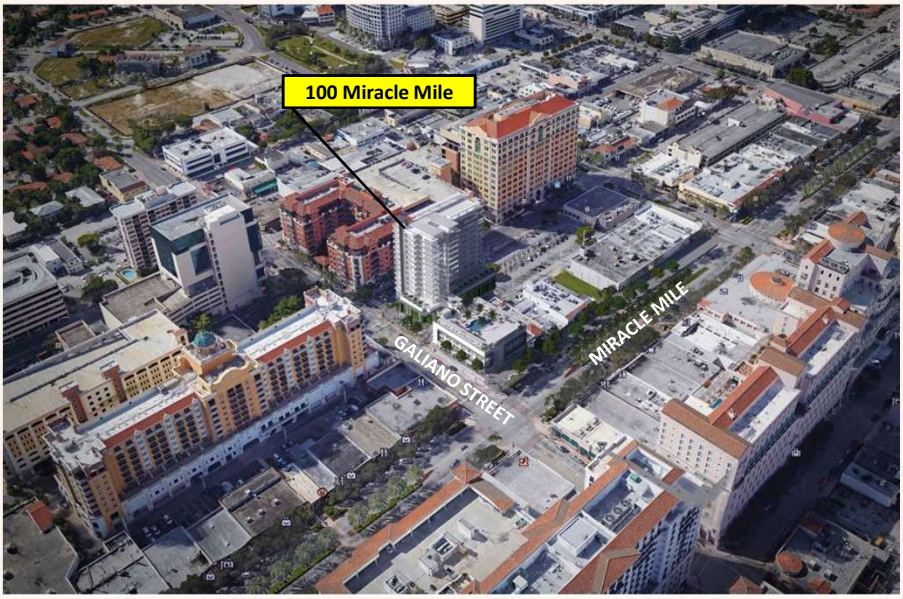
100 Miracle Mile

COMPREHENSIVE PLAN MAP AMENDMENT
ZONING TEXT AMENDMENT
TRANSFER OF DEVELOPMENT RIGHTS
ENCROACHMENT & MIXED USE SITE PLAN

100 MIRACLE MILE, 151 ANDALUSIA AVE,
2414 GALIANO STREET

PLANNING AND ZONING BOARD
DECEMBER 12, 2018

PROPOSED PROJECT & EXISTING CONDITION



AERIAL

LOCATION

EXISTING FUTURE LAND USE MAP

COMMERCIAL MID-RISE INTENSITY
COMMERCIAL HIGH-RISE INTENSITY

EXISTING ZONING MAP

COMMERCIAL

CONCEPTUAL RENDERING

REQUEST #1:
COMPREHENSIVE PLAN MAP AMENDMENT

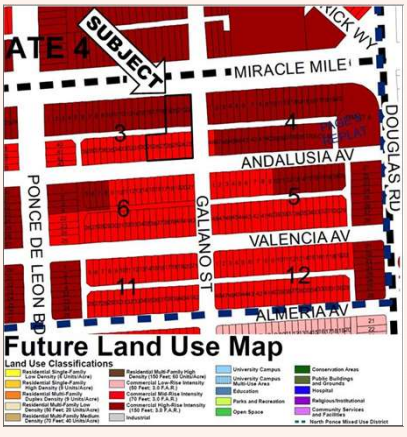
REQUEST #2:
ZONING CODE TEXT AMENDMENT

REQUEST #3:
RECEIPT OF TRANSFER OF DEVELOPMENT RIGHTS

REQUEST #4:
ENCROACHMENT & MIXED USE SITE PLAN

COMP PLAN MAP AMENDMENT

COMMERCIAL MEDIUM DENSITY
COMMERCIAL HIGH-DENSITY



EXISTING

MIXED-USE (MXD)

PROPOSED

EXISTING LAND USE DESIGNATION

COMMERCIAL HIGH-RISE (FRONTING MIRACLE MILE)

COMMERCIAL HIGH-RISE (FRONTING ANDALUSIA)

ZONING CODE TEXT AMENDMENT

SECTION A-36 CRAFTS SECTION.

***

B. HEIGHT OF BUILDINGS.

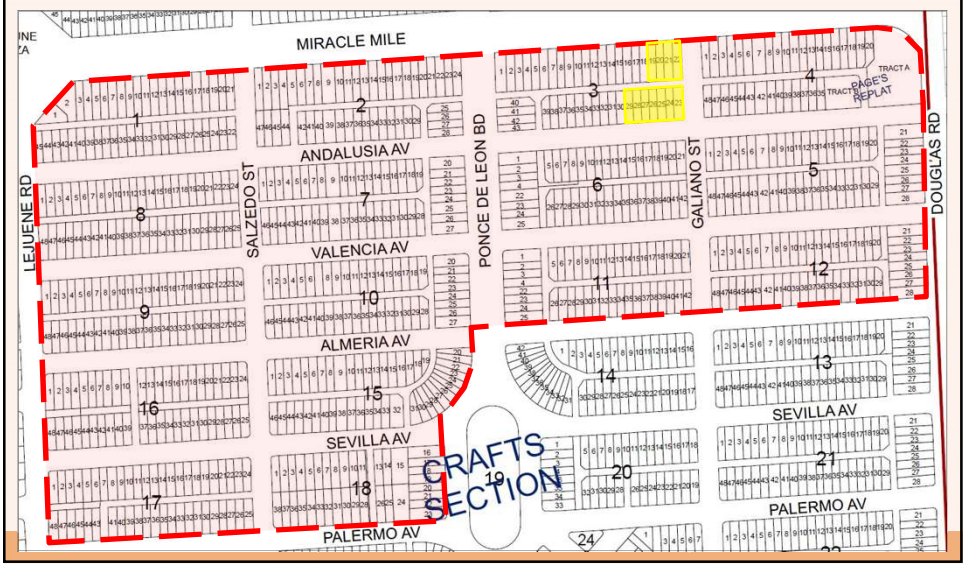
5. NO APARTMENT BUILDINGS AND/OR STRUCTURES SHALL BE CONSTRUCTED OR ERECTED ON THE FOLLOWING DESCRIBED PROPERTY TO EXCEED SIXTEEN (16) STORIES OR ONE HUNDRED SIXTY THREE AND A HALF (163.5) FEET IN HEIGHT (INCLUSIVE OF MEDITERRANEAN BONUSES):
   A. LOTS 23 THROUGH 29, INCLUSIVE, BLOCK 3.

6. NO COMMERCIAL BUILDINGS AND/OR STRUCTURES SHALL BE CONSTRUCTED OR ERECTED ON THE FOLLOWING DESCRIBED PROPERTY TO EXCEED THREE (3) STORIES OR FORTY-FIVE (45) FEET IN HEIGHT (INCLUSIVE OF MEDITERRANEAN BONUSES):

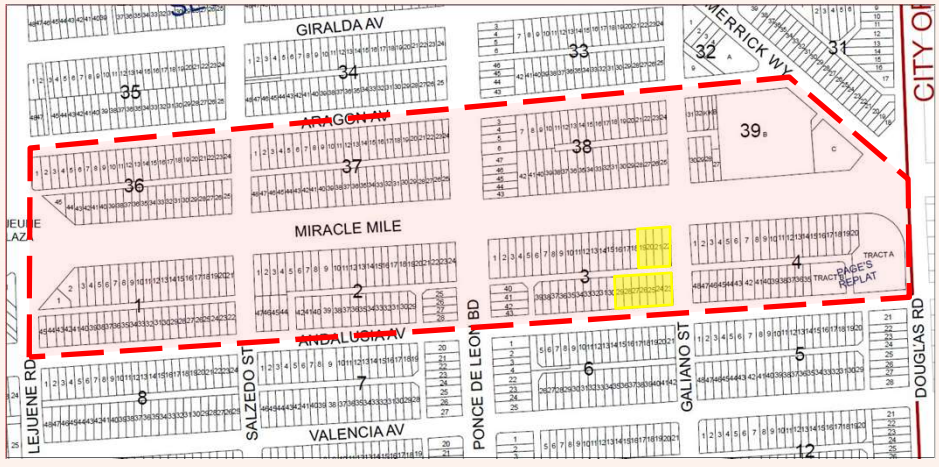
   A. LOTS 19 THROUGH 22, INCLUSIVE, BLOCK 3.

SITE SPECIFICS – CRAFTS SECTION

No commercial buildings and/or structures shall be erected or altered on the following described property to exceed thirteen (13) stories or one-hundred-fifty (150) feet in height, whichever is less:



DOWNTOWN OVERLAY

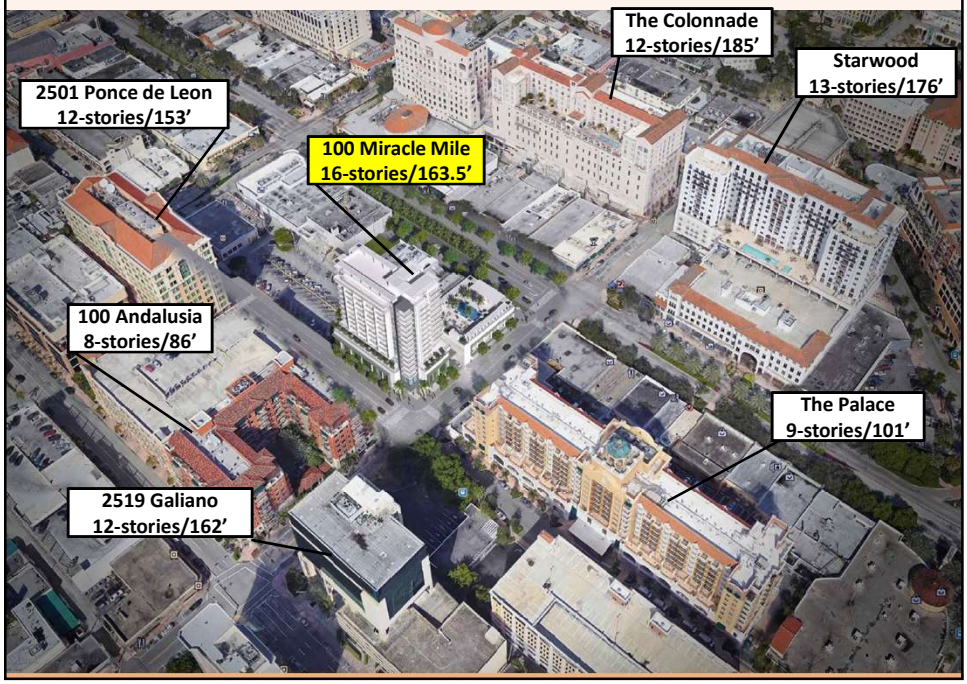


Zoning Code Text Amendment

Standards	Allowable maximum floors	Allowable maximum height	FAR	Approval Process
Site Specifics	13 stories	150 feet	3.0	As-of-right
Level 1	14 stories (+1 story)	163.5 feet (+13.5 feet)	+.2 (3.2)	Board of architects
Level 2	16 stories (+ 1 story or 2 stories)	Up to 190.5 feet (+27 feet)	+.3 (3.5)	Board of architects

	FAR allowed	Total FAR
As-of-right	29,496 sq. ft. x 3.0 = 88,488 sq. ft.	88,488 sq. ft.
Level 1	29,496 sq. ft. x 0.2 = 5,899 sq. ft.	94,387 sq. ft.
Level 2	29,496 sq. ft. x 0.3 = 8,848 sq. ft.	103,236 sq. ft.
TDR	(88,488 + 5,899) x 25% = 23,596 sq. ft.	117,984 sq. ft.

- The Applicant opted to secure only Level 1 design bonus but the height proposed is 16-stories at 163.5 feet. w/ TDR



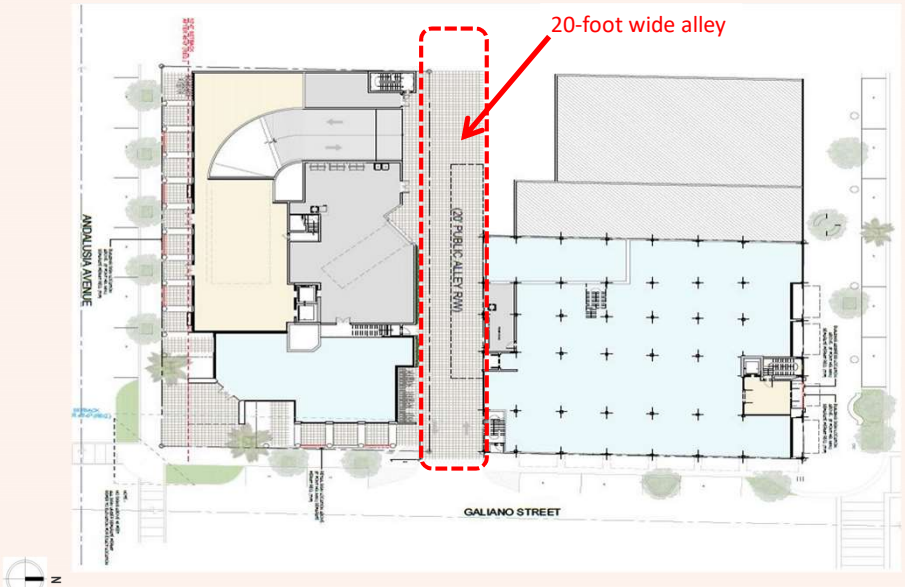
TRANSFER OF DEVELOPMENT RIGHTS (TDRS)

AN INCREASE OF UP TO 25% OF PERMITTED GROSS FAR AND APPROVED MEDITERRANEAN ARCHITECTURAL STYLE BONUSES.

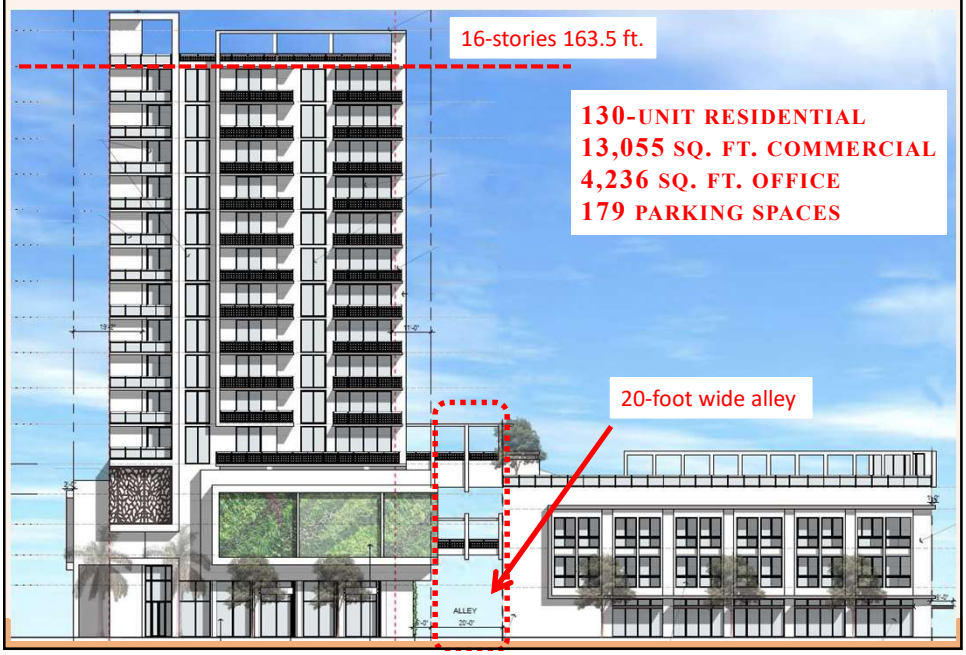
REVIEW PROCESS FOR APPROVAL

- HPB REVIEWS AND GRANTS A CERTIFICATE OF TRANSFER FROM THE "SENDING SITE"
- PZB REVIEWS THE "RECEIVING SITE" PLAN
- CITY COMMISSION REVIEWS AND MAKES RECOMMENDATION IN ORDINANCE FORM FOR THE TRANSFER

ENCROACHMENT & MIXED-USE SITE PLAN



Encroachment & Mixed-use Site Plan



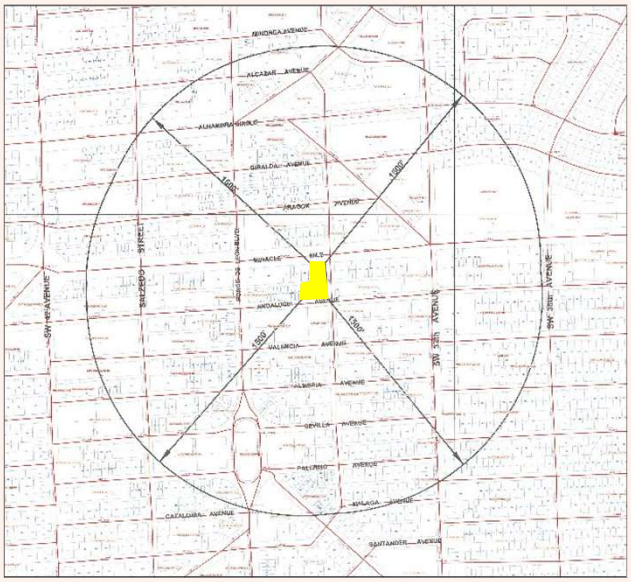
Review Timeline

1	Development Review Committee: 06.29.18
2	Board of Architects: 09.06.18
3	Neighborhood Meeting: 11.20.18
4	Planning and Zoning Board: 12.12.18

Staff Review

Department	DRC 06.29.18	Staff Meeting 10.15.18	Comments Provided?
Historical	X	X	Yes
Parking	X	X	Yes
Landscape	X	X	Yes
Concurrency	X	X	Yes
Police		X	Yes
Fire		X	Yes
Public Works	X	X	Yes
Zoning	X	X	Yes
BOA	X	X	Yes
Planning	X	X	Yes
Building	X	X	Yes

Letters to Property Owners (1,500 ft.)



PUBLIC NOTIFICATION

2 TIMES	**LETTERS TO PROPERTY OWNERS** NEIGHBORHOOD MEETING, PZB
3 TIMES	**PROPERTY POSTING** DRC, BOA, PZB
3 TIMES	**WEBSITE POSTING** DRC, BOA, PZB
1 TIME	**NEWSPAPER ADVERTISEMENT** PZB

STAFF RECOMMENDATION:

REQUEST #1: COMPREHENSIVE PLAN MAP AMENDMENT.
APPROVAL

REQUEST #2: ZONING CODE TEXT AMENDMENT
DENIAL

REQUEST #3: TRANSFER OF DEVELOPMENT RIGHTS (TDRS)
CONTINUANCE

REQUEST #4: ENCROACHMENT & MIXED USE SITE PLAN
CONTINUANCE

100 Miracle Mile

COMPREHENSIVE PLAN MAP AMENDMENT
ZONING TEXT AMENDMENT
TRANSFER OF DEVELOPMENT RIGHTS
ENCROACHMENT & MIXED USE SITE PLAN

100 MIRACLE MILE, 151 ANDALUSIA AVE,
2414 GALIANO STREET

PLANNING AND ZONING BOARD
DECEMBER 12, 2018