

Attachment A

1. Application/Supporting Documentation. Construction of the proposed project shall be in substantial conformance with all of the following:

- a. The Applicant's submittal package to PZB prepared by Behar Font & Partners, P.A. to include:
 - i. Maximum building height shall not exceed 5 stories/61ft -8in.
 - ii. Total square footage 119,150 square feet
 - iii. 4 townhome units
 - iv. 545 parking spaces
 - v. 20,745 sq. ft. (23.2%) open space
- b. Off-site and public realm improvements to include:
 - i. Intersection improvements, including a 3-way stop and crosswalk on each leg at the Boabadilla and Avila intersection, a 3-way stop and crosswalk on each leg at Boabadilla/Cibao intersection, and an intersection improvement and asphalt reduction at Ponce de Leon Boulevard/Oviedo/Veragua, subject to Miami-Dade County approval.
 - ii. Pedestrian crossings, including a crosswalk across Ponce de Leon Boulevard to access the future trolley shelter , and a crosswalk to access Rotary Park at Ponce de Leon Boulevard and Montilla/Cibao, subject to Miami-Dade County approval.
 - iii. Signage improvements. Per *Traffic Impact Study* report conducted by CHA Consulting Inc. dated on November 7, 2025, include Curve Warning and Advisory Speed signs on Ponce de Leon Boulevard.
 - iv. Traffic calming. Speed table or cushion on the 700 Block of Boabadilla, aligned between properties and with landscape on both ends.
 - v. On-street Parking. Per *Traffic Impact Study* report conducted by CHA Consulting Inc. dated on November 7, 2025, remove the parking spot beyond the stop bar location on Boabadilla Street, and remove the parking spots at the trolley stop on Oviedo Avenue.
 - vi. Streetscape beautification, including landscaped planting areas and bumpouts with shade trees on both sides of Boabadilla and Avila Court, and asphalt reduction and landscaped bumpouts on both sides of the Boabadilla and Ponce de Leon Boulevard intersection.
- c. All representations preferred by the Applicant's representatives as a part of the review of the Application at public hearings.
- d. If any components of the proposed modifications are not approved, additional community involvement may be required.

2. Restrictive covenant. Within thirty (30) days of City Commission approval of the Application, the Applicant, property owner(s), its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval as approved by the City Commission and the voluntarily proffered covenant to restrict the building height. Failure to submit the draft restrictive covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft restrictive covenant is extended by the City Attorney after good cause as to why the time frame should be extended. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval

and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.

3. Prior to issuance of the first Building Permit, Applicant shall:

- a. **Impact Fees.** The Applicant shall include the payment of all applicable City of Coral Gables impact fees, sewer capacity fees and service charges prior to the issuance of a building permit. No impact fee shall be waived.
- b. **Off-site improvements and landscape requirements.** Provide all necessary plans and documents for proposed off-site and public realm improvements, subject to Miami-Dade County approval. Provided landscape shall exceed requirements provided in Article 6 of the Coral Gables Zoning Code, with underground utilities abutting the property shown to ensure no conflict with proposed trees. Minimum tree planting height in the right-of-way shall exceed sixteen (16) feet, three-and-a-half (3.5) inch caliper, and regularly spaced at 25 to 35 feet on-center with open planting areas below provided trees. Tree species shall be consistent with the streetscape master plan or existing street species, as deemed appropriate by the Landscape Division. Silva cells under sidewalks near proposed trees shall be provided at 32" minimum in depth within the public right-of-way and subject property. Any proposed landscape within the Ponce de Leon Boulevard median shall be coordinated with the City's Capital Improvement Project. Final design of the proposed plaza shall minimize pavement and require review and approval by the Public Works Director. All provided landscape, on-site and off-site, shall be properly irrigated as approved by Greenspace Management.
- c. **Art in Public Places.** Applicant shall provide a complete and notarized copy of the Project Value Application to the City. Prior to the issuance of the first Building Permit, applicant must make the required contribution to the appropriate Art in Public Places fund or receive approval for a waiver in accordance with the requirements of Article 9-103(B).
- d. **On-street parking.** Payment shall be provided by Applicant, its successors or assigns according to established City requirements for the loss of any on-street parking spaces as a result of the project. Payment for loss of on-street parking as a result of the proposed off-site bumpouts across from the project will not be required, or as required by Traffic Impact Study. All on-street parking shall be designed with a single parallel line along the edge.
- e. **Parking Garage Design.** Applicant shall provide a sight distance evaluation for the proposed ingress and egress driveway with the curve on Ponce de Leon Boulevard. The parking garage openings shall be screened so that interior lights and car headlights are not visible from surrounding properties and rights-of-way.
- f. **Ground Floor Design.** The ground floor of all sides of all buildings shall continue to be designed to optimize pedestrian activity and access with a continuous and leveled sidewalk through the proposed curbcuts and driveways.
- g. **Drainage.** All stormwater runoff must be retained on site, and drainage improvements within the right-of-way may be required at the Applicant's expense.
- h. **Encroachment Agreement and Covenant.** All encroachments illustrated in the Applicant's submittal package, including the southwest corner roof overhang, special treatment sidewalks, decorative pavers, landscaping, irrigation, street lighting, landscaping lighting, and any other encroachments into, onto, under and over the right of way as shown in the site plan are approved by the City Commission in the Site Plan approval and a Hold Harmless agreement must be executed approving the encroachments. Execute and record a restrictive covenant regarding encroachments and utilities in, below

and above the public rights-of-way, in a form acceptable to the Public Works Director, the Risk Management Division, and the City Attorney, which shall include the precise locations and dimensions of the proposed areas of all encroachments. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.

- i. **Bond to Restore Project Property.** Provide to the City a surety bond, or other form of security deemed acceptable by the City, covering the estimated maximum cost of the full restoration of the Property under construction, including installation of sod and landscaping to City Code standards, and removal of all construction fencing.
- j. **Bond for Offsite Improvements.** Provide to the City a surety bond, or other form of security deemed acceptable by the City, in the amount of 100% of the estimated total hard and soft cost of all Offsite Improvements as determined by the Public Works Director.
- k. **Construction Notices.** Provide written notice to all properties within one thousand (1,000) feet of the project boundaries providing a specific liaison/contact person for the project including the contact name, contact telephone number and email, to allow communication between adjacent neighbors or interested parties of construction activities, project status, potential concerns, etc.
- l. **Construction staging.** Submit a construction staging plan to the Building Division. A checklist of requirements shall be provided upon request. Construction phasing/staging shall maintain pedestrian access and circulation along Ponce de Leon Boulevard. No equipment, outriggers, tracks, tires, RTU or vehicles permitted within the sidewalk area at any time.
- m. **Electric Vehicle Charging.** Applicant shall provide a minimum of five percent (5%) of the required off-street parking spaces to be equipped with an electric vehicle (EV) charging station. Additionally, fifteen percent (15%) of the required off-street parking spaces shall be "EV-Capable." The remaining parking spaces shall have sleeving to allow for future installation of EV charging infrastructure.
- n. **Underground overhead utilities.** Applicant shall provide all necessary plans and documents to underground all utilities abutting to the property, subject to review and approval by the Directors of Public Works, Landscape Services, and Planning and Zoning. The underground utilities shall be shown on the landscape plans to ensure no conflict with proposed trees.

4. Prior to issuance of the first Certificate of Occupancy of Temporary Certificate of Occupancy, Applicant shall:

- a. **Sustainability Certification.** The developer/owner/contractor shall provide the City with a performance bond, cash or irrevocable letter of credit payment (Green Building Bond) in the amount of three (3%) percent of the master building permit construction cost value.
- b. **Underground utilities.** Complete the undergrounding of all utilities, subject to review and approval by the Directors of Public Works, Landscape Services, and Planning and Zoning.
- c. **Art in Public Places.** The Applicant shall comply with all City requirements for Art in Public Places.
- d. **Bicycle/Pedestrian Plan.** The bicycle routes on Ponce de Leon Boulevard shall comply with the City's Bicycle Pedestrian Master Plan to be designed as a Bike Lane, to be reviewed and approved by the Public Works Director. All driveways shall be designed with a flare-style curb cut with a continuous and level sidewalk through each driveway

to create a pedestrian-friendly environment. Proposed crosswalk(s) across Ponce de Leon Boulevard shall be installed to increase pedestrian safety.

- e. **Right-of-way and public realm improvements.** Install all right-of-way improvements, including the intersection improvements, pedestrian crossings, and streetscape beautification, subject to review and approval by Public Works Department and the Planning and Zoning Division. Any changes to and departures from the right-of-way and public realm improvements identified via the permitting process shall be subject to review and approval by Directors of Public Works, Landscape Services, Planning and Zoning, and Parking.
- f. **Publicly Accessible Open Spaces Easement.** Execute and record a Publicly Accessible Open Spaces Easement Agreement between the City and the Owner for the public plaza located at the south corner. The Easement Agreement shall include the following:
 - i. The Public Plaza shall be accessible to the public from dawn to dusk, daily.
 - ii. All open spaces and any associated park furniture and amenities shall be maintained by the applicant or their successor in perpetuity, at a standard comparable to City parks such as Ingraham Park or Merrick Park.
 - iii. Pets are permitted in designated areas only. Where allowed, pets must be kept on a hand-held leash no longer than 6 feet and be well behaved. Service animals are welcome in all areas of the park. Pet owners are responsible for any waste.
 - iv. Hammock use and any other associated lines are not permitted.

5. Following issuance of the first Certificate of Occupancy, Applicant shall:

- a. **Sustainability Certification.** The building must comply with Section 7-102 of the Coral Gables Official Zoning Code.
 - i. The City will hold the Green Building Bond for the time necessary for the green certification, or equivalent, to be issued for twenty-four (24) months after issuance of the Certificate of Occupancy or Completion; whichever occurs first. Upon receiving final documentation of certification from the developer/owner/contractor, the City shall release the full amount of the bond within thirty (30) days.
 - ii. If the developer/owner/contractor is unable to provide proof of green certification, or equivalent, within twenty-four (24) months after issuance of the Certificate of Occupancy or Completion, the full amount of the Green Building Bond shall be forfeited to the City unless an extension is approved by the City. Any proceeds from the forfeiture of the bond under this section shall be allocated toward funding Sustainability Master Plan initiatives.
- b. **Traffic Monitoring.** At the Applicant's expense, the City shall perform an annual traffic monitoring study for three years beginning one year from the issuance of the first Temporary Certificate of Occupancy at locations to be determined by the Public Works Director. If the Public Works Director determines that livability improvements are warranted on any of these roadways, the Applicant shall construct or pay for any physical livability improvements required by these studies within one year of the completion of these studies, as approved by the Public Works Director.