



City of Coral Gables Planning and Zoning Staff Report

Property: 1000 Ponce de Leon Boulevard

Applicant: NOR Peru Capital 2, LLC

Application: Conditional Use Site Plan Review

Public Hearing: Planning and Zoning Board / Local Planning Agency

Date & Time: **February 13, 2019, 6:00 – 9:00 p.m.**

Location: City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida, 33134

1. APPLICATION REQUEST

Application request for conditional use site plan review to allow an assisted living facility (ALF) located in a Commercial (C) District. The Resolution under consideration is as follows:

A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," for an Assisted Living Facility (ALF) on property zoned Commercial District (Section 4-302 C.1.) for the property legally described as the Lots 8 thru 11, Block 17, Coral Gables Douglas Section (1000 Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

The request requires two public hearings, including review and recommendation by the Planning and Zoning Board, and approval via Resolution by the City Commission.

2. APPLICATION SUMMARY

Project Information

The proposal is to construct an assisted living facility (ALF) containing 97 ALF units with 149 residents and various amenities for residents, including a hair salon, lounge area, and an entertainment room. The proposed building height is 7-stories at approximately 77 feet high of habitable space. The application package submitted by the Applicant is provided as Attachment A.

Standard	Currently Permitted/Required	Proposed Development
Total site area	n/a	23,511 sq. ft. (.54 acres)
FAR / permitted development (with Mediterranean bonus)	3.5 (82,288.5 square feet)	3.5 (82,282 square feet)
Residential Density	180 units/acre	180 units/acre
Total Residential Units	97	97
<i>Single Units</i>		45
<i>Two-room Units</i>		32
<i>Denver Units</i>		20

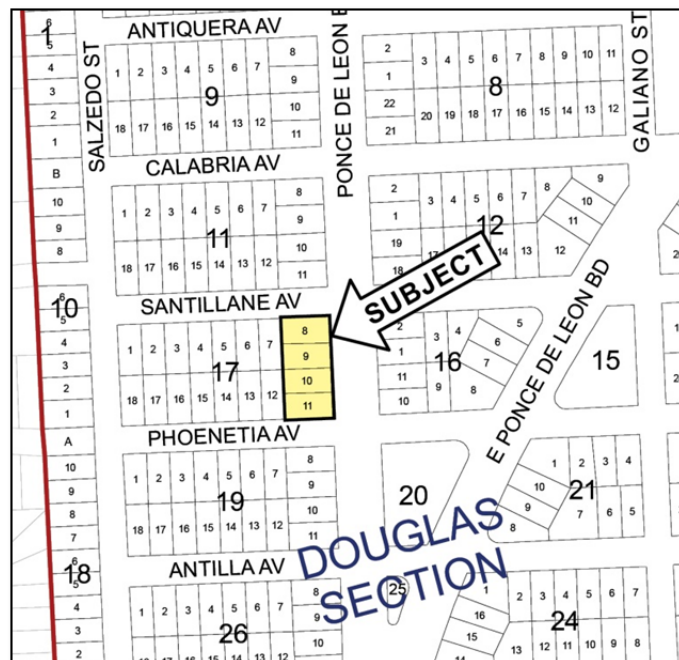
Standard	Currently Permitted/Required	Proposed Development
Total Off-Street Parking Spaces	49	54
Building height with architectural incentives	190'-6" feet max	76'-8" feet
Number of stories	16 stories	7 stories, including habitable Roof Deck space
Landscape Open space at Ground Level	2,351 square feet (10%)	5,121 square feet (22%)
<i>Setbacks and Stepbacks</i>		
Primary street frontage (Ponce de Leon Blvd)	Up to 15 feet = 0 feet Above 15 feet = 10 feet	Up to 14 feet = 0 feet Above 14 feet = 10 feet
Rear (west)	10 feet	Up to 14 feet = 0 feet Above 14 feet = 10 feet
Side Streets (Santillane Av and Phoenetia Av)	15 feet	Up to 14 feet = 0 feet Above 14 feet = 10 feet

Project Location

The subject property is located in the North Ponce area on the multi-modal corridor of Ponce de Leon Boulevard. The property is currently an office building consisting of four platted lots, totaling approximately 23,511 square feet (.54 acres), legally described as lots 8, 9, 10, and 11, Block 17 of Douglas Section.

It is primarily surrounded by commercial use to the north, east, and south, and multi-family residential abutting on the west. One block south, on the east side of Ponce de Leon Boulevard, is the triangular Ponce de Leon Park. It is in close proximity to the Coral Gables Woman’s Club, Douglas Entrance, and various businesses on SW 8th Street. Location map shown below:

Block, Lot and Section Location Map



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

Existing Property Designations

Comprehensive Plan Map designation	Commercial High-Rise Intensity
Zoning Map designation	Commercial District
Within North Ponce Conservation Overlay	No
Within a designated Mixed-Use Overlay District (MXOD)	Yes
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	Office building	Commercial High-Rise Intensity	Commercial (C)
South	Office building	Commercial High-Rise Intensity	Commercial (C)
East	Office building	Commercial High-Rise Intensity	Commercial (C)
West	Multi-Family building	Residential Multi-Family Medium Density	Multi-Family 2 (MF2)

3. REVIEW TIMELINE / PUBLIC NOTICE

City Review Timeline

The submitted applications have undergone the following City reviews:

Review Committees and Boards	Date
Development Review Committee (DRC)	11.30.18
Board of Architects (Preliminary Design and Mediterranean Bonus)	12.20.18
Planning and Zoning Board	02.13.19
City Commission – 1 st Reading	TBD

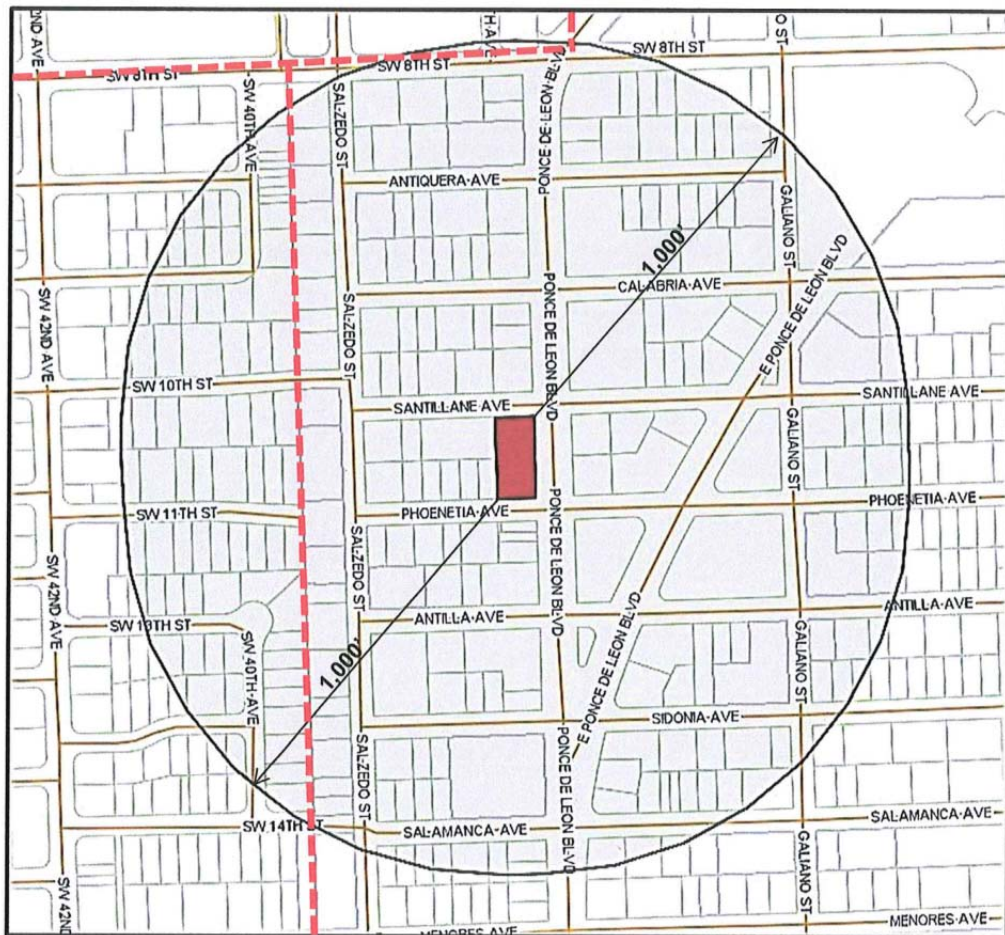
STAFF REVIEW				
Department	DRC 11.30.18	BOA 12.20.18	Staff Meeting 01.16.18	Comments Provided?
Historical Resources and Cultural Arts	x			Yes
Parking	x		x	Yes
Public Service	x		x	Yes
Concurrency	x			Yes
Fire	x			Yes
Public Works	x		x	Yes
Zoning	x		x	Yes
Board of Architects	x	x	x	Yes
Planning	x		x	Yes

Public Notification and Comments

The Applicant held the mandatory neighborhood meeting on January 28, 2019 with notification to all property owners within 1,000 of the property. A copy of the meeting invitation and attendance list is on file with the Planning Division.

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,000 feet of the property. The notification was sent on February 1, 2019. 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 744 notices were mailed. A copy of the legal advertisement and courtesy notice are provided as Attachments C. A map of the notice radius is provided below.

Courtesy Notification Radius Map



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

Public Notice	Date
Applicant neighborhood meeting	January 28, 2019
Courtesy notification	February 1, 2019

Public Notice	Date
Sign posting of property	February 1, 2019
Legal advertisement	February 1, 2019
Posted agenda on City web page/City Hall	February 4, 2019
Posted Staff report on City web page	February 8, 2019

This property falls within the Gables Redevelopment Infill District (GRID), which is generally located along the Ponce de Leon Boulevard corridor and US1. 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.

Proposal – Conditional Use Site Plan Review

The project is a proposed Assisted Living Facility (ALF) which requires Conditional Use with Site Plan review and approval per Section 5-902.E of the Zoning Code. Conditional uses require public hearing reviews with a recommendation provided by the Planning and Zoning Board and review and approval granted by the City Commission pursuant to the requirements established in Zoning Code Article 3, “Development Review,” Division 4, “Conditional Uses.”

Mediterranean Architectural Style

The proposed project received preliminary approval which included Mediterranean architectural style approval from the Board of Architects on 12.20.18.

4. FINDINGS OF FACT

This section of the report presents City Staff’s evaluation of the Application and Findings of Facts. The City’s responsibility is to review the Application for consistency with the City’s Comprehensive Plan Goals, Objectives and Policies and compliance with the Zoning Code and City Code.

To provide an overview of the purpose and intent of the Conditional Use provisions, Zoning Code Article 3, “Development Review,” Division 4, “Conditional Uses,” Section 3-401, “Purpose and Applicability” provides for the following:

“The purpose of providing for conditional uses within each zoning district is to recognize that there are uses which may have beneficial effects and serve important public interests, but which may, but not necessarily, have adverse effects on the environment, particularly residential areas, overburden public services, or change the desired character of an area. Individualized review of these uses is necessary due to the potential individual or cumulative impacts that they may have on the surrounding area or neighborhood. The review process allows the imposition of conditions to mitigate identified concerns or to deny the use if concerns cannot be resolved.”

Staff’s Findings: Based upon the Findings of Facts provided herein, Staff finds the Application satisfies the provisions of the Zoning Code for the Conditional Use Site Plan Review for the proposed assisted

living facility (ALF) building consisting of 97 dwelling units. Staff review finds that the proposed plans and Staff’s recommended conditions of approval incorporate measures to mitigate potentially negative impacts that could have adverse effects on neighboring properties.

Staff’s responsibility is to review the application in accordance with the criteria provided in Zoning Code Article 3, “Development Review”, Division 4, “Conditional Uses”, Section 3-408, “Standards for review” and provide Findings of Fact regarding the proposed application. Staff has compared the Applicant’s proposal with the review criteria set out in Zoning Code Section 3-408, and found that the application complies with the following standards and criteria:

A Conditional Use site plan review must comply with Zoning Code Section 3-408, “Standards for Review” as follows:

STANDARD	STAFF EVALUATION
1. 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.	Yes. As concluded in this report, this Application is “consistent” with the CP’s Goals, Objectives and Policies with the recommended conditions of approval and site plan provisions incorporated by the Applicant which address the City objectives for encouraging greater housing opportunities within close proximity to transit, employment centers, parks and schools.
2. 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.	Yes. The proposed assisted living facility (ALF) project is compatible with the existing multi-family and commercial uses in the area, as well as the planned uses being developed under the recently enacted North Ponce zoning legislation.
3. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City	Yes. The redevelopment of this property as an assisted living facility (ALF) building is compatible with the needs and character of the North Ponce neighborhood and provides greater housing opportunities for seniors in the area.
4. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.	Yes. The Applicant’s proposal will not adversely or unreasonably affect the use of other adjoining, adjacent and contiguous properties in the area. The new investment and redevelopment will help to increase property values in the North Ponce area.
5. 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	Yes. The planned redevelopment of this property as an assisted living facility (ALF) is compatible with the nature, condition and development of adjacent uses. The project is located along Ponce de Leon Boulevard, one of the City’s main thoroughfares and in close proximity to several existing multi-family developments.
6. The parcel proposed for development is adequate in size	Yes. The parcel is approximately 23,511 square feet (.54 acres) in size which accommodates all development features while providing high

STANDARD	STAFF EVALUATION
and shape to accommodate all development features.	standards of architectural quality.
7. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.	Yes. The proposed project is consistent with the stated goals and objectives and will allow residents to continue to live in their community and be independent as safely as possible. The redevelopment of this property will help improve the health, safety, and general welfare of the community by providing a housing option for the city's seniors.
8. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.	Yes. Vehicular parking for the project is located underground and within the confines of the building and service access and areas are enclosed. The project is also designed to encourage pedestrian circulation through and around the building and surrounding neighborhood.
9. 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.	Yes. The proposed project was reviewed by the Zoning Division for concurrency, and it was found that there is adequate infrastructure including water, sewer, open space, parks and recreation facilities available to support the project.

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

This section provides those CP Goals, Objectives and Policies applicable to the Application and the determination of consistency:

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
3	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: <ul style="list-style-type: none"> • Surrounding land use compatibility. • Historic resources. 	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	<ul style="list-style-type: none"> • Neighborhood Identity. • Public Facilities including roadways. • Intensity/Density of the use. • Access and parking. • Landscaping and buffering. 	
4	Objective FLU-1.11. Maintain a pattern of overall low density residential use with limited medium and high density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods.	Complies
5	Policy FLU-1.11.1. Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
6	Policy HOU-1.1.8. Priority consideration for affordable/attainable housing programs shall be given to the City's senior citizens, residents, and workforce (in that order).	Complies
7	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
8	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
9	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their suitability for particular uses.	Complies
10	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
11	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
12	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 transit and vehicle pooling.	Complies
13	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
14	Policy MOB-1.1.3. Locate higher density development along transit corridors and near multimodal stations.	Complies
15	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

Staff Comments: Staff's determination that this application is consistent with the CP Goals, Objectives and Policies that are identified is based upon compliance with conditions of approval recommended by Staff. It meets the policies of the City's Comprehensive Plan by encouraging greater housing opportunities within close proximity to transit, employment centers, parks and schools. The Applicant's plans address the City's objectives for encouraging development near multi-modal transportation nodes.

5 . STAFF RECOMMENDATION AND CONDITIONS OF APPROVAL

Based upon the complete Findings of Fact contained within this report, staff recommends the following:

A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," for an Assisted Living Facility (ALF) on property zoned Commercial District (Section 4-302 C.1.) for the property legally described as the Lots 8 thru 11, Block 17, Coral Gables Douglas Section (1000 Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

Staff recommends **Approval, with conditions**. Please refer to the Conditions of Approval on the proceeding pages.

Summary of the Basis for Approval

As enumerated in the Findings of Fact contained herein, Staff finds the Application is in compliance with the Comprehensive Plan, Zoning Code, and other applicable City Codes, subject to the identified conditions of approval.

Conditions of Approval

In furtherance of the Comprehensive Plan's Goals, Objectives and Policies, and all other applicable Zoning Code and City Code provisions, the recommendation for approval of the proposed project is subject to all of the following conditions of approval. Additional conditions of approval may be added to this list prior to Commission review.

1. **Site Plan.** The Applicant shall continue to work with Staff in refining the proposal, including the following issues.
 - a. Coordinate with Staff regarding streetscape improvements on Ponce de Leon Boulevard Phase III. Relocate fire hydrant on south corner as needed.
 - b. Locate any visible mechanical equipment (backflow preventer, transformer, etc) in rear of property or appropriately screened from public view.

2. **Application/supporting documentation.** Construction of the proposed project shall be in substantial conformance with all of the following:

- a. The Applicant shall continue to work with Staff in refining the application package dated February 13, 2019 prepared by Behar Font Partners and supporting documentation(s).
 - b. Trip Generation Study, dated January 8 2019, prepared by David Plummer & Associates.
 - c. All representations proffered by the Applicant's representatives as a part of the review of the Application at public hearings.
- 3. 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. 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.
- 4. 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. **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 3, Division 21, Section 3-2103(B).
 - c. **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 space as a result of the project.
 - d. **Additional Reviews.**
 - i. **Board of Architects.** Final approval of the project by the Board of Architects is required prior to issuance of any building permit.
 - ii. **Zoning Review.** The Applicant shall provide measurable floor plans of the project to City Staff for verification of Zoning requirements such as floor area ratio, setbacks, height and parking.
 - e. **Signage.** Provide Signage Plan indicating code compliant size and location of all proposed exterior signage.
 - f. **Ground Floor Design.** The ground floor of the building shall continue to be designed to optimize pedestrian activity.
 - i. All arcades shall be flush with the sidewalk grade.
 - ii. Pedestrian entrances into active spaces (lobbies, retail, etc) shall be provided on all ground floor facades.

- g. **Loading and Service.** Loading and Service shall be designed so as to minimize its effect on the pedestrian realm and address the following items subject to the review and approval of the Planning and Zoning and Public Works Directors:
 - i. Sidewalks through flare curb cut shall match the width and cross slope of adjacent sidewalks to create a continuous, even pedestrian path.
- h. **Construction Staging.** A construction staging plan shall be submitted 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, with sidewalks to remain open throughout construction.
- i. **Bicycle Amenities.**
 - i. Provide long-term bicycle parking to accommodate one (1) bicycle space per five (5) employees for staff or visitor use on parking levels. All bicycle parking shall be in accordance with the Bicycle & Pedestrian Master Plan, Resolution No. 2014-123.
 - ii. Bike Sharing Facilities. The Applicant shall reserve space within the project for future bike sharing facilities. Final design shall require written conceptual approval of the Parking Director and Public Works Director prior to issuance of the first City permit.
- j. **Traffic Improvements.** All proposed traffic flow modifications including street design, width, sight triangles, cross walks, diverters, etc. shall require written conceptual approval of Miami-Dade County and the City prior to the issuance of the first City permit for vertical construction. If any components of the proposed modifications are not approved, the traffic study shall be revised and additional community involvement may be required.
- k. **Encroachment Plan.** Obtain Commission approval by resolution of an Encroachment Plan addressing 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. The above encroachments must be approved by City resolution and a Hold Harmless agreement must be executed approving the encroachments.
- l. **Encroachment Agreement and Covenant.** 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.
- m. **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, including installation of sod and landscaping to City Code standards, and removal of all construction fencing.
- n. **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.

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

- a. **Underground utilities.** Submit all necessary plans and documents, and complete the undergrounding of all new utilities along all public rights-of-way surrounding and abutting the project boundary, subject to review and approval by the Directors of Public Works, Landscape Services and Planning and Zoning.
- b. **Utility Upgrades.** Sewer improvements may be required, at the Applicants expense, based on the proposed connections.
- c. **Art in Public Places.** The Applicant shall comply with all City requirements for Art in Public Places.
- d. **Right-of-way and public realm improvements.** Install all right-of-way improvements and all landscaping, public realm and streetscape improvements identified on the Applicant's approved plans, subject to review and approval by the Directors of Public Works, Landscape Services, Planning and Zoning, and Parking. Any changes to and departures from the right-of-way and public realm improvements identified on the Applicant's approved plans and associated detail plans and specifications via the permitting process shall be subject to review and approval by Directors of Public Works, Landscape Services, Planning and Zoning, and Parking.

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

- a. **Sustainability Certification.** Within two years of the issuance of a Final Certificate of Occupancy, the building must achieve LEED Silver or equivalent certification. If the applicant chooses to pursue NGBS Silver Certification, an Energy Star Label will also be required within two years of the Final Certificate of Occupancy.
 - 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. Any proceeds from the forfeiture of the bond under this section shall be allocated toward funding Sustainability Master Plan initiatives.
- b. **Pick-up/Drop-off Traffic Monitoring.** At the Applicant's expense, the City shall perform an annual traffic monitoring study of the pick-up/drop-off area(s) 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.

6. ATTACHMENTS

- A. Applicant's submittal package.
- B. 01.28.19 Neighborhood Meeting and Summary.
- C. 02.01.19 Courtesy notice mailed to all property owners within 1,000 feet of the property and Legal Advertisement.
- D. PowerPoint Presentation.

Please visit the City's webpage at www.coralgables.com to view all Application 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 and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



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

1000 Ponce de Leon Boulevard



**Planning & Zoning Board Application
February 13, 2019**

1000 Ponce de Leon Boulevard
Planning and Zoning Board Application

Application	Tab 1
Statement of Use	Tab 2
Survey, Site Map, Aerial, Floor Plans, Elevations, and Landscape Plan	Tab 3
Concurrency Impact Statement	Tab 4
Public Records Search	Tab 5
Contact Information	Tab 6
Plat	Tab 7
Historical Significance Determination	Tab 8
Warranty Deed	Tab 9
Lobbyist Forms	Tab 10
Trip Generation Letter	Tab 11



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: 1000 Ponce de Leon Boulevard

Property/project name: 1000 Ponce

Legal description: Lot(s) 8 through 11

Block(s) 17 Section (s) Douglas

Property owner(s): NOR Peru Capital 2, LLC

Property owner(s) mailing address: 299 Alhambra Circle, Suite 401, Coral Gables, FL 33134

Telephone: Business 786-486-5906 Fax _____

Other _____ Email _____@_____



City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Mario Garcia-Serra

Applicant(s)/agent(s) mailing address: 600 Brickell Avenue, Suite 3500, Miami, FL 33131

Telephone: Business 305-376-6061 Fax _____

Other _____ Email mgarcia-serra @ gunster.com

Property information

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

Current zoning classification(s): Commercial (C)

Proposed land use classification(s) (if applicable): N/A

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

- 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.



City of Coral Gables Planning Division Application

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

Application submittal requirements

1. Hard copies. The number of application binders to be submitted shall be determined by Staff at the preapplication meeting. The application shall include all the items identified in the preapplication meeting.
2. Digital media copies. Two (2) compact discs (CD ROMs) of the entire application including all the items identified in the Preapplication Conference. Each document shall be separated into PDF files (i.e., application; site plan, landscape plan; etc.). Please include a "Table of Contents" identifying all PDF file name(s). Each PDF file size shall not exceed 10 Mb. All discs shall be labeled with the applicant(s) name, project name and date of submittal.

Applicant/agent/property owner affirmation and consent

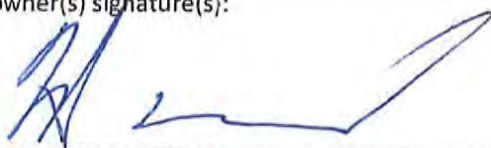
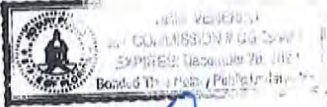
(I) (We) affirm and certify to all of the following:

1. Submission of the following:
 - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request;
or
 - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.



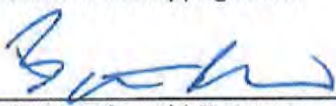
City of Coral Gables Planning Division Application

5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. Additional costs in addition to the application fees may be assessed associated with the review of applications by the City. These are costs that may be incurred by the applicant due to consultant fees paid by City to review the application. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees will be assessed upon finalization of the City application review.

Property owner(s) signature(s): 	Property owner(s) print name: NOR Peru Capital 2, LLC
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:
Address: 299 Alhambra, Suite 401, Coral Gables, FL 33134	
Telephone: 786-486-5906	Fax:
Email:	
NOTARIZATION	
STATE OF FLORIDA/COUNTY OF	
The foregoing instrument was acknowledged before me this <u>08</u> day of <u>January</u> 19, <u>2017</u> by <u>Ferris as President</u>	
(Signature of Notary Public - State of Florida)	
	
(Print, Type or Stamp Commissioned Name of Notary Public)	
<input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____	

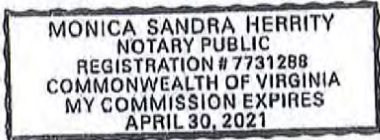


City of Coral Gables Planning Division Application

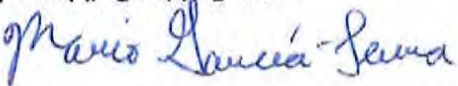
Contract Purchaser(s) Signature: 		Contract Purchaser(s) Print Name: Sunrise Development, Inc.	
Contract Purchaser(s) Signature:		Contract Purchaser(s) Print Name:	
Address: 7902 Westpark Drive, McLean, VA 22102			
Telephone: 703-744-1833	Fax:	Email: Benjamin.Adams@sunriseseniorliving.com	

NOTARIZATION

STATE OF ^{Virginia}FLORIDA/COUNTY OF Fairfax
 The foregoing instrument was acknowledged before me this 31 day of Dec 2018 by Sana Henry
 (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: Mario Garcia-Serra	
Address: 600 Brickell Avenue, Suite 3500, Miami, FL 33131			
Telephone: 305-376-6061	Fax:	Email: mgarcia-serra@gunster.com	

NOTARIZATION

STATE OF FLORIDA/COUNTY OF _____
 The foregoing instrument was acknowledged before me this 4 day of January by Mario Garcia-Serra
 (Signature of Notary Public - State of Florida) 2019





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



Writer's Direct Dial Number: (305) 376-6061
Writer's E-Mail Address: mgarcia-serra@gunster.com

January 7, 2018

VIA HAND DELIVERY

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

**Re: 1000 Ponce de Leon Boulevard / Planning and Zoning Board Application /
Statement of Use for Conditional Use Site Plan Approval**

Dear Mr. Trias:

On behalf of Sunrise Development, Inc., (the "Applicant"), we respectfully submit this Statement of Use in connection with the enclosed Planning and Zoning Board Application for a proposed Assisted Living Facility ("ALF") to be located at 1000 Ponce de Leon Boulevard (the "Property"). The proposed project will require Conditional Use with Site Plan approval, which is required for all ALF's in the City of Coral Gables. The Property is legally described as Lots 8 through 11, inclusive, Block 17, of the Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69, in the Public Records of Miami-Dade County, Florida, and is identified by the following tax folio number: 03-4108-009-1540. According to the survey, included with the enclosed application, the Property is approximately 23,511 square feet (0.54 acres) in size.

Pursuant to the City's Future Land Use Map, the relevant portion of which is attached hereto as **Exhibit A**, the Property is designated Commercial High-Rise Intensity. As indicated on the City's Zoning Map, the relevant portion of which is attached hereto as **Exhibit B**, the Property is zoned Commercial (C). The Applicant proposes to construct a luxury 6-story ALF building on the Property, consisting of 97 ALF units with 149 residents and various amenities for residents, including a hair salon, lounge area, and an entertainment room (the "Project"). The Project will also feature an open air plaza, several activity rooms, and a rooftop garden. Pursuant to Section 4-302.C.1. of the City of Coral Gables Zoning Code (the "Zoning Code"), the Project requires Conditional Use review and approval by the Planning and the Zoning Board and City Commission.

We respectfully submit that the Project complies with the applicable conditional use criteria as set forth in Section 3-408 of the Zoning Code as follows:

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

The Project will provide greater housing opportunities, which are in high demand for a particular segment of the community, in a strategic area of the City which is in close proximity to transit, and will help to ensure Coral Gables seniors can remain in their community. The Project is consistent with and furthers the goals, policies and objectives of the Comprehensive Plan because it provides greater housing opportunities for an underserved population within close proximity to numerous retail centers and the Coral Gables Trolley, which will help to promote and encourage pedestrian activity.

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

The proposed ALF use is consistent with the Property's Future Land Use and Zoning designations, is appropriate to the Property, and is compatible with both existing multifamily and commercial uses in the area as well as with planned uses being developed pursuant to with the City's recently enacted zoning legislation for the North Ponce area.

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

The proposed conditional use is compatible with the needs and character of the neighborhood and City, both of which have always emphasized high quality residential uses.

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

The Project will not adversely or unreasonably affect the use of other property in the area, but rather will help to increase property values in the North Ponce area considering the significant investment which will be made.

- 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.

As explained above, the proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures. The Project is located along Ponce de Leon Boulevard, one of the City's main thoroughfares and in close proximity to several existing multifamily developments.

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

The Property, which is over half an acre in size and configured in a standard rectangular shape, accommodates all standard required building parameters and architecture standards and requirements.

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

Supportive housing which permits residents to continue to live in their communities and continue to be independent as safely as possible is becoming an increasingly important need to address, and the Project will help to improve the health, safety and general welfare of the community by providing a superior housing option for the City's senior citizens.

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

Although the proposed ALF use will generate less traffic than the typical multifamily development, the Project does provide sufficient parking for residents and employees of the ALF. Furthermore, the Project is designed to encourage and facilitate pedestrian circulation through and around the Property and the surrounding North Ponce area.

- 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.

As indicated in the enclosed concurrency and traffic analyses, the Project will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner. Rather, the Project will generate less traffic and have less of an impact on City services than other multifamily and office developments. Further, the Project will maintain all required levels of service and complies with traffic concurrency requirements. Accordingly, the Project's impact does not justify any additional conditions of approval.

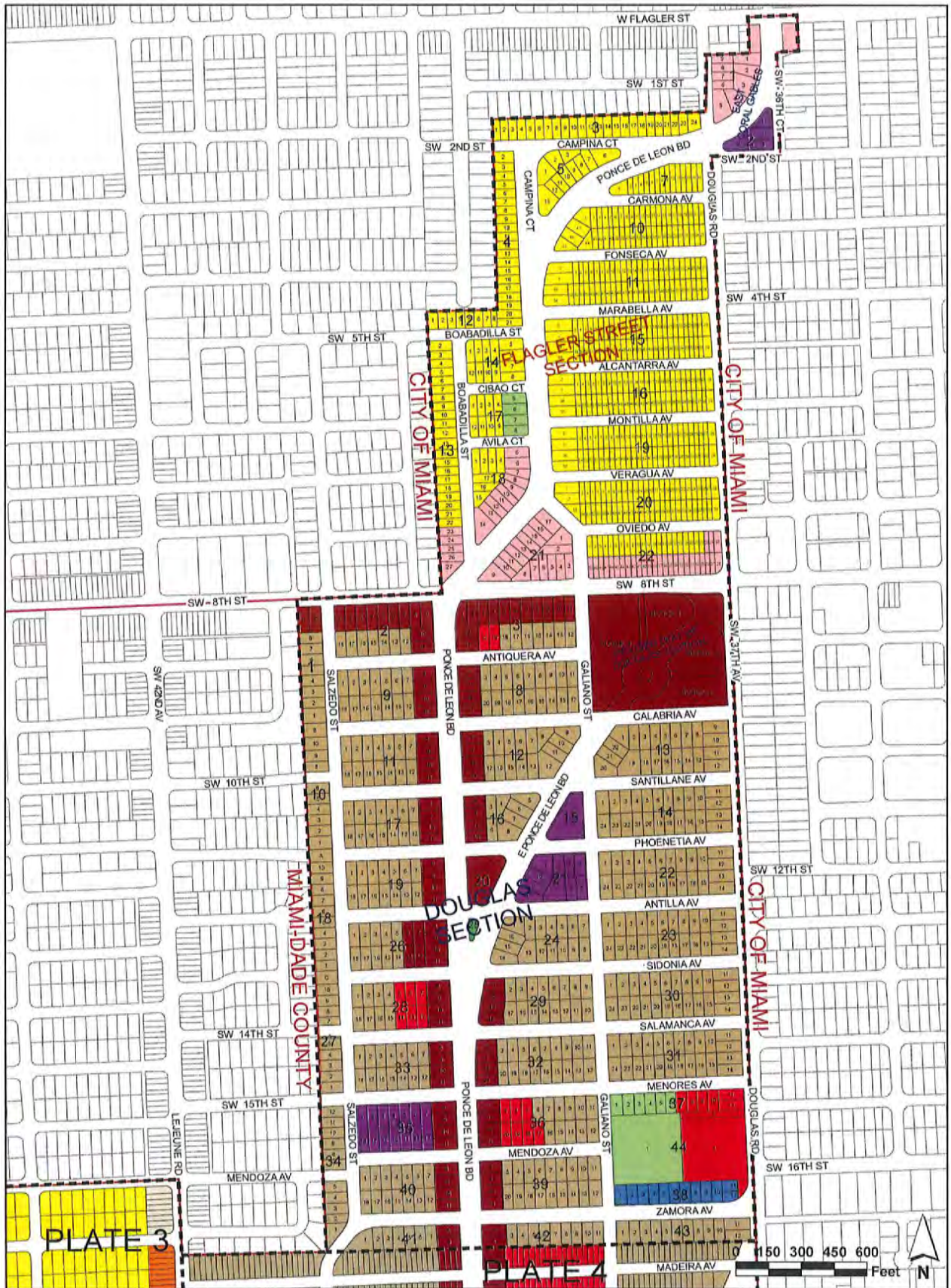
Accordingly, we respectfully request that you recommend approval of this Conditional Use with Site Plan application, and we look forward to working with you on this project and helping to realize the City's dual goals for a revitalized North Ponce area and a City where its seniors can remain part of the community as they age. If you have any questions, please do not hesitate to contact me at (305) 376-6061. Thank you for your attention to this matter.

Sincerely,



Mario Garcia-Serra

Exhibit A



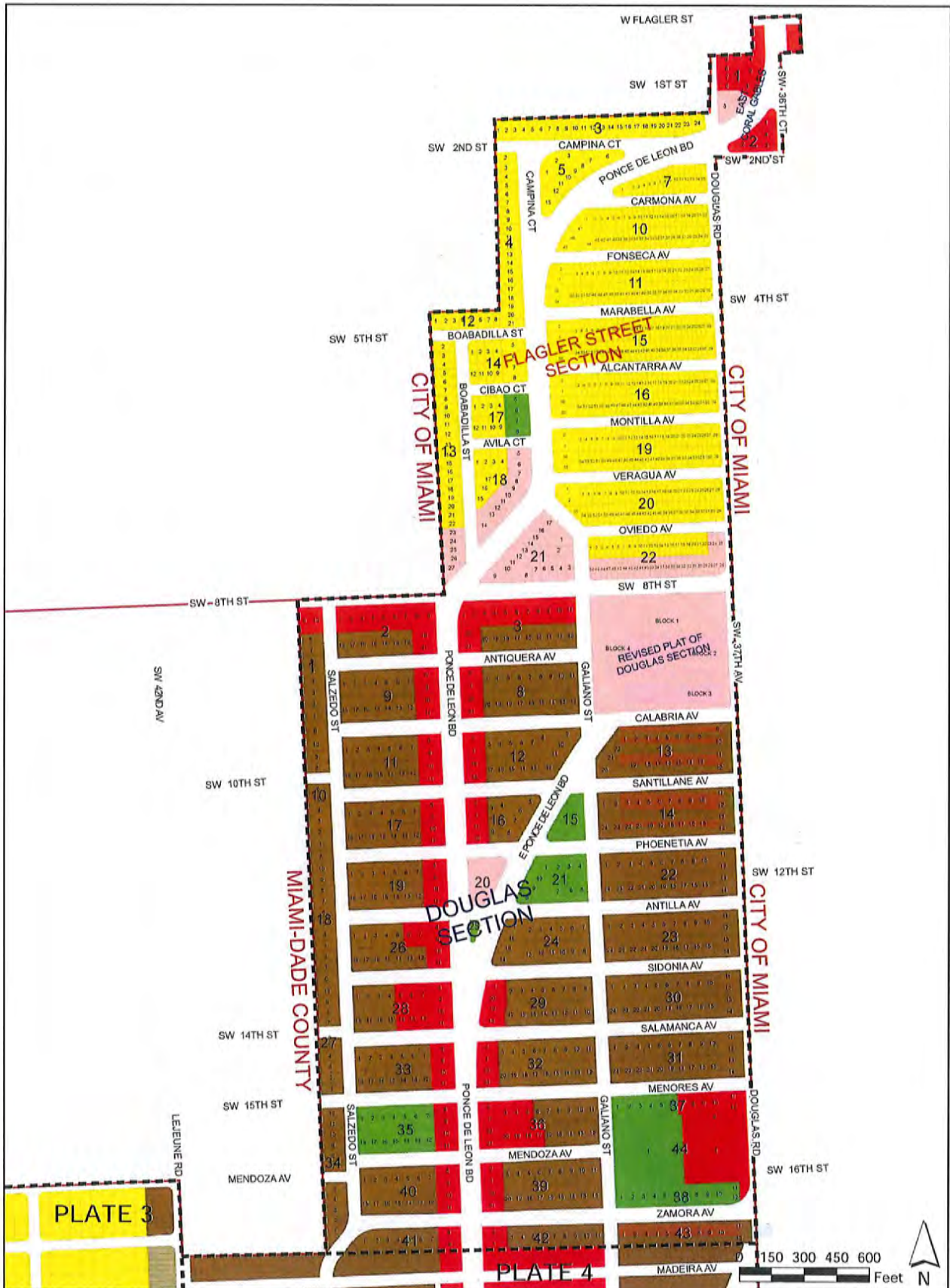
Future Land Use Map

Land Use Classifications

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

Plate 5 of 18
 City of Coral Gables
 Planning & Zoning Division
 July 2013

Exhibit B



Zoning Map

Zoning Districts

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

Plate
5 of 18

City of Coral Gables
Planning & Zoning Division
November 2014

1000 PONCE DE LEON

1000 PONCE DE LEON
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



Project Name: 1000 PONCE DE LEON BLVD. CORAL GABLES, FL 33134 Property Owner: NOR PERU CAPITAL 2 LLC

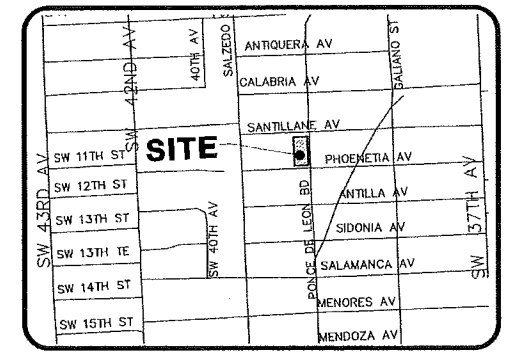
Table with 3 columns: No., Description, Date. Revisions section.

BOUNDARY AND TOPOGRAPHIC SURVEY

LAND SURVEYOR & MAPPER signature and name: Jorge R. Avila, P.E.M. No. 4998

Project No. 17137.00 Scale: AS SHOWN Date: 12/01/2017 Drawn: A.B. Checked: J.R.A. Submittal: Cad File: Drawing Title:

SU-1 Sheet No. 1 of 1



VICINITY MAP NOT TO SCALE

LEGAL DESCRIPTION:

Lots 8, 9, 10 and 11, in Block 17, "REVISED PLAT OF CORAL GABLES DOUGLAS SECTION" according to the plat thereof, as recorded in Plat Book 25 at Page 69 of the Public Records of Miami-Dade County, Florida.

ABBREVIATIONS AND LEGEND

Legend table with symbols and descriptions for various survey features like Center Line, Concrete, Right of Way Lines, etc.

SURVEYOR'S NOTES:

- 1. Last day of field work was performed on November 22th, 2017. 2. Avino & Associates, Inc. and certifying Land Surveyor accept no responsibility for Rights-of-Way Easements, Restrictions of Record or other matters affecting title to lands surveyed other than those recited in current Deed and/or other instruments of record furnished by Client. 3. Bearings shown hereon are based on an assumed Bearing of N02°30'36"W along the centerline of Ponce De Leon Boulevard, said line to be considered a well monumented line. 4. By scaled determination the subject property appears to lie in Flood Zone X, Elevation N/A, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120639, Map No. 12086C0294, Suffix L, Revised Date: 09-11-2009. An accurate Zoned determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only". 5. The Survey depicted herein is not intended to show the location or existence of any Wetland or Jurisdictional areas, or areas of protected species of vegetation either natural or cultivated. 6. Any use of this Survey for purposes other than which it was intended, without written verification, will be the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone than those certified to. 7. The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot. 8. Since no other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public record.

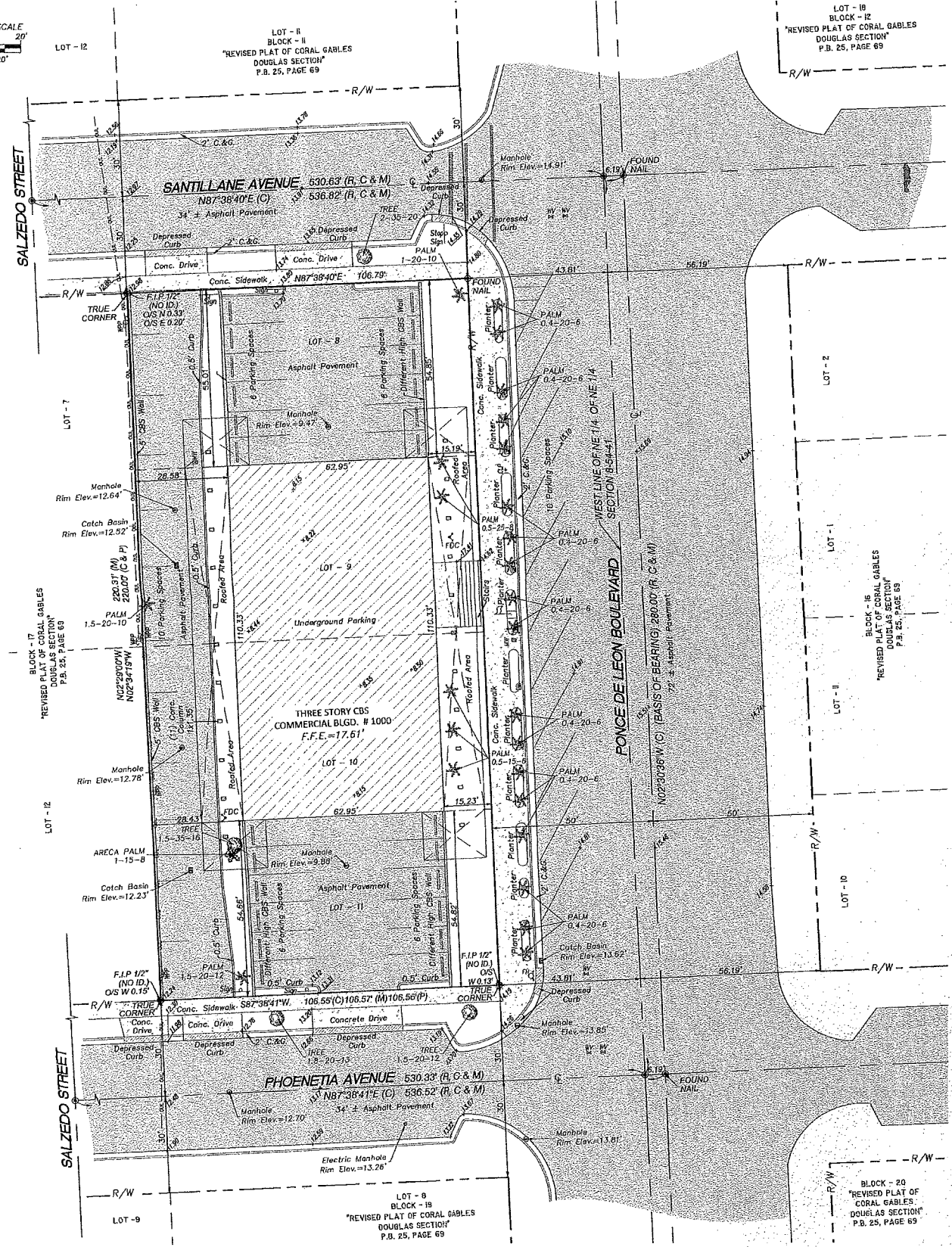
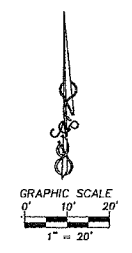
No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations and/or improvements were located or shown hereon.

This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Chapter 5J-17, Florida Administrative Code and as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to Chapter 472, Florida Statutes.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

MIAMI-DADE COUNTY PUBLIC WORKS DEPT. BENCHMARK USED table with columns: BENCHMARK, DESCRIPTION, ELEVATION

ELEVATIONS AS SHOWN HEREON REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).



ZONING INFORMATION			
PROJECT NAME:	SUNRISE 1000 PONCE		
PROPERTY ADDRESS:	1000 PONCE DE LEON BLVD. CORAL GABLES, FL 33134		
ZONING:	COMMERCIAL		
FUTURE LAND USE:	COMMERCIAL HIGH RISE INTENSITY		
NET LOT AREA:	23,511 SQ. FT.	0.54	Acres
FEDERAL FLOOD HAZARD:	ZONE 'X'		

MAXIMUM F.A.R.			
		ALLOWED	PROVIDED
BASE:	23,511.00 SQ. FT.	X 3.0	70,533.00
MEDITERRANEAN DESIGN BONUS:	23,511.00 SQ. FT.	X 0.5	11,755.50
		TOTAL	82,288.50

F.A.R.			
FLOOR	AREA	# FLOORS	TOTAL
BASEMENT FLOOR	0	1	-
GROUND FLOOR	7,438	1	7,438
2ND LEVEL	12,438	1	12,438
3RD-4TH LEVEL	14,622	2	29,244
5TH LEVEL	14,622	1	14,622
6TH LEVEL	14,108	1	14,108
ROOF DECK	4,432	1	4,432
TOTAL			82,282

DENSITY			
		ALLOWED	PROVIDED
SECTION 5-902		97 ALF UNITS	97 ALF UNITS
		194 RESIDENTS	149 RESIDENTS

PARKING			
		REQUIRED	PROVIDED
RESIDENTIAL PARKING			
SECTION 5-902 (B)			
0.5 spaces per ALF unit		49.00	54.00

TOTAL PARKING SPACES PROVIDED PER FLOOR			
		# SPACES PROVIDED	# HANDICAP SPACES PROVIDED
GROUND FLOOR		2	0
BASEMENT FLOOR		52	(2HC SPACES)
TOTAL			54

ALF UNIT MIX	SINGLE		TWO-ROOM		DENVER	
	UNITS	RESIDENTS	UNITS	RESIDENTS	UNITS	RESIDENTS
GROUND FLOOR	0	0	0	0	0	0
2ND LEVEL	5	5	6	12	4	8
3RD-4TH LEVEL	20	20	14	28	8	16
5TH LEVEL	10	10	6	12	4	8
6TH LEVEL	10	10	6	12	4	8
7TH LEVEL	0	0	0	0	0	0
TOTAL	45	45	32	64	20	40
		46%		33%		21%
TOTAL UNITS	97					
TOTAL RESIDENTS	149					

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

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

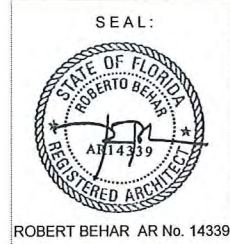
LANDSCAPE OPEN SPACE			
		REQUIRED	PROVIDED
(As per 5-1105(c)(1)(a)(iv) City of Coral Gables Zoning Code)			
10% OF 23,511 SF = 2,351 SF			
			Green Area @ Ground Level: 3123 sq.ft. (75% of Arcade) 1998 sq.ft. (Outside Prop. Line)
			Green Area @ 7th Level Roof Deck: 705 sq.ft. (W/in Prop. Line)
TOTAL		2,351	5826 sq.ft. = 25%

RECREATIONAL SPACE			
		REQUIRED	PROVIDED
(As per 5-902(c) City of Coral Gables Zoning Code)			
Minimum 100 sq.ft. per resident	100sq.ft. x 149 residents	14,900 sq.ft.	43960 sq.ft.
30% must be interior space	30% X 14,900 sq.ft.	4,470 sq.ft.	25077 sq.ft.

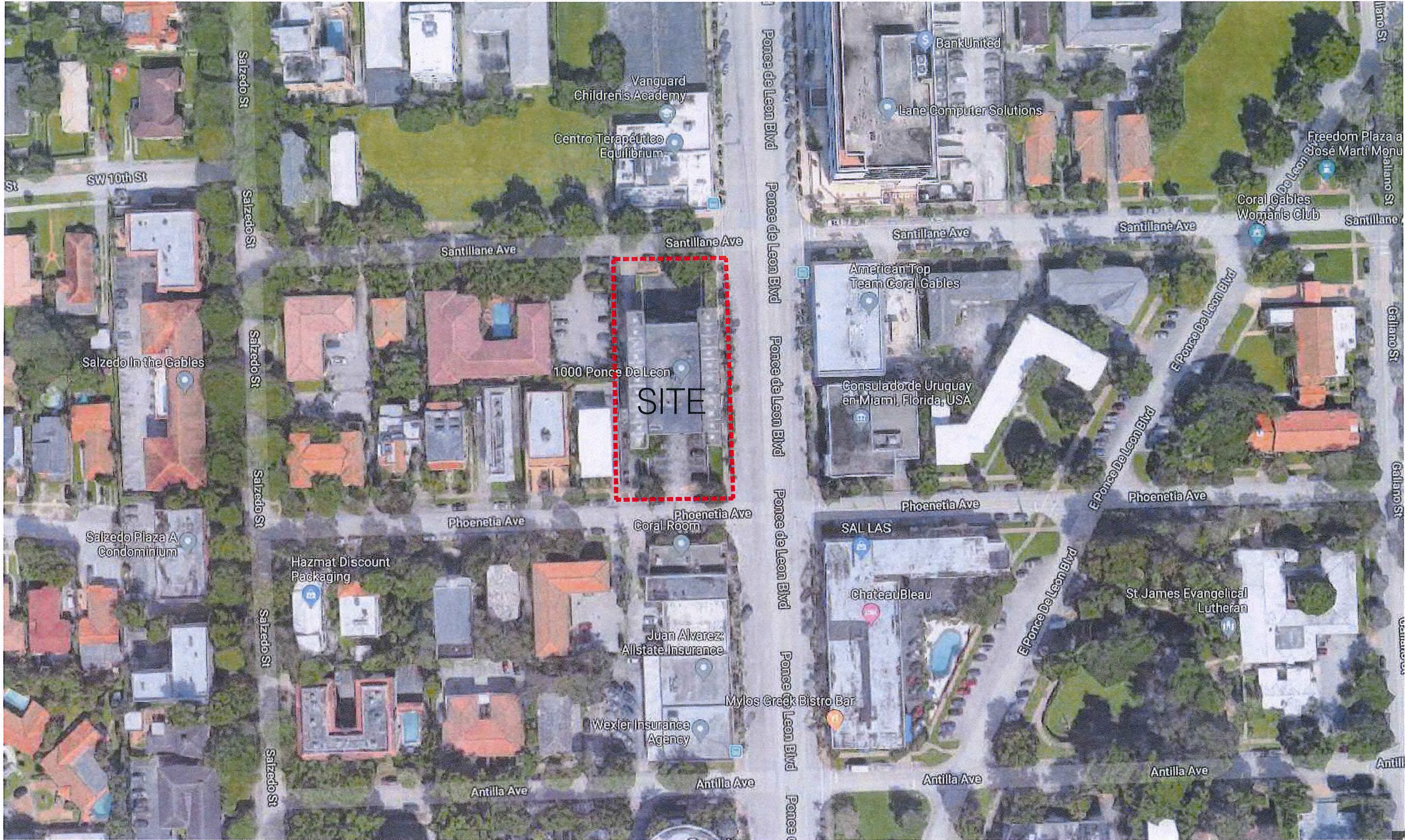
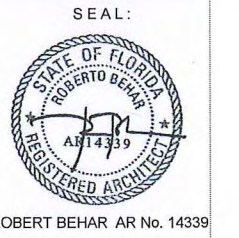
BUILDING SETBACKS	REQUIRED	PROVIDED
(As per 4-302(K)(3) City of Coral Gables Zoning Code)		
EAST FRONT (PONCE DE LEON BLVD)	0'-0" UPT TO 15'-0" 10'-0" ABOVE 15'-0"	0'-0" UPT TO 14'-0" 10'-0" ABOVE 14'-0"
NORTH SIDE STREET (SANTILLANE AVE)	15'-0"	0'-0" UPT TO 14'-0" 10'-0" ABOVE 14'-0"
SOUTH SIDE STREET (PHOENETIA AVE)	15'-0"	0'-0" UPT TO 14'-0" 10'-0" ABOVE 14'-0"
WEST REAR SIDE (ADJACENT PROPERTY)	10'-0"	0'-0" UPT TO 14'-0" 10'-0" ABOVE 14'-0"

BUILDING HEIGHT	ALLOWED		PROVIDED
	MAXIMUM BASE HEIGHT	STORIES	
		13 STORIES 150'-0"	
	MAXIMUM MED. BONUS HEIGHT	16 STORIES 190'-5"	76'-8"

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



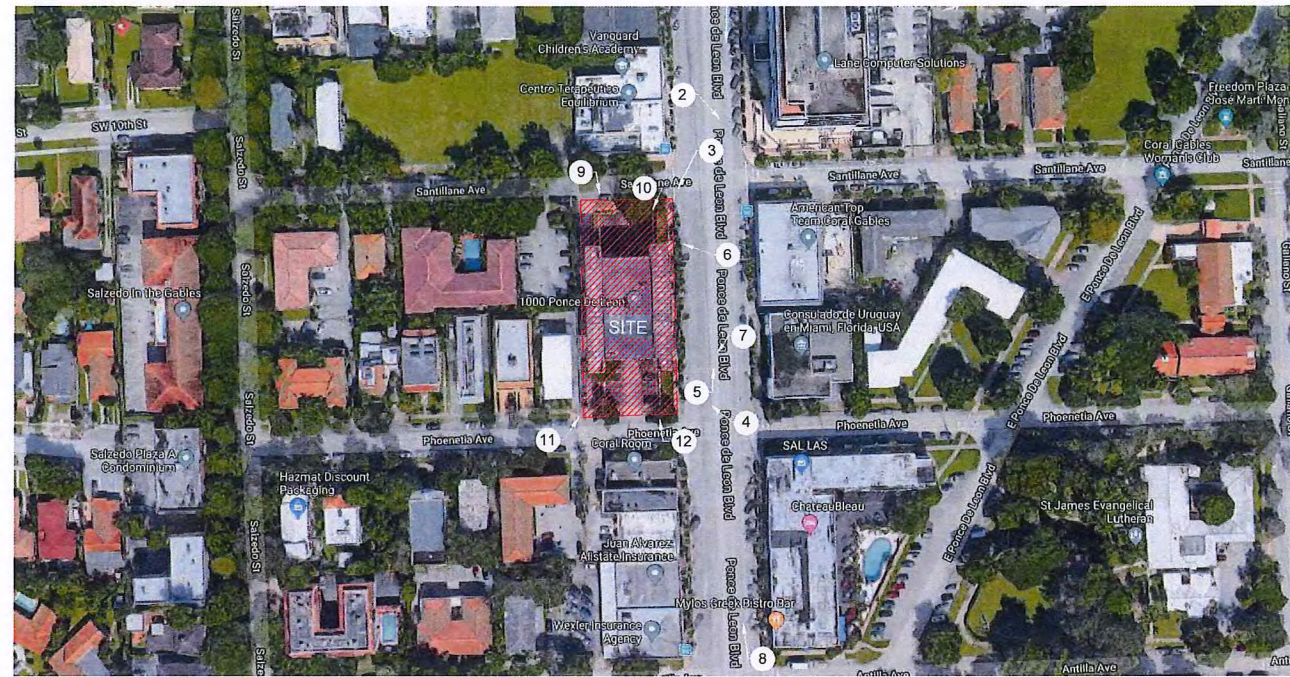
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SCALE: N.T.S.

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1.



2.



3.



4.



5.



6.



7.



8.



9.



10.



11.



12.



Google Earth
© 2015 Google

BEHAR · FONT
 PARTNERS, P.A.
 ARCHITECTURE · PLANNING · INTERIORS

4551 PONCE DE LEON BOULEVARD
 CORAL GABLES, FLORIDA, 33134
 TEL: 305.748.8888 FAX: 305.748.5463
 CERT. DESIGN REG. AREA 1

ATLANTA, ALABAMA - NEW HAVEN, CONNECTICUT



ROBERT BEHAR AR No. 14339

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 1000 PONCE DE LEON
 CORAL GABLES, FLORIDA

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DATE: 10-18-18
 PROJECT NO.: 18-078
 DRAWING NAME:
 SHEET NO.
CP-1.2



BEHAR · FONT
PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS

4533 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
PH: (305) 748-2242 FAX: (305) 748-2243
CERTIFICATE NO. A-2243
ATLANTA, GEORGIA · NEW HAVEN, CONNECTICUT



ROBERT BEHAR AR No. 14339

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CORAL GABLES, FLORIDA

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DATE: 10-18-18
PROJECT NO: 18-078
DRAWING NAME:
SHEET NO:
R-1.0



ROBERT BEHAR AR No. 14339

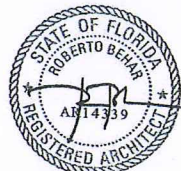


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CORAL GABLES, FLORIDA

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BEHAR · FONT
PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS
4551 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33134
TEL: (305) 740-9242, FAX: (305) 742-5443
CLEVELAND CATHEDRAL SQUARE
ATLANTA, GEORGIA · NEW HAVEN, CONNECTICUT

SEAL:

ROBERT BEHAR AR No. 14339

1000 PONCE DE LEON
1000 PONCE DE LEON
CORAL GABLES, FLORIDA

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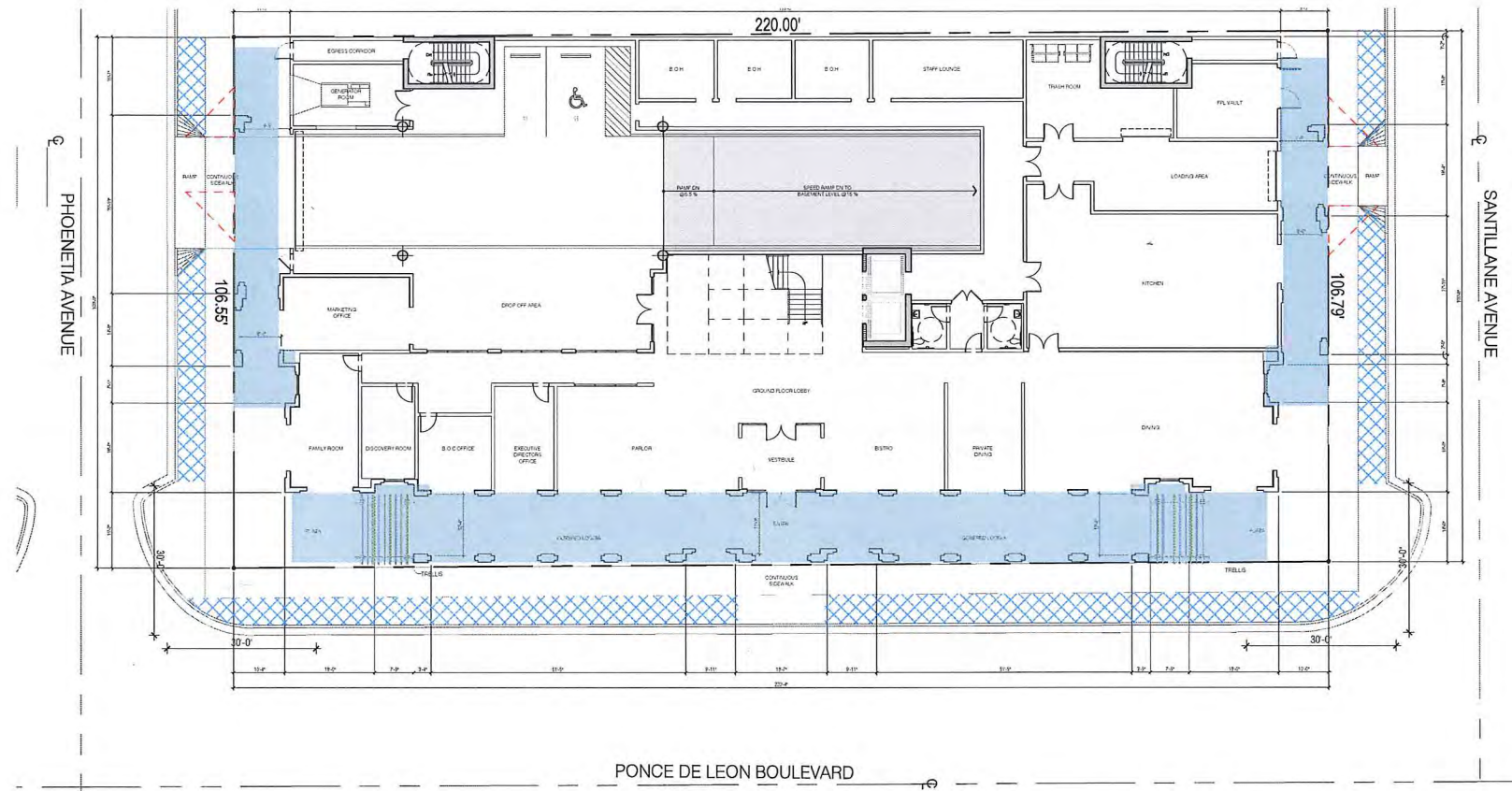
DATE 10-18-18
PROJECT NO. 18-078
DRAWING NAME:
SHEET NO.
R-1.2

MEDITERRANEAN STYLE DESIGN

(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 & A-2.4
2	ARCHITECTURAL RELIEF ELEMENTS AT STREET LEVEL	YES	SEE FLOOR PLAN SHEET A-1.2 & ELEVATION SHEETS A-2.0, A-2.1, A-2.2, A-2.3 & A-2.4
3	ARCHITECTURAL ELEMENTS ON THE TOP OF BLDG.	YES	SEE ELEVATIONS SHEETS A-2.0, A-2.1, A-2.2, A-2.3 & A-2.4
4	BICYCLE STORAGE	N/A	
5	BUILDING FACADES	YES	SEE ELEVATIONS SHEETS, A-2.0, A-2.1, A-2.2, A-2.3 & A-2.4
6	BUILDING LOT COVERAGE	YES	SEE LEGEND THIS SHEET A-0.1
7	DRIVE THRU FACILITIES	N/A	
8	LANDSCAPE / OPEN SPACE AREA	YES	SEE LEGEND ON THESE SHEETS A-0.1
9	STREET LIGHTING	N/A	
10	PARKING GARAGES	YES	
11	PORTE-COCHERES	N/A	
12	SIDEWALK / PEDESTRIAN ACCESS	YES	SEE THIS SHEET & A-1.0
13	RIGHT-OF-WAY PLANTING REQUIREMENTS	YES	SEE SHEET A-1.0
14	STRUCTURAL SOIL	N/A	
15	WINDOWS ON MEDITERRANEAN BUILDINGS	YES	SEE ELEVATION SHEETS A-2.0, A-2.1, A-2.2, A-2.3 & A-2.4

- ** THIS SHEET DEPICTS :
- 1- CONTINUOUS SIDEWALKS AT PHOENETIA AVE, PONCE DE LEONE BLVD. & SANTILLANE AVE.
 - 2- CONTINUOUS PAVED ARCADES
 - 3- PEDESTRIAN ENTRIES FROM PHOENETIA AVE, PONCE DE LEONE BLVD. & SANTILLANE AVE.



GROUND FLOOR PLAN

MEDITERRANEAN STYLE DESIGN

(ARCHITECTURAL AND PUBLIC REALM STANDARDS) TABLE 2 (SIX OF TWELVE REQUIRED)

REF	TYPE	PROVIDED	COMMENTS
1	ARCADES AND OR / LOGGIAS	YES	SEE PLANS ON THESE SHEETS, A-1.1 & A-1.2
2	BUILDING ROOF LINES	YES	SEE ELEVATIONS
3	BUILDING STEPBACK	YES	SEE SHEET A-1.0 SITE PLAN & ELEVATIONS
4	BUILDING TOWERS	YES	SEE ELEVATIONS
5	DRIVEWAYS	YES	SEE PLAN ON THIS SHEET (PARKING GARAGE DRIVEWAY ENTRY FROM PHOENETIA AVE.
6	LIGHTING OF LANDSCAPING	N/A	
7	MATERIALS ON EXTERIOR BUILDING FACADES	YES	SEE ELEVATIONS & ELEVATION DETAIL
8	OVERHEAD DOORS	YES	
9	KEYSTONE PAVES TREATMENT	YES	PAVERS ARE SHOWN THROUGHOUT THE GROUND FLOOR SEE SHEETS A-1.0 & A-1.2
10	PEDESTRIAN AMENITIES	YES	SEE SHEET A-1.0 & A-1.2
11	PEDESTRIAN PASS-THROUGHS / PASEOS	NO	
12	UNDERGROUND PARKING	YES	

NOTES:

1. ALL STREETSCAPE IMPROVEMENTS LOCATED WITHIN R.O.W. (CURBS, PARALLEL PARKING, PLANTERS, ETC.) SHALL BE SUBJECT TO CITY OF CORAL GABLES PUBLIC WORKS AND PUBLIC SERVICE APPROVAL
2. PROJECT TO COMPLY WITH ALL PUBLIC WORKS AND PUBLIC SERVICE R.O.W. PLANTING REQUIREMENTS OR A PAYMENT MAY BE MADE TO THE APPLICABLE IMPROVEMENTS FUND PER SECTION 5-1105 (A) (2) - (4).
3. STREETSCAPE AND ALLEY PLANTING TO BE INSTALLED PER PUBLIC WORKS / PUBLIC SERVICE STANDARDS.
4. MIN. WINDOW CASING DEPTH TO BE 4" MEASURED FROM FACE OF BUILDING

MEDITERRANEAN STYLE DESIGN

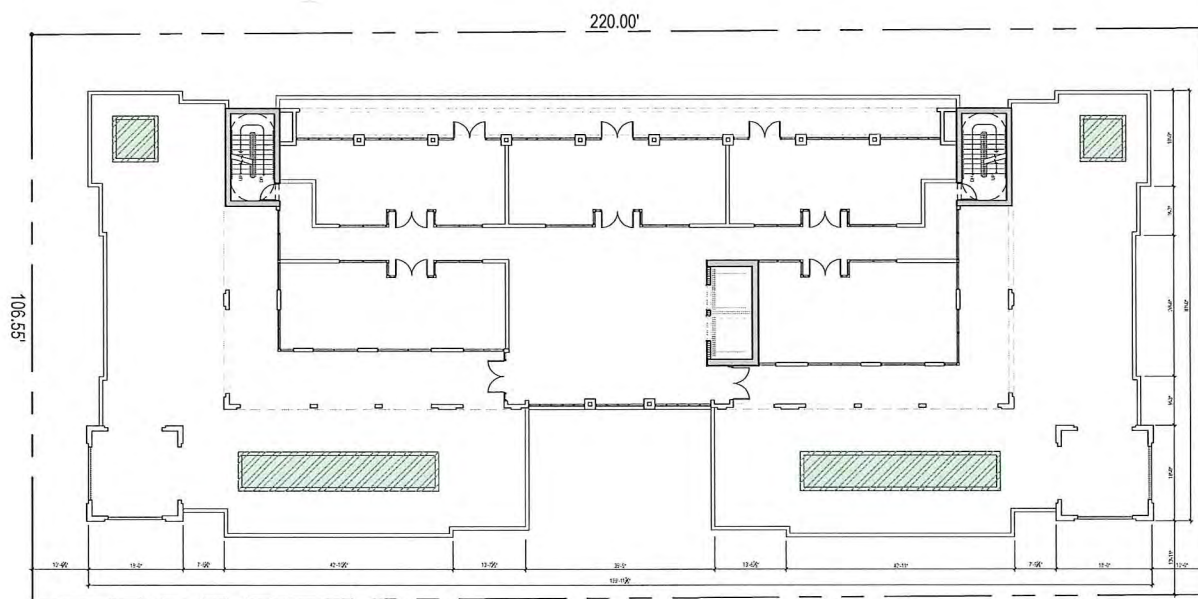
(OTHER DEVELOPMENT OPTIONS) TABLE 3

REF	TYPE	PROVIDED	COMMENTS
1	BUILDING SET BACKS	YES	SEE SITE PLAN
2	R.O.W. ENCROACHMENTS	N/A	
3	PARKING EXCEPTIONS	N/A	
4	MULTY-FAMILY DENSITY	N/A	

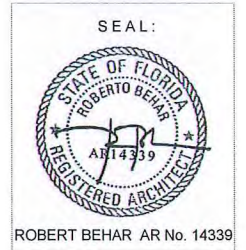
LEGEND	
[Solid Blue]	TOTAL NET LOT AREA 23,511 SQ.FT.
[Blue with Dotted Pattern]	TOTAL ARCADE AREA 4,164 SQ.FT.
[Blue with Diagonal Lines]	7TH FLOOR GREEN AREA (WITHIN PROPERTY LINE) 705 SQ.FT.
[Blue with Cross-hatch Pattern]	GROUND FLOOR WITHIN THE PUBLIC RIGHT-OF-WAY SECTION 5-604 1998 SQ.FT.
[Blue with Diagonal Lines]	75% OF TOTAL ARCADE AREA 3,123 SQ.FT.
[Blue with Dotted Pattern]	TOTAL GROUND FLOOR OPEN SPACE AREA 5,121 SQ.FT.
[Blue with Diagonal Lines]	TOTAL OPEN SPACE AREA 5,826 SQ.FT.

LANDSCAPE	
[Blue with Diagonal Lines]	TOTAL NET LOT AREA = 23,511 S.F. (100%)
[Blue with Dotted Pattern]	TOTAL OPEN SPACE AREA= 5,826 SF. (25%)

FOOT PRINT BUILDING	21,221 SQ.FT.
---------------------	---------------



7TH FLOOR ROOF TERRACE PLAN

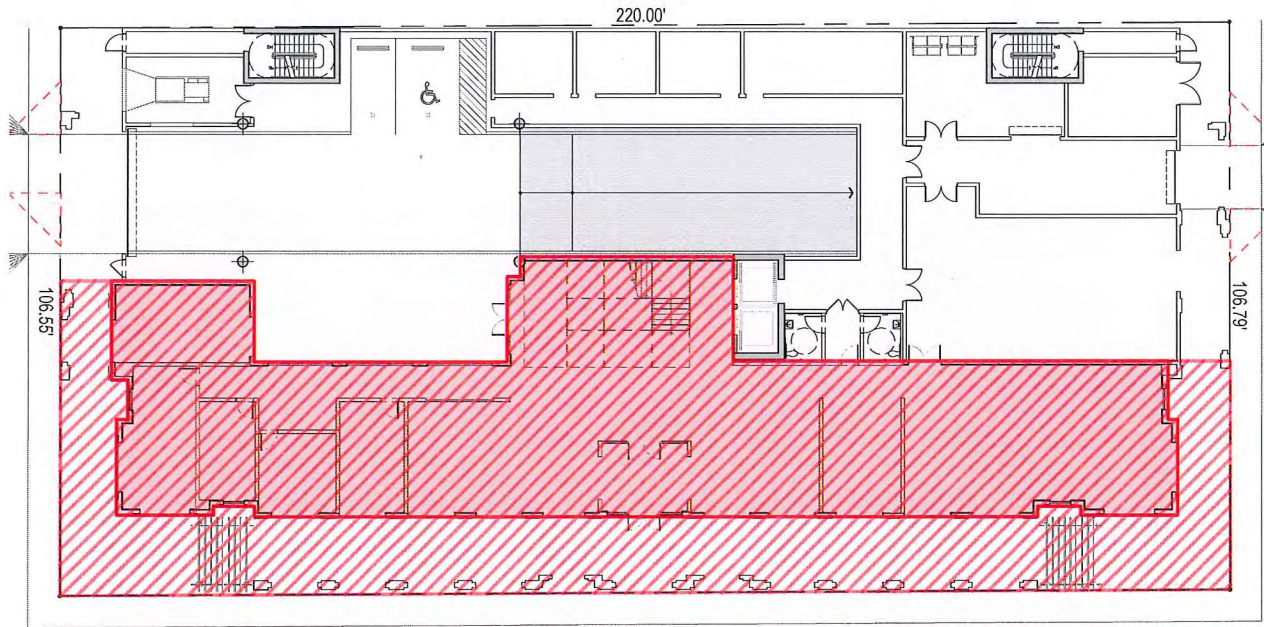


ROBERT BEHAR AR No. 14339

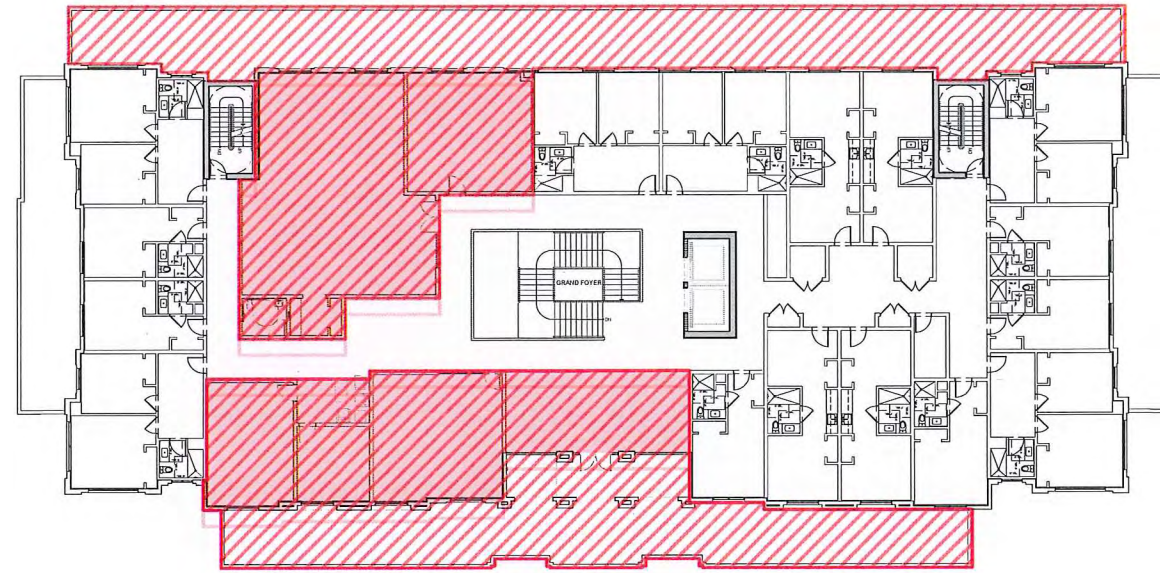
1000 PONCE DE LEON
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 CORAL GABLES, FLORIDA
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DATE: 10-18-18
 PROJECT NO: 18-078
 DRAWING NAME:
 SHEET NO:

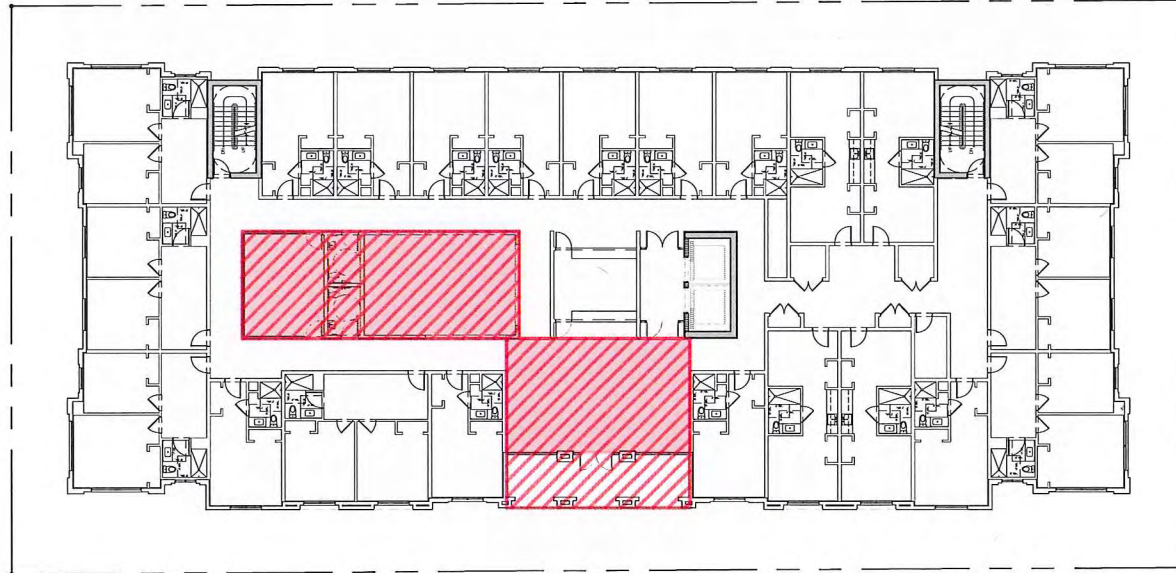
A-0.1



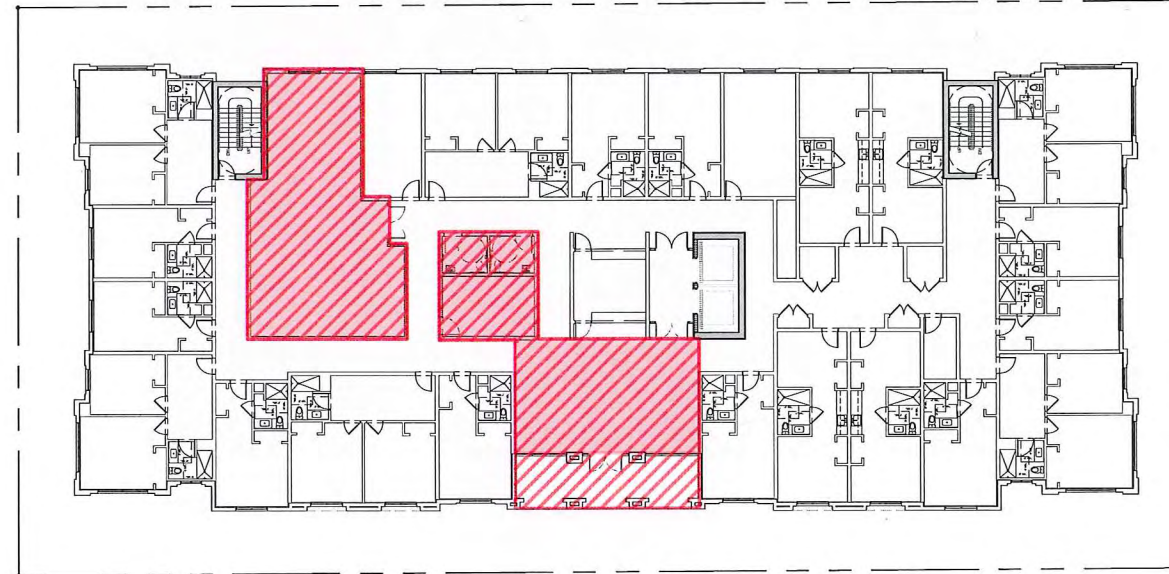
GROUND FLOOR PLAN



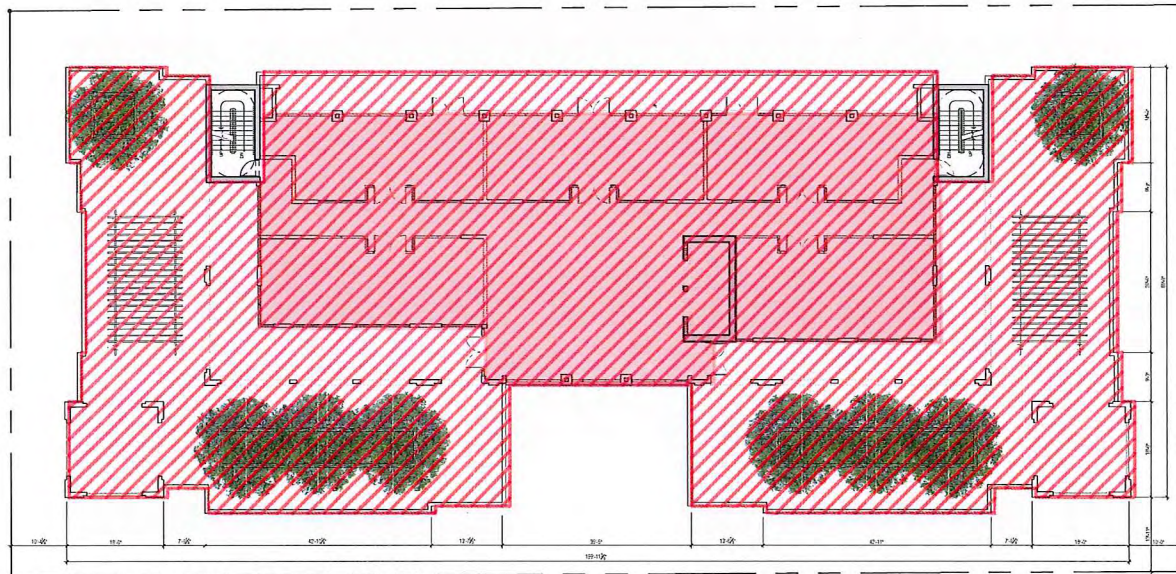
2ND FLOOR PLAN





3RD-4TH FLOOR PLAN



5TH-6TH FLOOR PLAN



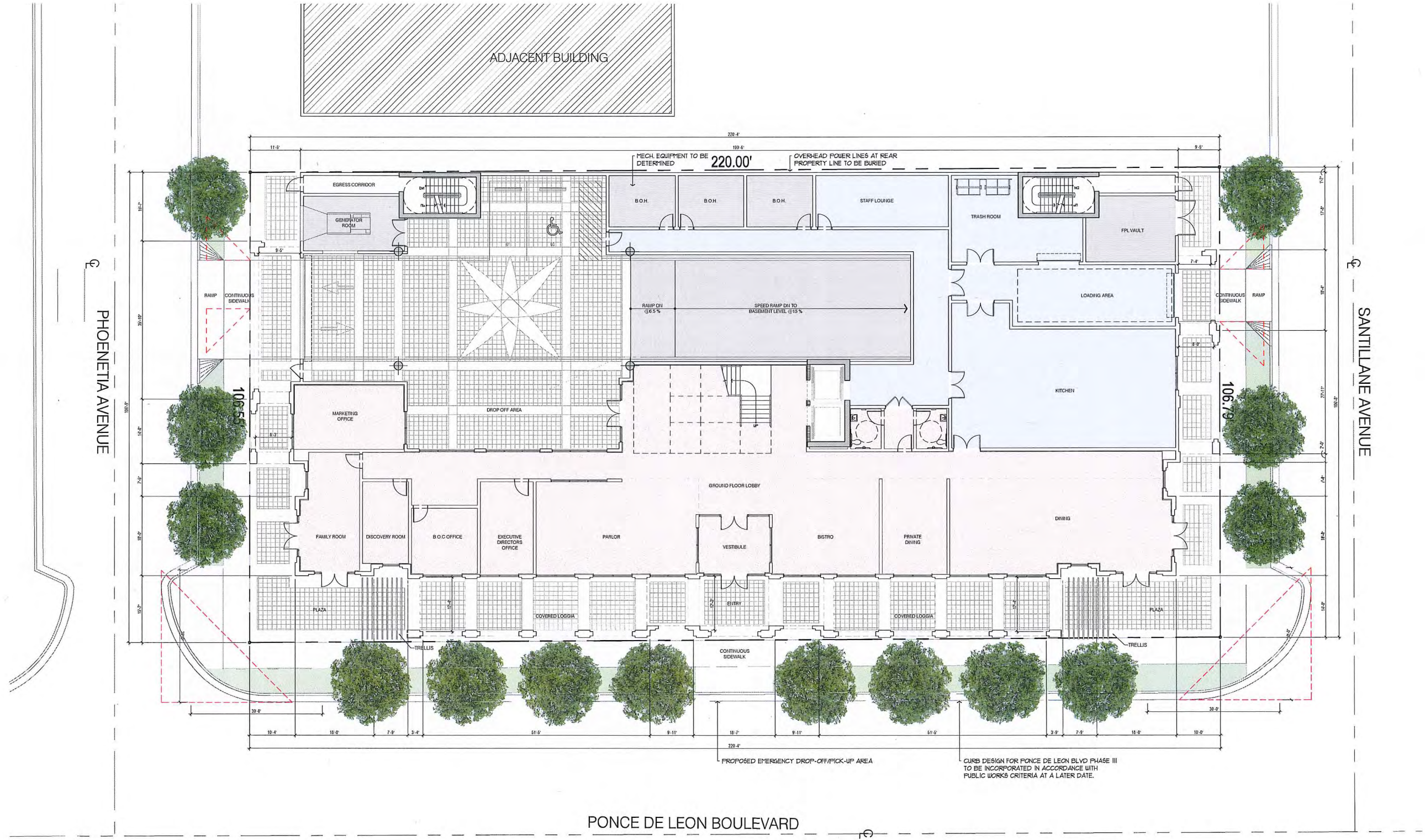
7TH ROOF DECK FLOOR PLAN

-  RECREATIONAL SPACE
-  INTERIOR RECREATIONAL SPACE

 RECREATIONAL SPACE DIAGRAM
SCALE: 1/16"=1'-0"

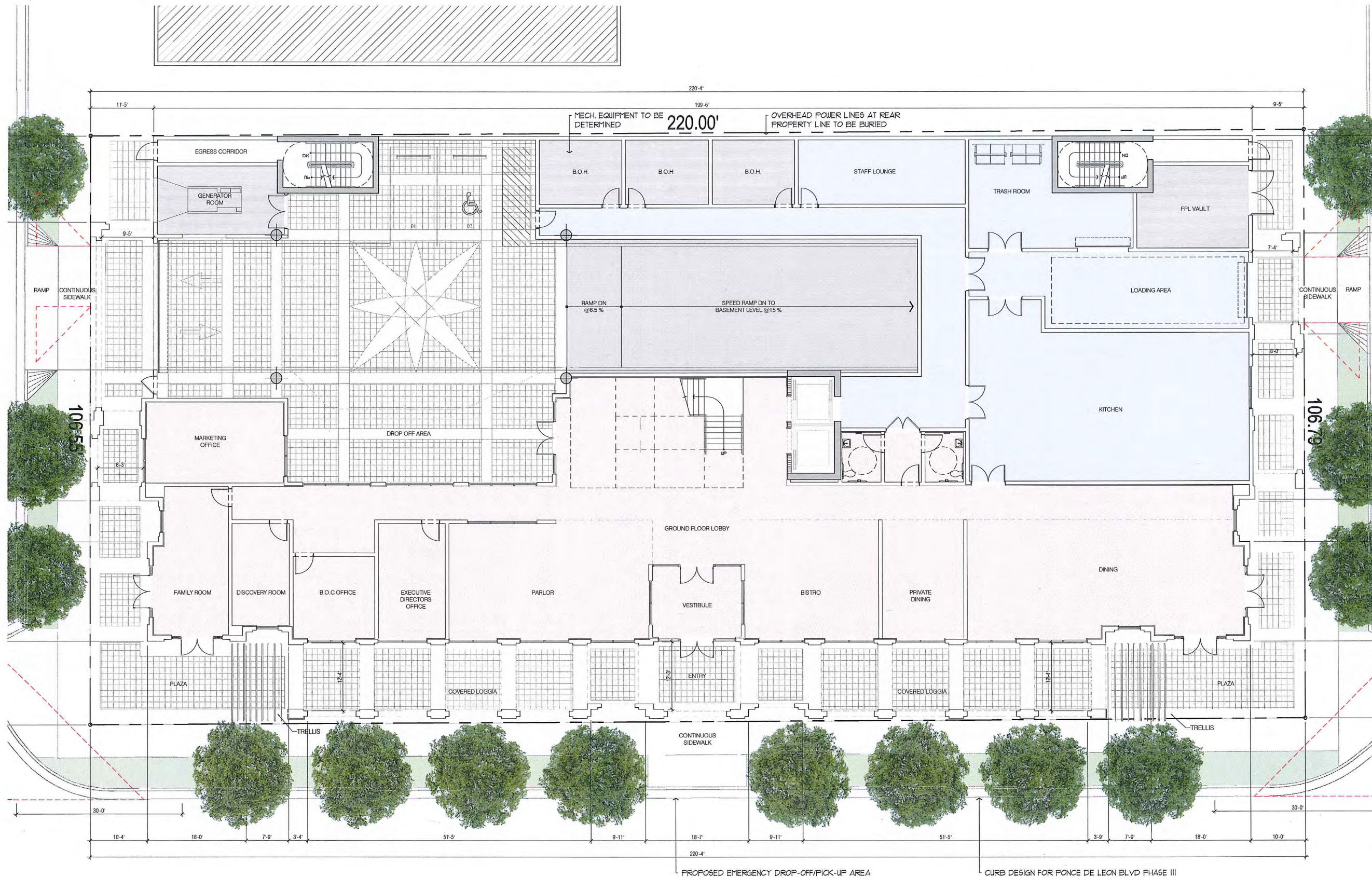
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 SITE PLAN

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



PARTNERS, P.A.
ARCHITECTURE • PLANNING • INTERIORS

SAFL PONCE DE LEON, BOWLEAVARD
CORAL GABLES, FLORIDA 33146
TEL: 305.229.5443 FAX: 305.247.4743
CERTIFICATION NO. A42411
ATLANTA, GEORGIA • NEW HAVEN, CONNECTICUT

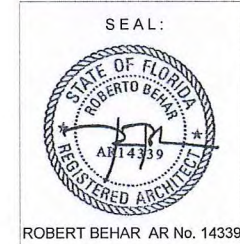
SEAL:
STATE OF FLORIDA
ROBERTO BEHAR
ART 14339
REGISTERED ARCHITECT
ROBERT BEHAR AR No. 14339

1000 PONCE DE LEON
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CORAL GABLES, FLORIDA

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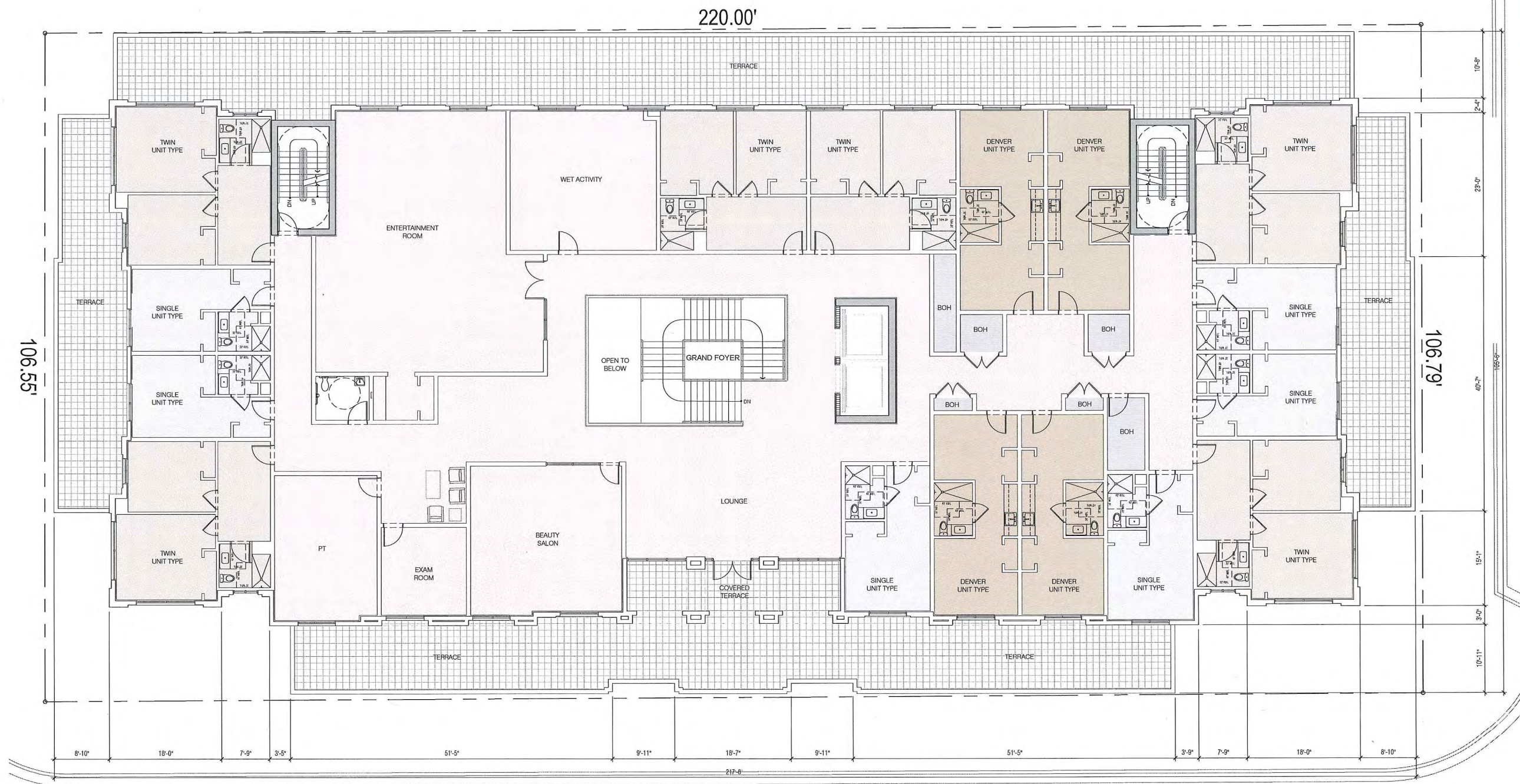
DATE: 10-18-18
PROJECT NO: 18-078
DRAWING NAME:
SHEET NO:
A-1.2

GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"



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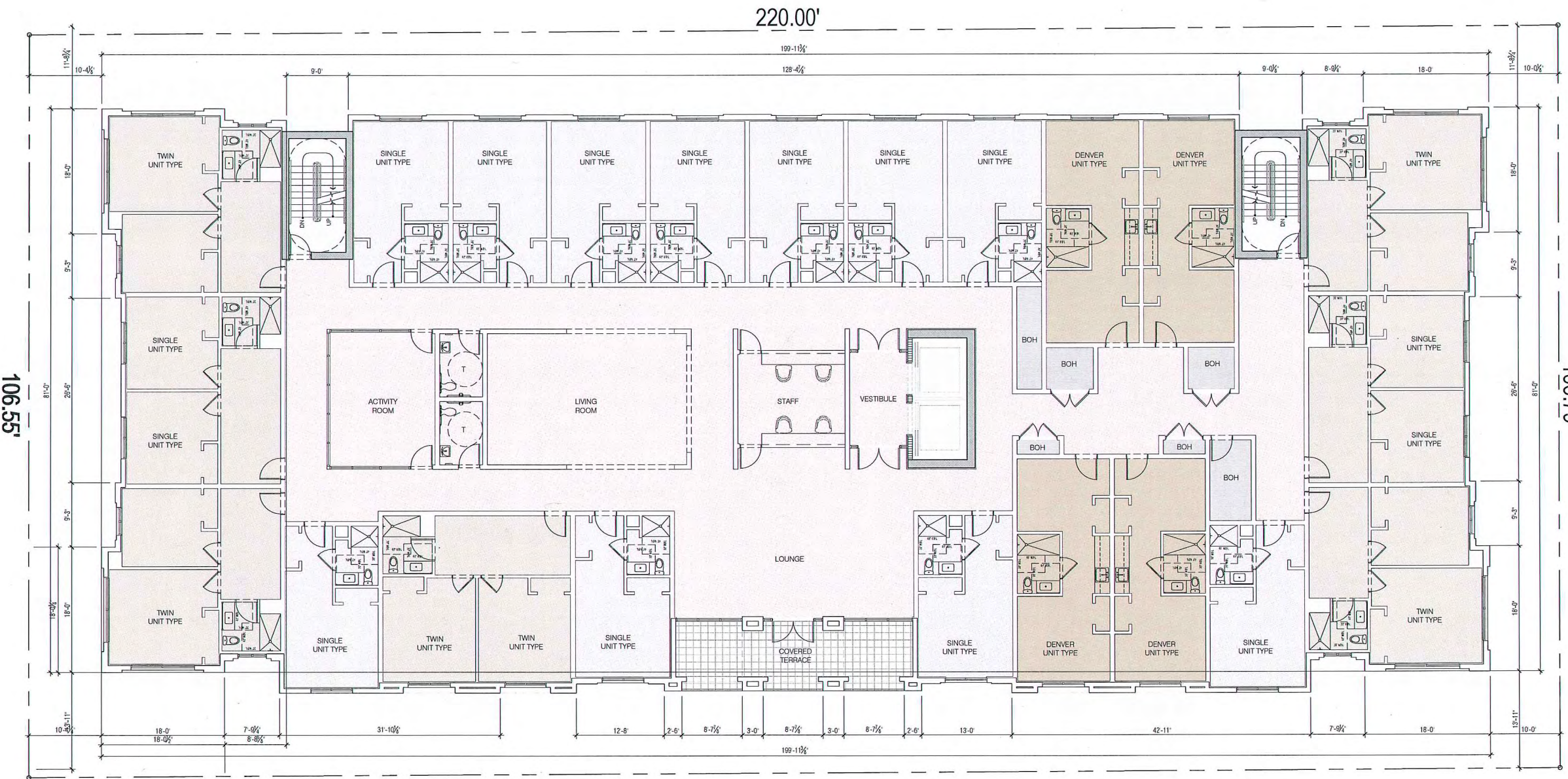
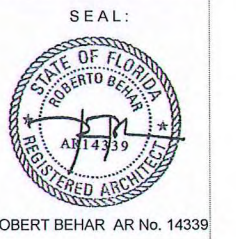


PONCE DE LEON BOULEVARD

⊕ SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

DATE: 10-18-18
 PROJECT NO: 18-078
 DRAWING NAME:
 SHEET NO:
A-1.3



106.79'

106.55'

220.00'

PONCE DE LEON BOULEVARD

3RD-4TH FLOOR PLAN

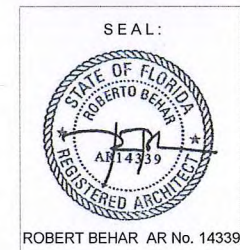
SCALE: 1/8" = 1'-0"

DATE: 10-18-18
 PROJECT NO. 18-078
 DRAWING NAME:
 SHEET NO.

A-1.4

1000 PONCE DE LEON
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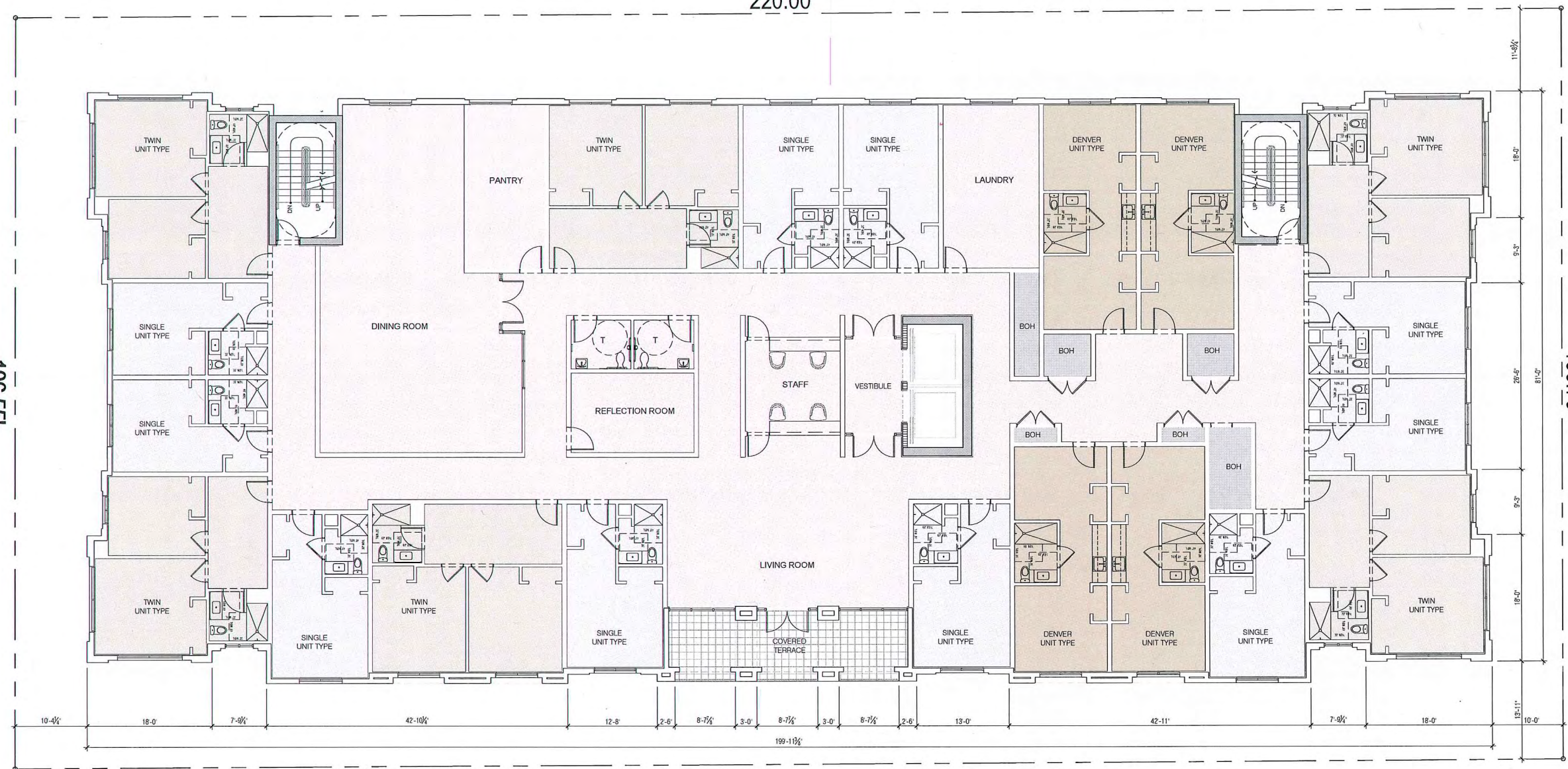
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DATE: 10-18-18
 PROJECT NO. 18-078
 DRAWING NAME:
 SHEET NO.
A-1.5

220.00'

106.55'

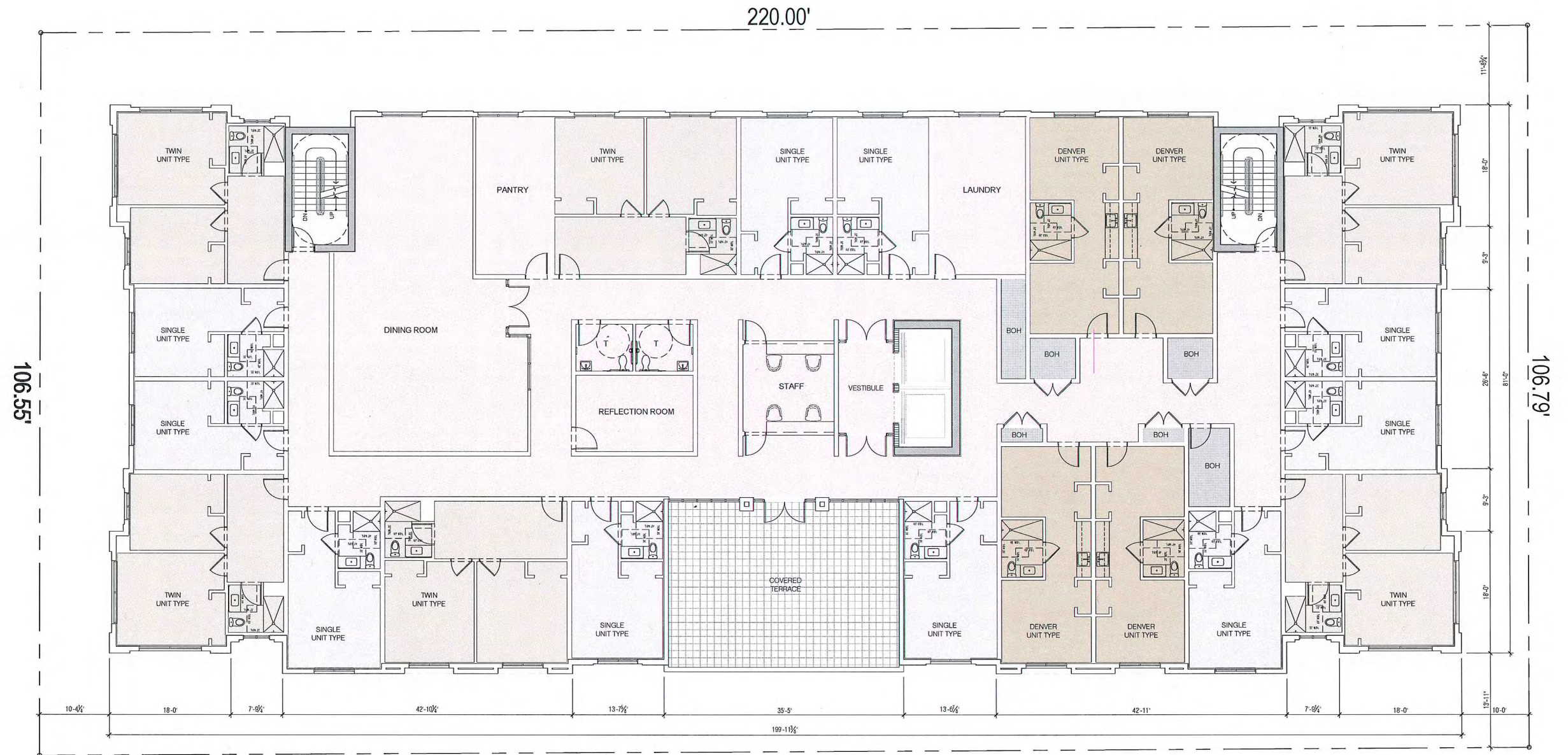
106.79'



PONCE DE LEON BOULEVARD

5TH FLOOR PLAN

SCALE: 1/8" = 1'-0"



PONCE DE LEON BOULEVARD

6TH FLOOR PLAN

SCALE: 1/8" = 1'-0"



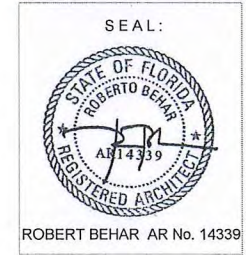
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DATE: 10-18-18
PROJECT NO.: 18-078
DRAWING NAME:
SHEET NO.:

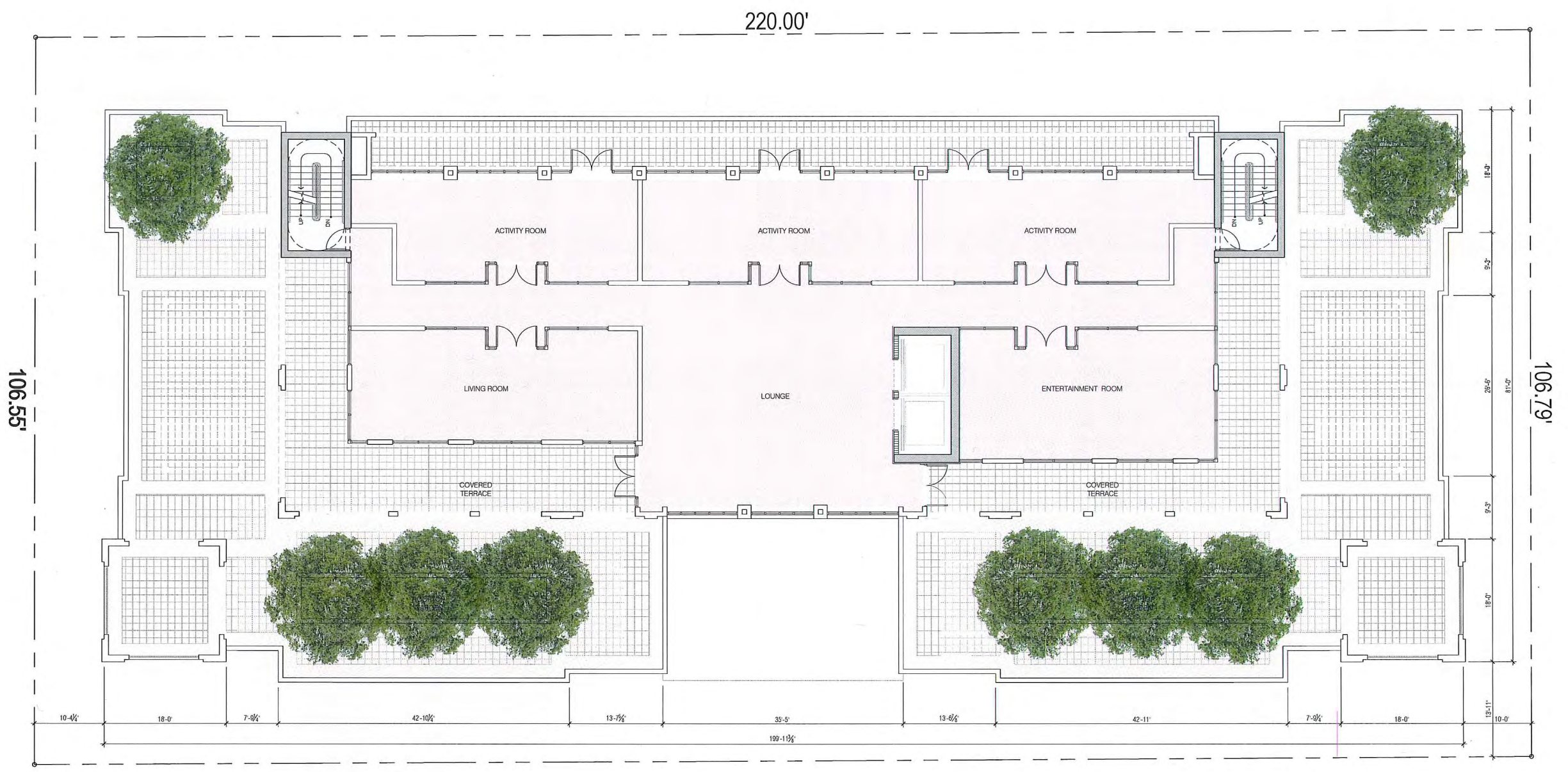
A-1.6



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DATE: 10-18-18
 PROJECT NO: 18-078
 DRAWING NAME:
 SHEET NO:
A-1.7



PONCE DE LEON BOULEVARD



ROBERT BEHAR AR No. 14339



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EAST ELEVATION

SCALE: 1/8" = 1'-0"

DATE: 10-18-18
 PROJECT NO. 18-078
 DRAWING NAME
 SHEET NO.
A-2.0



ROBERT BEHAR AR No. 14339



SOUTH ELEVATION

SCALE: 1/8"=1'-0"

1000 PONCE DE LEON
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 CORAL GABLES, FLORIDA

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ROBERT BEHAR AR No. 14339



NORTH ELEVATION

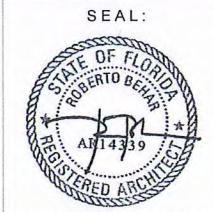
SCALE: 1/8"=1'-0"

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DATE: 10-18-18
 PROJECT NO: 18-078
 DRAWING NAME:
 SHEET NO:

A-2.2



ROBERT BEHAR AR No. 14339



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WEST ELEVATION

SCALE: 1/8" = 1'-0"

DATE: 10-18-18
 PROJECT NO: 18-078
 DRAWING NAME:
 SHEET NO.
A-2.3



ROBERT BEHAR AR No. 14339



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

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CORAL GABLES CONCURRENCY MANAGEMENT



Concurrency Impact Statement

This Concurrency Impact Statement provides specific information on the availability of public services for a proposed project or change in use. Adequate public services must be available as a prerequisite for the approval of any development order (e.g. any approval, permit, etc., allowing development, construction or a change in use).

This statement is associated with a specific development order application and is subject to the final action taken on that application. If a final action is not taken on the development order associated with the statement within six (6) months from the date of issuance, the statement shall expire. The applicant is advised to consult the City to assure that public services will remain after approval of the development order application.

SUNRISE DEVELOPMENT INC.
1000 PONCE DE LEON BLVD
Coral Gables, FL

Multi Family Dwellings: 96 units
STATUS=P

Date Printed: 11/14/2018
Development Order: 0
Record Number: 3281
Assoc. Demolition Record: 0

Zones:

Trrfic	Fire Protection	Flood Protection	Parks and Recreation
34	201	X	3

Concurrency Needs

Minimum Required Elevation (ft): 0

Adequate Water Flow for Commercial & Residential Fire Protection

	Site Demand	Zone Capacity	Zone Demand	Concurrent	
Trips	672			OK	Within Urban Infill Area
Golf Courses	0.016000008	47.41	0.4734568394	OK	
Tennis Courts	0.159999984	40.35	4.7345663212	OK	
Racquetball Courts	0.02088	6.23	0.617934	OK	
BAasketball Courts	0.06864	15.34	2.031352	OK	
Ball Diamonds	0.04296	6.27	1.271278	OK	
Playing Fields	0.04296	7.27	1.271278	OK	
Swimming Pools	0.0048	3.13	0.13729	OK	
Equipped Playing Areas	0.048	6.34	1.4209	OK	
Special Recreation Facilities	0.72	93.84	20.59	OK	
Neighborhood Parks (acres)	0.18	5.62	5.3272	OK	
Mini Parks (acres)	0.0096	0.97	0.28408	OK	
Open Space (acres)	0.024	1.53	0.7111	OK	
Water Flow (gpm)	500	3000	500	OK	

Application Fee: \$190.31

Statement Issued by:

Application Date: 11/14/2018

Expiration Date: November 14, 2019

Comments:

Although the purposed use for which this Concurrency Statement is issued is located in the Urban Infill Area of the City of Coral Gables, and the Statement does not reflect the actual trips that would be generated for this use, Concurrency Fees are applicable and will be assessed.



Writer's Direct Dial Number: (305) 376-6061
Writer's E-Mail Address: mgarcia-serra@gunster.com

January 7, 2018

VIA HAND DELIVERY

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

**Re: 1000 Ponce de Leon Boulevard / Planning and Zoning Board Application /
Public Records Search**

Dear Mr. Trias:

In connection with the Planning and Zoning Board Application for the above referenced property, we have conducted a thorough search of the public records for the property located at 1000 Ponce de Leon Boulevard and have not found any documents in either the City files or archives or the Public Records of Miami-Dade County which may affect the development of the property. Thank you for your attention to this matter. If you have any questions, please contact me at (305) 376-6061.

Sincerely,

Mario Garcia-Serra

MIA_ACTIVE 4822589.1

Contact Information

Property Owner

Nor Peru Capital 2, LLC
299 Alhambra Circle, Suite 401
Coral Gables, FL 33134
Phone: 786-486-5906

Applicant

Sunrise Development, Inc.
Attn: Benjamin Adams
7902 Westpark Drive
McLean, VA 22102
Phone: 703-744-1833
Email: Benjamin.Adams@sunriseseniorliving.com

Agent and Attorney

Mario Garcia-Serra
Gunster
Brickell World Plaza
600 Brickell Avenue
Suite 3500
Miami, FL 33131
Phone: 305-376-6061
Email: mgarcia-serra@gunster.com

Architect

Robert Behar
Behar Font & Partners, P.A.
4533 Ponce de Leon Boulevard
Coral Gables, FL 33146
Phone: 305-740-5442
Email: robert@bcharfont.com

25-64



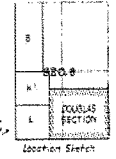
REVISED PLAT OF
CORAL GABLES
 DOUGLAS SECTION

NOTE:
 This plat is a revision of Book 14, p. 52
 of the Public Records of Dade County, Florida and the
 portion of Book 14, p. 52, 53, 54, 55, 56, 57,
 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69,
 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80,
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 997, 998, 999, 1000

For Revision of this Plat
 made as is effect certain
 number of Bonds for Leon Blvd
 see Book 1511, Page 262
 E. B. Spachman Clerk
 By M. B. DeLoe

SUBDIVISION OF THE E 1/4 OF NE 1/4
 OF NE 1/4 OF SE 1/4, 1/4 OF NE 1/4 OF NW 1/4
 OF SE 1/4, TWP 24 S, RANGE 41 E,
 DADE COUNTY, FLORIDA
 E. Friedman, Engr. Oct. 1926 RME:buffon LK
 Scale 1"=100'

17 Oct 6 1926
 20 1926
 A. S. Weston
 Atty



APPROVED
 [Signature]
 County Engineer

I do hereby make affidavit that the information
 appearing on this plat is accurate and correct
 to the best of my knowledge and belief.
 Edward Friedman
 Licensed Licensed Civil Engineer 1021

SUBSCRIBED AND SHOWN TO BE THE
 TRUE AND CORRECT COPY OF THE
 ORIGINAL PLAT
 [Signature]
 Notary Public, State of Florida
 My Commission Expires 27 Oct 1927

This plat was approved by Ordinance 10958
 passed and adopted by the City Commissioners
 of Coral Gables Florida this 14th day of
 October 1926
 [Signature]
 Mayor



Historical Resources &
Cultural Arts

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

☎ 305.460.5093
✉ hist@coralgables.com

March 2nd, 2018

Nor Pedi Capital 2, LLC
2100 Ponce De Leon Boulevard, Ste. 1111
Coral Gables, FL 33134

Re: 1000 Ponce De Leon Boulevard, legally described Lots 8 through 11, including Block 17 of the Coral Gables Douglas Section, according to the plat thereof as recorded in Plat Book 25 Page 69 of the public records of Miami-Dade County, Florida

Dear Property Owners:

Section 3-1107(g) of the Coral Gables Zoning Code states that "All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for eighteen (18) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments."

Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

1000 Ponce De Leon Boulevard, legally described Lots 8 through 11, including Block 17 of the Coral Gables Douglas Section, according to the plat thereof as recorded in Plat Book 25 Page 69 of the public records of Miami-Dade County, Florida, does not meet the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require

review by the Historic Preservation Board if an application is made for a demolition permit.

This letter is a reissue of the previous letter dated September 5, 2006. Please note that, pursuant to Section 2-705(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of eighteen (18) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the eighteen-month period.

Upon expiration of the eighteen-month period, you will be required to file a new application. Any change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made.

If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dona M. Spain", with a long horizontal flourish extending to the right.

Dona M. Spain
Historic Preservation Officer

cc: Behar Font & Partners, P.A., 4533 Ponce De Leon Blvd, Coral Gables, FL 33146
Miriam S. Ramos, City Attorney
Christina Suárez, Deputy City Attorney
Suramy Cabrera, Development Services Director
Charles Wu, Assistant Development Services Director
Ramon Trias, Planning & Zoning Director
Virginia Goizueta, Plans Processor Lead
Historical Significance Request Property File



CFN 2012R0290754
 DR Bk 28084 Pgs 3571 - 3572; (2pgs)
 RECORDED 04/24/2012 13:31:46
 DEED DOC TAX 30,900.00
 SURTAX 23,175.00
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:
Manuel A. Ramirez, Esq.
 Attorney at Law
 Castro & Ramirez, LLC
 1805 Ponce de Leon Boulevard Suite 500
 Coral Gables, FL 33134
 305-372-2800
 File Number: 1253.12079

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **25th** day of **April, 2012** between **ONE EXECUTIVE OFFICES, LLC**, a Florida Limited Liability Company whose post office address is **1110 Brickell Avenue, Suite 430, Miami, FL 33131**, grantor, and **NOR PERU CAPITAL 2, LLC**, a Florida Limited Liability Company whose post office address is **4100 SW 57 Avenue, Miami, FL 33155**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Miami-Dade County Florida** to-wit:

Lots 8, 9, 10 and 11, in Block 17, CORAL GABLES DOUGLAS SECTION, according to the Plat thereof, recorded in Plat Book 25, Page 69, of the Public Records of Miami-Dade County, Florida.

Parcel Identification Number: 03-4108-009-1540

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

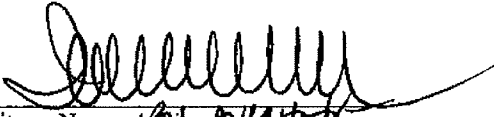
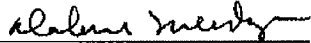
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2011.

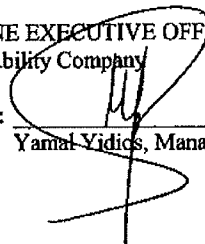
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTimee

Signed, sealed and delivered in our presence:


Witness Name: Adres Alencar

Witness Name: Adres Alencar

ONE EXECUTIVE OFFICES, LLC, a Florida Limited Liability Company

By: 
Yamal Yidios, Managing Member

(Corporate Seal)

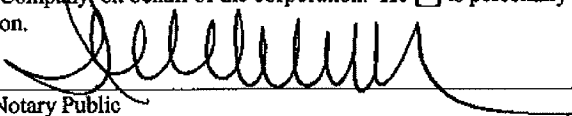
State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 23rd day of April, 2012 by Yamal Yidios, Managing Member of ONE EXECUTIVE OFFICES, LLC, a Florida Limited Liability Company on behalf of the corporation. He is personally known to me or has produced a driver's license as identification.

[Notary Seal]

NOTARY PUBLIC-STATE OF FLORIDA
Ibis M. Averhoff
Commission # ED814862
Expires: AUG. 14, 2012
BONDED THRU ATLANTIC BONDING CO., INC.

NOTARY PUBLIC-STATE OF FLORIDA
Ibis M. Averhoff
Commission # ED814862
Expires: AUG. 14, 2012
BONDED THRU ATLANTIC BONDING CO., INC.


Notary Public

Printed Name: _____

My Commission Expires: _____



CITY OF CORAL GABLES 2019 JAN -7 PM 12: 26
LOBBYIST ANNUAL REGISTRATION APPLICATION
FOR EACH PRINCIPAL REPRESENTED

REGISTRATION #: _____

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

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

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

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

Print Your Name and Email Address: Mario Garcia-Serra / mgarcia-serra@gunster.com
LOBBYIST EMAIL ADDRESS

Print Your Business Name, if applicable: Gunster, Yoakley & Stewart, P.A.

Business Telephone Number: 305-376-6000

Business Address 600 Brickell Avenue, Suite 3500, Miami, Florida 33131
ADDRESS CITY, STATE ZIP CODE

Federal ID#: 59-1450702

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

PRINCIPAL REPRESENTED:

NAME Sunrise Development, Inc. COMPANY NAME, IF APPLICABLE _____

BUSINESS ADDRESS 7902 Westpark Drive TELEPHONE NO.: 703-854-0324
McClean, Virginia 22102

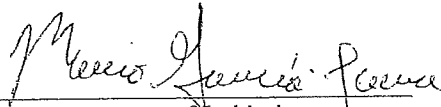
ANNUAL REPORT: On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of \$25.00 for the preceding calendar year. A statement is not required to be filed if there were no expenditures.

LOBBYIST ISSUE APPLICATION: Prior to lobbying for a specific issue, you are required to fill out a Lobbyist Issue Application form with the Office of the City Clerk; stating under oath, your name, business address, the name of each principal who employed you to lobby, and the specific issue on which you wish to lobby.

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

ANNUAL LOBBYIST REGISTRATION FEE: This Registration must be on file in the Office of the City Clerk prior to The filing of an Issue Application to lobby on a specific issue, and payment of a \$250.00 Lobbyist Registration Fee is required.

I Mario Garcia-Serra hereby swear or affirm under penalty of perjury that I have read the provisions of the City of Coral Gables Ordinance 2006-11, governing Lobbying and that all of the facts contained in this Registration Application are true and that I agree to pay the \$250.00 Annual Lobbyist Registration Fee.


Signature of Lobbyist

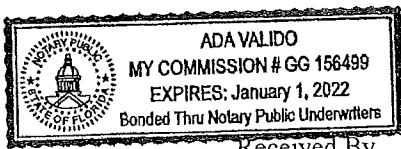
STATE OF FLORIDA)
)
COUNTY OF MIAMI-)
DADE


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

WITNESS my Hand and Official Seal this January 3, 2019

Personally Known

Produced ID




Notary Public
State of Florida

\$250.00 Fee Paid _____ Received By _____ Date: _____

Fee Waived for Not-for-Profit Organizations (documentary proof attached.) _____ FL. ID#: _____

For Office Use Only	
Data Entry Date: _____, 20____	Entered By: _____



**CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION**

REGISTRATION #: _____

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

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

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

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST AND TO FILE THE FOLLOWING INFORMATION, UNDER OATH, WITH THE CITY CLERK FOR EACH ISSUE ADDRESSED. ISSUE FEE: NO CHARGE, PROVIDING YOU HAVE A CURRENT ANNUAL LOBBYIST REGISTRATION DOCUMENT ON FILE.

Print Your Name and Email Address: Mario Garcia-Serra / mgarcia-serra@gunster.com
LOBBYIST EMAIL ADDRESS

Print Your Business Name: Gunster, Yoakley & Stewart, P.A.

Business Telephone Number: 305-376-6000

Business Address: 600 Brickell Avenue, #3500, Miami, Florida 33131
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented: _____

Principal Name: Sunrise Development, Inc.

Principal Address: 7902 Westpark Drive, McLean, VA 22012 Telephone Number: 703-854-0324

ISSUE: Describe in detail, including address, if applicable, of the specific issue on which you will lobby: (Separate Application is required for each specific issue)

1000 Ponce de Leon Boulevard

I Mario Garcia-Serra hereby swear or affirm under penalty of per-
jury that all the facts contained in this Application are true and that I am aware
that these requirements are in compliance with the provisions of the City of Coral
Gables Ordinance No. 2006-11 (06/06/2006); Ordinance No. 2017-44
(12/05/2017); governing Lobbying.

Mario Garcia-Serra
Signature of Lobbyist

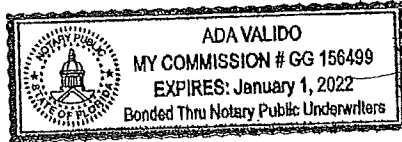
January 3, 2019
Date

STATE OF FLORIDA)
)
COUNTY OF MIAMI-)
DADE

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WITNESS my Hand and Official Seal this January 3, 2019

X Personally Known
____ Produced ID



[Signature]
Notary Public
State of Florida

For Office Use Only

Data Entry Date: _____, 20____ Entered By: _____

Annual Fees Waived for Not-for-Profit Organizations (documentary proof attached.) _____

FL ID #: _____



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

CITY OF CORAL GABLES 2019 JAN -8 AM 9: 56
LOBBYIST ANNUAL REGISTRATION APPLICATION
FOR EACH PRINCIPAL REPRESENTED

REGISTRATION #: _____

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

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

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

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

Print Your Name and Email Address: Robert Behar / Robert@beharfont.com
LOBBYIST EMAIL ADDRESS

Print Your Business Name, if applicable: Behar Font & Partners, P.A.

Business Telephone Number: 305.740.5442

Business Address 4533 Ponce de Leon Blvd. Coral Gables, Florida 33146
ADDRESS CITY, STATE ZIP CODE

Federal ID#: _____

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

None

PRINCIPAL REPRESENTED:

NAME Nor Peru Capital 2, LLC. COMPANY NAME, IF APPLICABLE _____

BUSINESS ADDRESS 1000 Ponce de Leon Blvd, CG, FL 33134 TELEPHONE NO.: _____

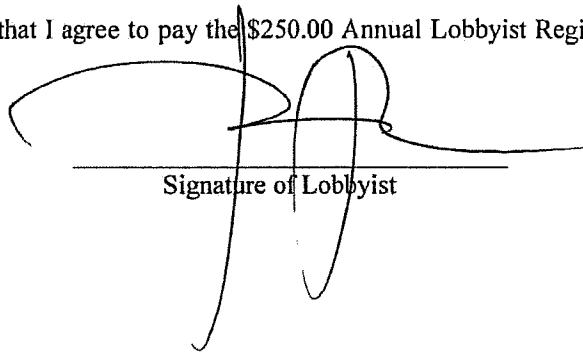
ANNUAL REPORT: On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of \$25.00 for the preceding calendar year. A statement is not required to be filed if there were no expenditures.

LOBBYIST ISSUE APPLICATION: Prior to lobbying for a specific issue, you are required to fill out a Lobbyist Issue Application form with the Office of the City Clerk; stating under oath, your name, business address, the name of each principal who employed you to lobby, and the specific issue on which you wish to lobby.

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

ANNUAL LOBBYIST REGISTRATION FEE: This Registration must be on file in the Office of the City Clerk prior to The filing of an Issue Application to lobby on a specific issue, and payment of a \$250.00 Lobbyist Registration Fee is required.

I Robert Behar hereby swear or affirm under penalty of per-
jury that I have read the provisions of the City of Coral Gables Ordinance 2006-11, governing Lobbying and that all of the facts contained in this Registration Application are true and that I agree to pay the \$250.00 Annual Lobbyist Registration Fee.

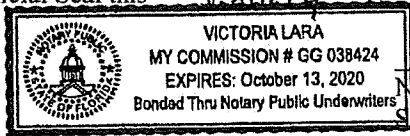

Signature of Lobbyist

STATE OF FLORIDA)
)
COUNTY OF MIAMI-)
DADE

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

WITNESS my Hand and Official Seal this January 7, 2019.

Personally Known
 Produced ID



V. Lara
Notary Public
State of Florida

\$250.00 Fee Paid _____ Received By _____ Date: _____

Fee Waived for Not-for-Profit Organizations (documentary proof attached.) _____ FL. ID#: _____

For Office Use Only

Data Entry Date: _____, 20____ Entered By: _____



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

CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION

APR 11 - 8 AM 9: 56

REGISTRATION #: _____

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

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

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

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST AND TO FILE THE FOLLOWING INFORMATION, UNDER OATH, WITH THE CITY CLERK FOR EACH ISSUE ADDRESSED. ISSUE FEE: NO CHARGE, PROVIDING YOU HAVE A CURRENT ANNUAL LOBBYIST REGISTRATION DOCUMENT ON FILE.

Print Your Name and Email Address: Robert Behar / Robert@beharfont.com
LOBBYIST EMAIL ADDRESS

Print Your Business Name: Behar Font & Partners, P.A.

Business Telephone Number: 305.740.5442

Business Address: 4533 Ponce de Leon Blvd. Coral Gables, Florida 33146
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented:

Principal Name: Nor Peru Capital 2, LLC.

Principal Address: 1000 Ponce de Leon Blvd, Coral Gables, FL. 33134 Telephone Number: _____

ISSUE: Describe in detail, including address, if applicable, of the specific issue on which you will lobby: (Separate Application is required for each specific issue)

Planning & Zoning Board

I Robert Behar hereby swear or affirm under penalty of perjury that all the facts contained in this Application are true and that I am aware that these requirements are in compliance with the provisions of the City of Coral Gables Ordinance No. 2006-11 (06/06/2006); Ordinance No. 2017-44 (12/05/2017); governing Lobbying.

[Handwritten Signature]
Signature of Lobbyist

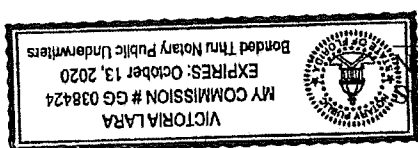
January 7, 2019
Date

STATE OF FLORIDA)
)
COUNTY OF MIAMI-)
DADE

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

WITNESS my Hand and Official Seal this January 7, 2019.

Personally Known
 Produced ID



[Handwritten Signature]
Notary Public
State of Florida

For Office Use Only

Data Entry Date: _____, 20____. Entered By: _____

Annual Fees Waived for Not-for-Profit Organizations (documentary proof attached.) _____

FL ID #: _____

DAVID PLUMMER & ASSOCIATES

TRAFFIC ENGINEERING • CIVIL ENGINEERING • TRANSPORTATION PLANNING

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

January 8, 2019

Ms. Dalila Fernandez, PE
Senior Traffic Engineer
Department of Public Works
Sustainable Public Infrastructure Division
2800 SW 72nd Avenue
Miami, FL 33155
305.460.5128
dfernandez@coralgables.com

RE: Trip Generation Sunrise 1000 Ponce - #18192

Dear Dalila,

David Plummer & Associates has been retained by Sunrise Senior Living to perform a trip generation analysis for the proposed Sunrise 1000 Ponce development. Contact information for the developer is as follows:

Mr. Ben Adams
SVP, Investments
Sunrise Senior Living
(O) (703) 744-1833
(M) (571) 279-1956

The project is proposing to replace an existing 25,011 SF office building with a 149-bed assisted living facility (ALF). The project is located at 1000 Ponce de Leon Boulevard in Coral Gables, FL. A copy of the proposed site plan is provided in Attachment A.


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) 254 (Assisted Living) and 710 (General Office) were utilized for the existing and proposed trip generations. Based on U.S. Census Bureau data, a 6.7% deduction was applied for other modes of transportation. A trip generation summary is provided in Table 1. Detailed trip generation calculations are provided in Attachment A.

Table 1: Trip Generation Summary			
Development Plan	Total Weekday	AM Peak Hour	PM Peak Hour
Existing	277	47	29
Proposed	387	26	36
△Trips	+110	-21	+7

As shown in Table 1, the results of the trip generation analysis indicate that the proposed redevelopment represents an increase of 110 daily and seven (7) pm peak hour trips and a decrease of 21 am peak hour trips. Since the project will generate less than 50 net new (two-way) vehicle trips during the peak hours, we are requesting that the project be exempt from conducting a Traffic Impact Study.

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

w:\18\18192\trip generation\fd_fernandez_trip gen-let-01_08_19.docx

Attachment A

Trip Generation

1000 Ponce de Leon Assisted Living Facility

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
Assisted Living <i>Land Use Code: 254</i>	149 Beds	387	18	10	28	15	24	39
Total Gross Trips		387	18	10	28	15	24	39
Other Modes of Transportation		-6.7%	-1	-1	-2	-1	-2	-3
Net Proposed Trips			17	9	26	14	22	36

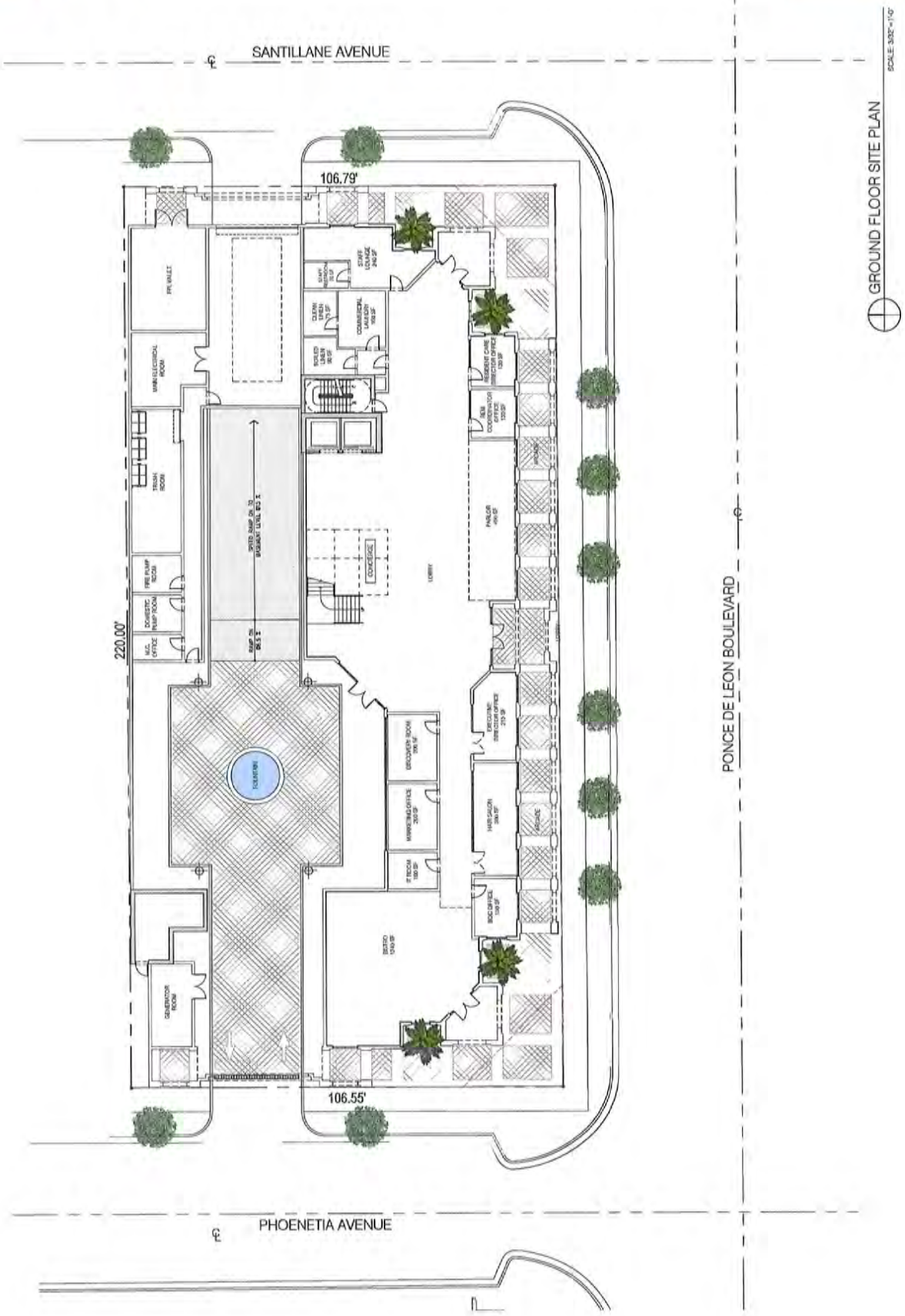
Existing

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
Office Building <i>Land Use Code: 710</i>	25,011 SF	277	43	7	50	5	26	31
Total Gross Trips		277	43	7	50	5	26	31
Other Modes of Transportation		-6.7%	-3	0	-3	0	-2	-2
Net Existing Trips			40	7	47	5	24	29

Difference

	Daily Vehicle Trips	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
		In	Out	Total	In	Out	Total
Proposed	387	17	9	26	14	22	36
Existing	277	40	7	47	5	24	29
Difference	110	-23	2	-21	9	-2	7

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



GROUND FLOOR SITE PLAN
SCALE: 3/32" = 1'-0"

ZONING INFORMATION			
PROJECT NAME:	SUNRISE 1000 PONCE		
PROPERTY ADDRESS:	1000 PONCE DE LEON BLVD. CORAL GABLES, FL 33134		
ZONING:	COMMERCIAL		
FUTURE LAND USE:	COMMERCIAL HIGH RISE INTENSITY		
NET LOT AREA:	23,511 SQ.FT.		0.54 Acres
FEDERAL FLOOD HAZARD:	ZONE "X"		

MAXIMUM F.A.R.			
		ALLOWED	PROVIDED
BASE:	23,511.00 SQ.FT.	X 3.0	70,533.00
MEDITERRANEAN DESIGN BONUS:	23,511.00 SQ.FT.	X 0.5	11,755.50
TOTAL		82,288.50	82,282.00

F.A.R.			
FLOOR	AREA	# FLOORS	TOTAL
BASEMENT FLOOR	0	1	-
GROUND FLOOR	7,438	1	7,438
2ND LEVEL	12,438	1	12,438
3RD-4TH LEVEL	14,622	2	29,244
5TH LEVEL	14,622	1	14,622
6TH LEVEL	14,108	1	14,108
ROOF DECK	4,432	1	4,432
TOTAL			82,282

DENSITY			
		ALLOWED	PROVIDED
SECTION 5-902		97 ALF UNITS	97 ALF UNITS
		194 RESIDENTS	149 RESIDENTS

PARKING			
		REQUIRED	PROVIDED
RESIDENTIAL PARKING			
SECTION 5-902 (B)		49.00	54.00

TOTAL PARKING SPACES PROVIDED PER FLOOR			
		# SPACES PROVIDED	# HANDICAP SPACES PROVIDED
GROUND FLOOR		2	(1HC SPACES)
BASEMENT FLOOR		52	(2HC SPACES)
TOTAL			54

ALF UNIT MIX	SINGLE		TWO-ROOM		DENVER	
	UNITS	RESIDENTS	UNITS	RESIDENTS	UNITS	RESIDENTS
GROUND FLOOR	0	0	0	0	0	0
2ND LEVEL	5	5	6	12	4	8
3RD-4TH LEVEL	20	20	14	28	8	16
5TH-6TH LEVEL	20	20	12	24	8	16
TOTAL	45	45	32	64	20	40
	46%		33%		21%	
TOTAL UNITS	97					
TOTAL RESIDENTS	149					

HANDICAPPED PARKING			
		REQUIRED	PROVIDED
<i>(As per Florida Accessibility Code For Building Const.)</i>			
HANDICAPPED PARKING			
# OF HANDICAPPED SPACES			2
REQUIRED TO BE VAN ACCESSIBLE			1
<i>(1 PER 6 REQ. HC PARKING SPACES) 7/6 = 1.17</i>			
TOTAL HANDICAPPED PARKING			3
***2 VAN ACCESSIBLE IN TOTAL			

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

LANDSCAPE OPEN SPACE			
		REQUIRED	PROVIDED
<i>(As per 5-1105(1)(a)(iv) City of Coral Gables Zoning Code)</i>			
10% OF 23,511 SF = 2,351 SF			
			Green Area @ Ground Level: 1878 sq.ft. (75% of Arcade) 1748 sq.ft. (Outside Prop. Line)
			Green Area @ 7th Level Roof Deck: 705 sq.ft.
TOTAL		2,351	4581 sq.ft.



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 10/30/2018

Property Information	
Folio:	03-4108-009-1540
Property Address:	1000 PONCE DE LEON BLVD Coral Gables, FL 33134-3353
Owner	NOR PERU CAPITAL 2 LLC
Mailing Address	2100 PONCE DE LEON BLVD #1111 CORAL GABLES, FL 33134 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
Beds / Baths / Half	0 / 0 / 0
Floors	4
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	25,011 Sq.Ft
Lot Size	23,469 Sq.Ft
Year Built	1965



Assessment Information			
Year	2018	2017	2016
Land Value	\$4,459,110	\$3,755,040	\$3,755,040
Building Value	\$90,890	\$324,960	\$324,960
XF Value	\$0	\$0	\$0
Market Value	\$4,550,000	\$4,080,000	\$4,080,000
Assessed Value	\$4,488,000	\$4,080,000	\$4,080,000

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction	\$62,000		

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
8 54 41 PB 25-69
CORAL GABLES DOUGLAS SEC
LOTS 8 THRU 11 INC BLK 17
LOT SIZE 220.000 X 107
OR 14346-1143 1289 1

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,488,000	\$4,080,000	\$4,080,000
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,550,000	\$4,080,000	\$4,080,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,488,000	\$4,080,000	\$4,080,000
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$4,488,000	\$4,080,000	\$4,080,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
04/25/2012	\$5,150,000	28084-3571	Qual by exam of deed
11/18/2010	\$4,500,000	27503-3297	Qual by exam of deed
09/01/2005	\$7,000,000	23843-2386	Deeds that include more than one parcel
12/01/1989	\$1,809,000	14346-1143	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:

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
6:00 a.m. to 6:29 a.m.	5.3%	+/-1.5	7.3%	+/-2.4	3.1%	+/-1.3
6:30 a.m. to 6:59 a.m.	6.6%	+/-1.6	6.7%	+/-2.0	6.5%	+/-2.8
7:00 a.m. to 7:29 a.m.	13.5%	+/-1.9	14.4%	+/-2.4	12.4%	+/-2.5
7:30 a.m. to 7:59 a.m.	9.2%	+/-1.6	8.3%	+/-2.0	10.1%	+/-2.4
8:00 a.m. to 8:29 a.m.	20.1%	+/-2.3	19.3%	+/-3.2	20.9%	+/-3.4
8:30 a.m. to 8:59 a.m.	10.7%	+/-1.8	8.5%	+/-2.1	13.2%	+/-2.8
9:00 a.m. to 11:59 p.m.	31.3%	+/-2.8	30.7%	+/-3.8	31.9%	+/-3.3
TRAVEL TIME TO WORK						
Less than 10 minutes	10.2%	+/-1.8	8.6%	+/-2.2	11.8%	+/-2.8
10 to 14 minutes	12.4%	+/-1.9	11.1%	+/-2.2	13.8%	+/-2.7
15 to 19 minutes	14.2%	+/-2.1	14.1%	+/-2.3	14.2%	+/-3.1
20 to 24 minutes	16.2%	+/-2.1	16.8%	+/-2.6	15.6%	+/-2.9
25 to 29 minutes	5.0%	+/-1.2	5.1%	+/-1.5	4.9%	+/-1.7
30 to 34 minutes	23.8%	+/-3.0	26.3%	+/-4.2	21.1%	+/-3.9
35 to 44 minutes	6.7%	+/-1.8	7.7%	+/-2.1	5.7%	+/-2.1
45 to 59 minutes	6.5%	+/-1.4	6.2%	+/-1.7	6.8%	+/-2.0
60 or more minutes	5.1%	+/-1.5	4.1%	+/-1.9	6.1%	+/-2.4
Mean travel time to work (minutes)	25.3	+/-1.1	25.4	+/-1.4	25.1	+/-1.8
VEHICLES AVAILABLE						
Workers 16 years and over in households	21,382	+/-1,176	11,003	+/-640	10,379	+/-873
No vehicle available	4.2%	+/-1.5	2.3%	+/-1.1	6.1%	+/-2.5
1 vehicle available	26.7%	+/-3.3	26.0%	+/-4.2	27.4%	+/-3.6
2 vehicles available	46.6%	+/-3.1	48.3%	+/-3.9	44.8%	+/-3.7
3 or more vehicles available	22.6%	+/-3.6	23.4%	+/-3.9	21.7%	+/-4.2
PERCENT ALLOCATED						
Means of transportation to work	8.0%	(X)	(X)	(X)	(X)	(X)

Assisted Living (254)

Vehicle Trip Ends vs: Beds
On a: Weekday

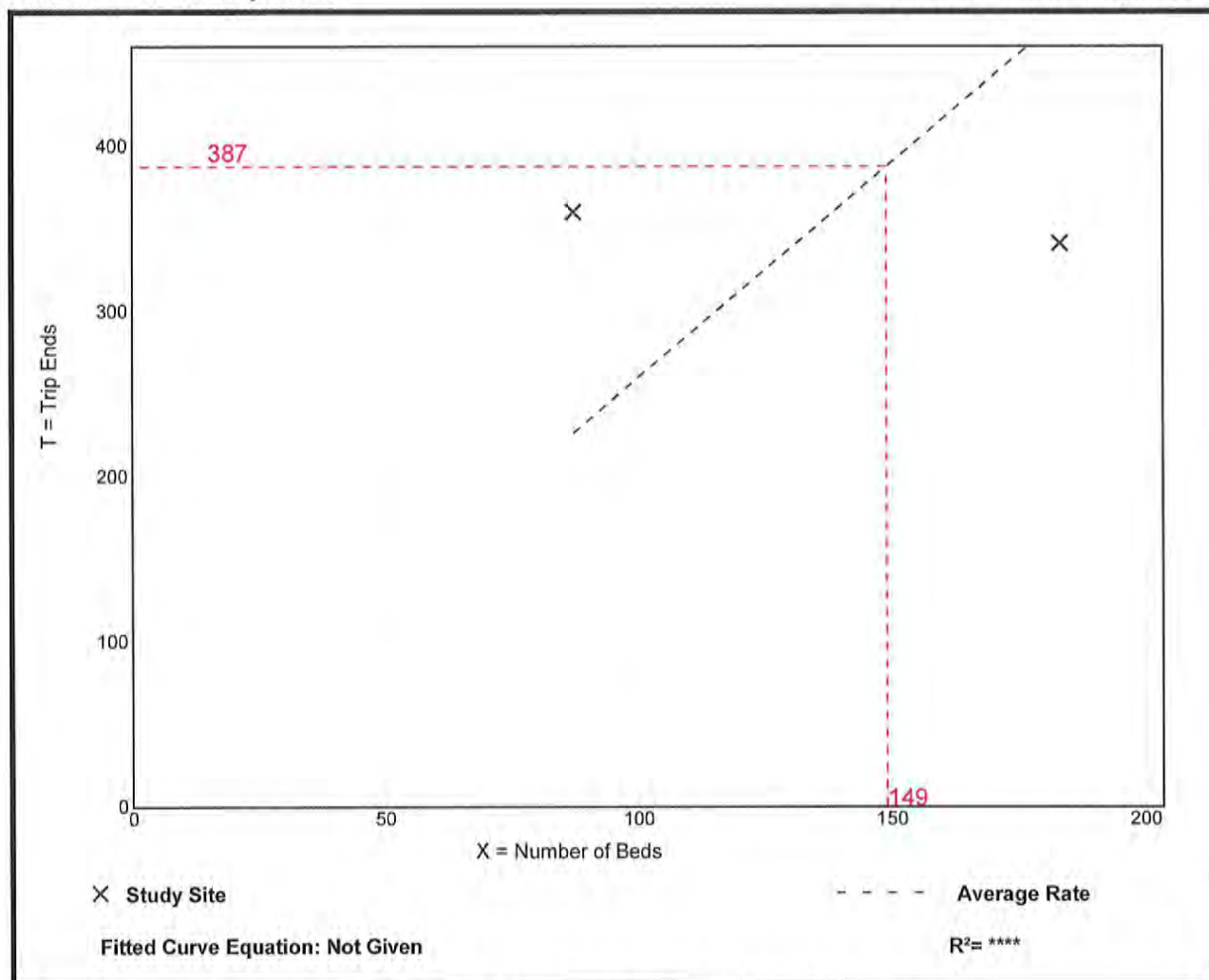
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. Num. of Beds: 135
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
2.60	1.86 - 4.14	*

Data Plot and Equation

Caution – Small Sample Size



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

General Office Building (710)

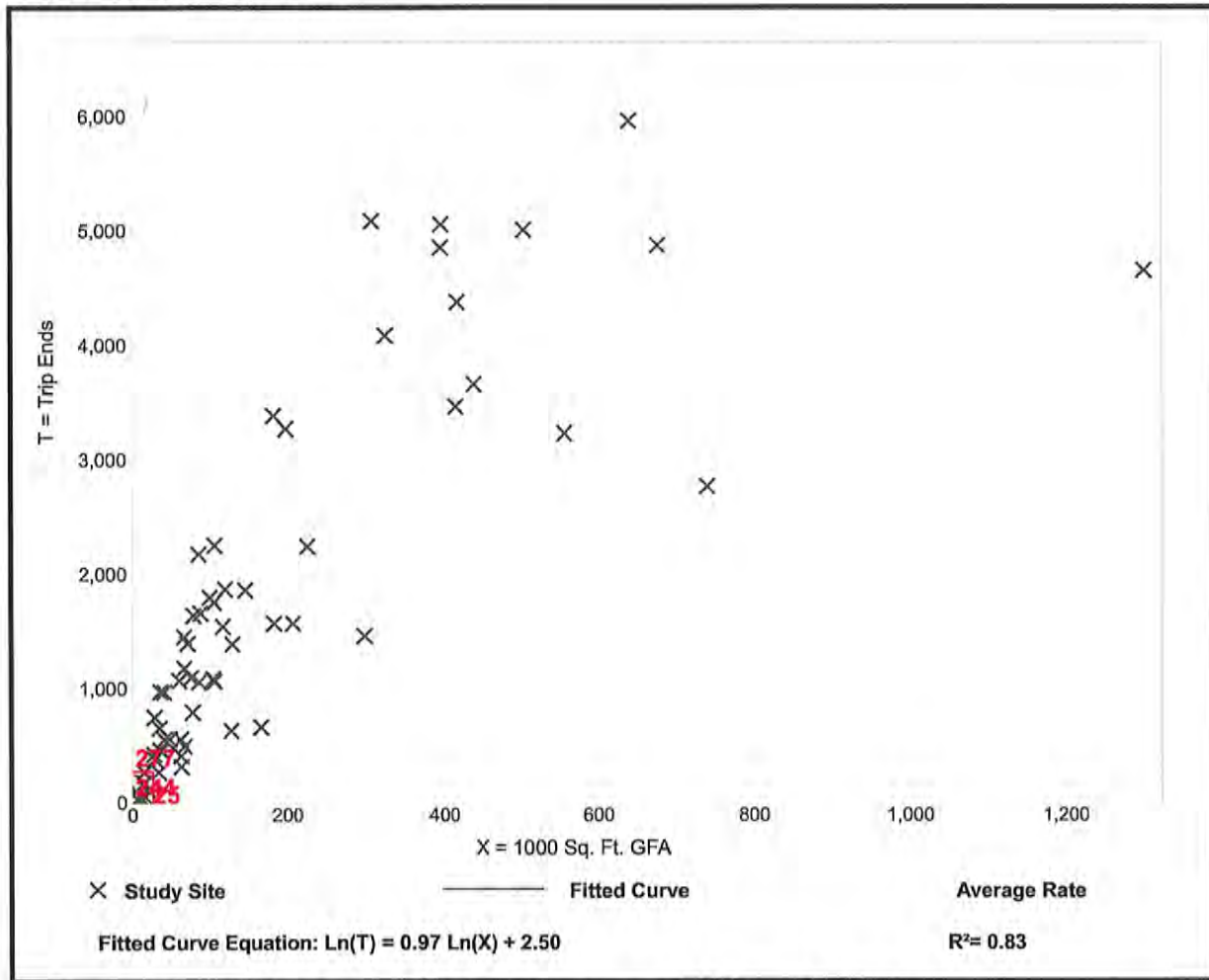
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 66
Avg. 1000 Sq. Ft. GFA: 171
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.74	2.71 - 27.56	5.15

Data Plot and Equation



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Assisted Living (254)

Vehicle Trip Ends vs: Beds
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 9

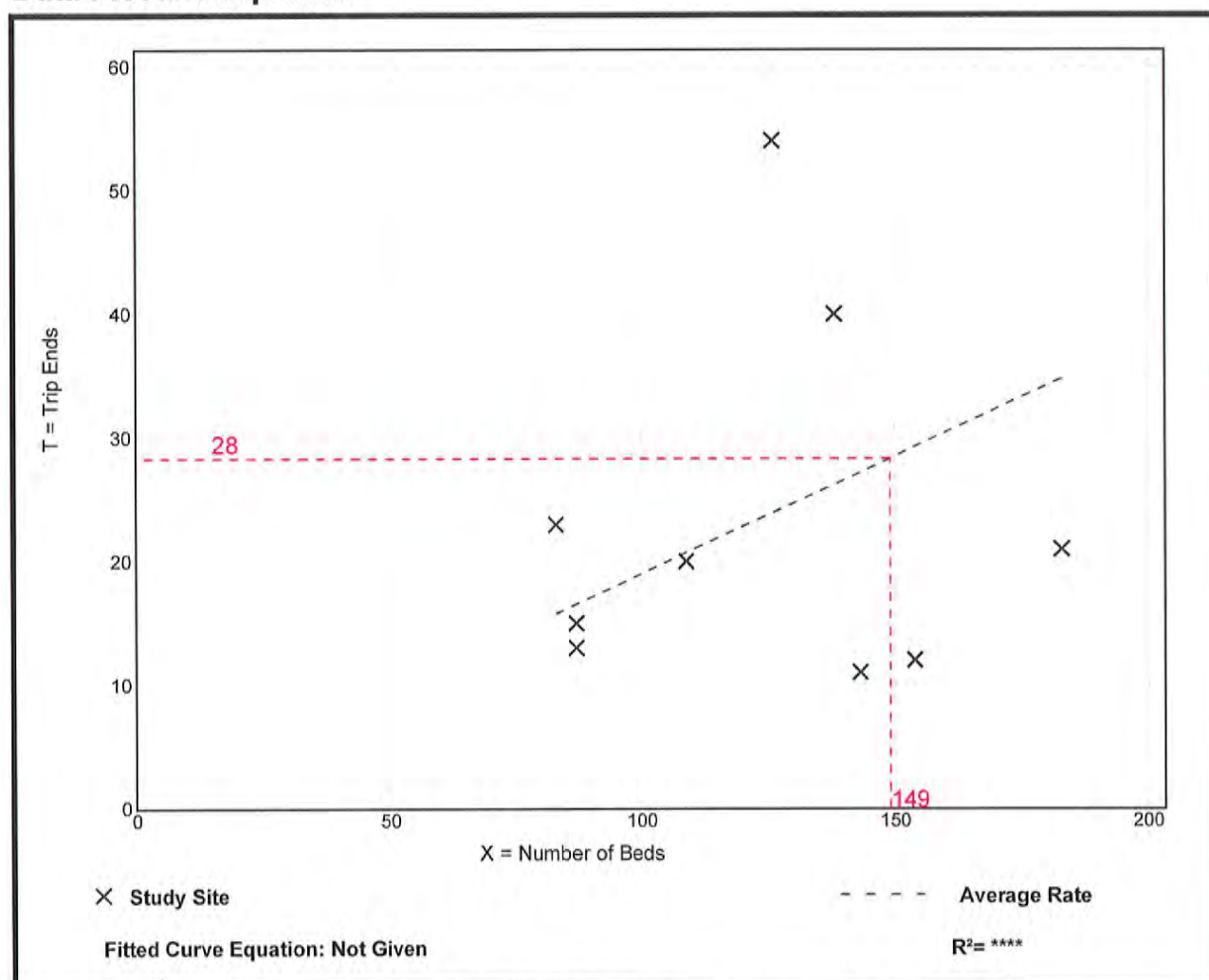
Avg. Num. of Beds: 123

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.19	0.08 - 0.43	0.12

Data Plot and Equation



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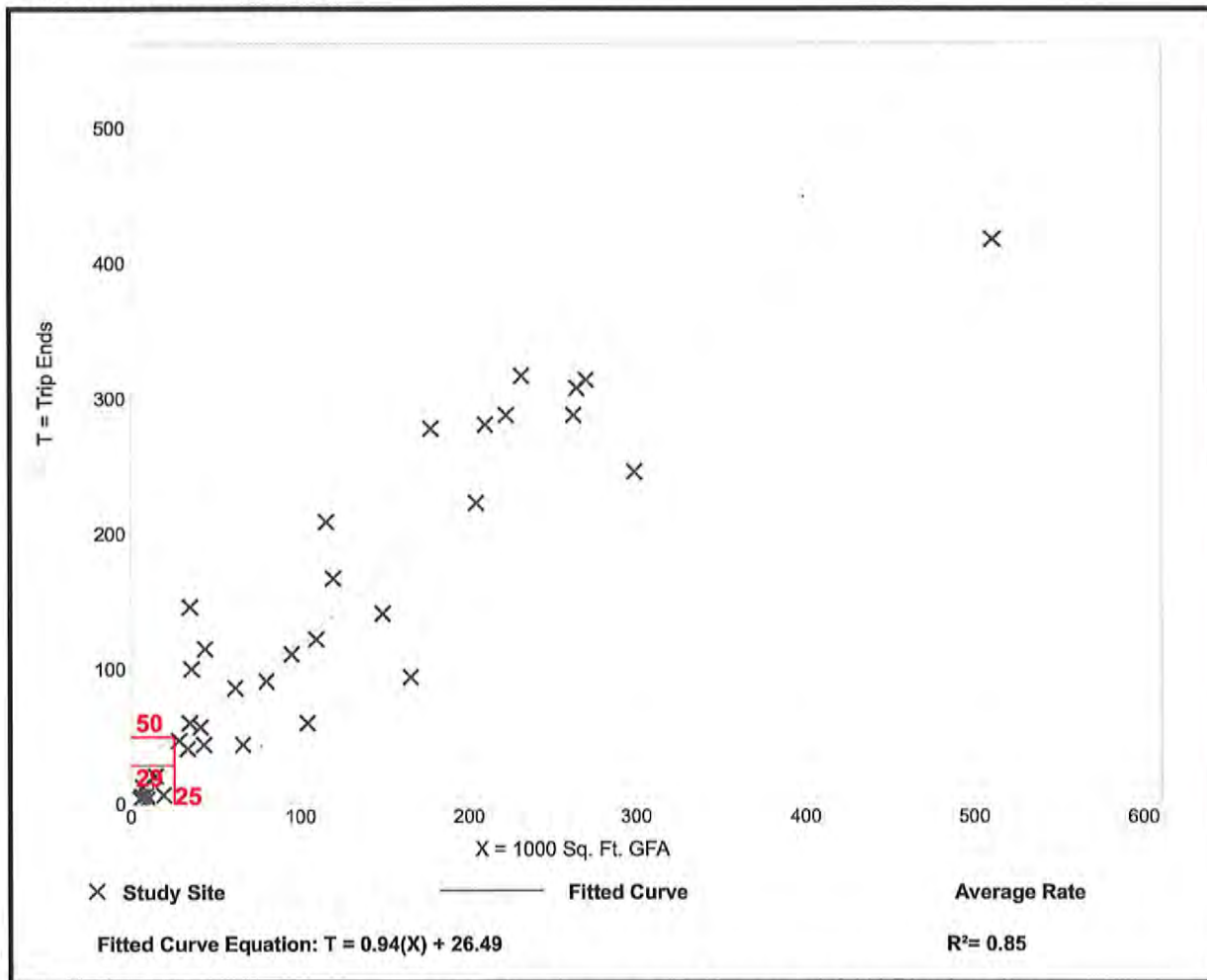
General Office Building (710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 35
 Avg. 1000 Sq. Ft. GFA: 117
 Directional Distribution: 86% entering, 14% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.16	0.37 - 4.23	0.47

Data Plot and Equation



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Assisted Living (254)

Vehicle Trip Ends vs: Beds
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

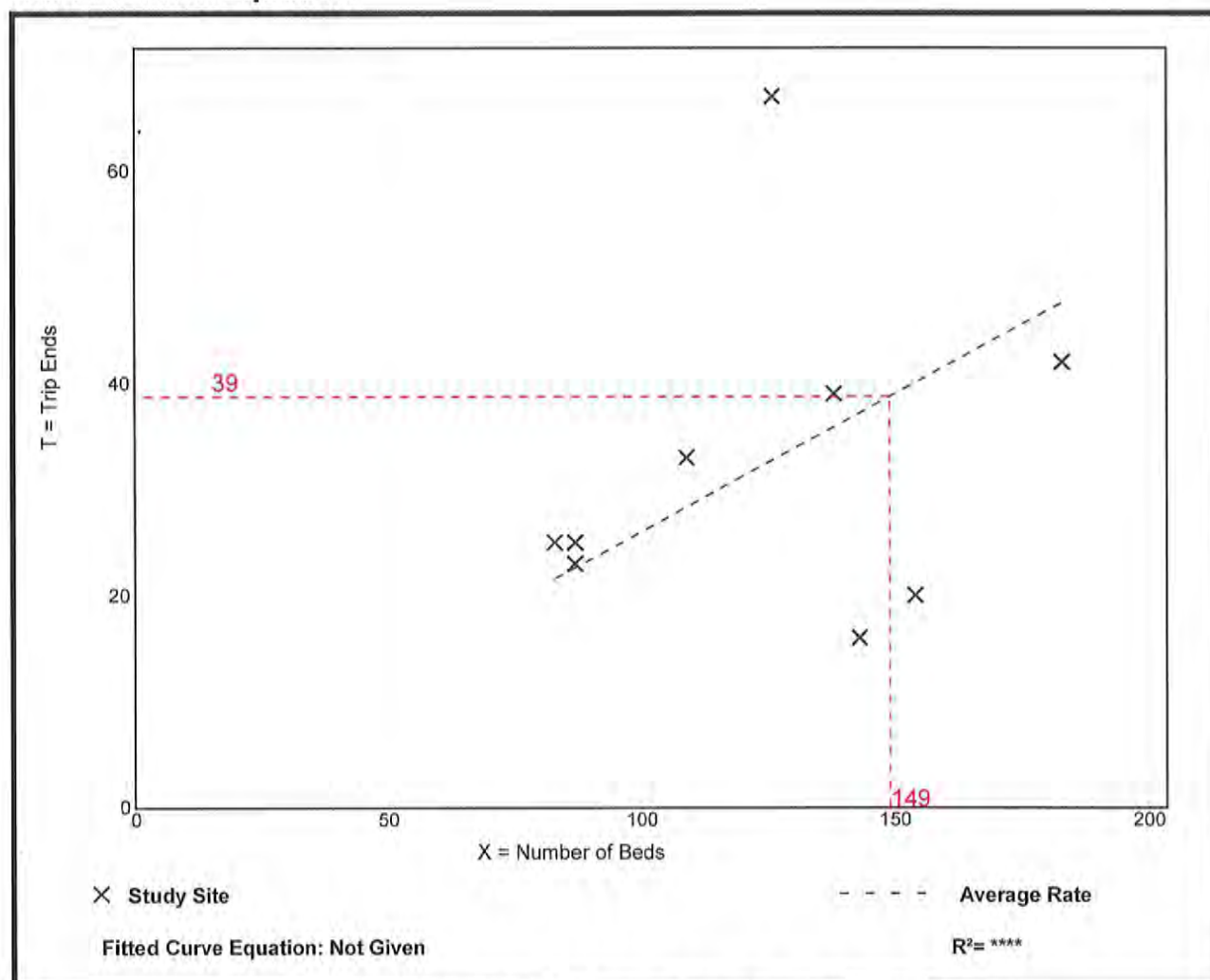
Setting/Location: General Urban/Suburban

Number of Studies: 9
 Avg. Num. of Beds: 123
 Directional Distribution: 38% entering, 62% exiting

Vehicle Trip Generation per Bed

Average Rate	Range of Rates	Standard Deviation
0.26	0.11 - 0.53	0.13

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

General Office Building (710)

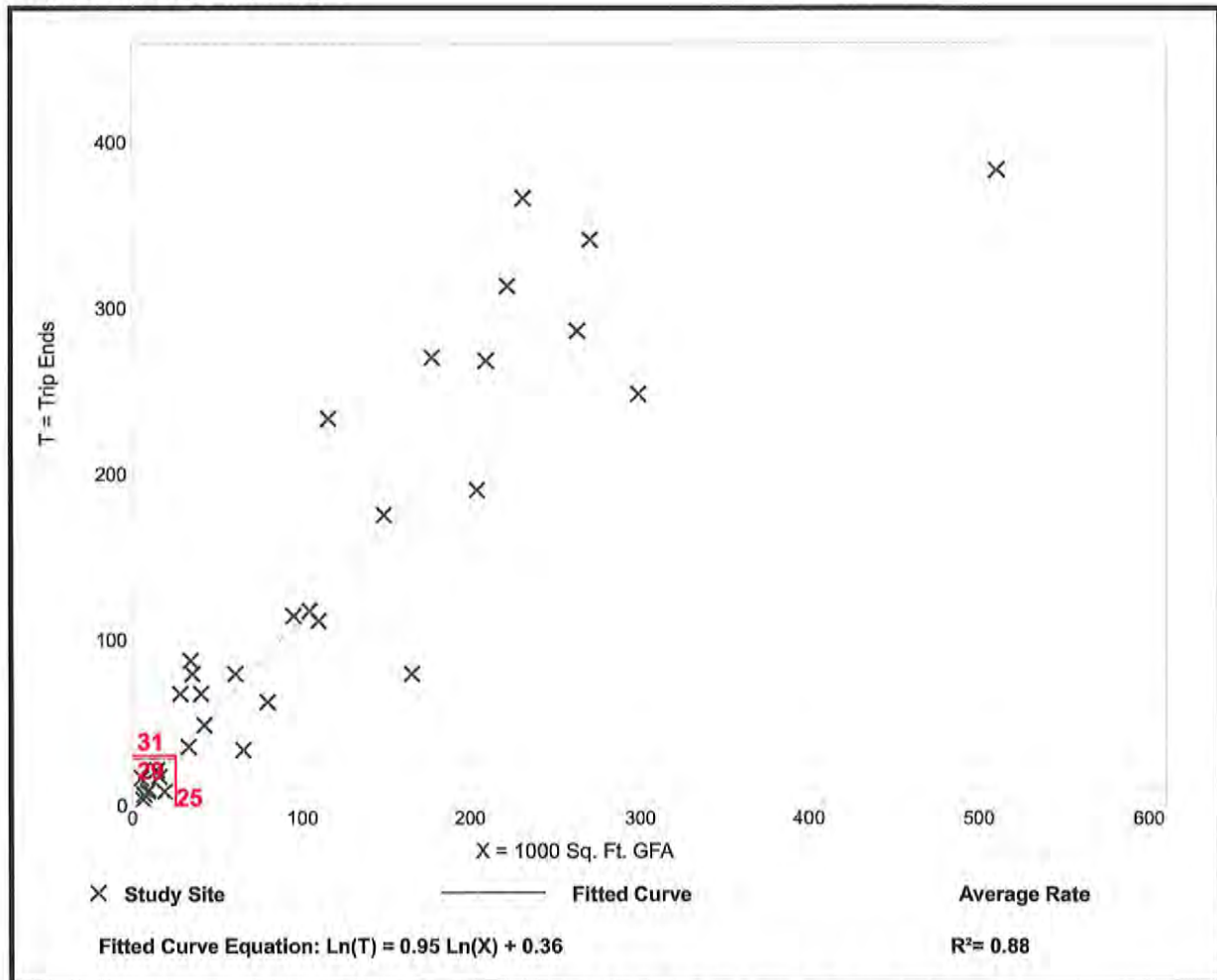
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 32
 Avg. 1000 Sq. Ft. GFA: 114
 Directional Distribution: 16% entering, 84% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.15	0.47 - 3.23	0.42

Data Plot and Equation



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

Writer's E-Mail Address: MGarcia-Serra@gunster.com

January 17, 2019

INVITATION TO NEIGHBORHOOD MEETING

RE: 1000 Ponce de Leon Boulevard / Sunrise Senior Living

Dear Neighboring Property Owner,

On behalf of Sunrise Development, Inc., I would like to invite you to an informational meeting at which the project team will make a presentation of the new assisted living facility proposed for the site located at 1000 Ponce de Leon Boulevard. The meeting will take place on the date and time and at the location indicated below:

Monday, January 28, 2019, at 6:00pm
Hotel Chateaubleau
Mylos Restaurant
1111 Ponce de Leon Boulevard
Coral Gables, Florida

We look forward to meeting with you.

Sincerely,



Mario Garcia-Serra

MIA_ACTIVE 4837744.1

Minutes for 1000 Ponce Neighborhood Meeting


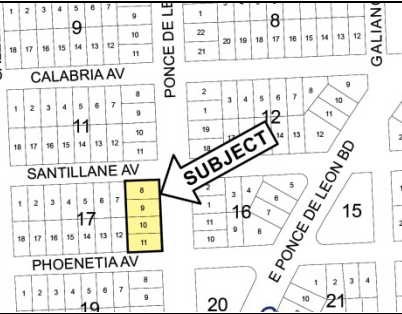
The meeting commenced at approximately 6:05 pm in the event room of Mylos Restaurant in the Chateaubleau Hotel located at 1111 Ponce de Leon Boulevard across the street from the proposed project site. The following individuals were in attendance on behalf of the project team:

- Ben Adams, Sunrise Senior Living
- Mario Garcia-Serra, Project Zoning Counsel
- Robert Behar, Project Architect
- Tim Plummer, Project Traffic Consultant
- Juan Espinosa, Project Traffic Consultant

Approximately 15 neighboring property owners were in attendance. Mr. Garcia-Serra commenced the meeting with a brief overview of the surrounding area and a description of the proposed project. Mr. Adams then provided a brief history of Sunrise Senior Living and information regarding the company's projects throughout the country, as well as the program and level of care which they are proposing to offer at 1000 Ponce.

Certain neighboring property owners in attendance asked questions regarding the number of parking spaces provided. Mr. Garcia-Serra explained that the number of parking spaces provided exceeds the number of parking spaces required by the City's Zoning Code and that, in addition to the off-street parking spaces which will be provided, several on-street parking spaces along Ponce de Leon Boulevard will remain. Mr. Behar presented the ground floor plan, typical floor plan, and elevations of the proposed project and discussed the different types and sizes of units offered. Mr. Garcia-Serra clarified that the project did not require any land use or zoning changes, rather only conditional use approval for the assisted living facility use. Another neighboring property owner asked about the types of services which will be offered to residents and, in particular, the level of care and safety provided for residents with Alzheimer's or dementia. In response, Mr. Adams provided a breakdown of the typical organizational structure at a Sunrise Senior Living assisted living facility, including executive director, nurses, care managers, housekeepers, and dining staff and what the responsibilities and duties are of each. Overall, the proposed use, design, and scale of the project were well-received and complimented.

The formal presentation concluded at approximately 6:40 pm. A few members of the public stayed to have discussions with individual project team members and to ask further questions regarding the presentation and proposed project.

	<p style="text-align: center;">City of Coral Gables Courtesy Public Hearing Notice</p> <p style="text-align: center;">February 1, 2019</p>	
Applicant:	NOR Peru Capital 2, LLC	
Application:	Conditional Use with Site Plan for Assisted Living Facility (ALF)	
Property:	1000 Ponce de Leon Blvd., Coral Gables, Florida	
Public Hearing - Date/Time/ Location:	Planning and Zoning Board February 13, 2019, 6:00 – 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, Planning and Zoning Board (PZB) will conduct a Public Hearing on February 13, 2019 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

“A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 3, “Development Review,” Division 4, “Conditional Uses,” for an Assisted Living Facility (ALF) on property zoned Commercial District (Section 4-302 C.1.) for the property legally described as the Lots 8 thru 11, Block 17, Coral Gables Douglas Section (1000 Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.”

This application has been submitted by Mario Garcia-Serra on behalf of NOR Peru Capital 2, LLC for an Assisted Living Facility (ALF) to be located at 1000 Ponce de Leon Blvd. The proposed project requires Conditional Use with Site Plan approval, which is required for all assisted living facilities in the city. The project is a 6-story, luxury building and consists of 97 ALF units with 149 residents and various amenities for residents, including a hair salon, lounge area, and an entertainment room. The project also features an open air plaza, several activity rooms, and a rooftop garden. The request requires Conditional Use review and approval by the Planning & Zoning Board and the City Commission.

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 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:

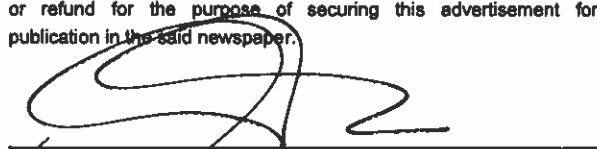
Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review 1/k/ a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

NOTICE OF PUBLIC HEARING
CITY OF CORAL GABLES - PLANNING AGENCY / PLANNING
AND ZONING BOARD - FEB. 13, 2019

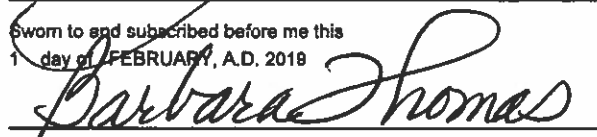
in the XXXX Court,
was published in said newspaper in the issues of

02/01/2019

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.

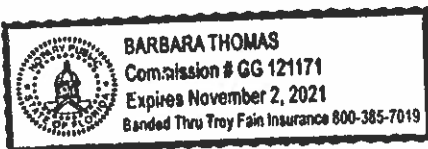


Sworn to and subscribed before me this
1 day of FEBRUARY, A.D. 2019



(SEAL)

MARIA MESA personally known to me



CITY OF CORAL GABLES, FLORIDA NOTICE OF PUBLIC HEARING

City Public Hearing Dates/Times Location
Local Planning Agency / Planning and Zoning Board
Wednesday, February 13, 2019, 6:00 - 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, Local Planning Agency (LPA) / Planning and Zoning Board (PZB) will conduct Public Hearings on the following:

1. An Ordinance relating to the Zoning Code of the City Coral Gables, Florida (Zoning Code), adopted as Ordinance No. 2007-01, as amended, reorganizing the Zoning Code, revising and renumbering Article and Section numbers, but providing no substantive changes to the Zoning Code, providing for a repealer provision, a severability clause, codification, and providing for an effective date. (Reorganization of Zoning Code and Table of Contents)
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 "Residential Multi-Family Low Density" to "Commercial Low-Rise Intensity" for Lots 1-4, Block 18, Section "K"; and, from "Residential Multi-Family Medium Density" to "Commercial Mid-Rise Intensity" for Lots 5-7, Block 18, Section "K"; and, from "Residential Multi-Family Medium Density" and "Commercial Mid-Rise Intensity" to "Commercial High-Rise Intensity" for Lots 8-12 and 35-41, Block 18, Section "K" (2051 LeJeune Road), Coral Gables, Florida; and, providing for severability, repealer and an effective date. (Change Future Land Use in the Comprehensive Plan)
3. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Multi-Family 2 District (MF2) to Commercial District (C) for the property legally described as Lots 1-12, Block 18, Coral Gables Section "K" (2051 LeJeune Road), Coral Gables, Florida; and providing for severability, repealer and an effective date. (Change of Zoning)
4. An Ordinance of the City Commission of Coral Gables, Florida requesting review of a Planned Area Development (PAD) pursuant to Zoning Code Article 3, "Development Review," Division 5, "Planned Area Development (PAD)," for the proposed project referred to as "Residence Inn by Marriott" on the property legally described as Lots 44-48, Block 9; and, Lots 1-12, Lot 38 less the East 7 feet, Lots 39-48, Block 18, Coral Gables Section "K" (2051 LeJeune Road), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (Legal description on file at the City) (Review of PAD)

City of Coral Gables - Planning Agency / Planning and Zoning

5. A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," for an Assisted Living Facility (ALF) on property zoned Commercial District (Section 4-302 C.1.) for the property legally described as the Lots 8 thru 11, Block 17, Coral Gables Douglas Section (1000 Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (Allow new ALF on commercial property)

6. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 5, "Development Standards," Section 5-1409, "Amount of required parking," increasing the number of parking charging station under certain circumstances; providing for severability, repealer, codification, and an effective date. (Revise existing electric vehicle charging requirements)

7. A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," for government use on property zoned Special Use (S), known as Fire Station No. 2, legally described as Lot 1 thru 17, re-subdivision of a portion of Block 26, Coral Gables Riviera Section Part 2, (525 S. Dixie Highway), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (Conditional use approval for government use)

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.

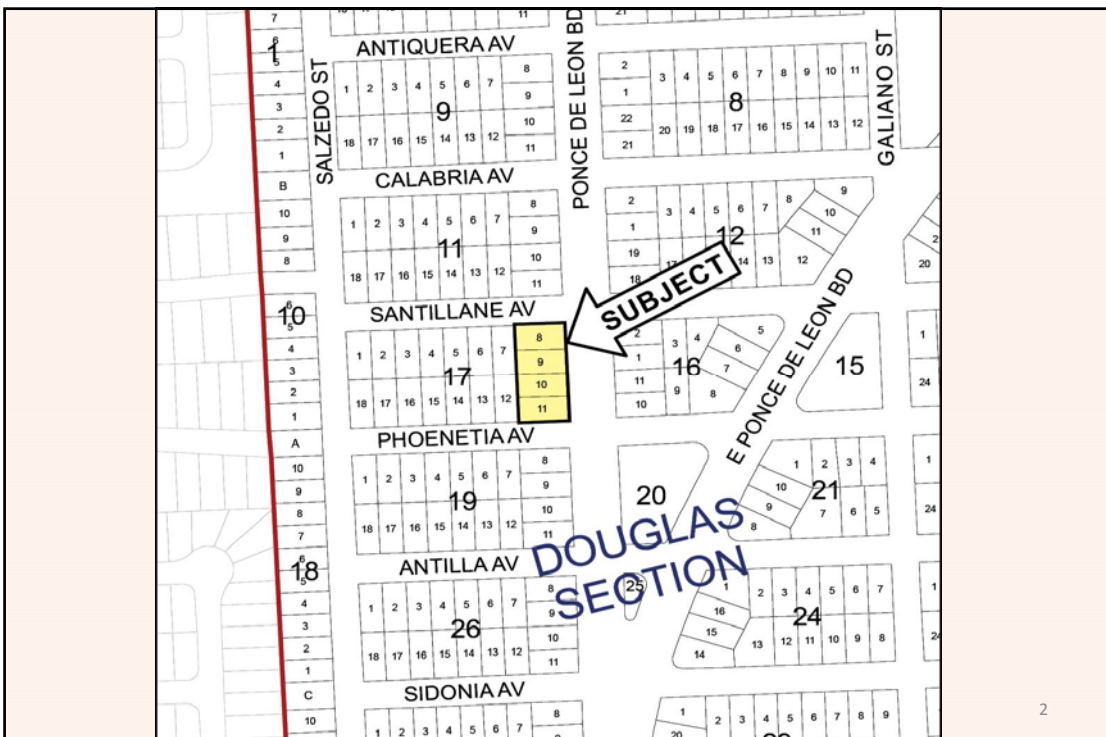
Ramon Trias
Director of Planning and Zoning
Planning & Zoning Division
City of Coral Gables, Florida

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.



1000 Ponce
ASSISTED LIVING FACILITY
CONDITIONAL USE REVIEW

PLANNING AND ZONING BOARD
FEBRUARY 13, 2019





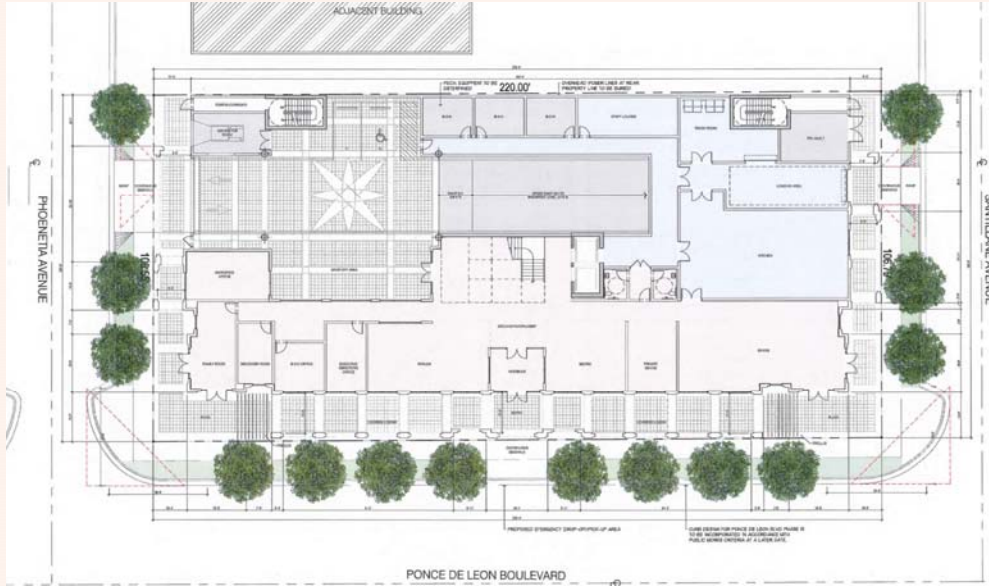
REQUEST:
CONDITIONAL USE REVIEW



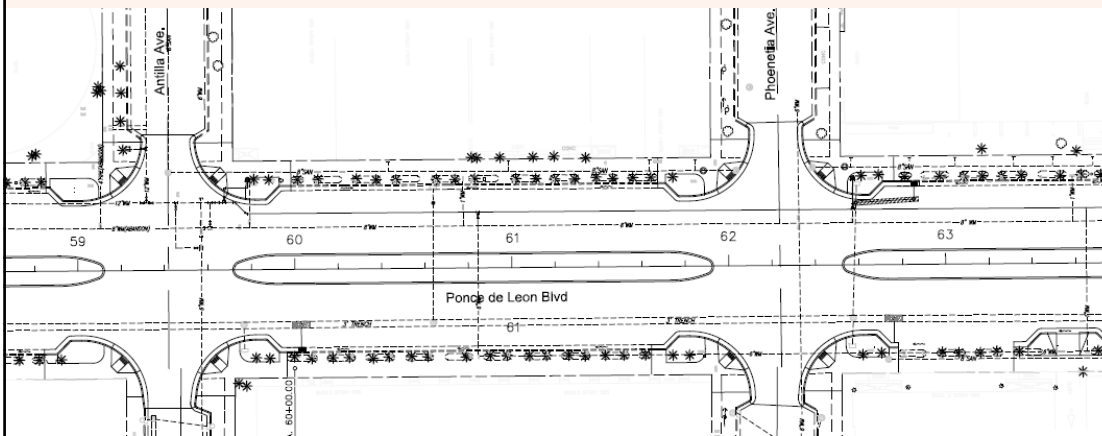
FRONT ELEVATION



GROUND FLOOR



PONCE DE LEON PHASE III



PUBLIC NOTIFICATION	
2 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB
2 TIMES	PROPERTY POSTING DRC, PZB
2 TIMES	WEBSITE POSTING DRC, PZB
1 TIME	NEWSPAPER ADVERTISEMENT PZB

REQUEST: CONDITIONAL USE REVIEW

STAFF RECOMMENDATION:

STAFF RECOMMENDS **APPROVAL WITH CONDITIONS** OF THE APPLICATION FOR CONDITIONAL USE REVIEW.

THE STANDARDS IDENTIFIED IN ZONING CODE SECTION 3-408 FOR CONDITIONAL USE REVIEW ARE **SATISFIED, SUBJECT TO CONDITIONS OF APPROVAL.**

CONDITIONS OF APPROVAL:

1. COORDINATE WITH STAFF REGARDING STREETScape IMPROVEMENTS ON PONCE DE LEON BOULEVARD PHASE III. RELOCATE FIRE HYDRANT ON SOUTH CORNER AS NEEDED.
2. LOCATE ANY MECHANICAL EQUIPMENT (BACKFLOW PREVENTER, TRANSFORMER, ETC.) IN REAR OF PROPERTY OR APPROPRIATELY SCREENED FROM PUBLIC VIEW.

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1000 Ponce

ASSISTED LIVING FACILITY

CONDITIONAL USE REVIEW

PLANNING AND ZONING BOARD
FEBRUARY 13, 2019

