

March 8, 2019

VIA ELECTRONIC DELIVERY

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

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

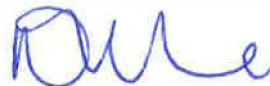
Dear Mr. Trias:

On behalf of Poncecat Miracle Mile, LLC (the “**Applicant**”), please accept this as the amended Statement of Use for the proposed mixed use development at the above referenced property (the “**Project**”). The Applicant hereby reaffirms its prior requests for a: (1) Mixed-Use (MXD) Site Plan Approval (2) Small Scale Comprehensive Plan Amendment from Commercial Mid-Rise Intensity to Mixed Use, (3) Transfer of Development Rights Approval, and (4) Encroachment Agreement for a pedestrian bridge connecting the Property (collectively, the “**Application**”). As discussed below, the Applicant is submitting an updated Site Plan that reduces the overall building height of the Project based on our recent discussions with Andalusia Condominium Association, Inc.

As reflected in the enclosed site plan prepared by Behar Font & Partners and dated March 8, 2019 (the “**Updated Site Plan**”), the Project has been modified to reduce the overall proposed building height to 145’8” and 14 stories. The proposed height reduction is consistent with the Site Specific Standards for the Property, the Level 1 Mediterranean Bonus approved by the Board of Architects, and the proposed Mixed-Use Comprehensive Plan designation. The proposed building height is also compatible with the existing development trend in the area and will contribute to the continued revitalization of the City’s Downtown Core with additional residential and ground floor retail uses as envisioned by the Comprehensive Plan and MXD Zoning District regulations.

We look forward to your Department’s favorable consideration of our request. As always, should you have any questions or require any additional information, please do not hesitate to contact me at 305-579-0821.

Sincerely,



For: Jorge L. Navarro

100 MIRACLE MILE

100 MIRACLE MILE
CORAL GABLES, FLORIDA

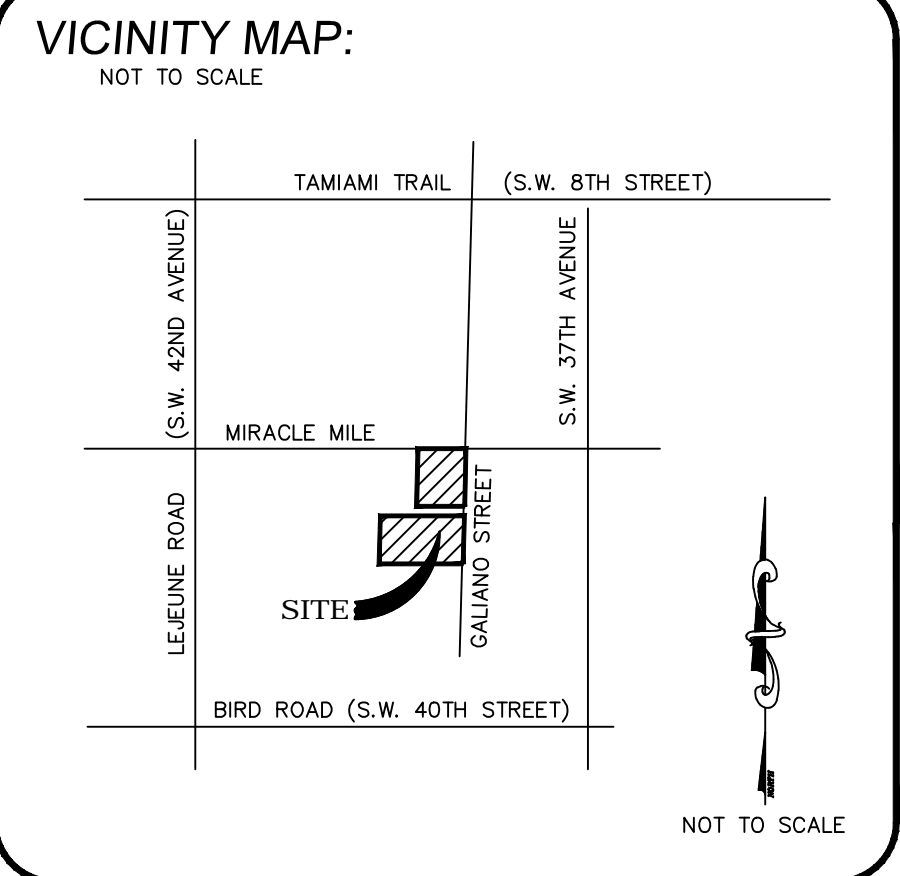
BEHAR · FONT

PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS

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

ATLANTA, GEORGIA · NEW HAVEN, CONNECTICUT





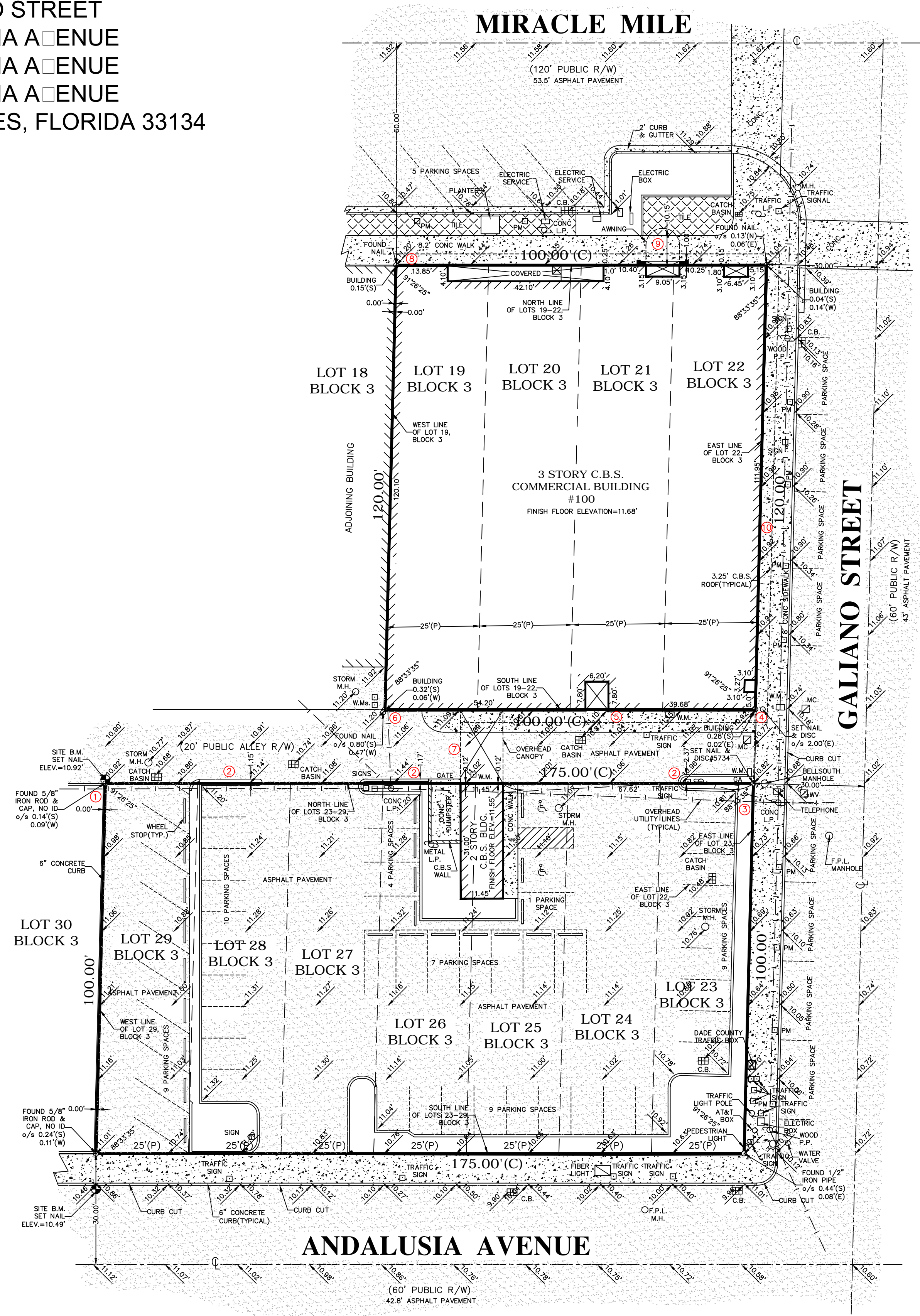
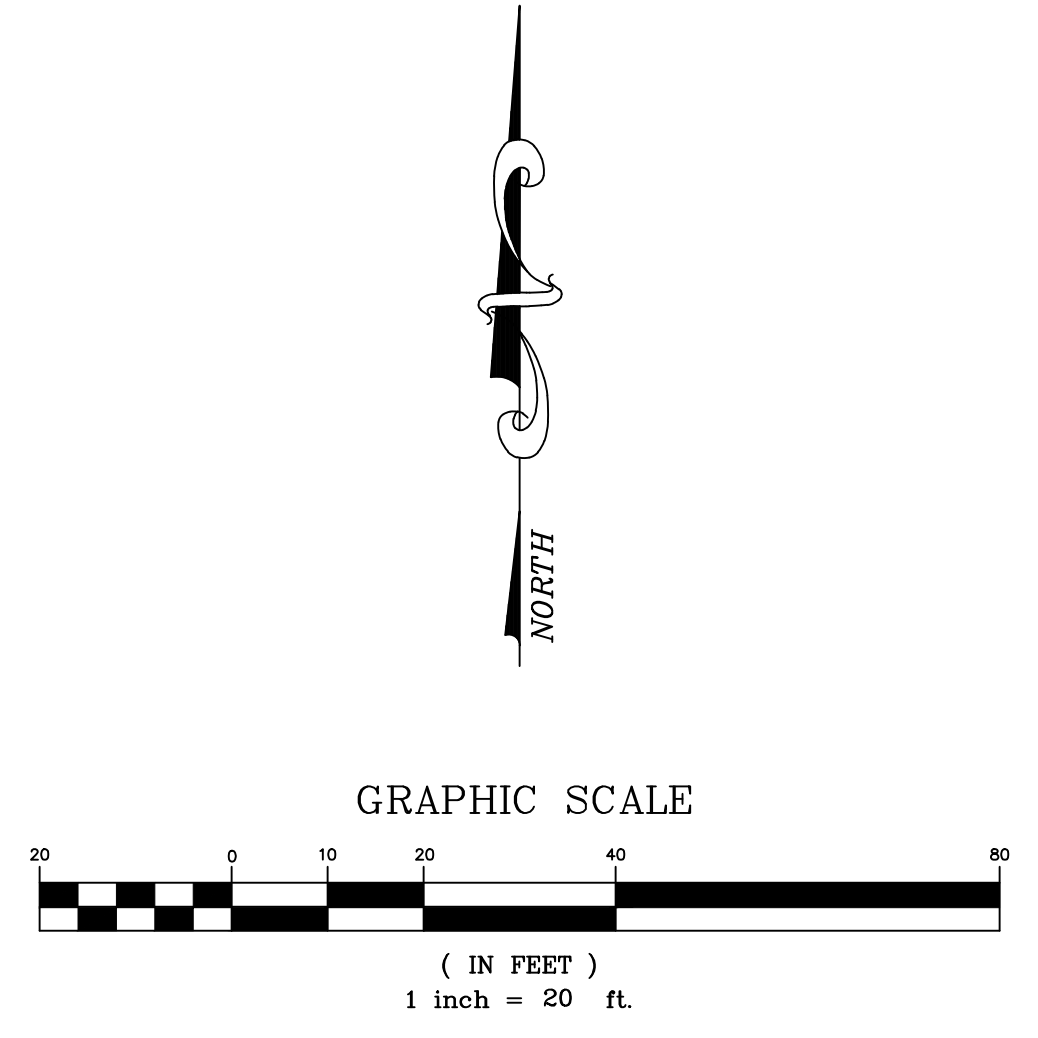
PROJECT ADDRESS:
 101 ANDALUSIA AVENUE
 2414 GALIANO STREET
 125 ANDALUSIA AVENUE
 145 ANDALUSIA AVENUE
 151 ANDALUSIA AVENUE
 CORAL GABLES, FLORIDA 33134

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

- CERTIFY TO:**
- PONCECAT MIRACLE MILE, LLC
 - STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A.
 - FIRST AMERICAN TITLE INSURANCE COMPANY
 - GTIBANK, N.A., A NATIONAL BANKING ASSOCIATION, AND ITS SUCCESSORS AND ASSIGNS, AS THEIR INTERESTS MAY APPEAR

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

- ENCROACHMENT NOTES:**
- OVERHEAD UTILITY LINES CROSS OVER PROPERTY LINE.
 - CONCRETE CURB, ASPHALT PAVEMENT, C.B.S. WALL, CONCRETE AND OVERHEAD UTILITY LINES CROSS OVER PROPERTY LINE.
 - OVERHEAD UTILITY LINES CROSS OVER PROPERTY LINE.
 - C.B.S. BUILDING CROSSES OVER PROPERTY LINE.
 - OVERHEAD C.B.S. ROOF CROSSES OVER PROPERTY LINE.
 - BUILDING CROSSES OVER PROPERTY LINE.
 - OVERHEAD CANOPY ENCROACHES OVER 20' ALLEY.
 - OVERHEAD C.B.S. ROOF CROSSES OVER PROPERTY LINE.
 - DECORATIVE BUILDING ENTRANCE AND AWNING CROSSES OVER PROPERTY LINE.
 - OVERHEAD C.B.S. ROOF CROSSES OVER PROPERTY LINE.



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

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

CERTIFICATION:
 THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS UNDER RULE 54-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

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

REVISIONS:

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

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

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

MAXIMUM F.A.R.				
CORAL GABLES:	29,496.00	SQ.FT.	X 3.0	88,488.00
DEVELOPMENT BONUS STANDARD	29,496.00	SQ.FT.	X0.2	5,899.2
TOTAL				94,387.20
PURCHASED TDR	94,387.20	SQ.FT.	X 25%	23596.8
TOTAL				117,984.00

F.A.R.				
FLOOR	AREA		# FLOORS	TOTAL
EXISTING BUILDING				
GROUND FLOOR	10,540		1	10,540
2ND LEVEL	9,108		1	9,108
3RD LEVEL	7,101		1	7,101
4TH LEVEL	0		1	0
5TH REC DECK	693		1	693
PROPOSED BUILDING				
GROUND FLOOR	2,607		1	2,607
2ND LEVEL	0		1	0
3RD LEVEL	0		1	0
4TH LEVEL	0		1	0
5TH LEVEL	0		1	0
6TH REC DECK	9,749		1	9,749
7TH-9TH LEVEL	9,811		3	29,433
10TH - 13TH LEVEL	9,750		4	39,000
14TH LEVEL	9,749		1	9,749
TOTAL				117,980

DENSITY		
(As per 4-201.E.13 City of Coral Gables Zoning Code)	REQUIRED	PROVIDED
	NONE	128 UNITS

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

BUILDING HEIGHT		
	ALLOWED	PROVIDED
	UP TO 163'-6"	145'-8"

PARKING		
RESIDENTIAL PARKING		
EFF. & 1BR UNITS @ 1.00	1BR UNITS: 86	86.00
2BR UNITS @ 1.75	2BR UNITS: 44	77.00
TOTAL (RESIDENTIAL):		163
RETAIL PARKING		
1 SPACE PER 300 SQ.FT		
EXISTING BANK & 2ND LEVEL OFFICE	14,776 sq.ft.	49
NEW PROPOSED	2,515 sq.ft.	8
TOTAL (RETAIL):		58
TOTAL PARKING:		187

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

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

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

PARKING				
FLOOR	SPACES	HANDICAP	E. CHARGING	TOTAL
GROUND FLOOR	0	0	0	0
2ND LEVEL	33	2	2	37
3RD LEVEL	38	2	2	42
4TH LEVEL	38	2	2	42
5TH LEVEL	38 + 25 Lifts	2	1	66
TOTAL	8	7	7	187

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

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

MIXED USE PERCENTAGES	REQUIRED	PROVIDED
(As per 4-201.D.5 City of Coral Gables Zoning Code)		

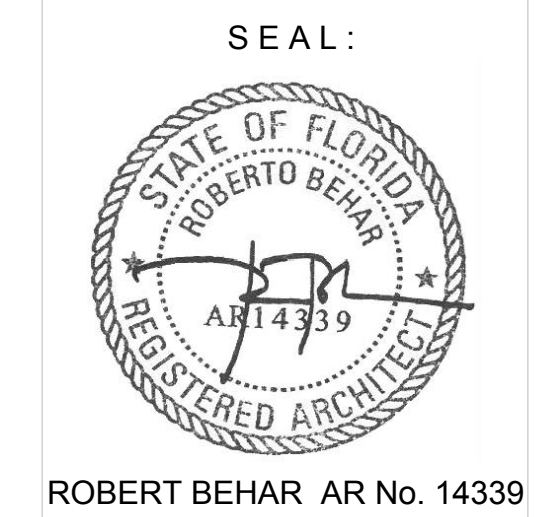
COMMERCIAL		
Min. 8% Total SQ.FT. Total F.A.R.		
2ND FLOOR OFFICE		4,550
EXISTING BANK		10,540
NEW PROPOSED RETAIL		2,607
TOTAL		17,697.00

RESIDENTIAL		
Max. 85% Total SQ.FT. Total F.A.R.		
2ND FLOOR		4,558
3RD FLOOR		7,101
6TH REC DECK		10,442
7TH-9TH LEVEL		29,433
10TH-13TH LEVEL		39,000
14TH LEVEL		9,749
TOTAL		100,283

FLOOR	EXISTING			NEW			TOTAL	
	1BR	2BR	# FLOORS	1BR	2BR	# FLOORS		
GROUND FLOOR	0	0	1	0	0	1	0	
2ND LEVEL	5	1	1	0	0	1	6	
3RD LEVEL	8	1	1	0	0	1	9	
4TH LEVEL				0	0	1	0	
5TH LEVEL				0	0	1	0	
6TH LEVEL				10	2	1	12	
7TH-9TH LEVELS				11	2	3	39	
10TH-13TH LEVELS				11	2	4	52	
14TH LEVEL				2	8	1	10	
TOTAL	13	2	15 UNITS	89	24	113 UNITS	128 UNITS	
							1 BR	102
							2 BR	26
								80%
								20%

NOTES:

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



ROBERT BEHAR AR No. 14339

100 MIRACLE MILE
100 MIRACLE MILE
CORAL GABLES, FLORIDA

© 2018 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

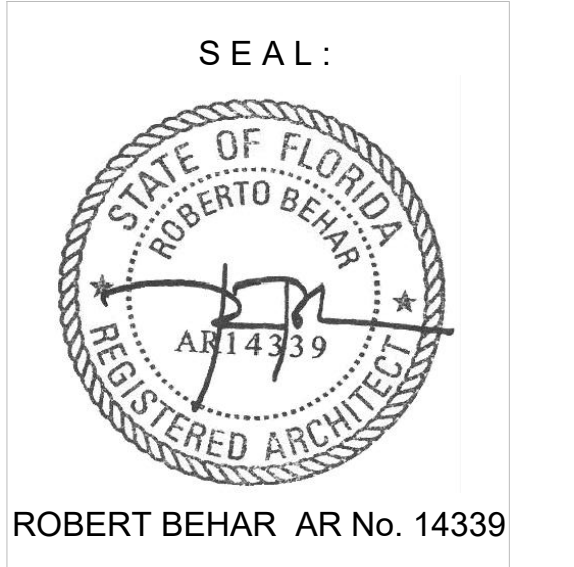
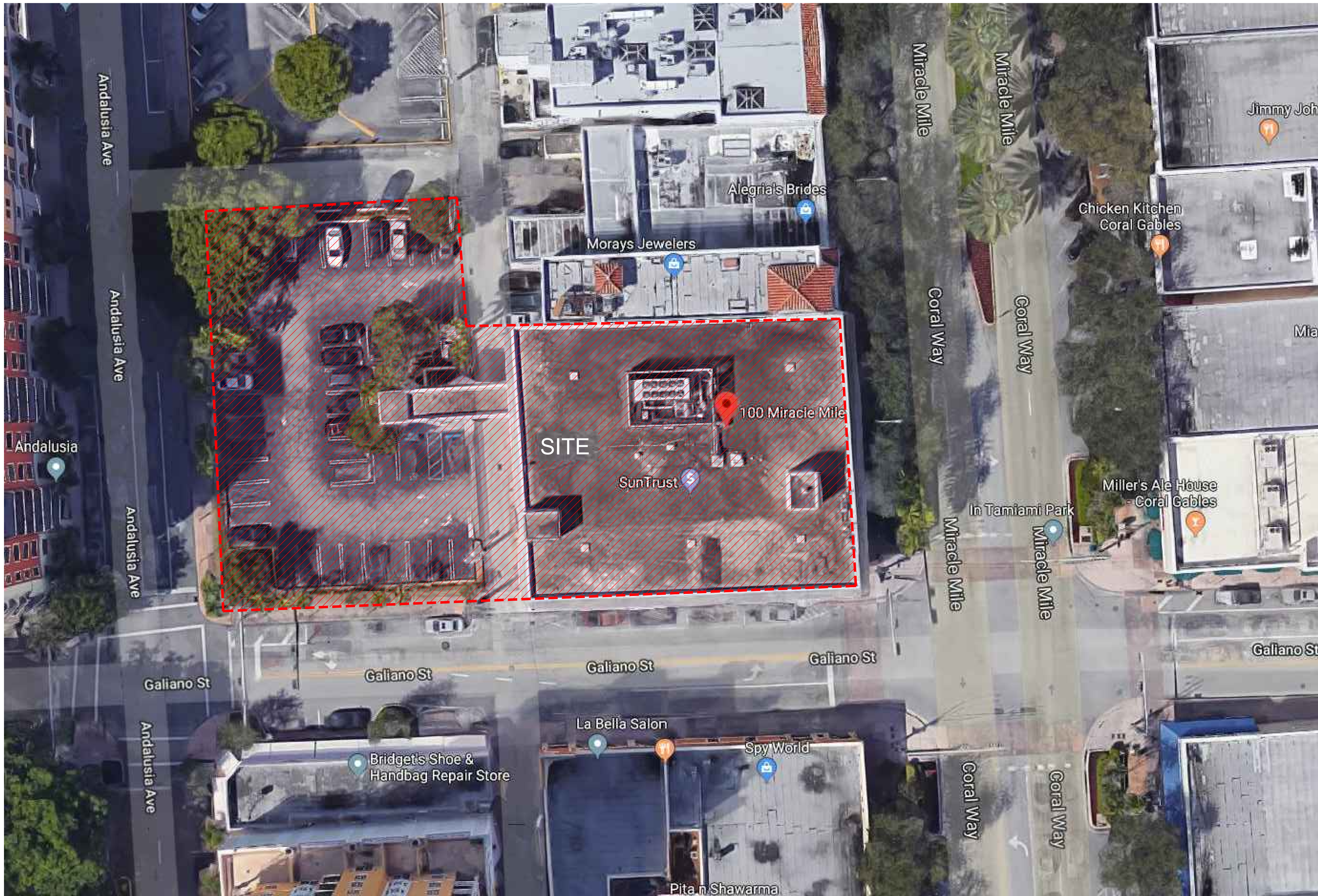
DATE: 03-08-19

PROJECT NO: 17-054

DRAWING NAME:

SHEET NO:

CP- 0.01

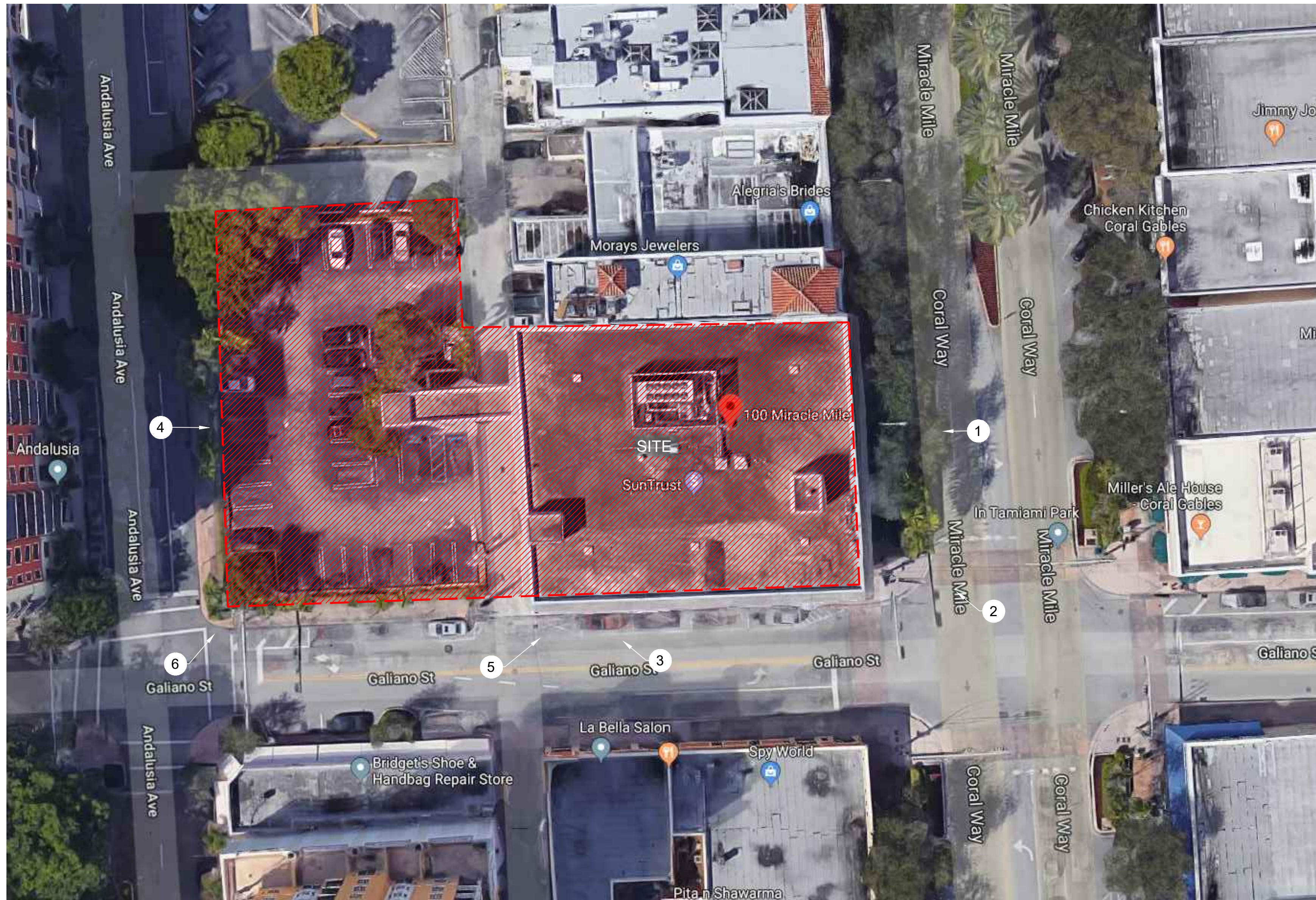


100 MIRACLE MILE
 100 MIRACLE MILE
 CORAL GABLES, FLORIDA

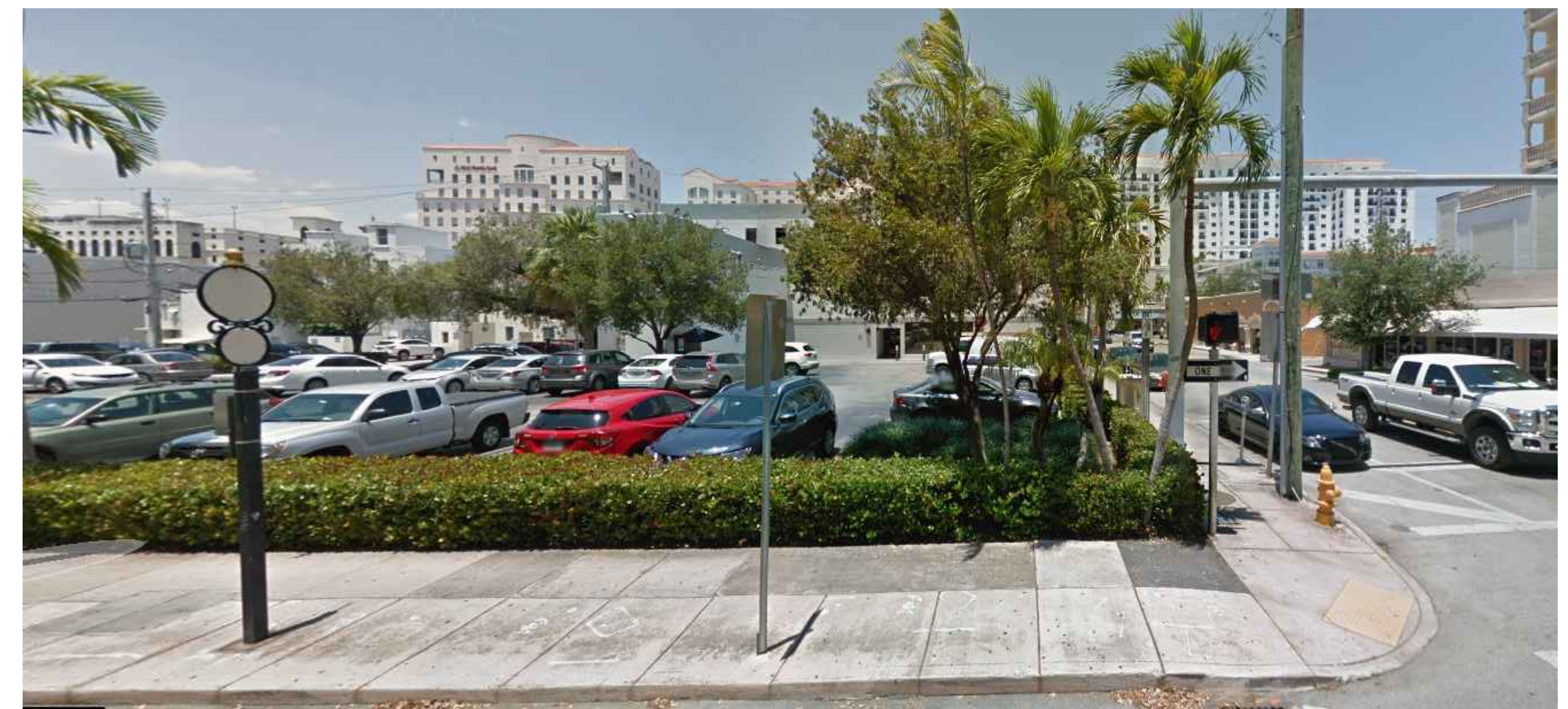
© 2015 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

LOCATION PLAN
 SCALE: N.T.S.

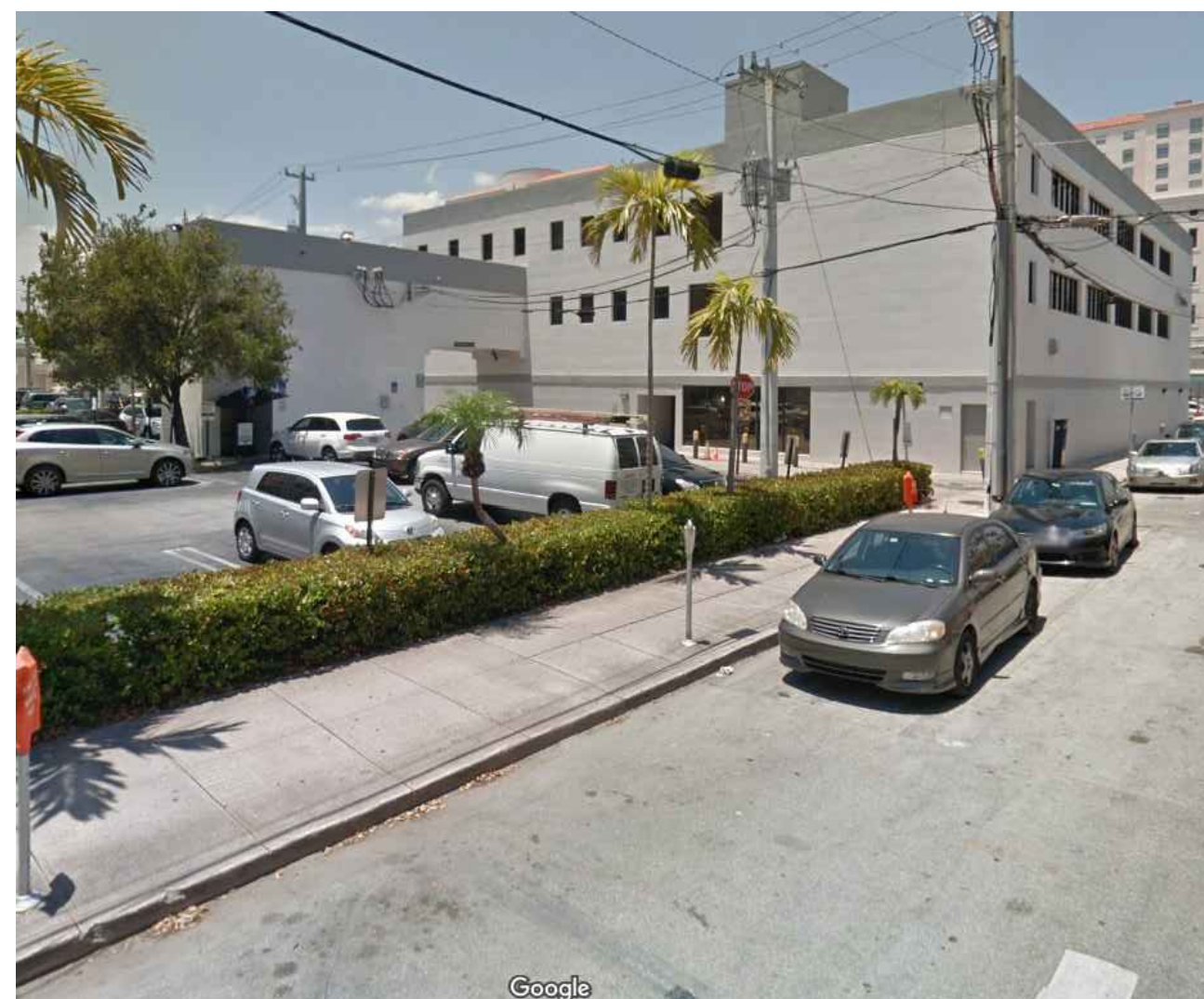
DATE: 03-08-19
 PROJECT NO: 17-054
 DRAWING NAME:
 SHEET NO:
CP- 1.0



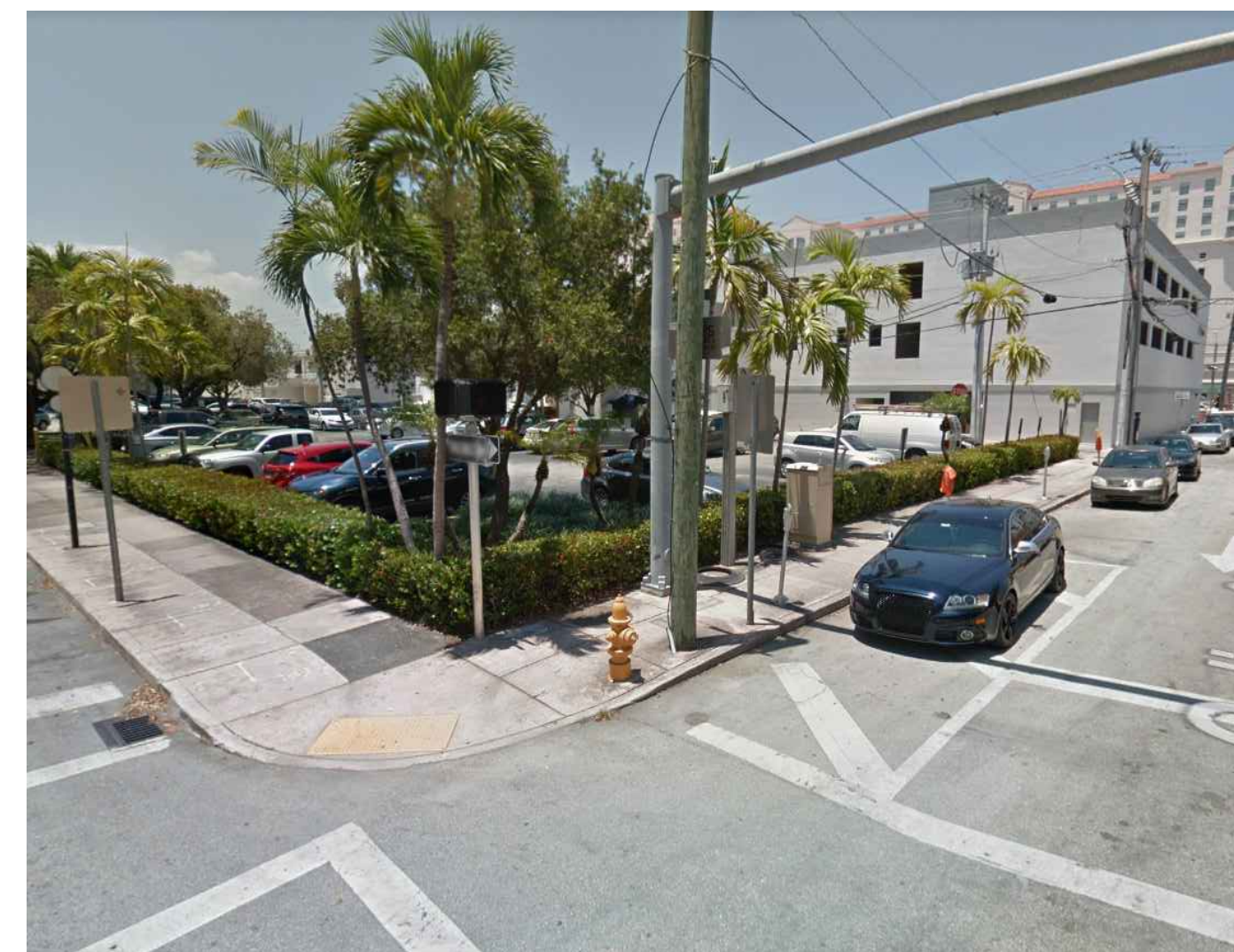
1. EXISTING BANK BUILDING - FROM MIRACLE MILE



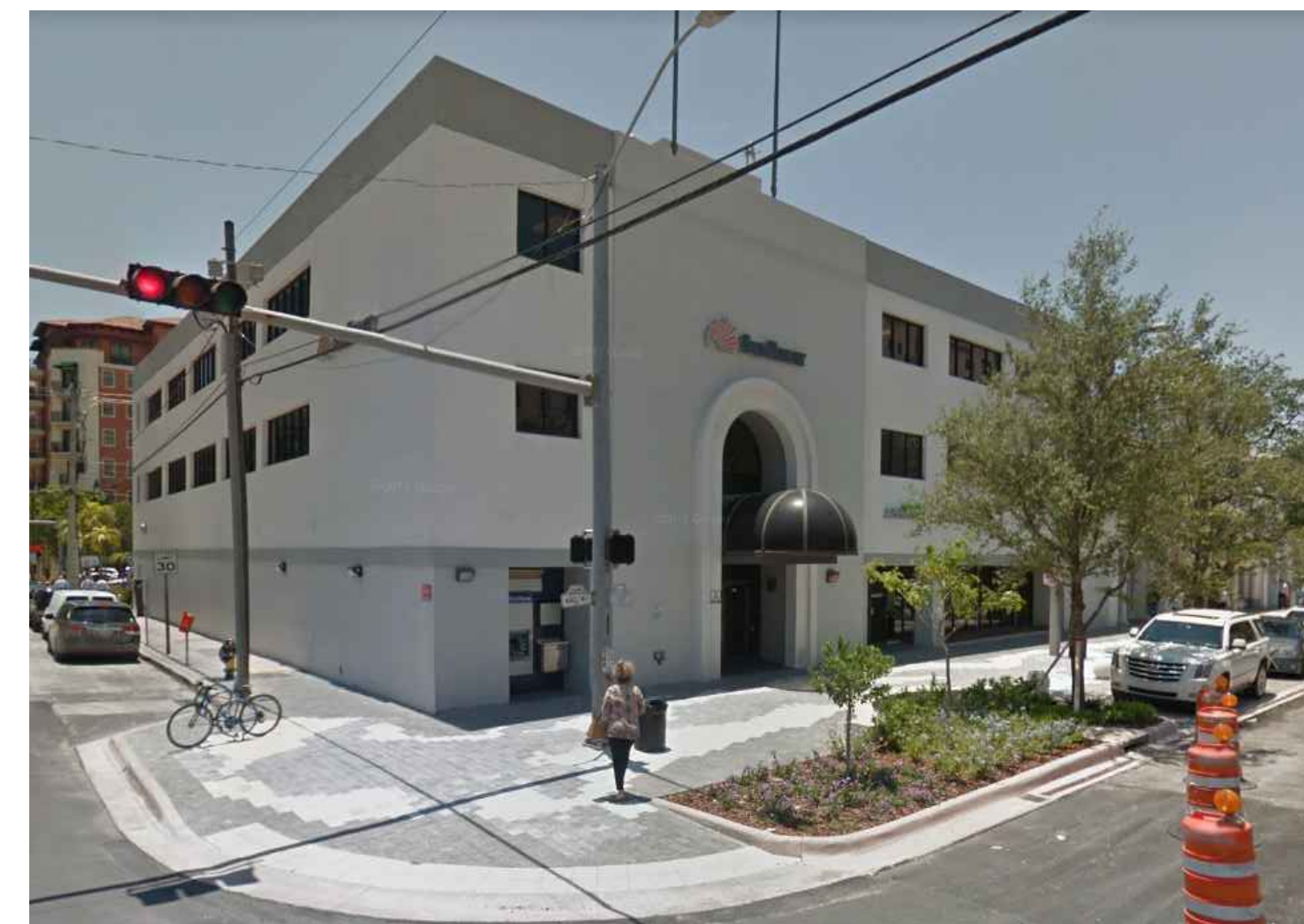
4. PROPOSED BUILDING SITE- FROM ANDALUSIA



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



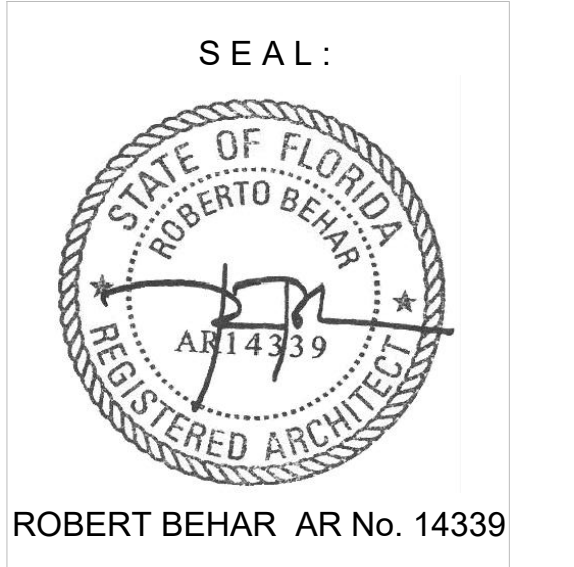
6. PROPOSED BUILDING SITE- FROM GALIANO & ANDALUSIA



2. EXISTING BANK BUILDING - FROM GALIANO & MIRACELE MILE



3. EXISTING BANK BUILDING - FROM GALIANO



ROBERT BEHAR AR No. 14339

100 MIRACLE MILE
100 MIRACLE MILE
CORAL GABLES, FLORIDA

© 2015 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.



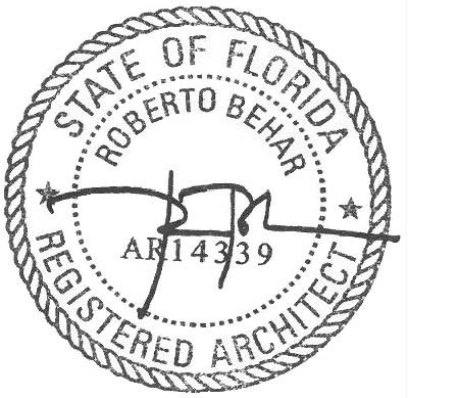
BEHAR · FONT

PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS

4533 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33146
TEL: (305) 740-5842, FAX: (305) 740-5443
CERTIFICATION No. AA2451

ATLANTA, GEORGIA · NEW HAVEN, CONNECTICUT

SEAL:



ROBERT BEHAR AR No. 14339

100 MIRACLE MILE
100 MIRACLE MILE
CORAL GABLES, FLORIDA

© 2015 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

DATE: 03-08-19

PROJECT NO: 17-054

DRAWING NAME:

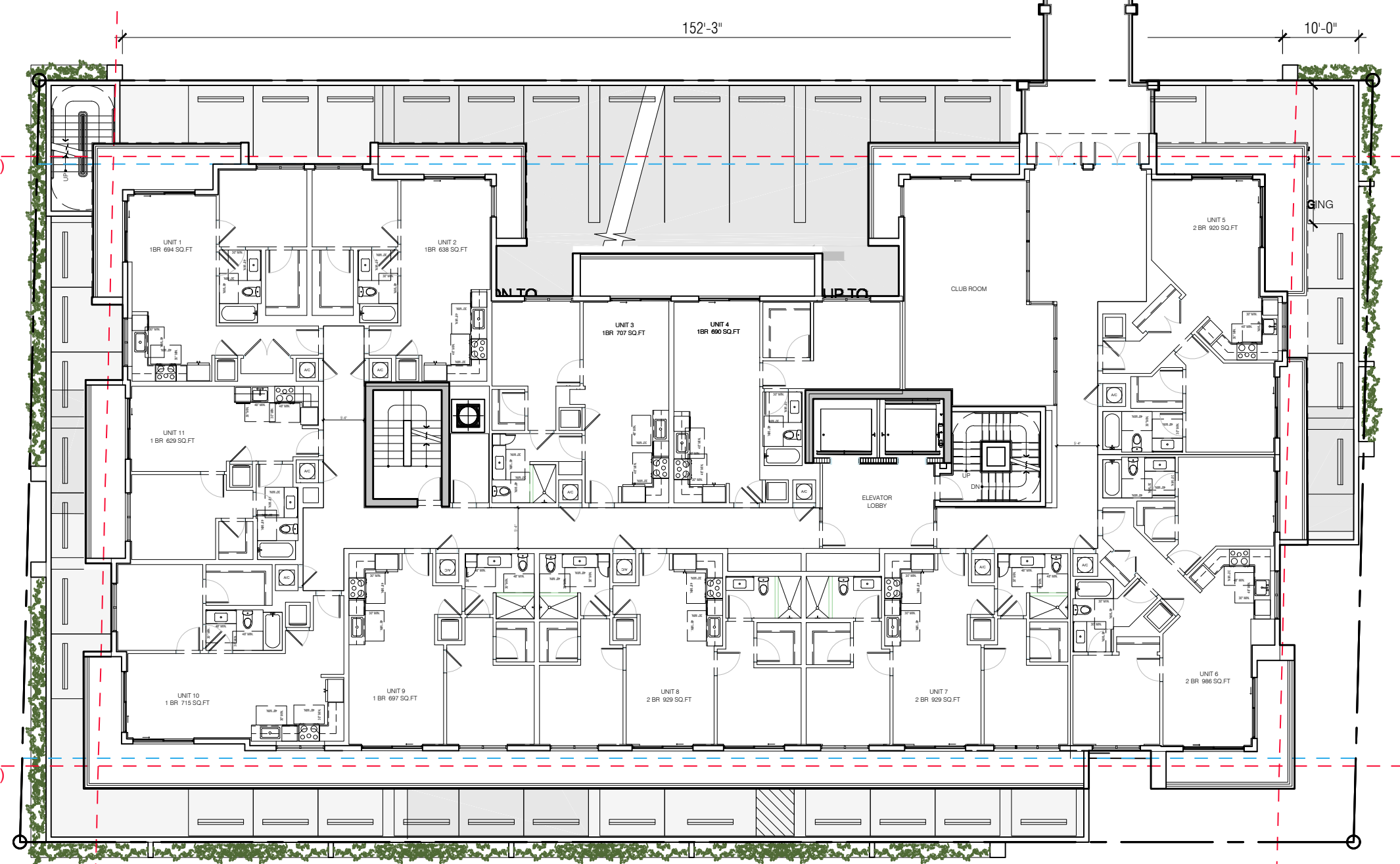
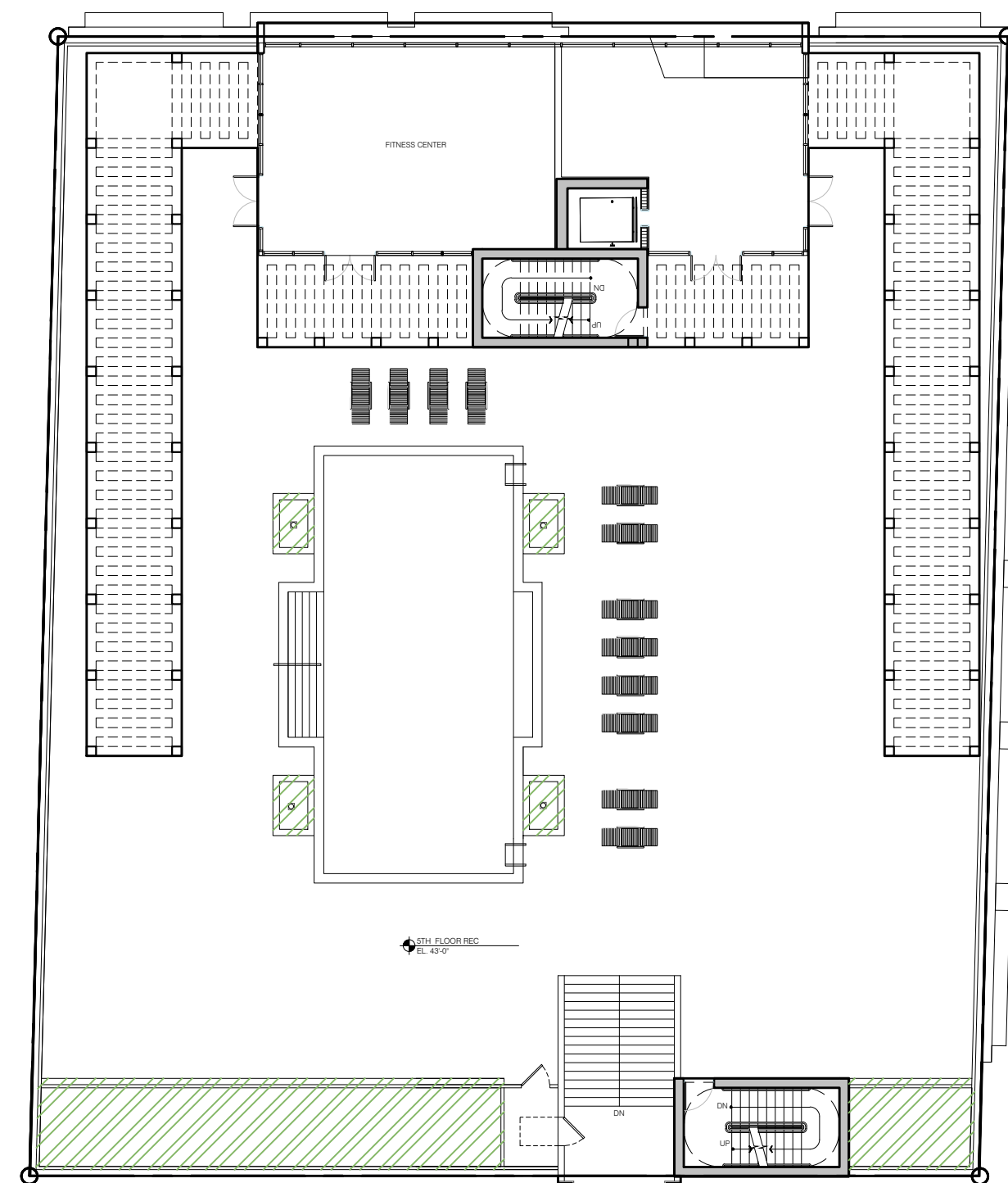
SHEET NO:

R- 1.1

DEVELOPMENT BONUS STANDARDS

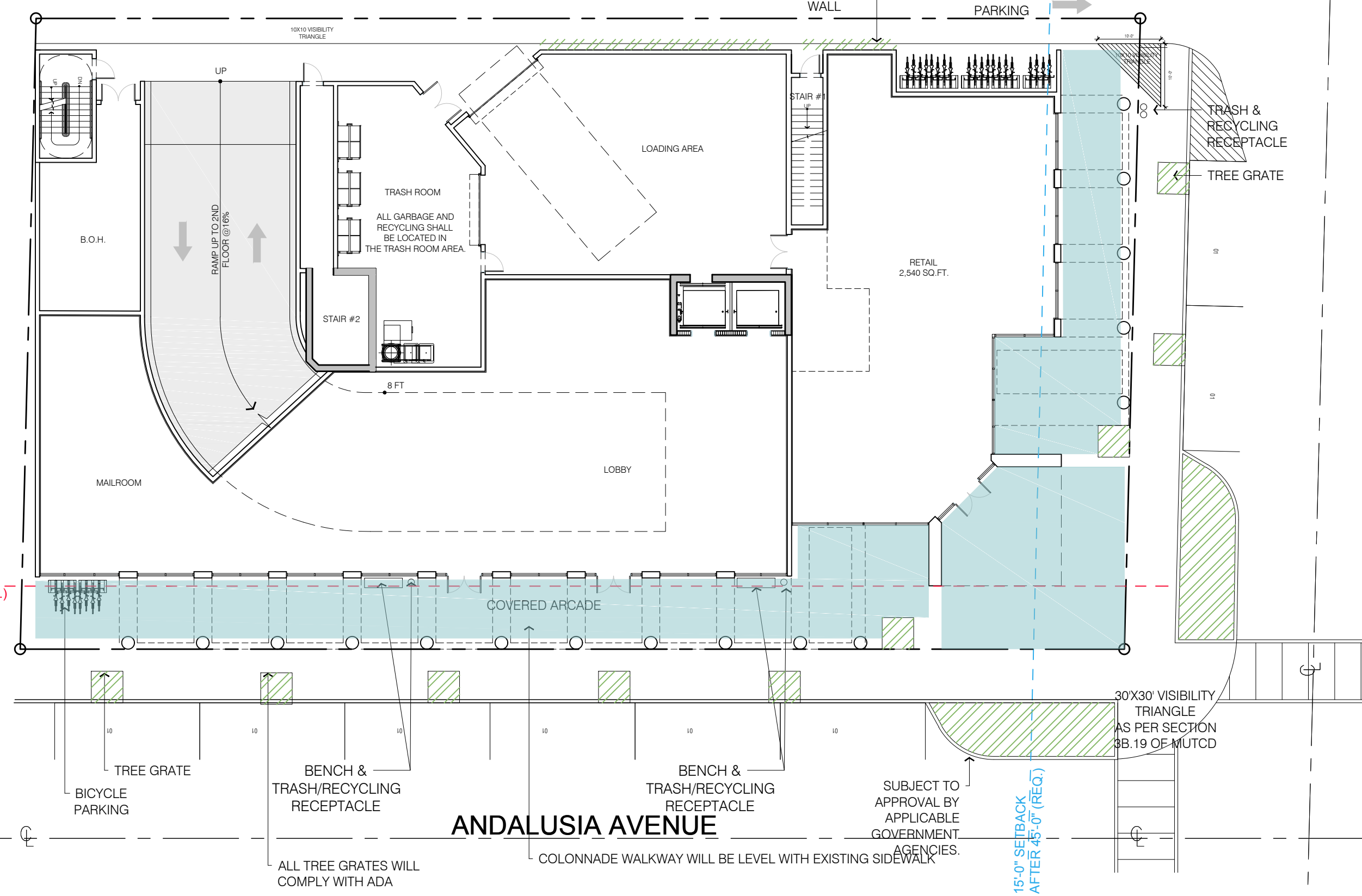
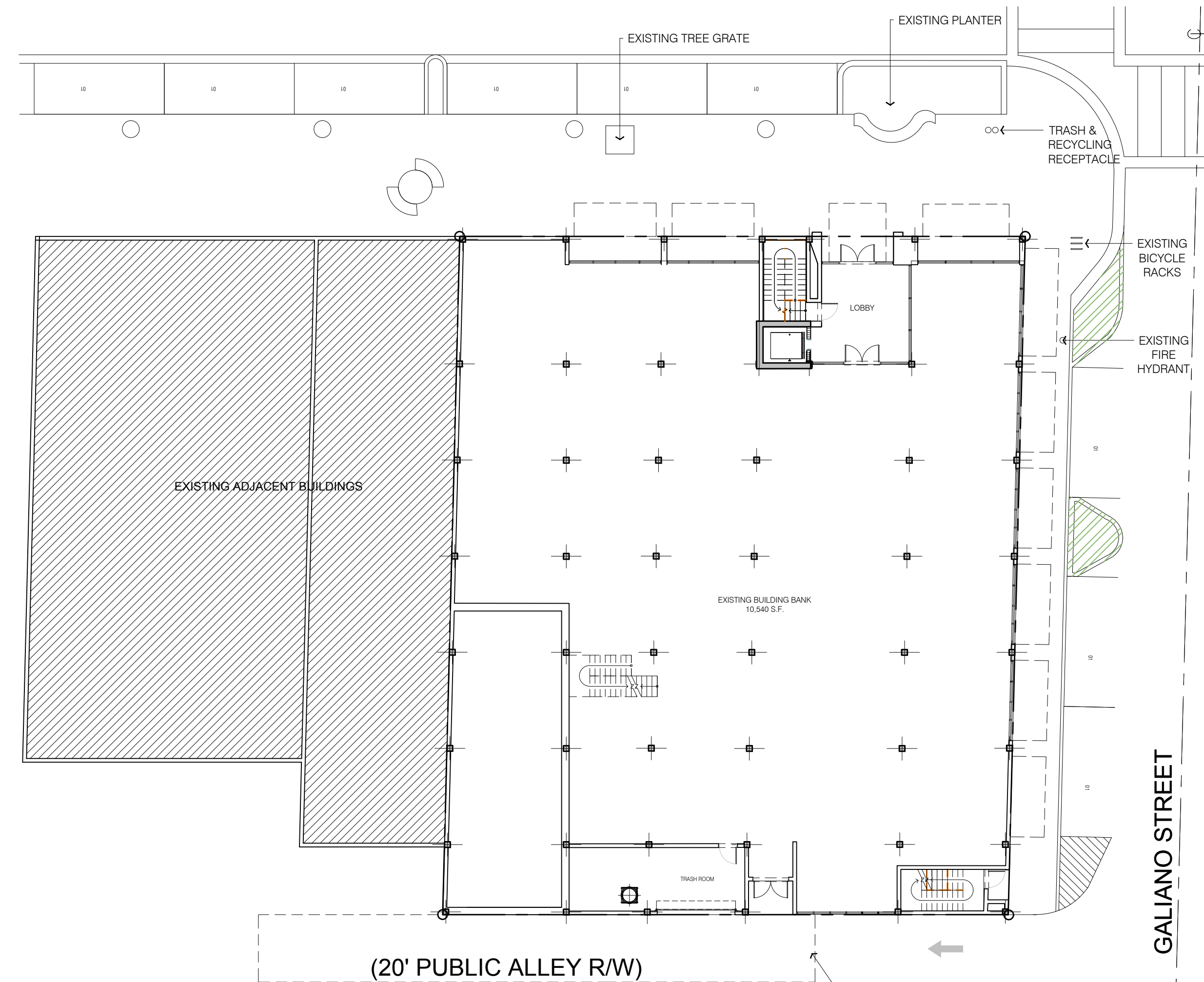
(REQUIRED STANDARDS) TABLE 1 (ALL REQUIRED)

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



LEGEND		
[Solid Blue]	TOTAL NET LOT AREA	29,496 SQ.FT.
[Light Blue]	TOTAL ARCADE AREA	3,036 SQ.FT.
[Green with diagonal lines]	GROUND F. GREEN AREA (WITHIN PROPERTY LINE)	131 SQ.FT.
[Green with diagonal lines]	GROUND F. GREEN AREA (RIGHT OF WAY)	827 SQ.FT.
[Green with diagonal lines]	75% OF TOTAL ARCADE AREA	2,277 SQ.FT.
[Green with diagonal lines]	GROUND FLOOR OPEN SPACE AREA	3,235 SQ.FT.
[Green with diagonal lines]	REC. DECK LANDSCAPE GREEN AREA	725 SQ.FT.
[Green with diagonal lines]	TOTAL LANDSCAPE OPEN SPACE AREA	3,960 SQ.FT.
[Green with diagonal lines]	REC. FLOOR OPEN DECK AREA =	9,359 SQ.FT.
[Green with diagonal lines]	TOTAL ELEVATED DECK AREA =	11,978 SQ.FT.

GROUND FLOOR PLAN
SCALE: N.T.S.



REC. DECK FLOOR PLAN
SCALE: N.T.S.

MEDITERRANEAN BONUS

BEHAR · FONT
PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS
4333 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33146
TEL: (305) 442-2442 FAX: (305) 442-2443
ATLANTA, GEORGIA · NEW HAVEN, CONNECTICUT
CERTIFICATION NO. AA2453

SEAL:

ROBERT BEHAR AR No. 14339

100 MIRACLE MILE
100 MIRACLE MILE
CORAL GABLES, FLORIDA

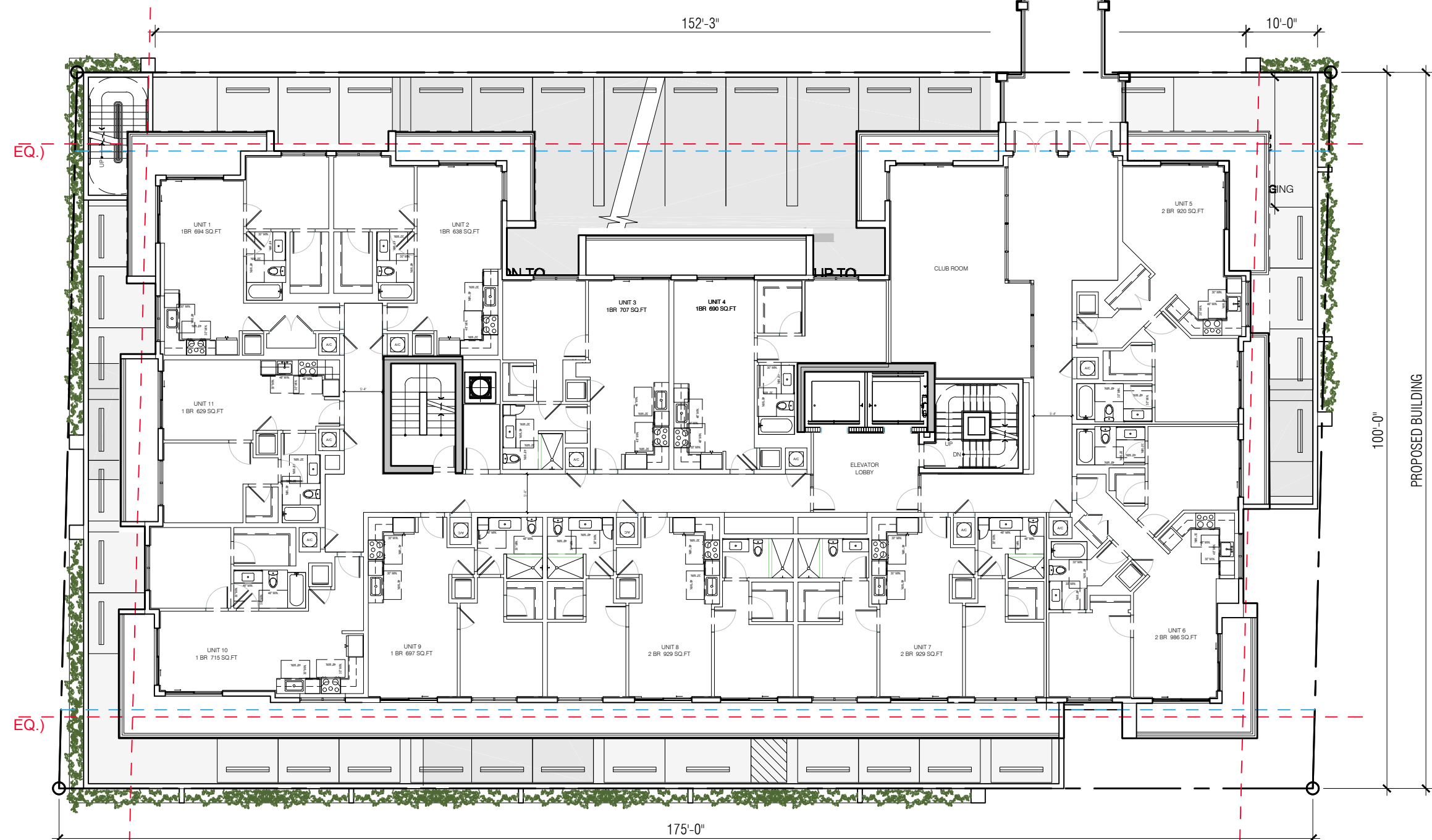
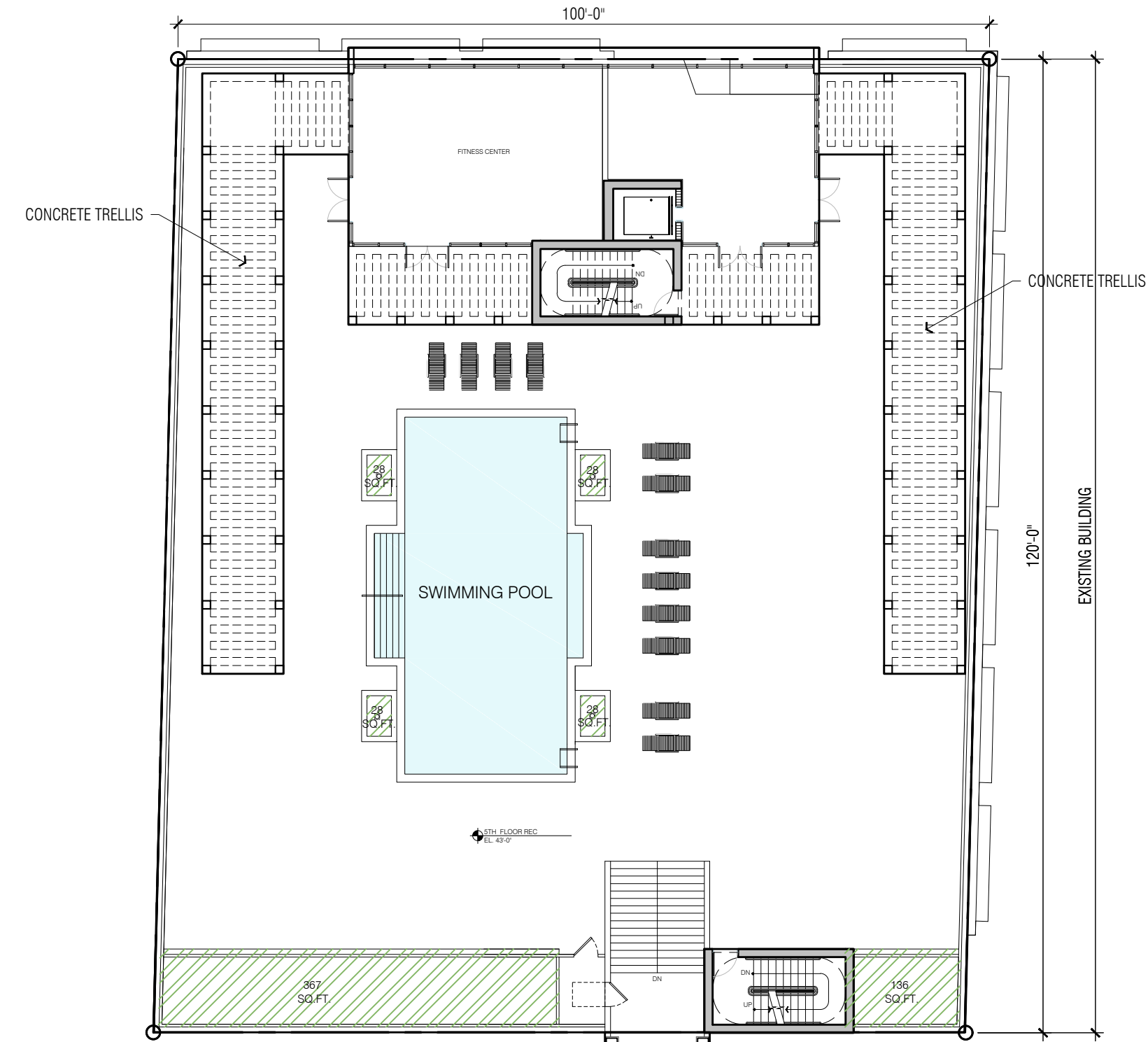
© 2015 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

DATE: 03-08-19
PROJECT NO: 17-054
DRAWING NAME:
SHEET NO:
A-0.1

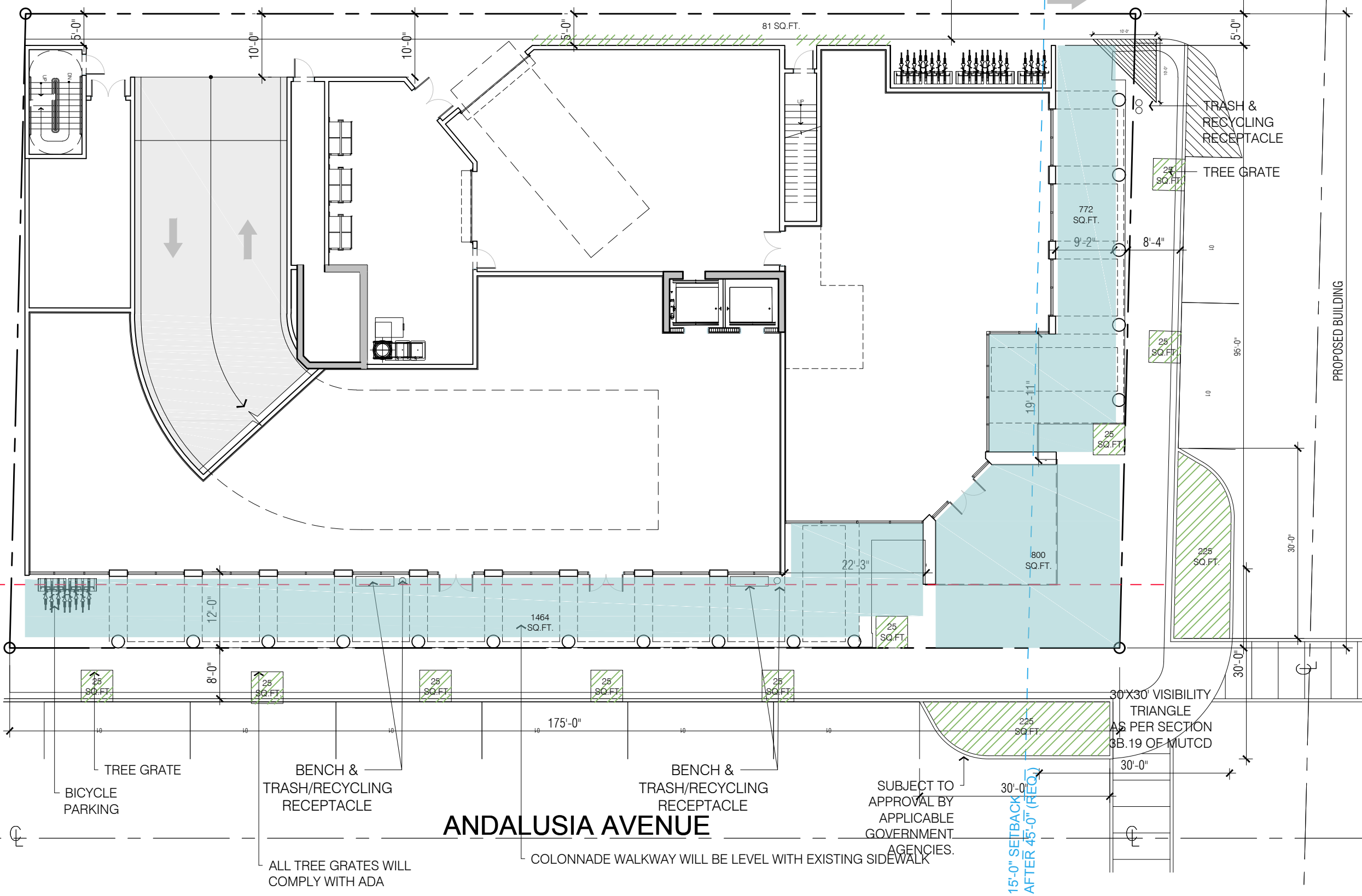
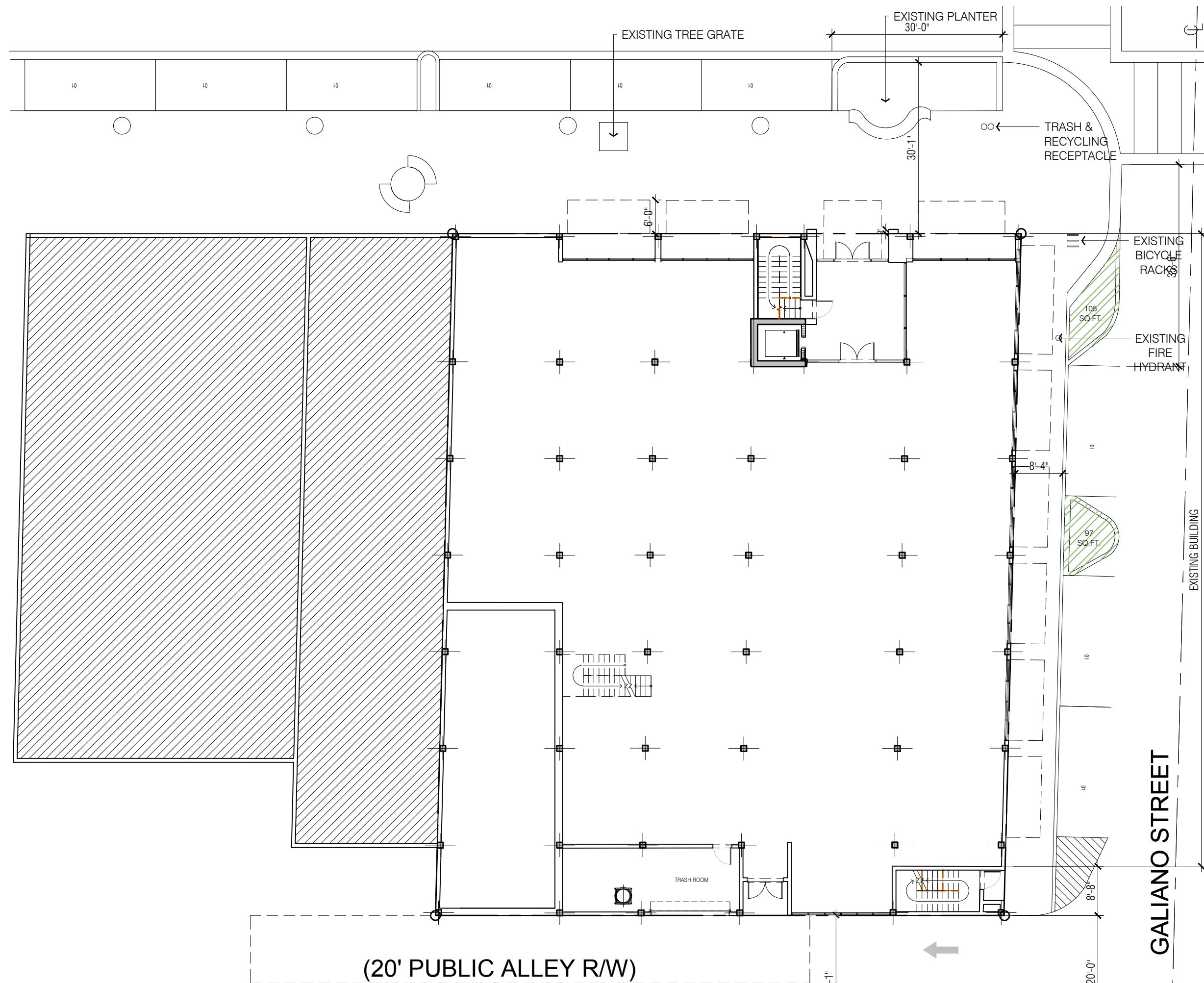
LEGEND	
	TOTAL NET LOT AREA 29,496 SQ.FT.
	TOTAL ARCADE AREA 3,036 SQ.FT.
	GROUND F. GREEN AREA (WITHIN PROPERTY LINE) 131 SQ.FT.
	GROUND F. GREEN AREA (RIGHT OF WAY) 827 SQ.FT.
	75% OF TOTAL ARCADE AREA 2,277 SQ.FT.
	GROUND FLOOR OPEN SPACE AREA 3,235 SQ.FT.
	REC. DECK LANDSCAPE GREEN AREA 725 SQ.FT.
	TOTAL LANDSCAPE OPEN SPACE AREA 3,960 SQ.FT.
	REC. FLOOR OPEN DECK AREA = 9,359 SQ.FT.
	TOTAL ELEVATED DECK AREA = 11,978 SQ.FT.

LANDSCAPE	
	TOTAL NET LOT AREA = 29,496 S.F. (100%)
	TOTAL OPEN SPACE AREA = 12,538 SF. (43%)
	TOTAL GROUND FLOOR OPEN SPACE + TOTAL REC DECK OPEN SPACE

FOOT PRINT BUILDING	38,781 SQ.FT.
---------------------	---------------

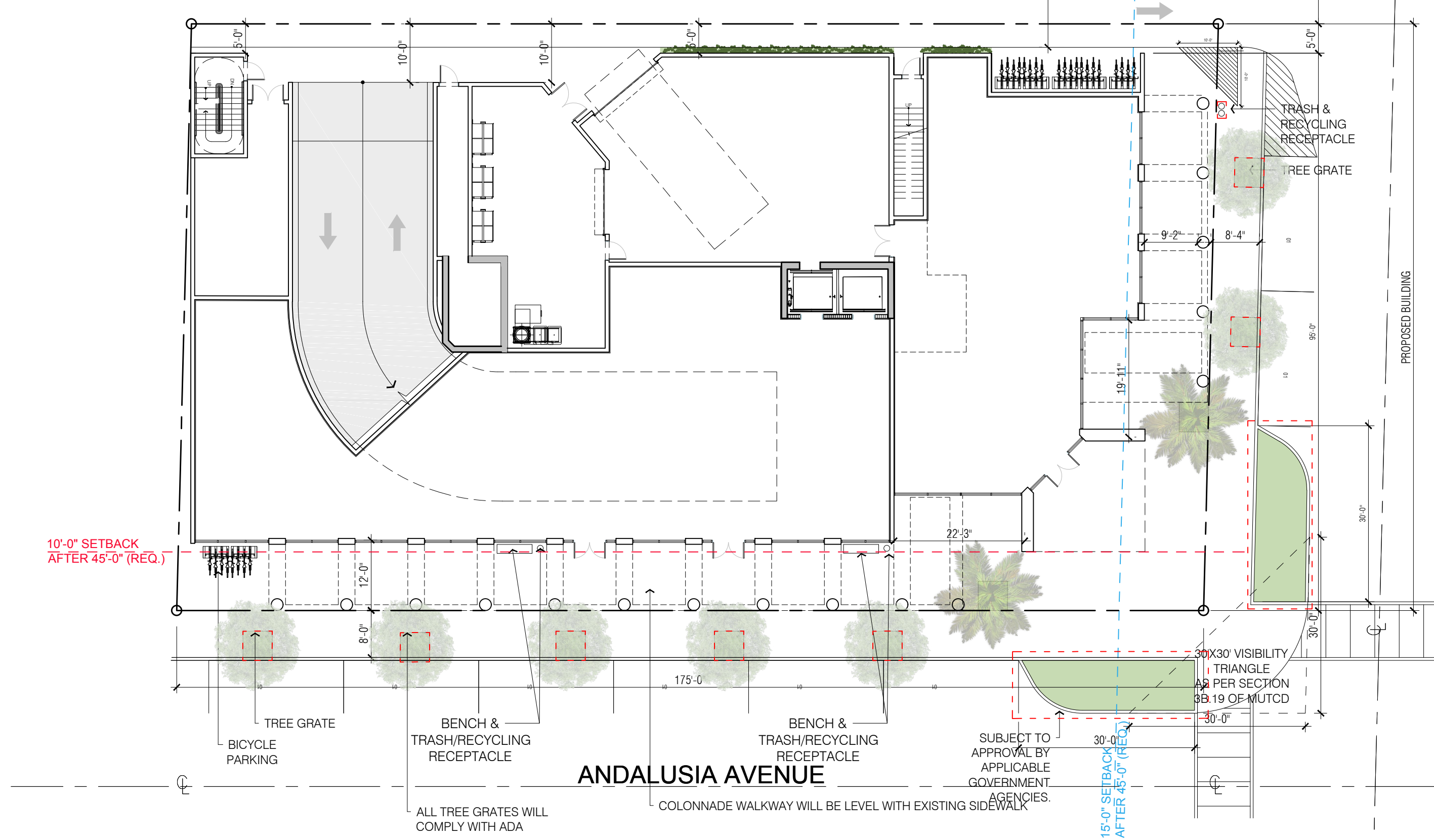
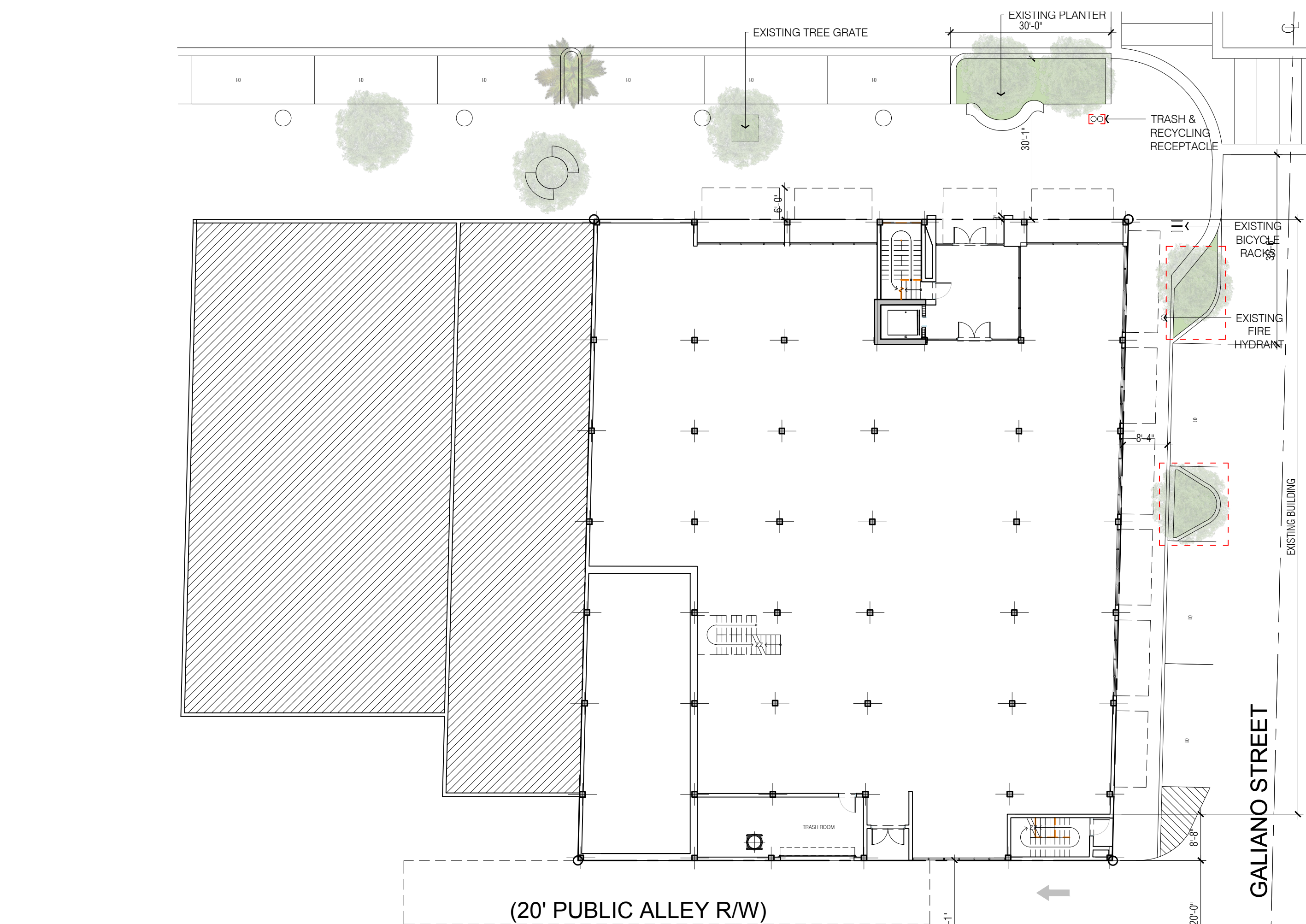


REC. DECK

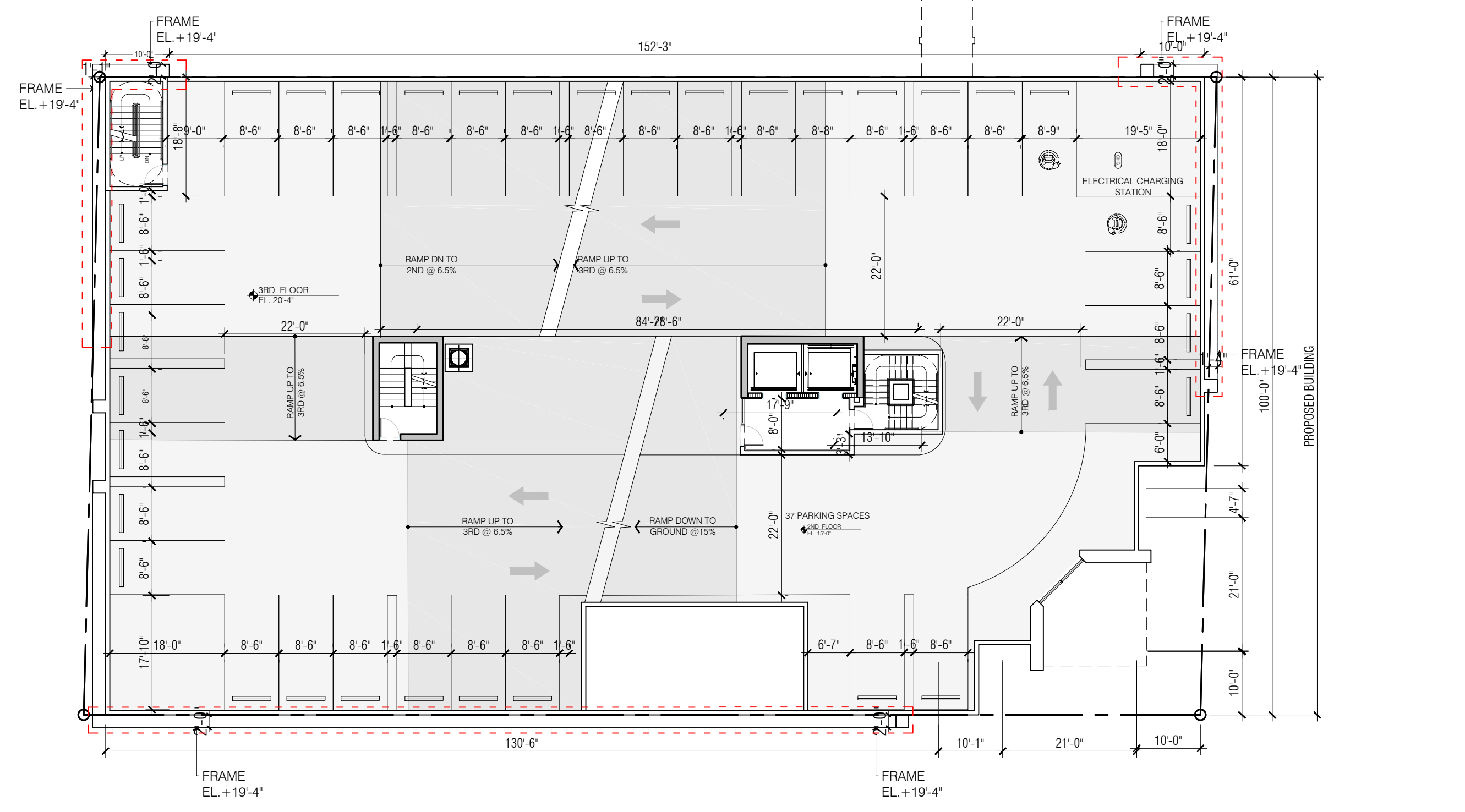
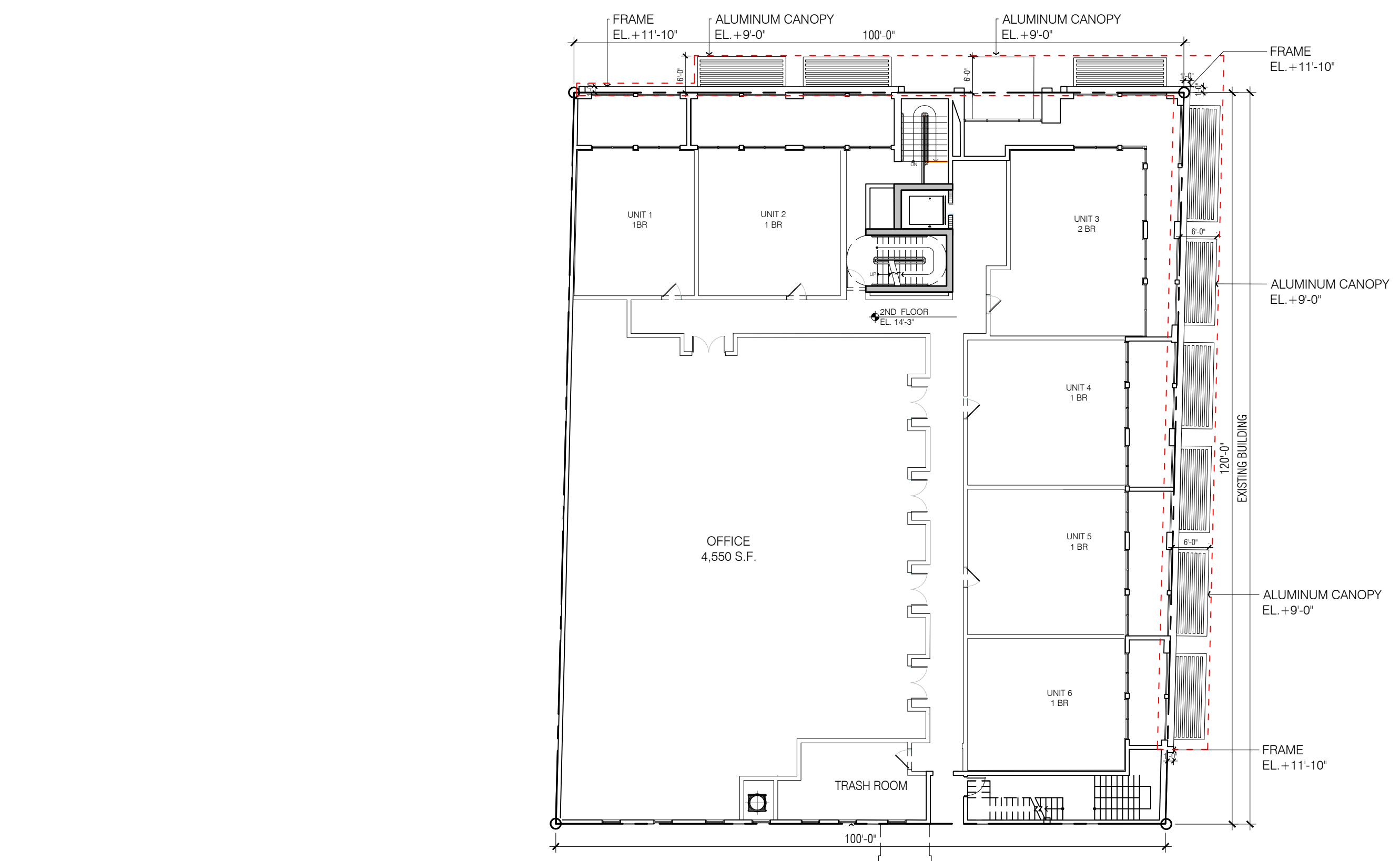


GROUND FLOOR

LANDSCAPE/OPEN SPACE DIAGRAM

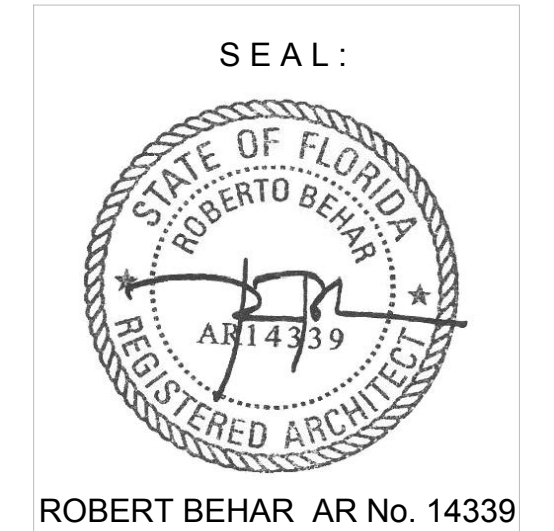


GROUND FLOOR



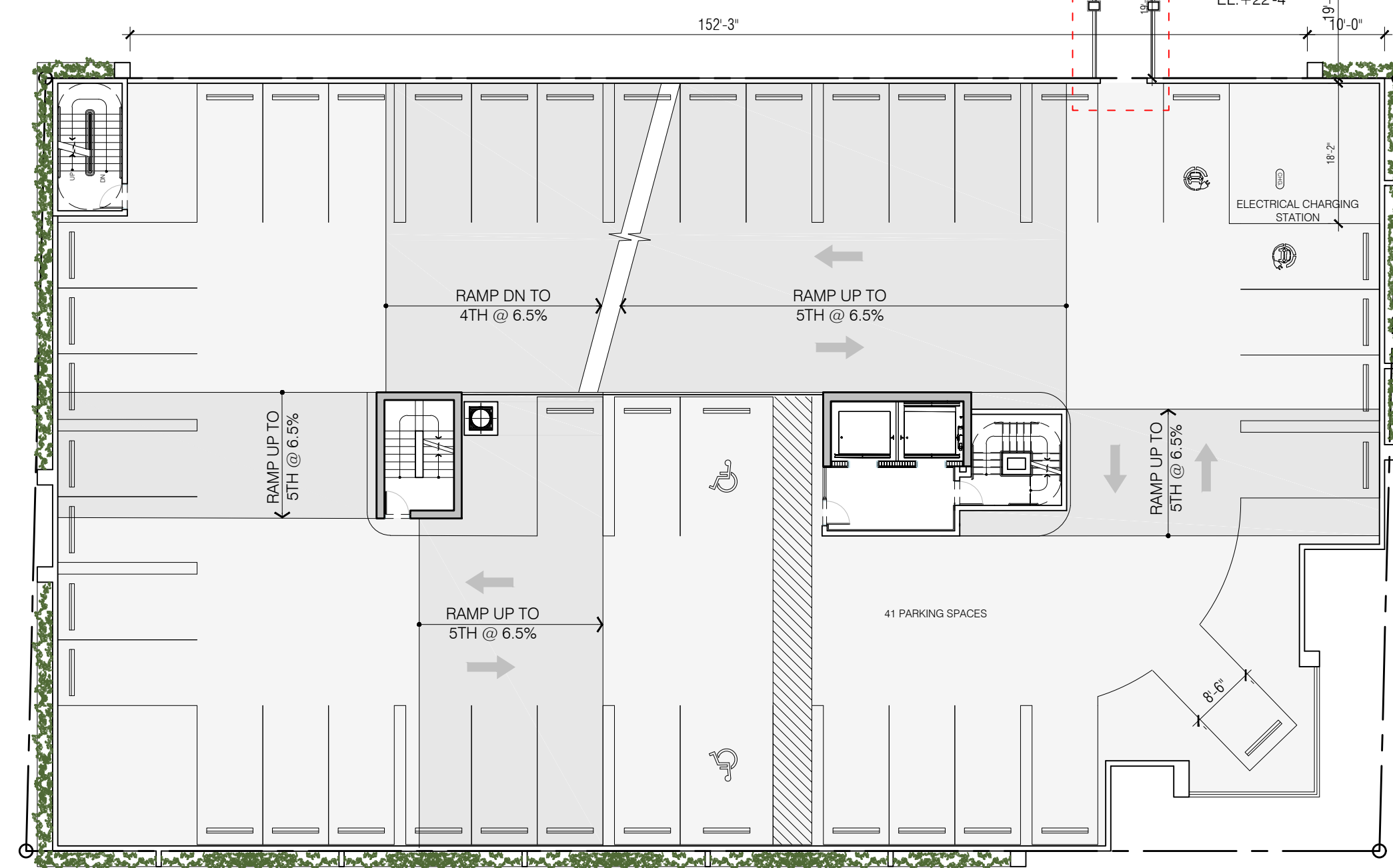
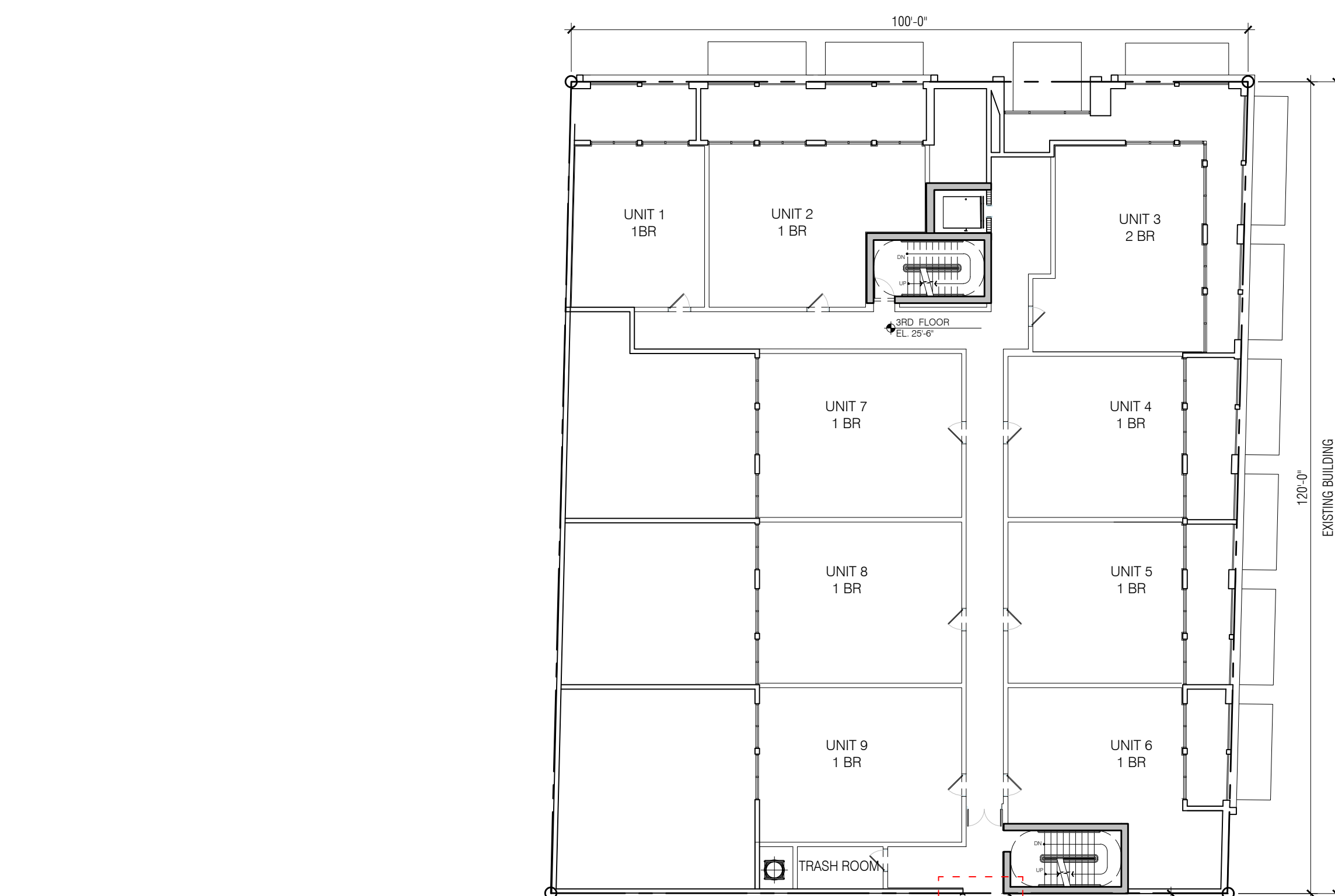
2ND FLOOR

ENCROACHMENT PLAN

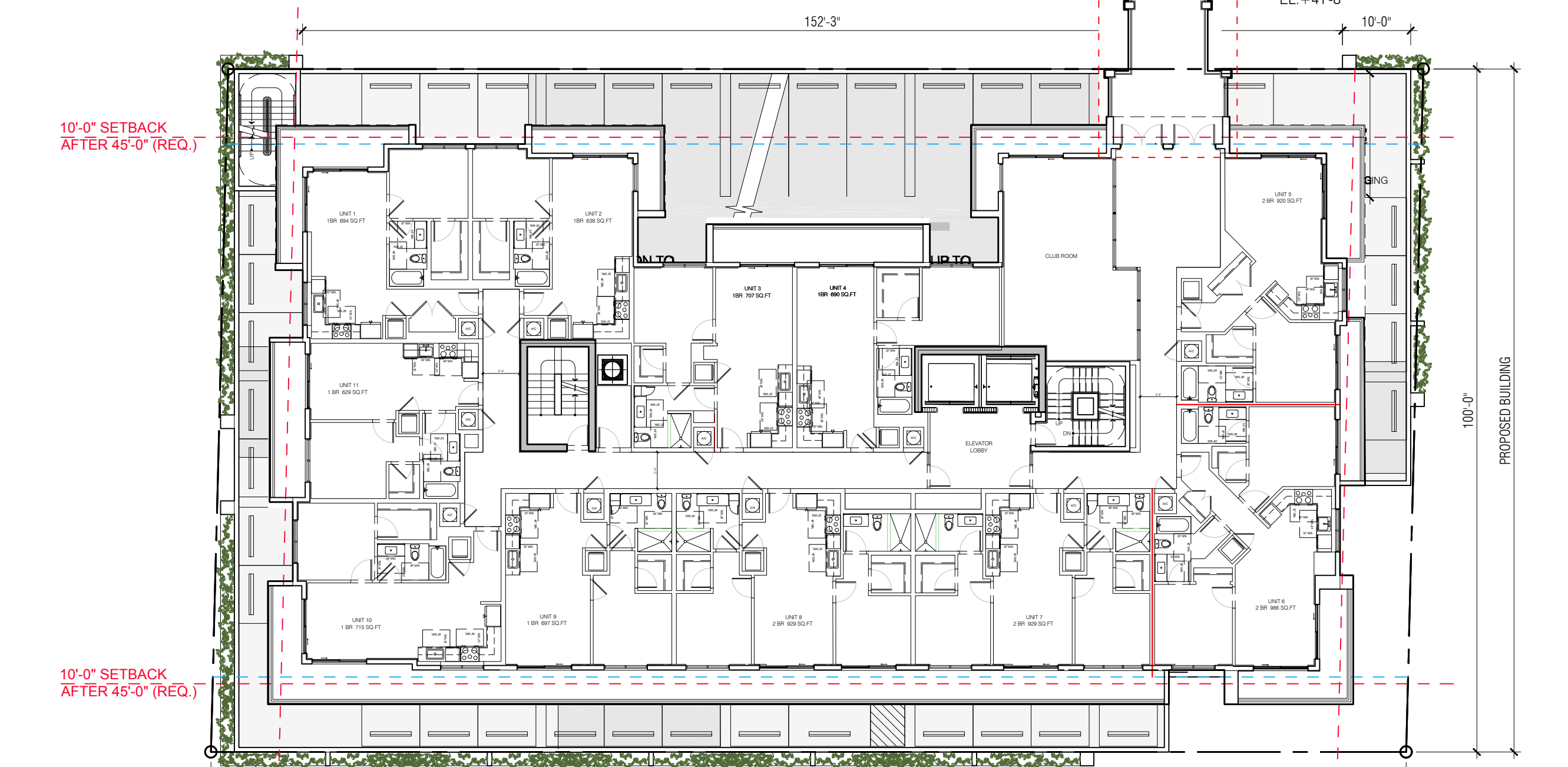
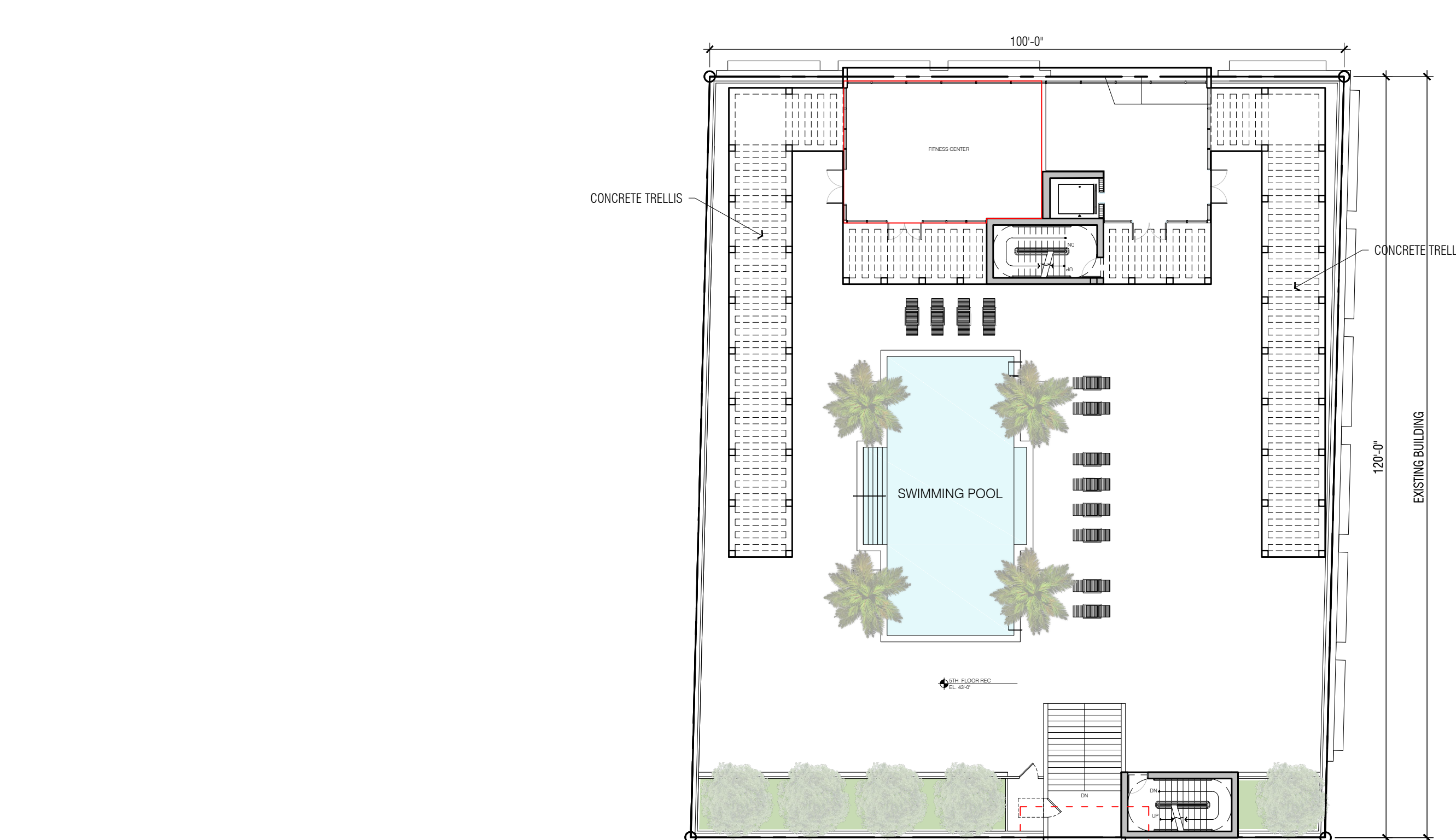


100 MIRACLE MILE
100 MIRACLE MILE
CORAL GABLES, FLORIDA

© 2015 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.



3RD FLOOR



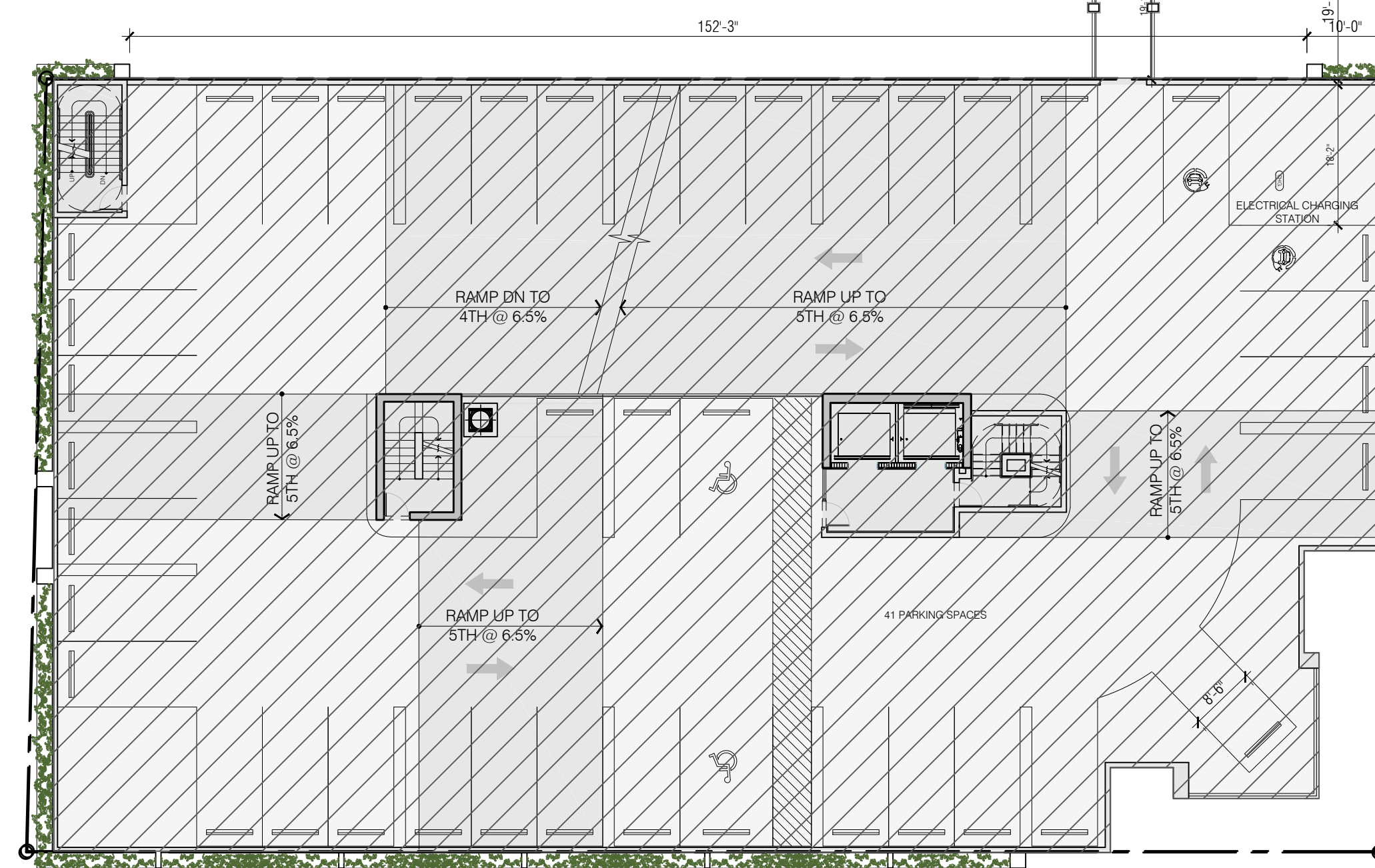
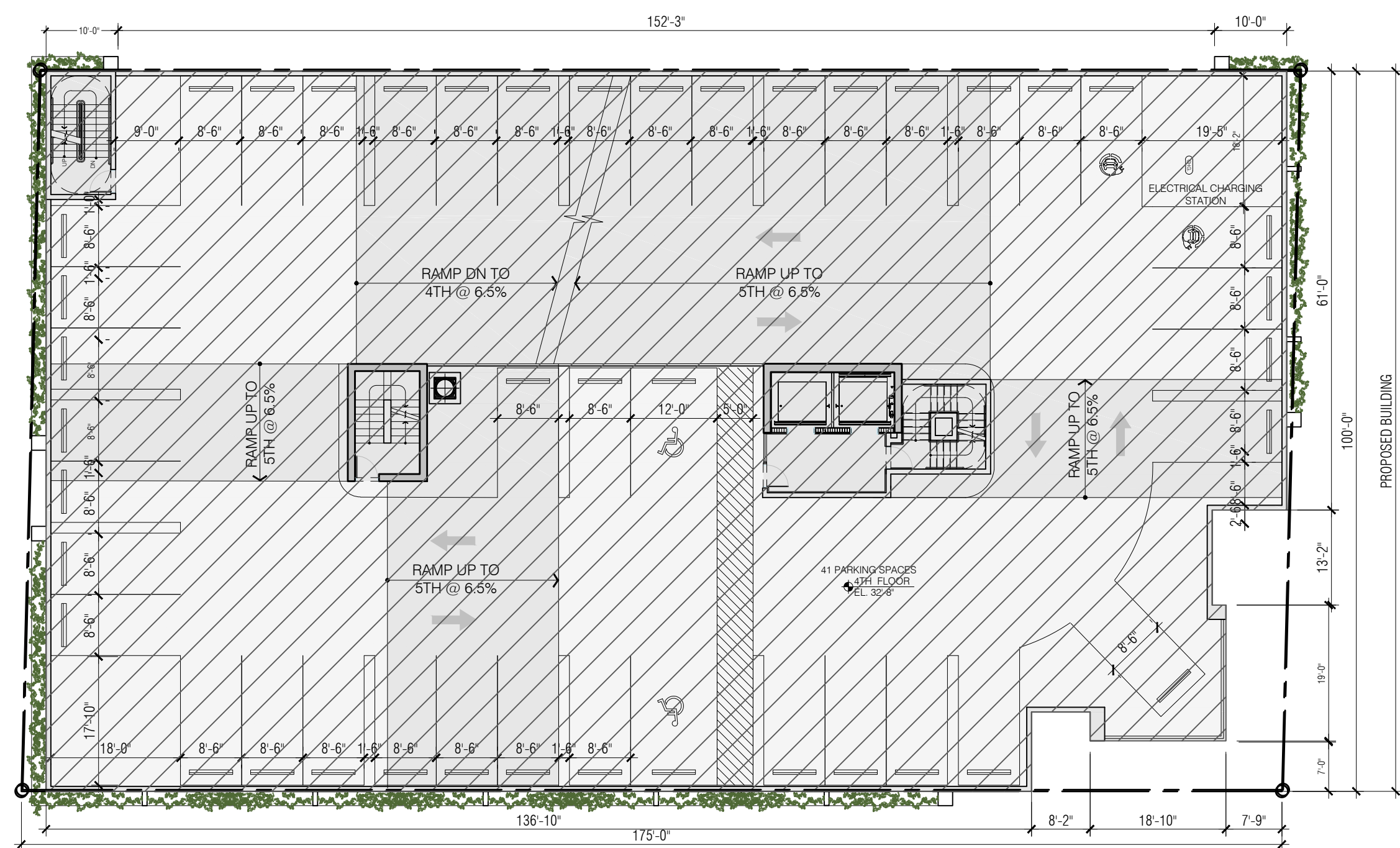
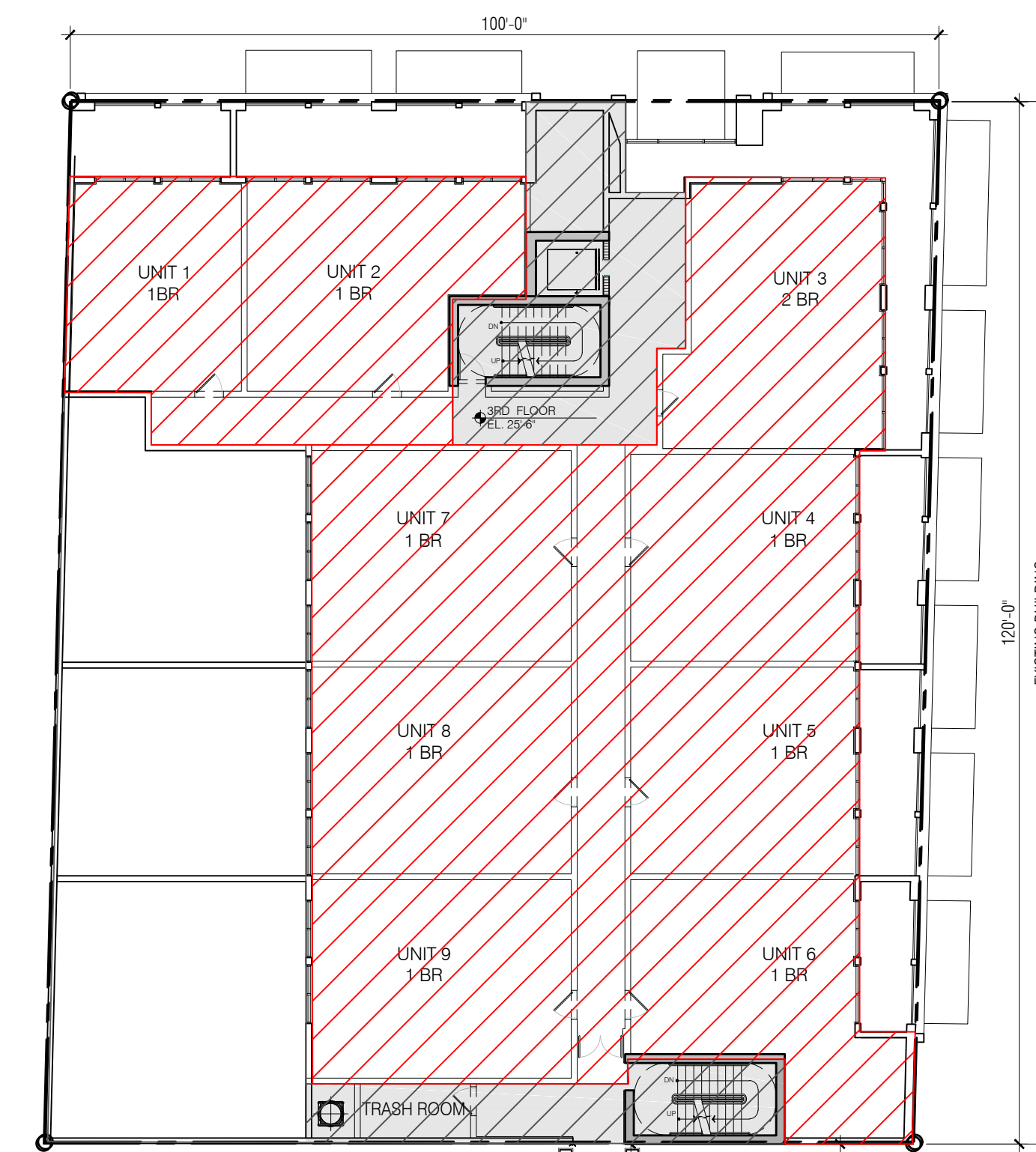
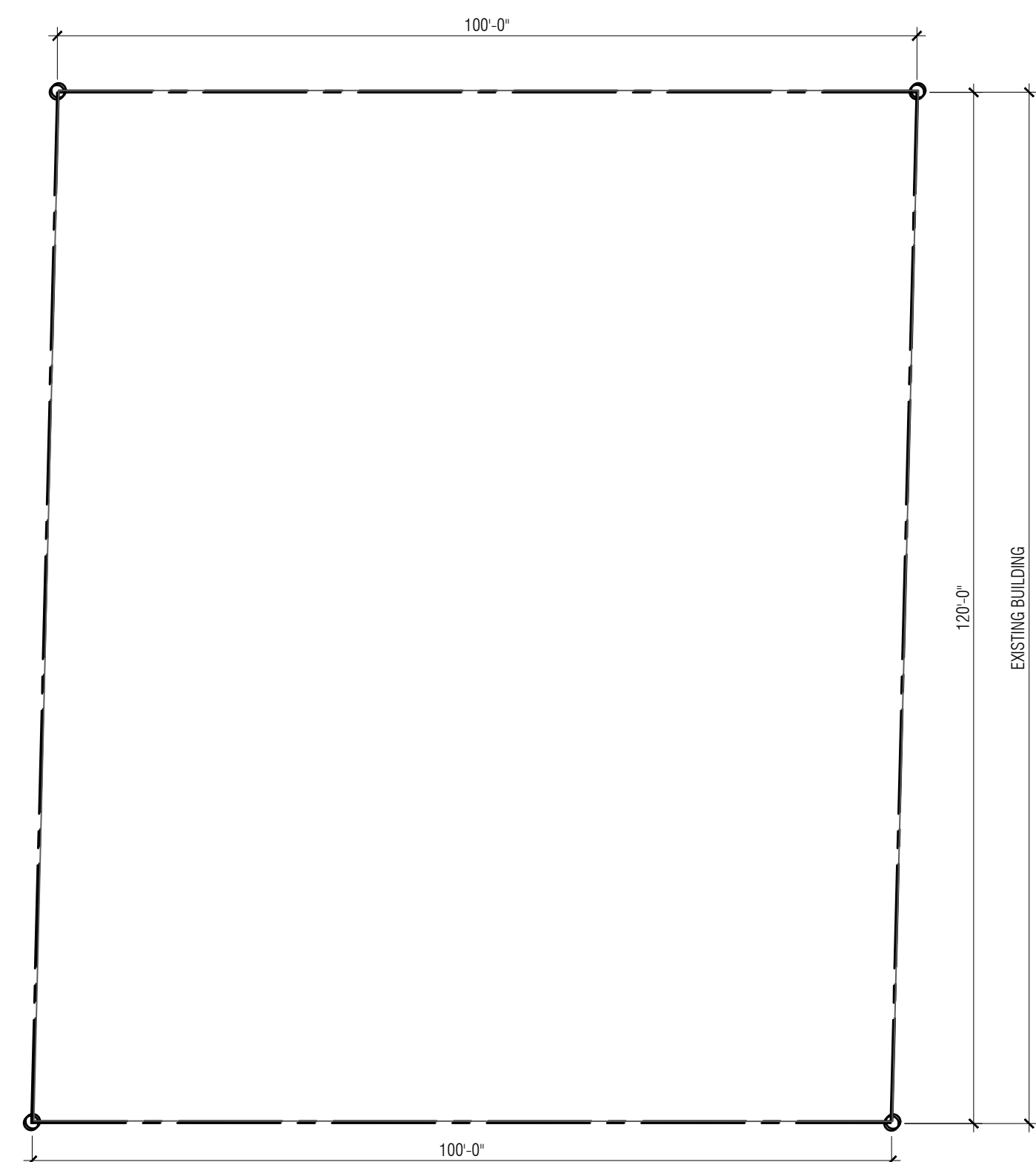
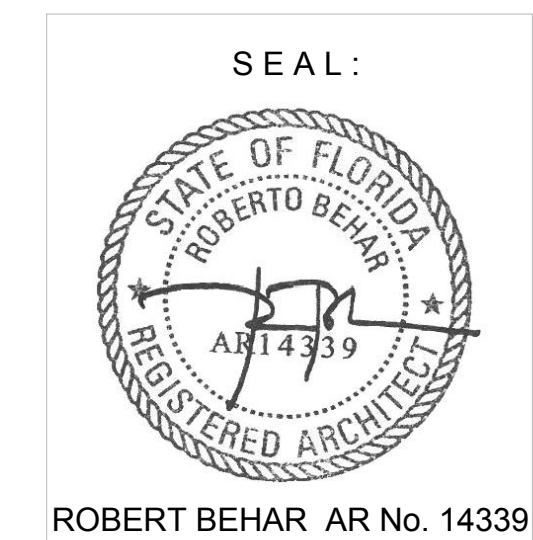
REC DECK

ENCROACHMENT PLAN

GALIANO STREET

ANDALUSIA AVENUE

100 MIRACLE MILE
 100 MIRACLE MILE
 CORAL GABLES, FLORIDA



4TH-5TH FLOOR

LEGEND

	FAR
	NON-FAR

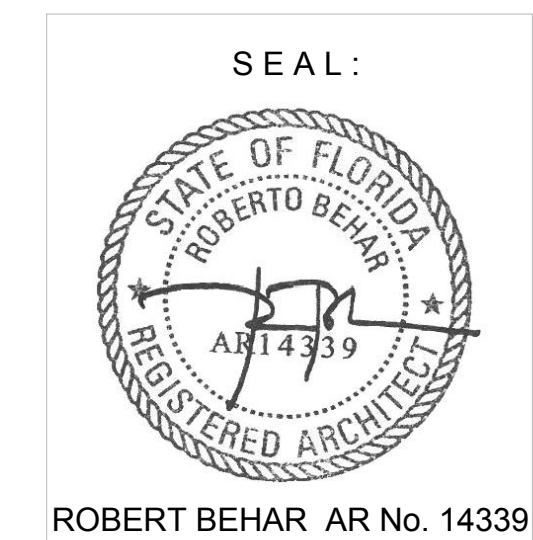
3RD FLOOR

FAR DIAGRAM

100 MIRACLE MILE
 100 MIRACLE MILE
 CORAL GABLES, FLORIDA

© 2015 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

DATE: 03-08-19
 PROJECT NO: 17-054
 DRAWING NAME:
 SHEET NO:
A-0.4.1

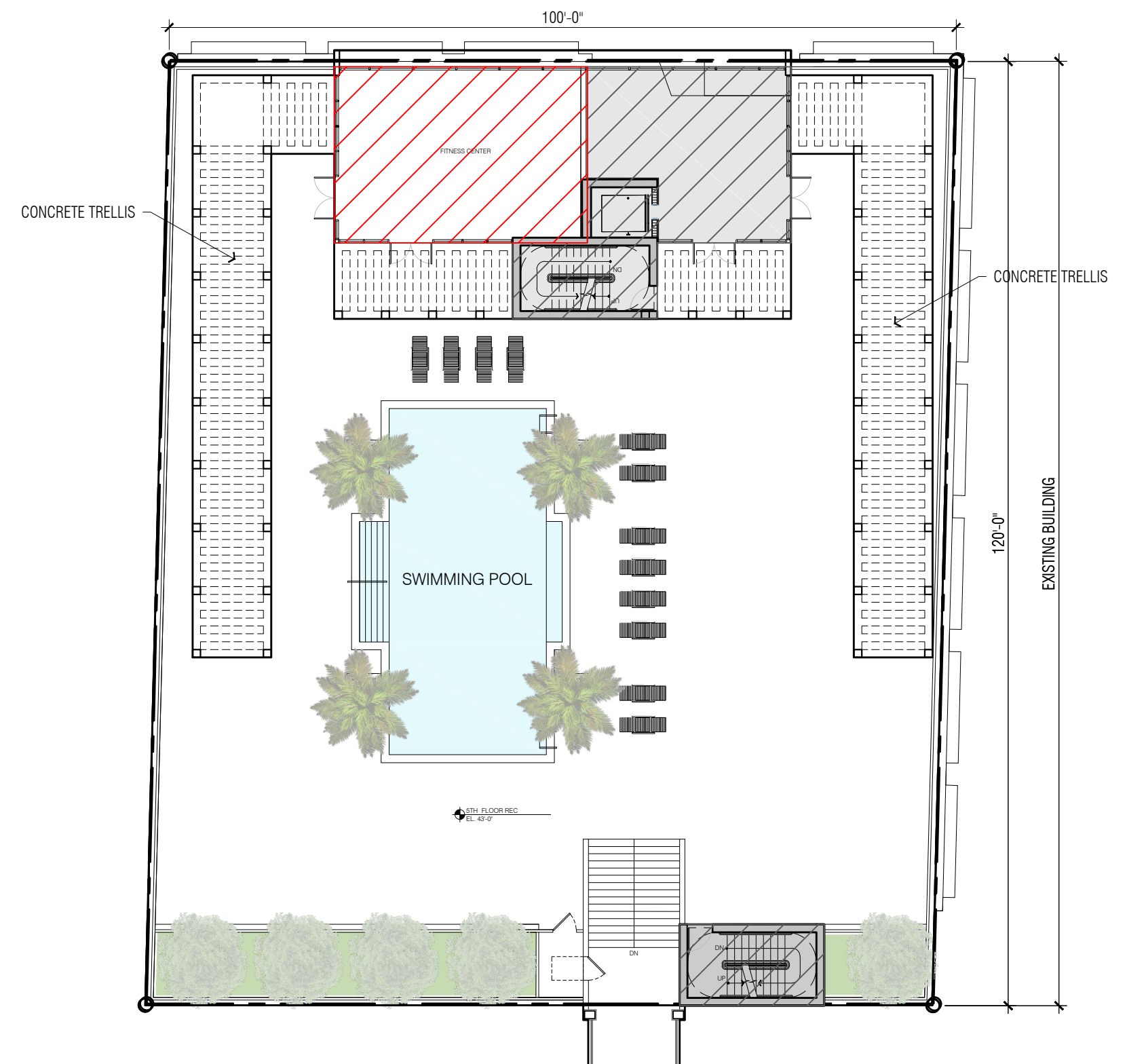


ROBERT BEHAR AR No. 14339

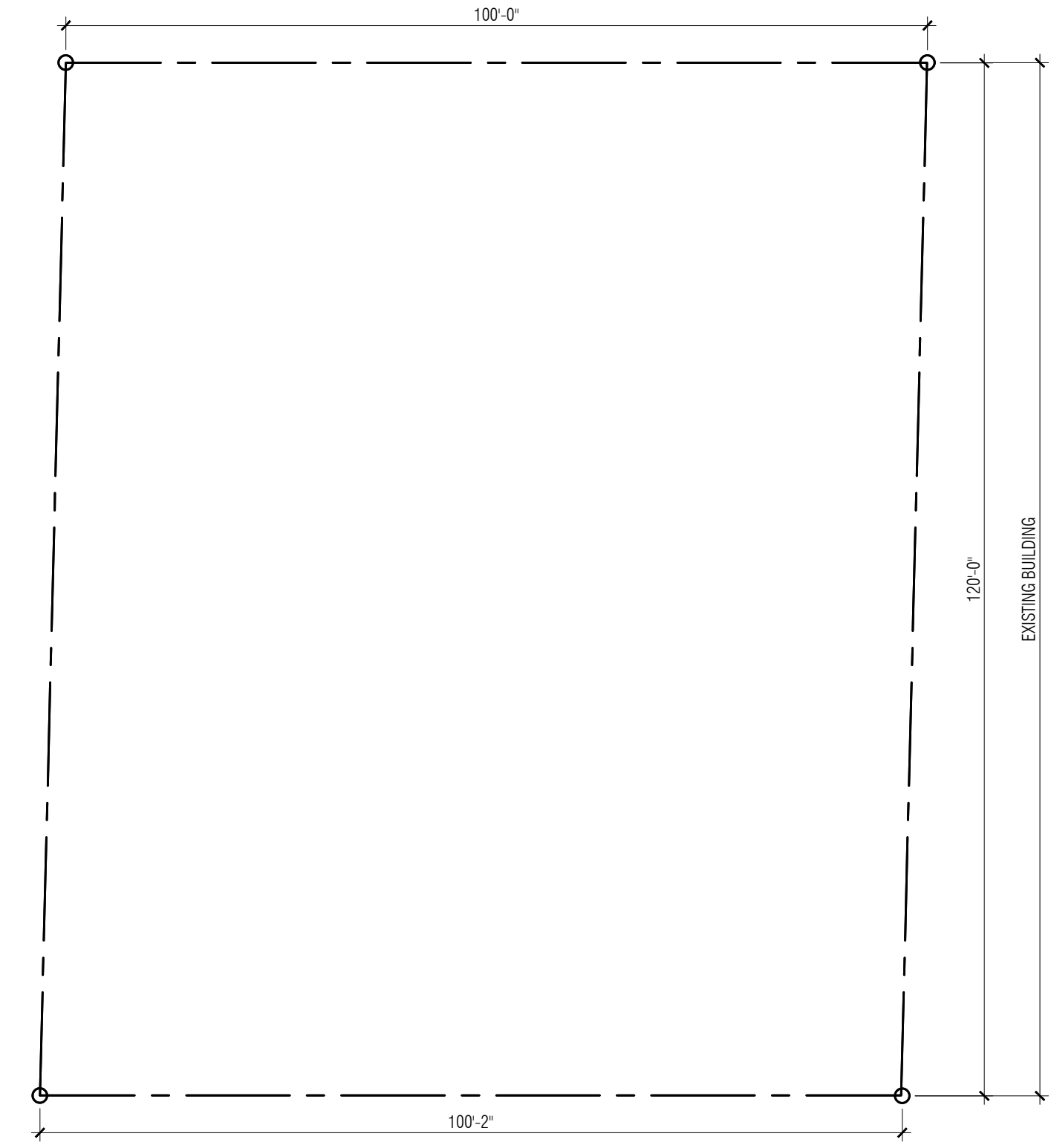
100 MIRACLE MILE
 100 MIRACLE MILE
 CORAL GABLES, FLORIDA

© 2015 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

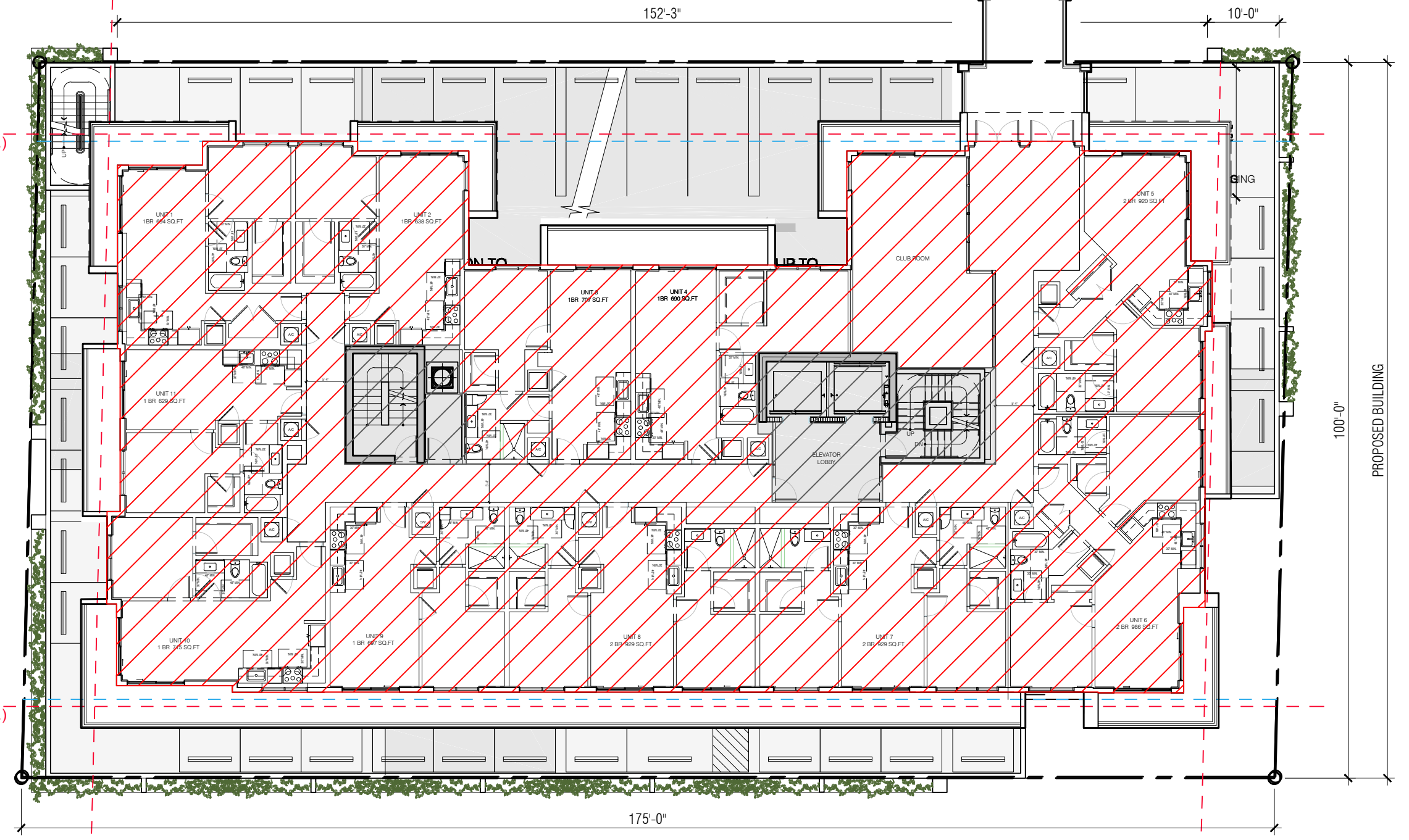
DATE: 03-08-19
 PROJECT NO: 17-054
 DRAWING NAME:
 SHEET NO:
A-0.4.2



GALIANO STREET

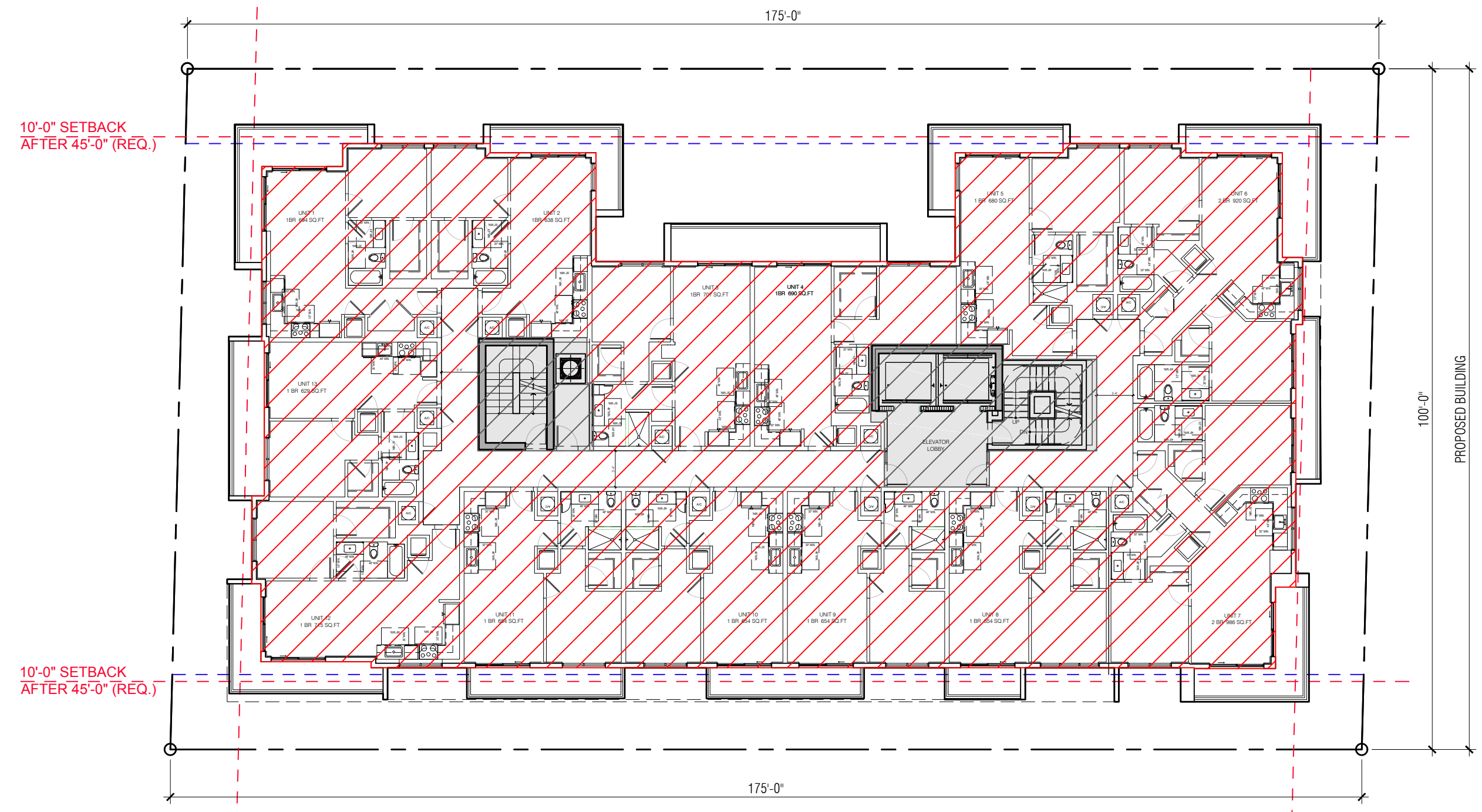


GALIANO STREET



ANDALUSIA AVENUE

REC. DECK LEVEL



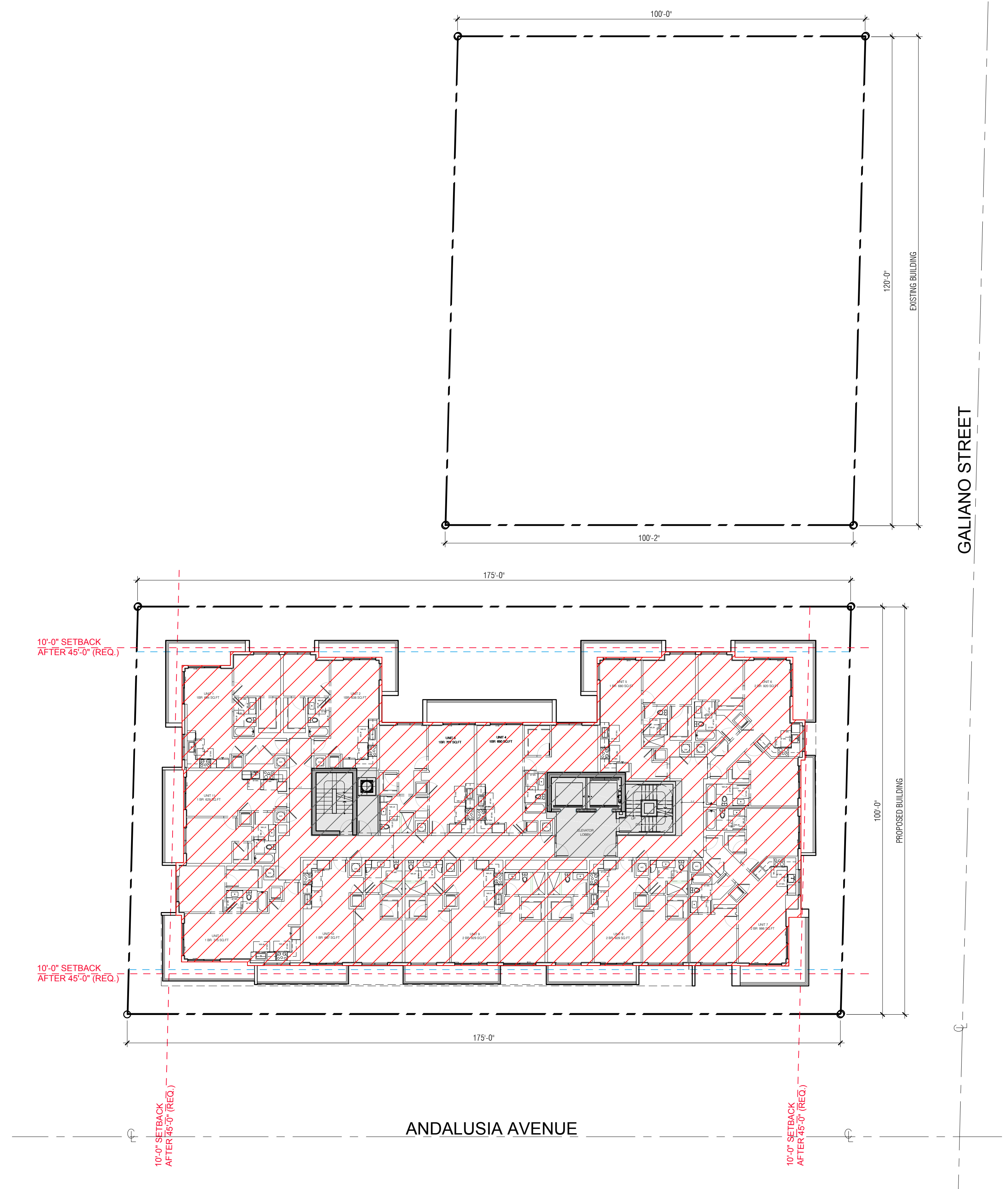
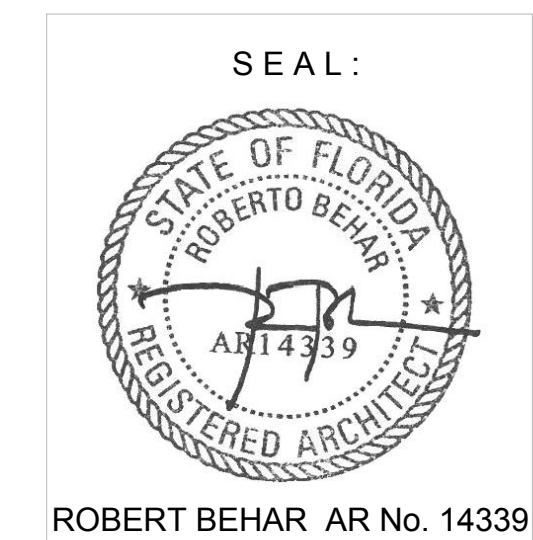
ANDALUSIA AVENUE

LEGEND

	FAR
	NON-FAR

TYP FLOOR (7TH-9TH)

FAR DIAGRAM



LEGEND

	FAR
	NON-FAR

10TH-14TH LEVEL

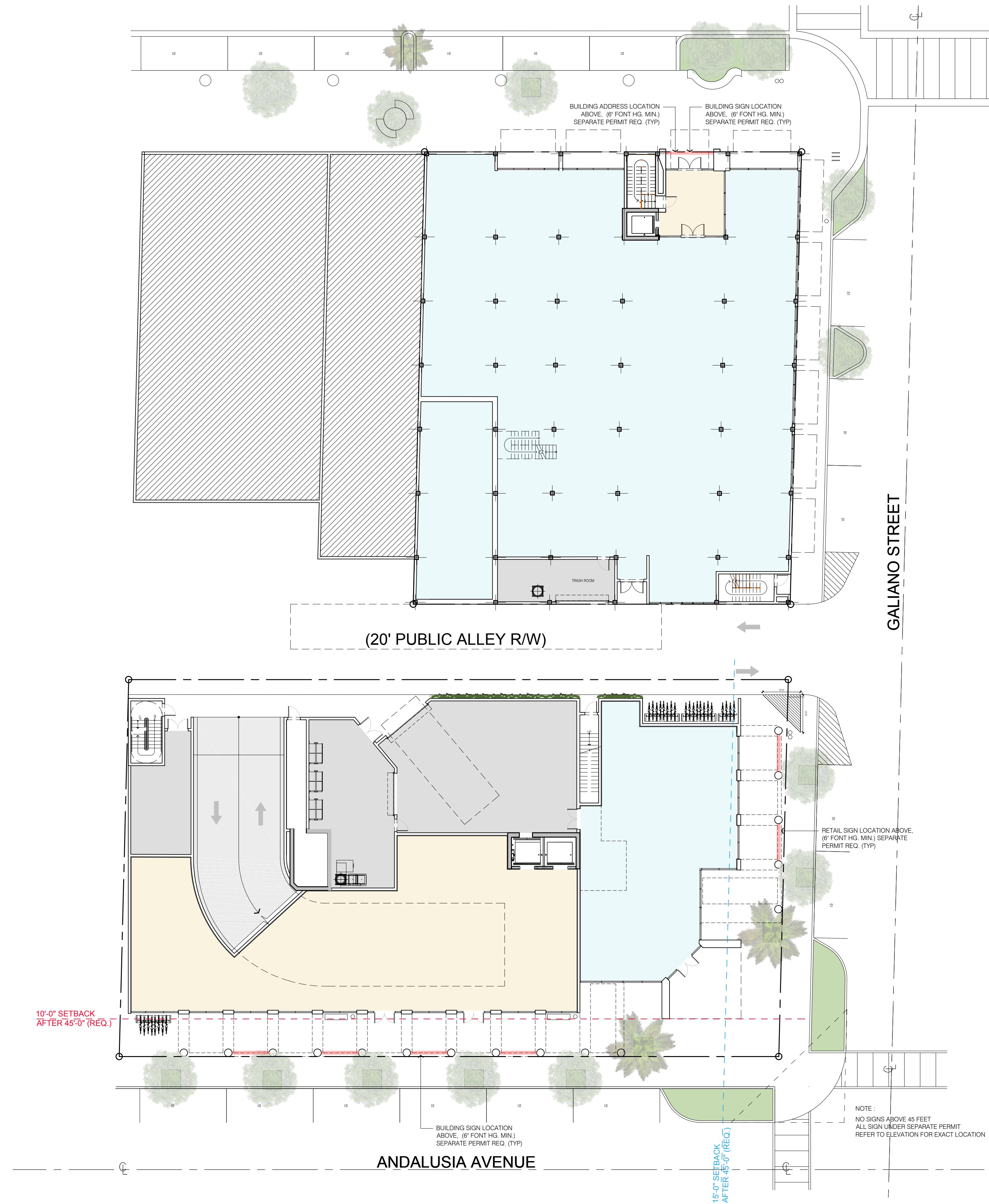
FAR VS. NON-FAR DIAGRAM

100 MIRACLE MILE
 100 MIRACLE MILE
 CORAL GABLES, FLORIDA

© 2015 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

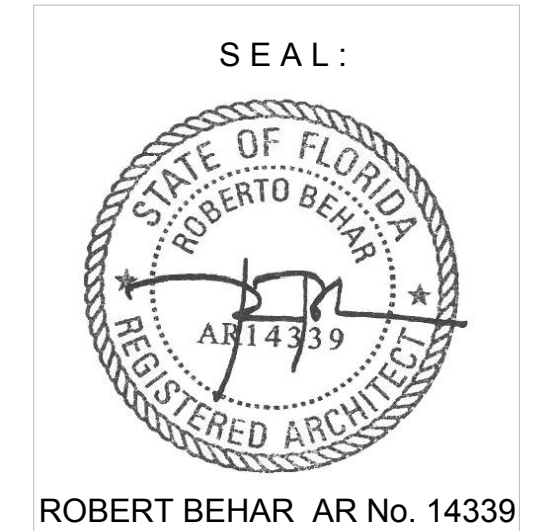
DATE: 03-08-19
 PROJECT NO: 17-054
 DRAWING NAME:
 SHEET NO:

A-0.4.3



⊕ GROUND FLOOR

⊕ SIGNAGE PLAN



100 MIRACLE MILE
100 MIRACLE MILE
CORAL GABLES, FLORIDA

© 2015 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.



SITE PLAN

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

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

4333 PONCE DE LEON BOULEVARD
 CORAL GABLES, FLORIDA 33146
 TEL: (305) 748-2442 FAX: (305) 748-2443
 CERTIFICATION No. A24251
 ATLANTA, GEORGIA · NEW HAVEN, CONNECTICUT

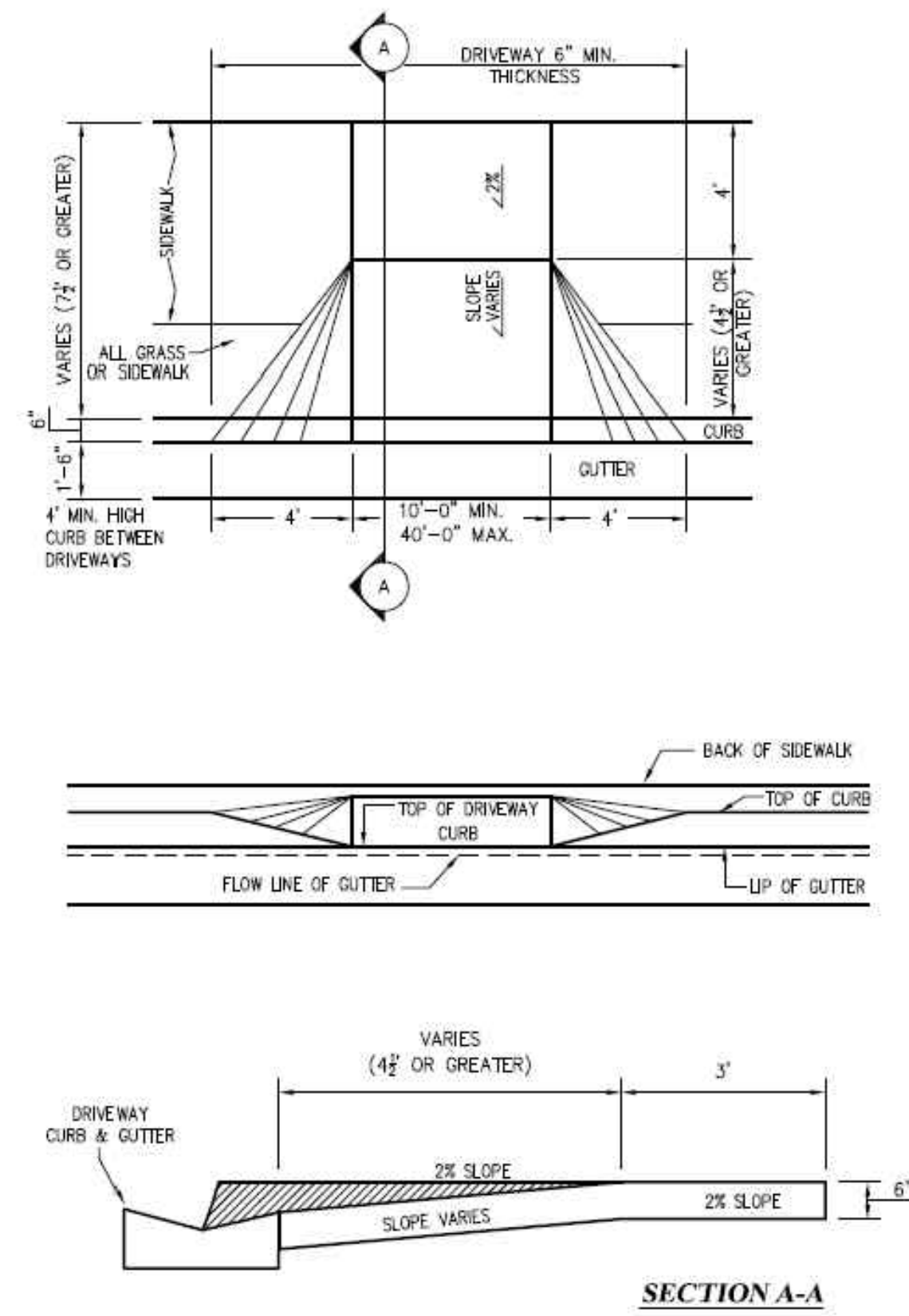
SEAL:

ROBERT BEHAR AR No. 14339

100 MIRACLE MILE
 100 MIRACLE MILE
 CORAL GABLES, FLORIDA

© 2015 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

DATE: 03-08-19
 PROJECT NO: 17-054
 DRAWING NAME:
 SHEET NO:
A-1.0



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



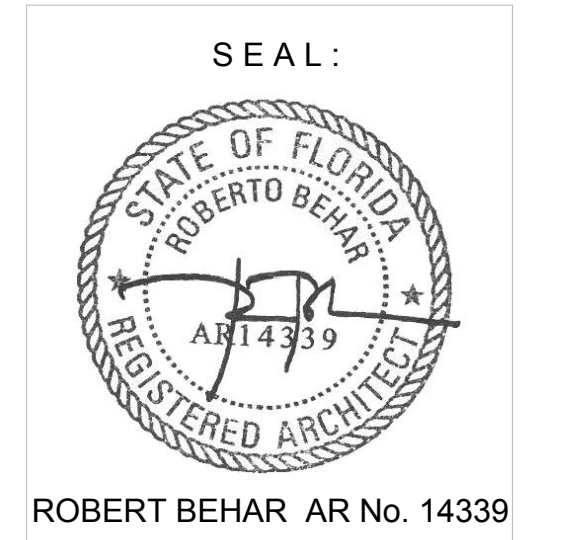
NOTES:

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



GROUND FLOOR PLAN

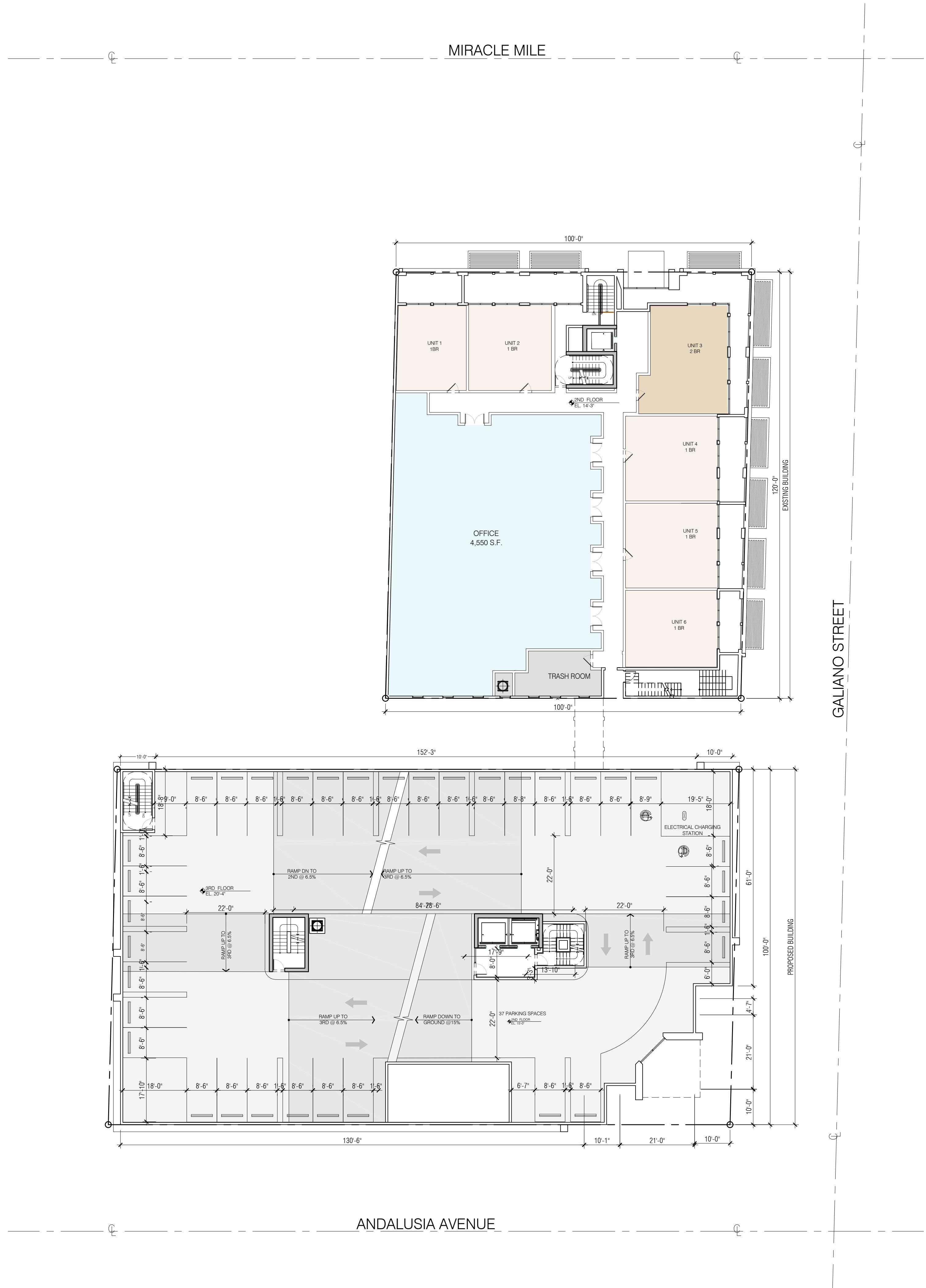
SCALE: 1/16"=1'-0"



ROBERT BEHAR AR No. 14339

100 MIRACLE MILE
100 MIRACLE MILE
CORAL GABLES, FLORIDA

© 2015 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.



2ND FLOOR PLAN

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





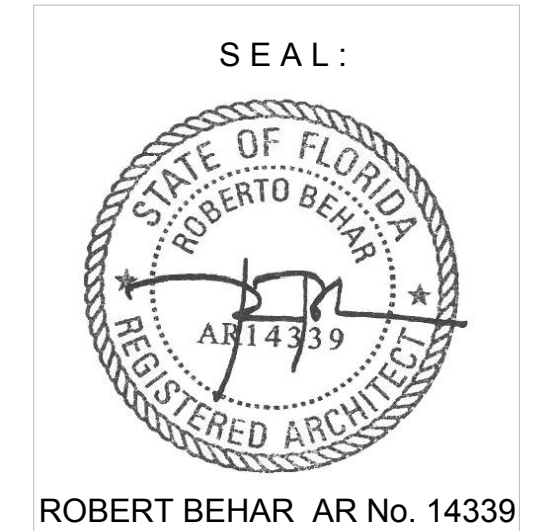
TYPICAL PARKING FLOOR PLAN

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

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

4333 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33146
TEL: (305) 748-2442 FAX: (305) 748-2443
CERTIFICATION No. A22451

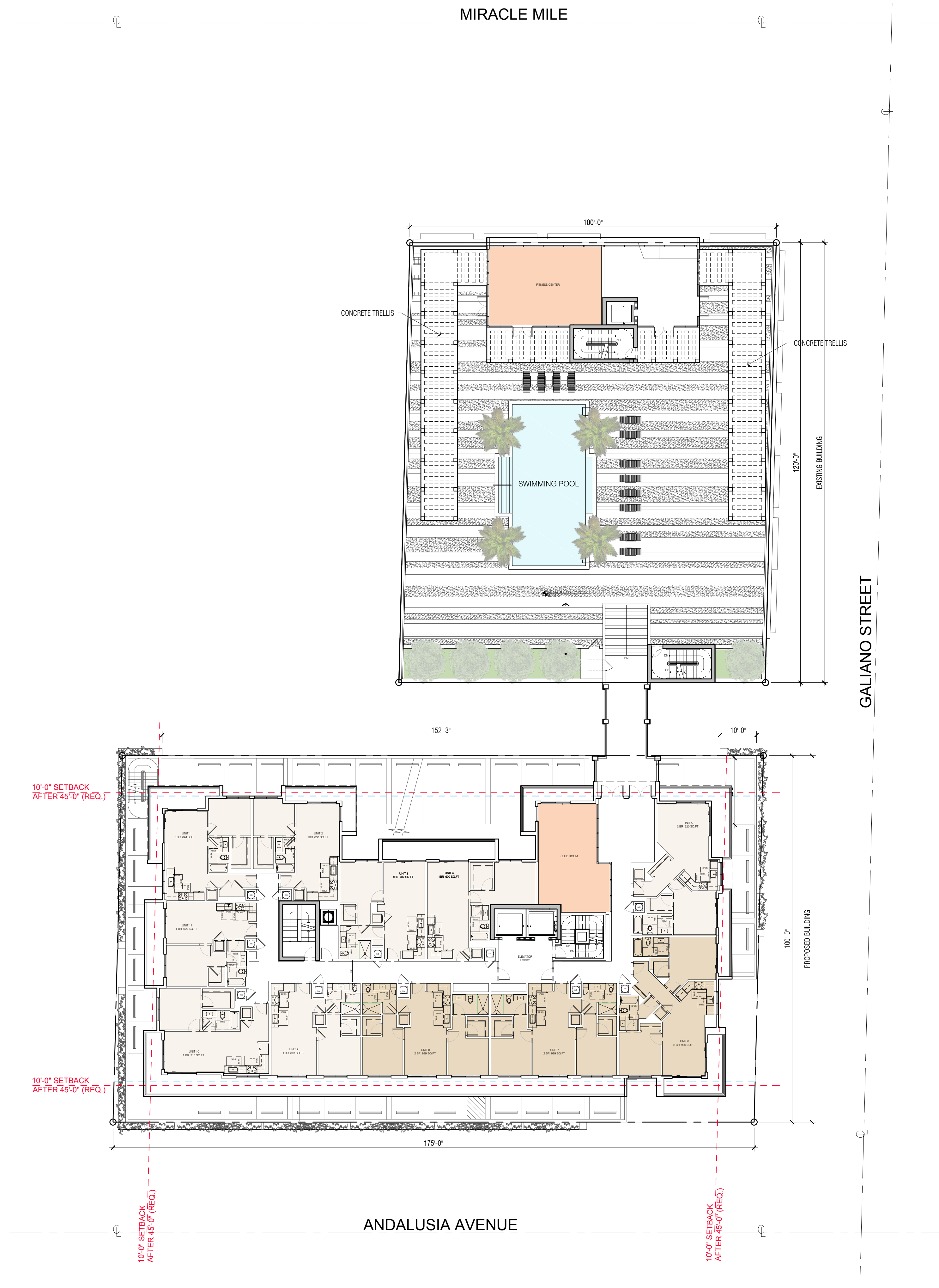
ATLANTA, GEORGIA · NEW HAVEN, CONNECTICUT



100 MIRACLE MILE
100 MIRACLE MILE
CORAL GABLES, FLORIDA

© 2015 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

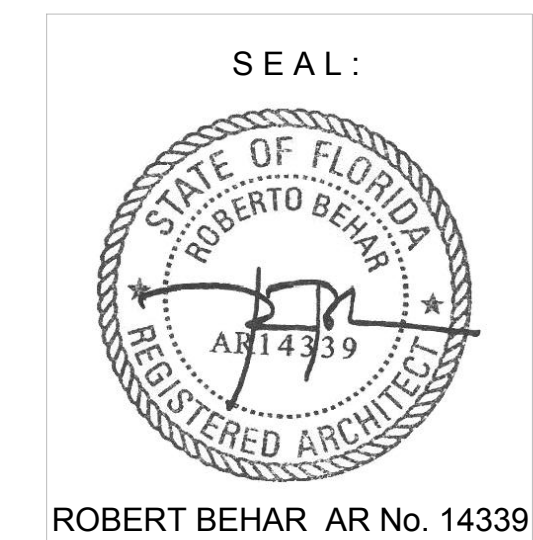
DATE: 03-08-19
PROJECT NO: 17-054
DRAWING NAME:
SHEET NO:
A-1.3



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

4333 PONCE DE LEON BOULEVARD
 CORAL GABLES, FLORIDA 33146
 TEL: (305) 442-2442 FAX: (305) 442-2443
 CERTIFICATION No. A24251

ATLANTA, GEORGIA · NEW HAVEN, CONNECTICUT

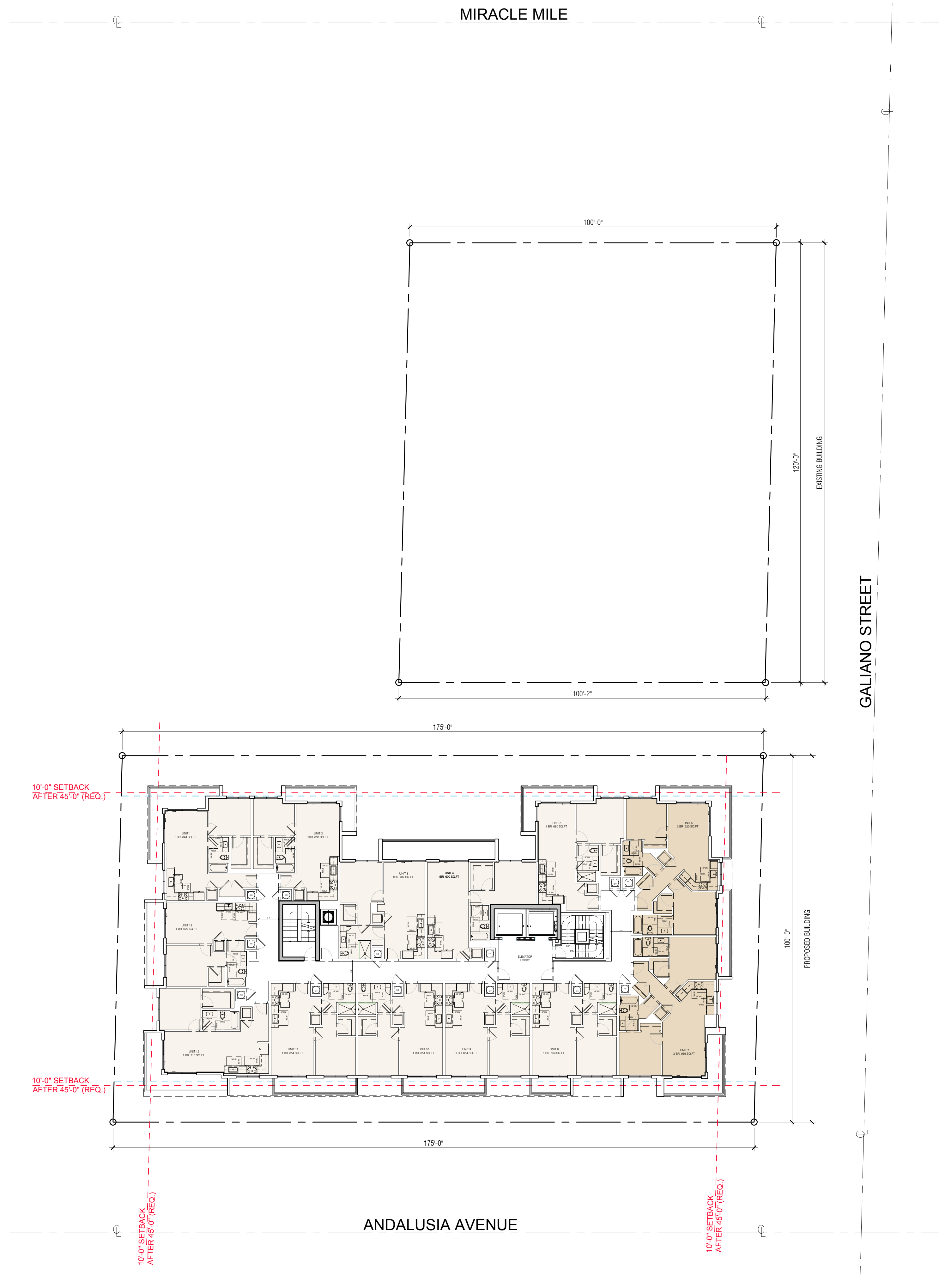


100 MIRACLE MILE
 100 MIRACLE MILE
 CORAL GABLES, FLORIDA

© 2015 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

REC DECK FLOOR PLAN
 SCALE: 1/16"=1'-0"

DATE: 03-08-19
 PROJECT NO: 17-054
 DRAWING NAME:
 SHEET NO:
A-1.5



TYPICAL FLOOR PLAN (7TH-9TH LEVELS)
SCALE: 1/16" = 1'-0"

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

4333 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33146
TEL: (305) 748-2442 FAX: (305) 748-2443
CERTIFICATION No. A22451
ATLANTA, GEORGIA · NEW HAVEN, CONNECTICUT

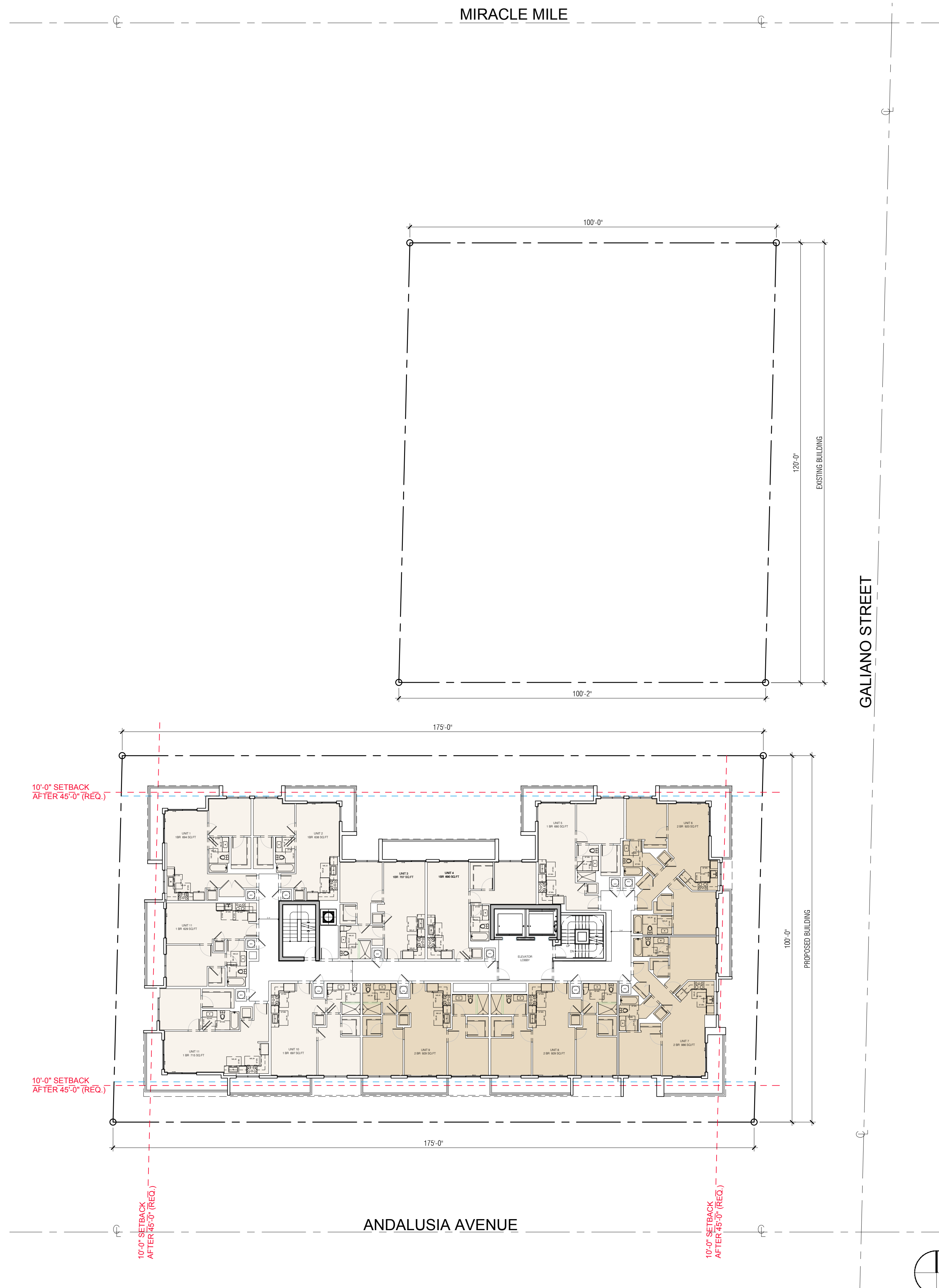
SEAL:

ROBERT BEHAR AR No. 14339

100 MIRACLE MILE
100 MIRACLE MILE
CORAL GABLES, FLORIDA

© 2015 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

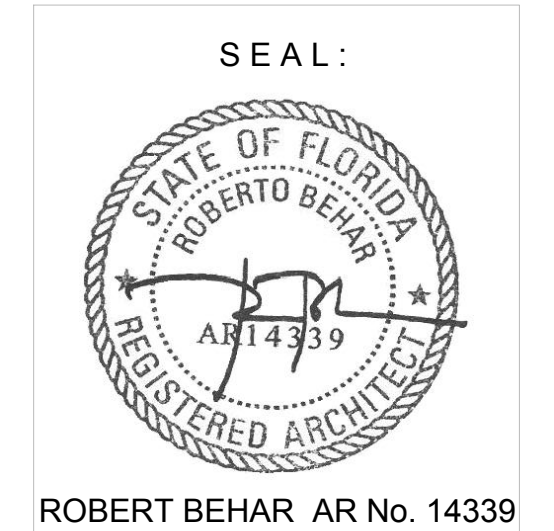
DATE: 03-08-19
PROJECT NO: 17-054
DRAWING NAME:
SHEET NO:
A-1.6



TYPICAL FLOOR PLAN (10TH-13TH LEVELS)
SCALE: 1/16" = 1'-0"

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

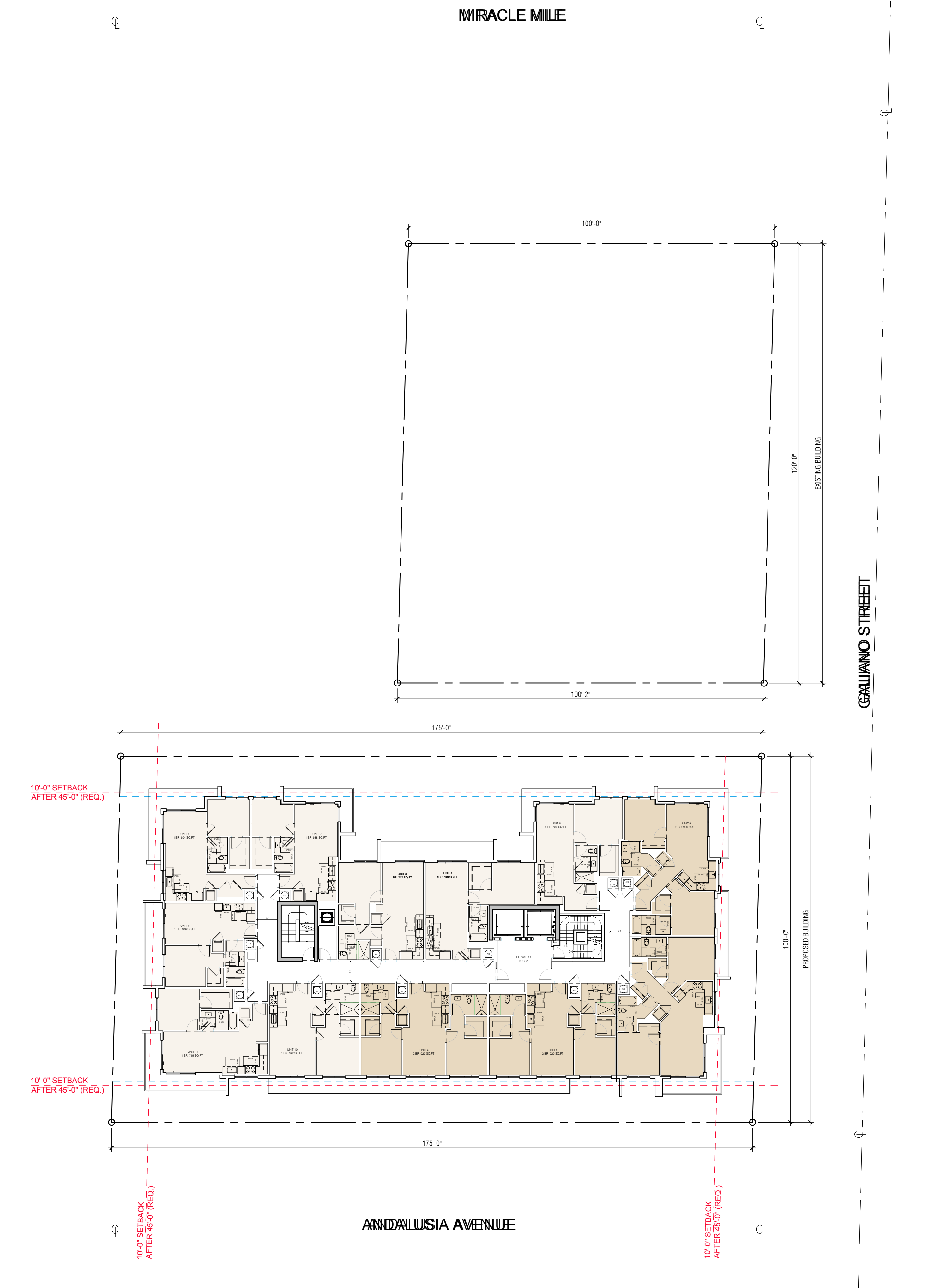
4333 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33146
TEL: (305) 442-2442 FAX: (305) 442-2443
CERTIFICATION No. A22451
ATLANTA, GEORGIA · NEW HAVEN, CONNECTICUT



100 MIRACLE MILE
100 MIRACLE MILE
CORAL GABLES, FLORIDA

© 2015 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

DATE: 03-08-19
PROJECT NO: 17-054
DRAWING NAME:
SHEET NO:
A-1.7



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

4333 PONCE DE LEON BOULEVARD
 CORAL GABLES, FLORIDA 33146
 TEL: (305) 442-2442 FAX: (305) 442-2443
 CERTIFICATION No. A24251

ATLANTA, GEORGIA · NEW HAVEN, CONNECTICUT

SEAL:

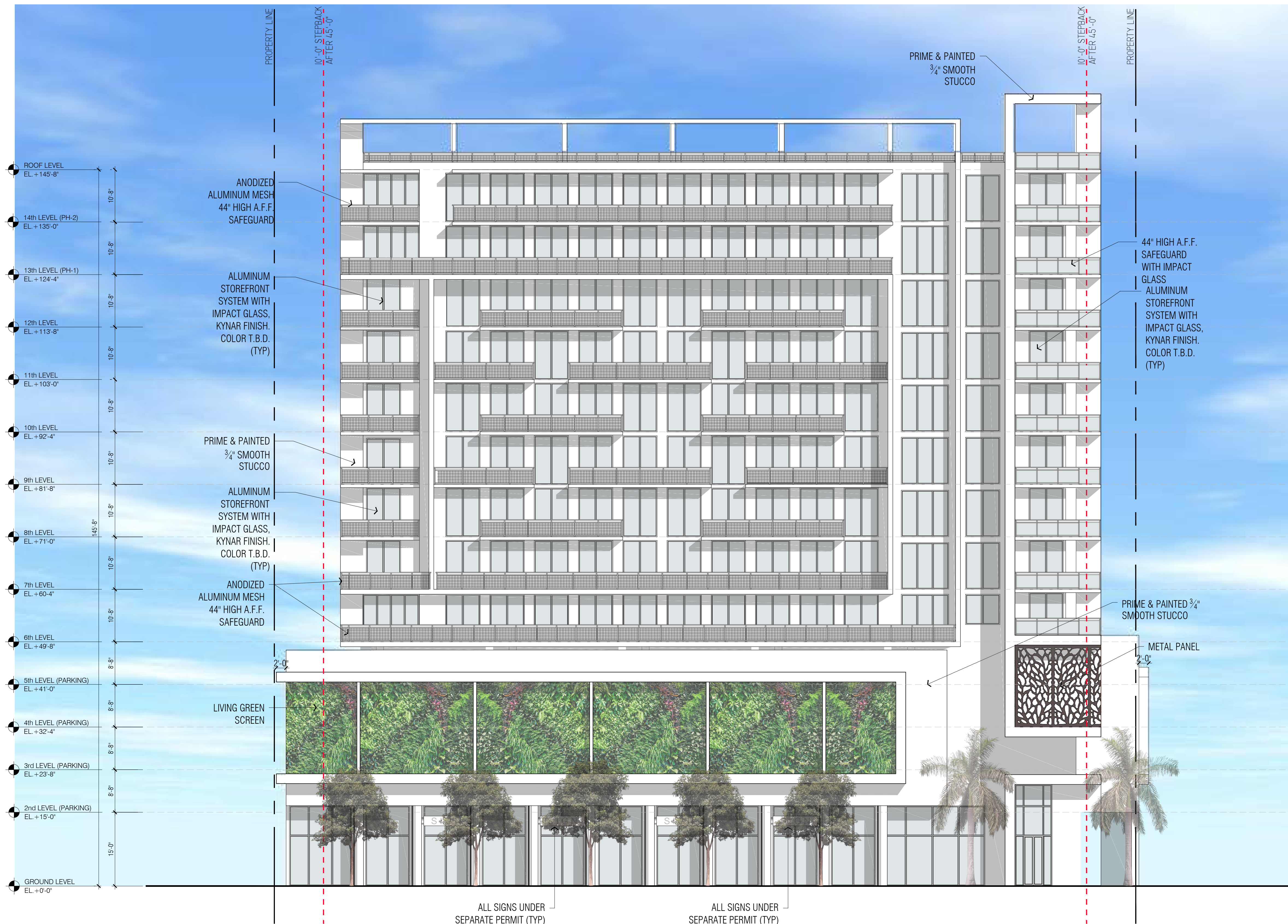
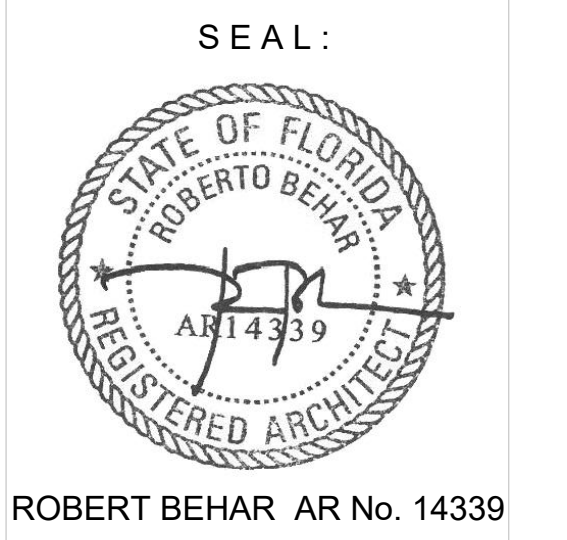
ROBERT BEHAR AR No. 14339

100 MIRACLE MILE
 100 MIRACLE MILE
 CORAL GABLES, FLORIDA

© 2015 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

14TH FLOOR PLAN
 SCALE: 1/16"=1'-0"

DATE: 03-08-19
 PROJECT NO: 17-054
 DRAWING NAME:
 SHEET NO:
A-1.8



100 MIRACLE MILE
 100 MIRACLE MILE
 CORAL GABLES, FLORIDA

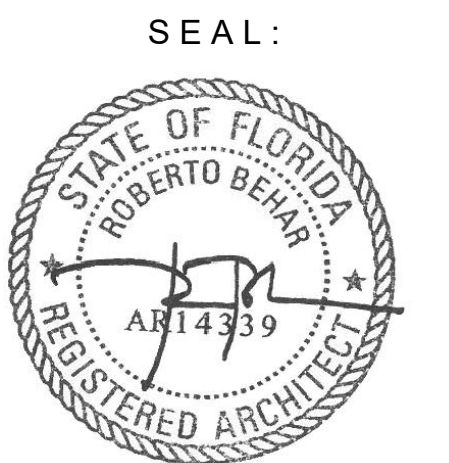
© 2015 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

SOUTH ELEVATION (ANDALUSIA)

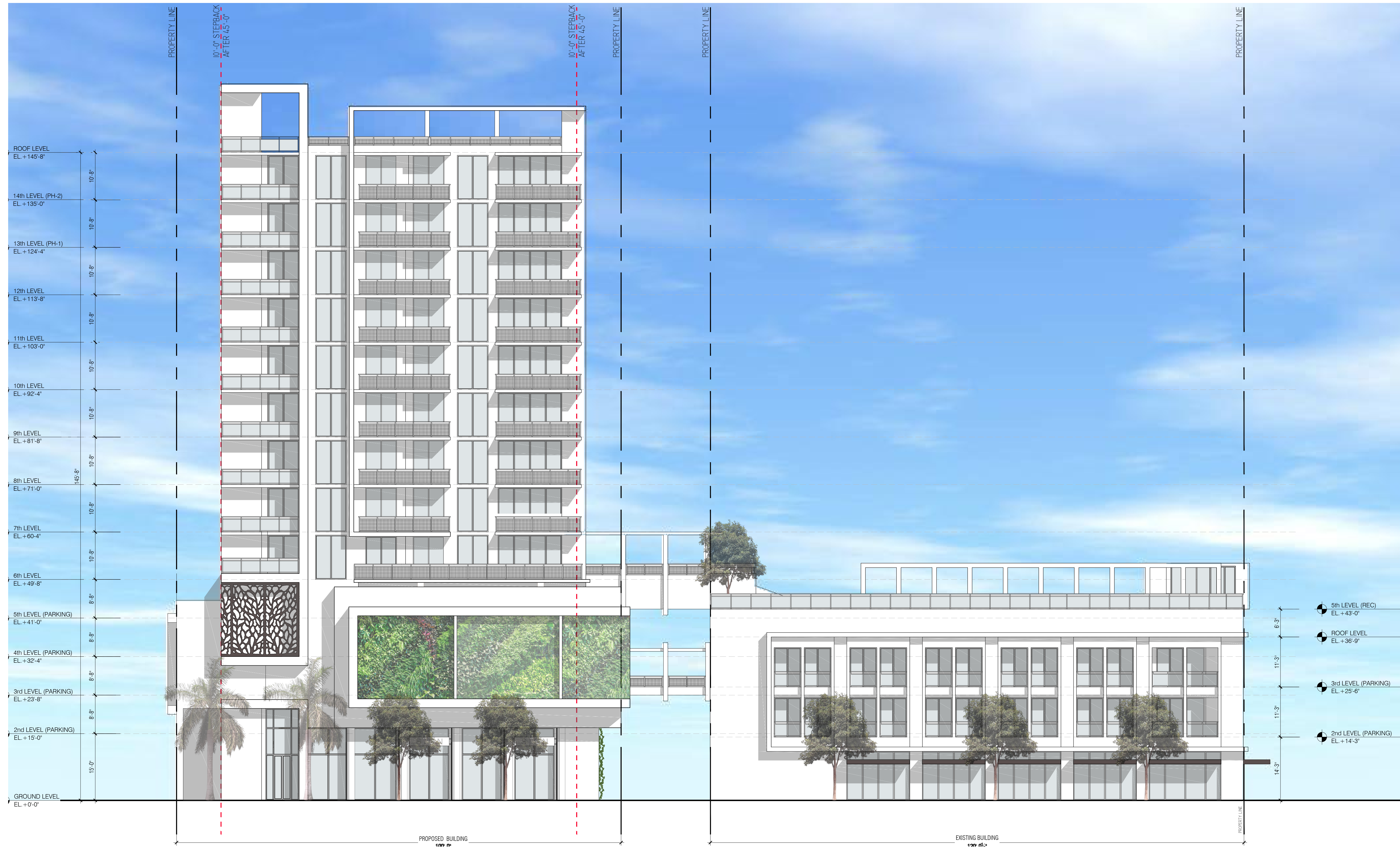
SCALE: 3/32" = 1'-0"

DATE: 03-08-19
 PROJECT NO: 17-054
 DRAWING NAME:
 SHEET NO:

A-2.0



ROBERT BEHAR AR No. 14339



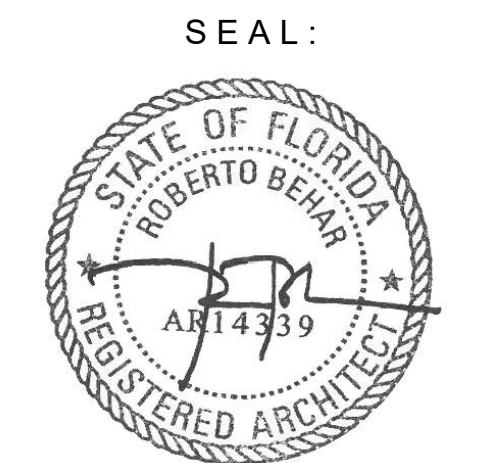
© 2015 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

100 MIRACLE MILE
100 MIRACLE MILE
CORAL GABLES, FLORIDA

EAST ELEVATION (GALIANO STREET)

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

DATE: 03-08-19
PROJECT NO: 17-054
DRAWING NAME:
SHEET NO:
A-2.1



ROBERT BEHAR AR No. 14339

100 MIRACLE MILE
100 MIRACLE MILE
CORAL GABLES, FLORIDA

© 2015 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

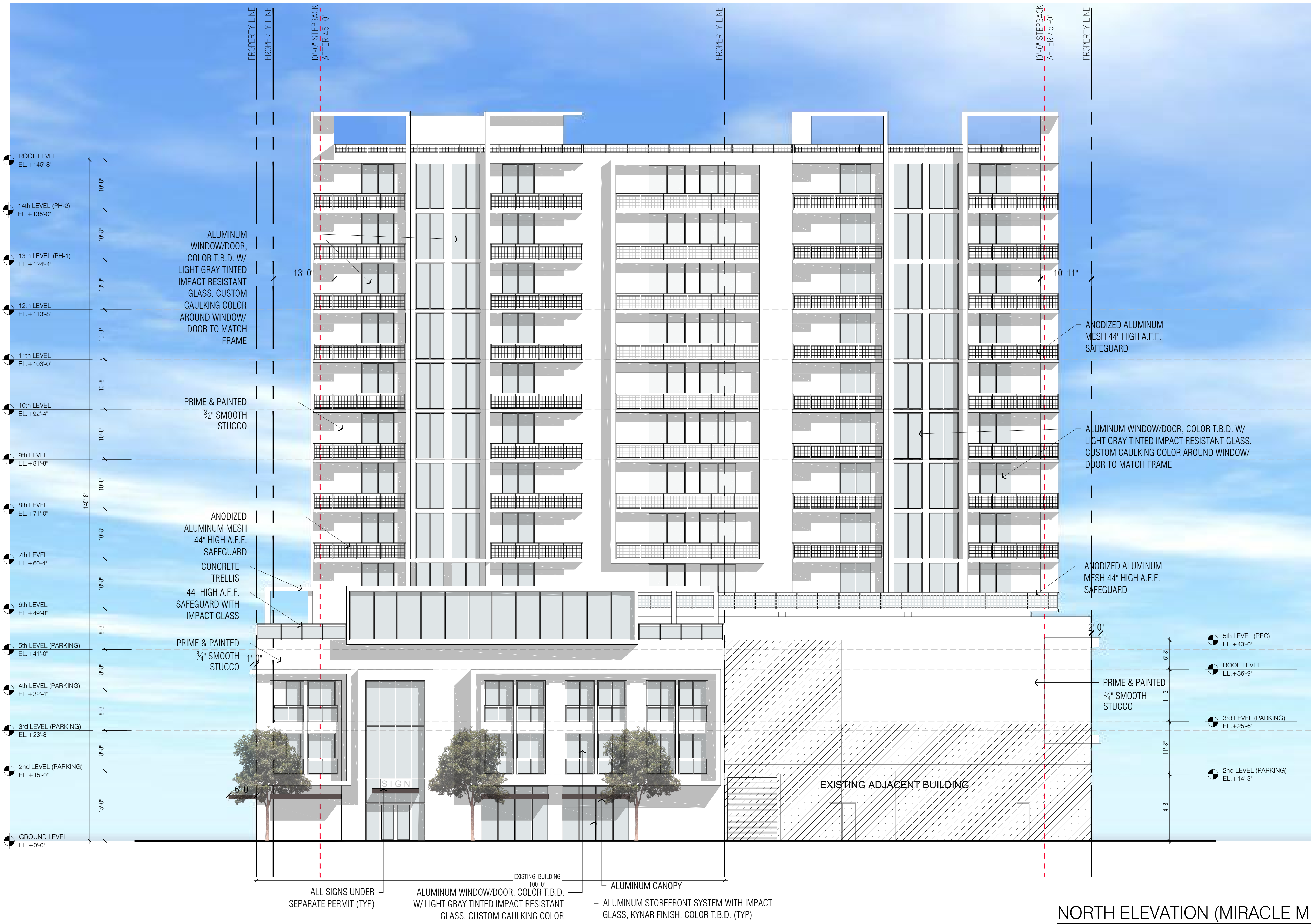
DATE: 03-08-19

PROJECT NO: 17-054

DRAWING NAME:

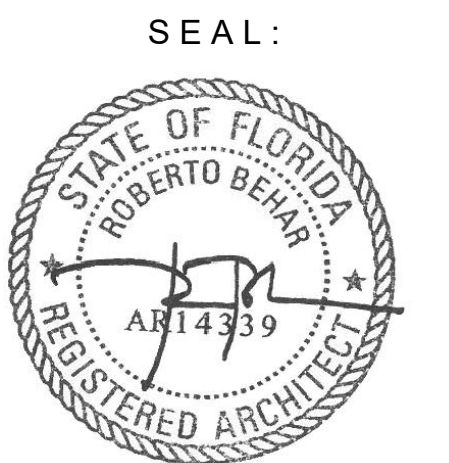
SHEET NO:

A-2.2

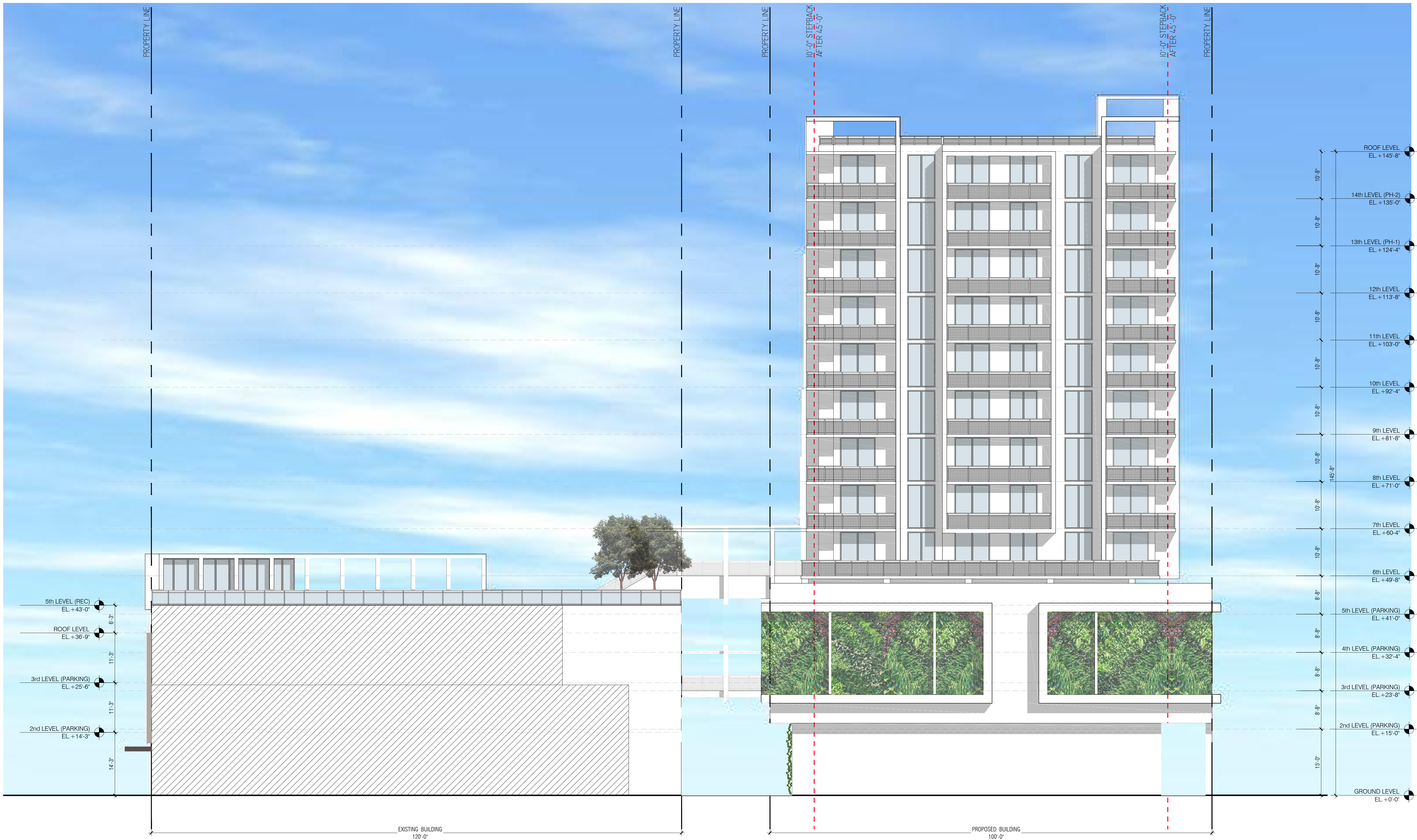


NORTH ELEVATION (MIRACLE MILE)

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



ROBERT BEHAR AR No. 14339



- ROOF LEVEL EL +145'-8"
- 14th LEVEL (PH-2) EL +135'-0"
- 13th LEVEL (PH-1) EL +124'-4"
- 12th LEVEL EL +113'-8"
- 11th LEVEL EL +103'-0"
- 10th LEVEL EL +92'-4"
- 9th LEVEL EL +81'-8"
- 8th LEVEL EL +71'-0"
- 7th LEVEL EL +60'-4"
- 6th LEVEL EL +49'-8"
- 5th LEVEL (PARKING) EL +41'-0"
- 4th LEVEL (PARKING) EL +32'-4"
- 3rd LEVEL (PARKING) EL +23'-8"
- 2nd LEVEL (PARKING) EL +15'-0"
- GROUND LEVEL EL +0'-0"

EXISTING BUILDING 120'-0"
 PROPOSED BUILDING 100'-0"

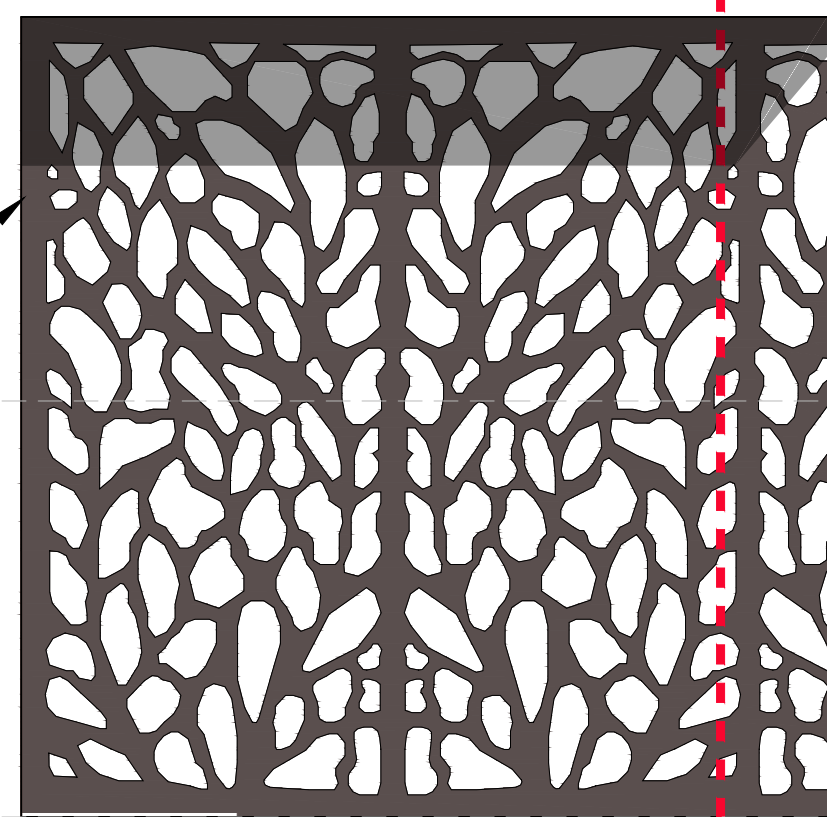
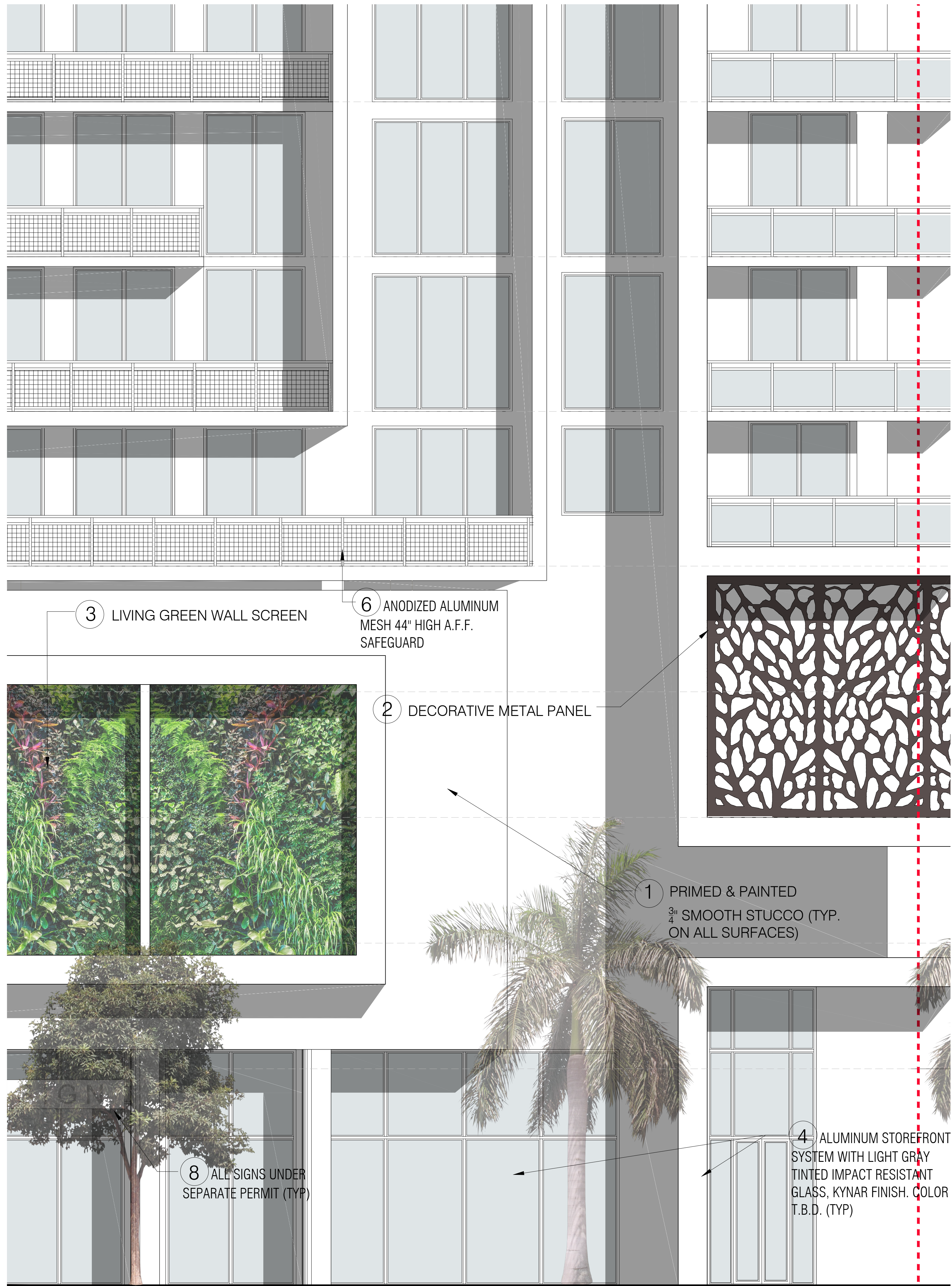
WEST ELEVATION

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

100 MIRACLE MILE
 100 MIRACLE MILE
 CORAL GABLES, FLORIDA

© 2015 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

DATE: 03-08-19
 PROJECT NO: 17-054
 DRAWING NAME:
 SHEET NO:
A-2.3

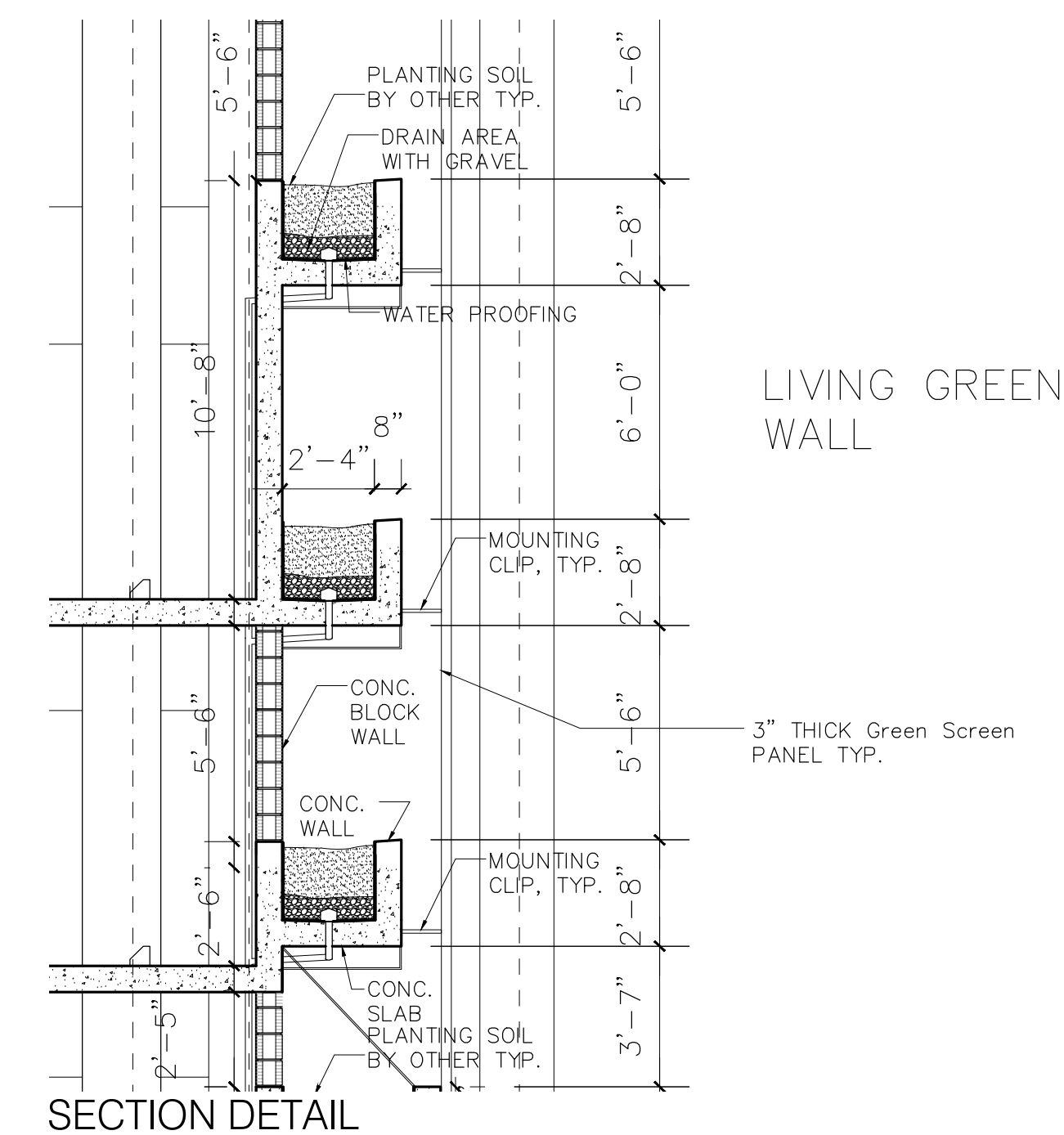
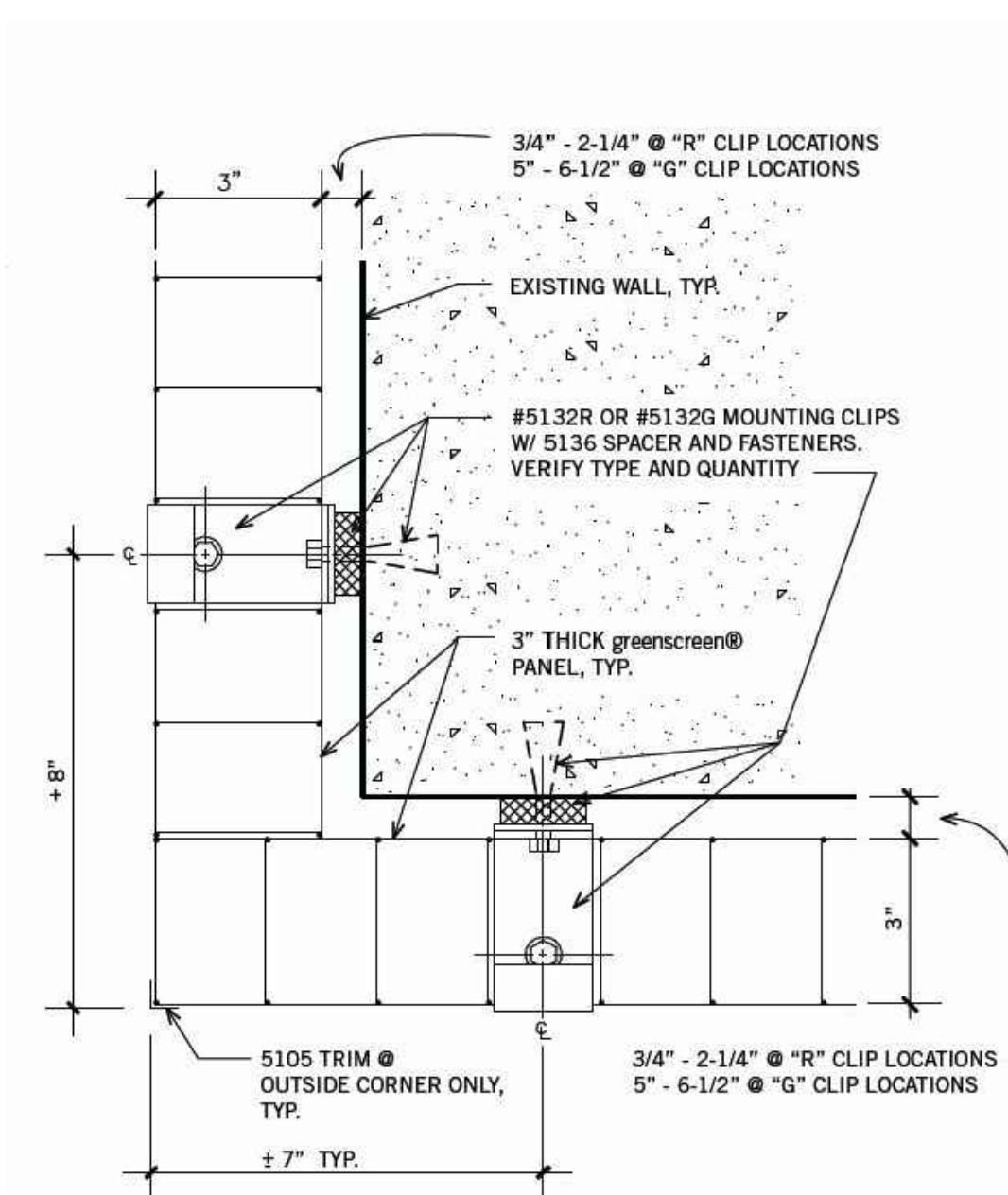
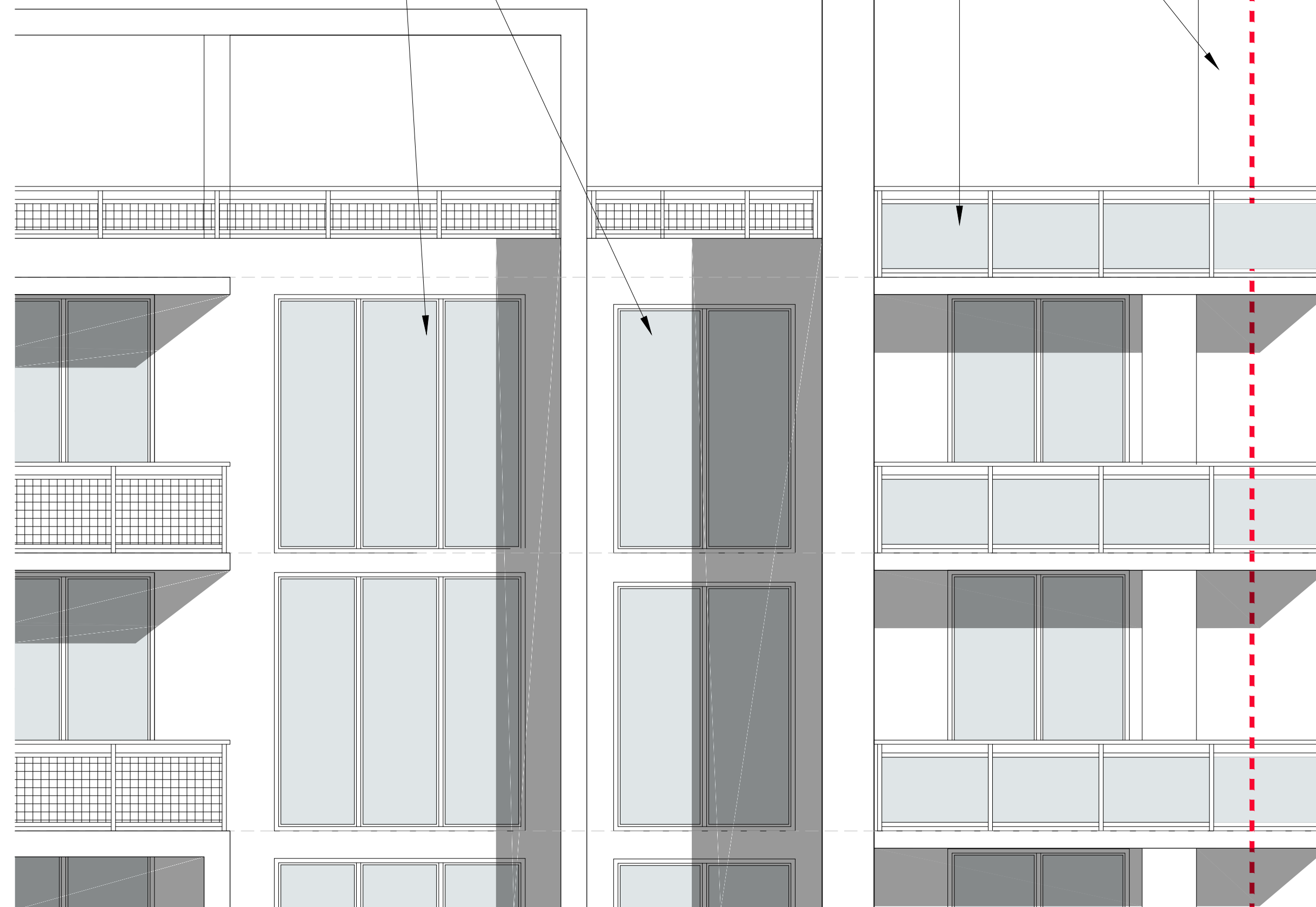


4 ALUMINUM STOREFRONT SYSTEM WITH LIGHT GRAY TINTED IMPACT RESISTANT GLASS, KYNAR FINISH. COLOR T.B.D. (TYP)

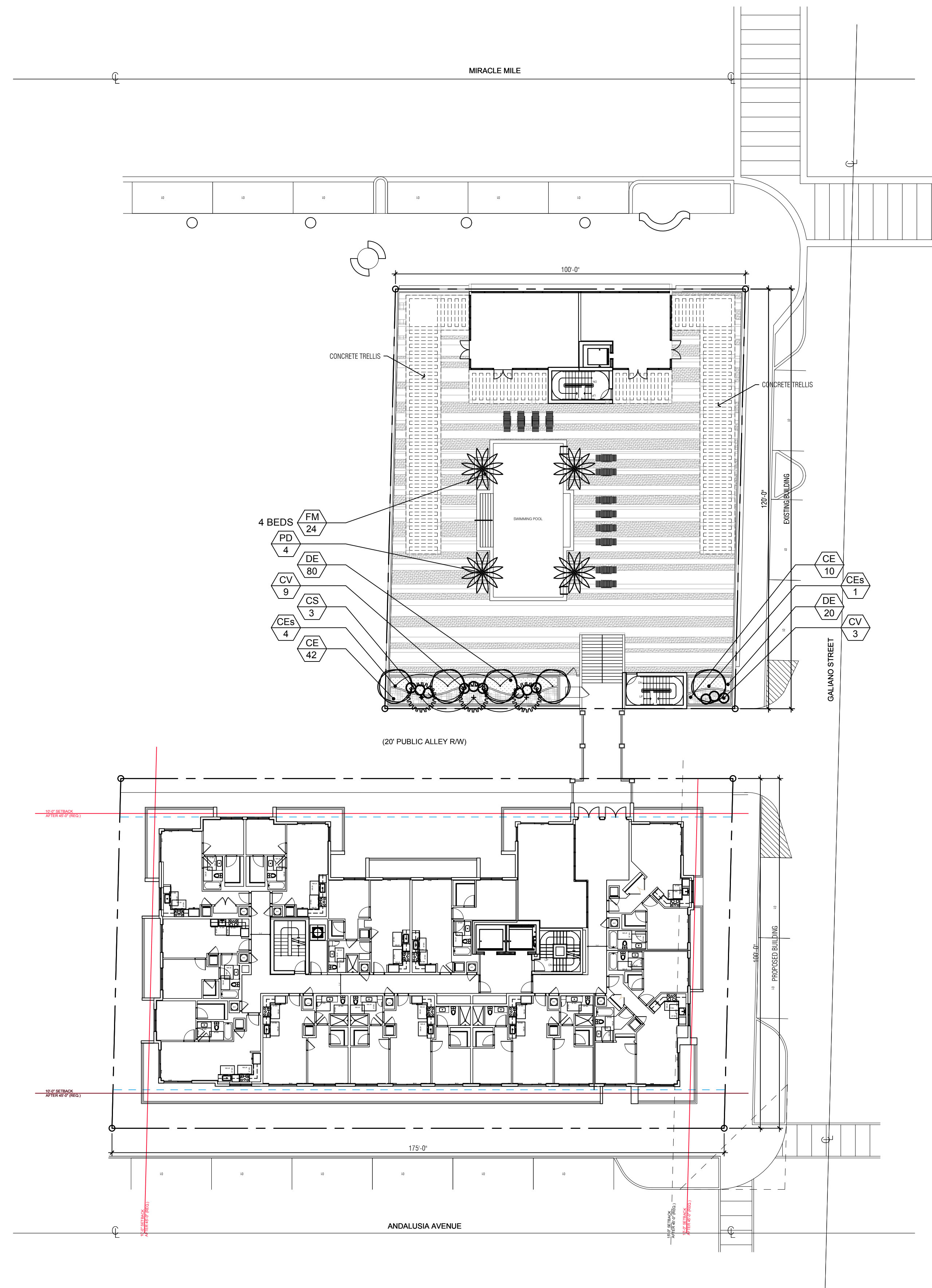
5 44" HIGH A.F.F. SAFEGUARD WITH IMPACT GLASS

1 PRIMED & PAINTED 3/4" SMOOTH STUCCO (TYP. ON ALL SURFACES)

10'-0" STEPBAC
AFTER 45'-0"







LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
△	5	*Conocarpus erectus 'sericeus'	10' HT. X 4' SPR. 2" DBH.
△	13	SILVER BUTTONWOOD	F.G.
△	3	Caesalpinia granadillo	20' HT. X 8' SPR. 6" CAL. MIN.
△	3	BRIDALVEIL TREE	F.G., 8' C.T. MIN.
△	3	*Conocarpus erectus 'sericeus'	12' HT., STANDARD
△	2	SILVER BUTTONWOOD	F.G.
△	2	*Roystonea elata	20' O.A. HT. MIN.
△	2	ROYAL PALM	F.G., MATCHED HTS.
△	4	Phoenix dactylifera 'Medjool'	10' C.T.
△	4	MEDJOOOL DATE PALM	F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
△	52	*Conocarpus erectus	24" HT. X 24" SPR. / 24" O.C.
△	12	GREEN BUTTONWOOD	3 GAL.
△	12	Codiaeum variegatum 'Sloppy Painter'	18" HT. X 18" SPR. / 18" O.C.
△	100	YELLOW-GREEN CROTON	3 GAL.
△	100	Duranta erecta 'Gold Mound'	18" HT. X 18" SPR. / 18" O.C.
△	100	GOLD MOUND DURANTA	3 GAL.
△	221	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
△	221	GREEN ISLAND FICUS	3 GAL.
△	83	Schefflera arboricola 'Trinette'	18" HT. X 18" SPR. / 18" O.C.
△	83	VARIEGATED SCHEFFLERA	3 GAL.
△	39	Trachelospermum jasminoides	18" HT. X 18" SPR. / 18" O.C.
△	39	Confederate Jasmine	3 GAL., TRAILING
△	39	Stenotaphrum secundatum 'Floratum'	18" HT. X 18" SPR. / 18" O.C.
△	As Required	ST. AUGUSTINE GRASS	SOLID EVEN SOD

* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

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

OPEN SPACE	REQUIRED/ ALLOWED	PROVIDED
A. Square Feet of open space required by Article 5, Development Standards: Net lot area = 29,496 s.f. x 10% = 2,950 s.f.	2,950	3,904
TREES		
A. No. of Trees required: 28 x 0.68 = 19	19	19
B. % Palms Allowed: No. Trees required x 25% =	5	4
C. % Natives required: No. Trees required x 30% =	6	7
STREET TREES (maximum average spacing of 35' o.c.):		
A. 175 linear feet along Andalusia Street =	5	5
B. 100 linear feet along Galliano Avenue =	3	3
G. Total Trees Required	27	27
SHRUBS		
A. No. trees required x 10= No. of shrubs required	270	286

Ground (within p.l.): 483 sq. ft.
 Ground (r.o.w.): 620 sq. ft.
 75% of Arcade: 2,076 sq. ft.
 Total Ground: 3,179 sq. ft.
 Red. Level: 725 sq. ft.
GRAND TOTAL: 3,904 sq. ft.

REC. LEVEL LANDSCAPE PLAN NORTH

Scale: 1" = 20'-0"

W H

**WITKIN HULTS
DESIGN GROUP**

307 South 21st Avenue Hollywood, Florida
 phone: 954.923.9681 fax: 954.923.9689
 www.witkindesign.com

100 MIRACLE MILE
 CORAL GABLES, FL
 LANDSCAPE PLAN

Project:

Revisions:	Date:	By:
1) New Site Plan	02.24.2018	LDC
2) New Site Plan	06.12.2018	LDC
3) Site Plan Calculations	11.05.2018	LDC
4) New Site Plan	03.11.2019	LDC

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

Drawing: Landscape Plan
 Date: 06/04/2018
 Scale: See Left
 Drawn by: LDC
 Sheet No.:
L-2
 Cad Id.: 2018-034

