

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)**

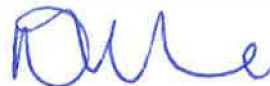
Dear Mr. Trias:

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

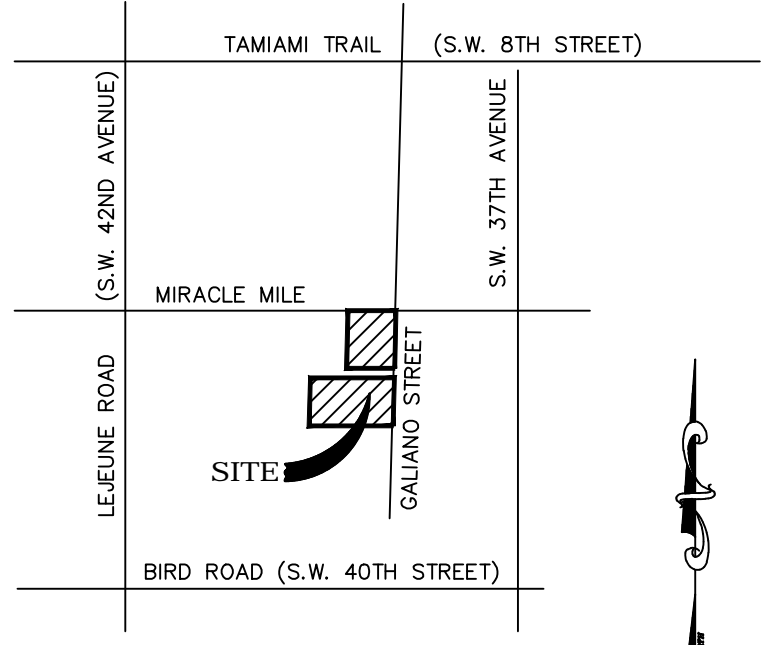
PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS

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



VICINITY MAP:
NOT TO SCALE



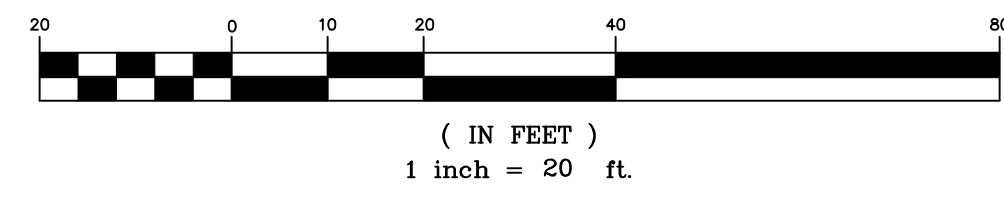
NOT TO SCALE

PROJECT ADDRESS:

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



GRAPHIC SCALE

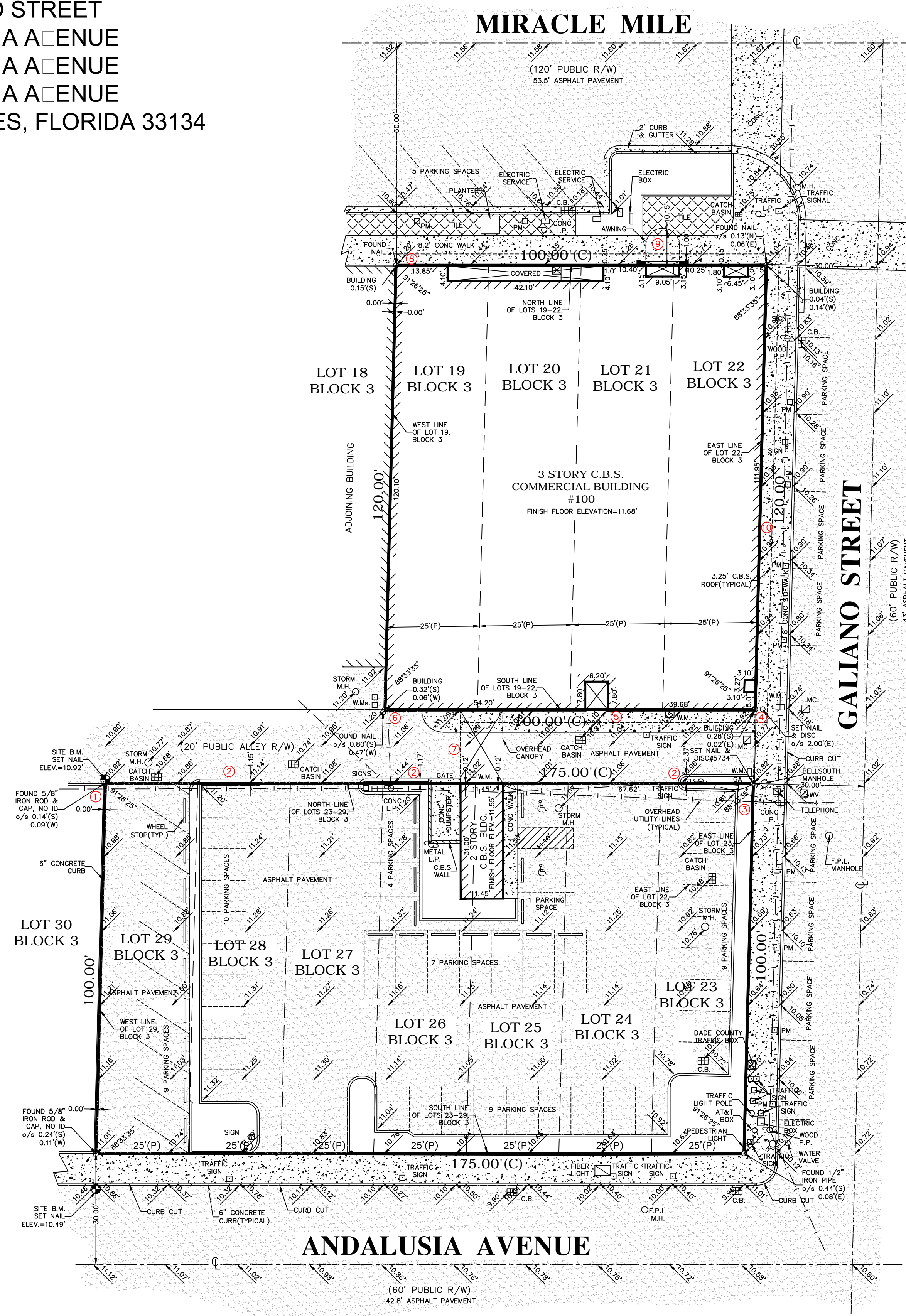



PINNELL SURVEY, INC.
PROFESSIONAL SURVEYORS AND MAPPERS
5300 WEST HILLSBORO BOULEVARD, SUITE 215-A
COCONUT CREEK, FLORIDA 33073
PHONE: (954)418-4940 FAX: (954)418-4941
LICENSED BUSINESS #6857

- 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	5899.2
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
<i>As per shared parking matrix & Section 5-1410 (B)(2)</i>		

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	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)		

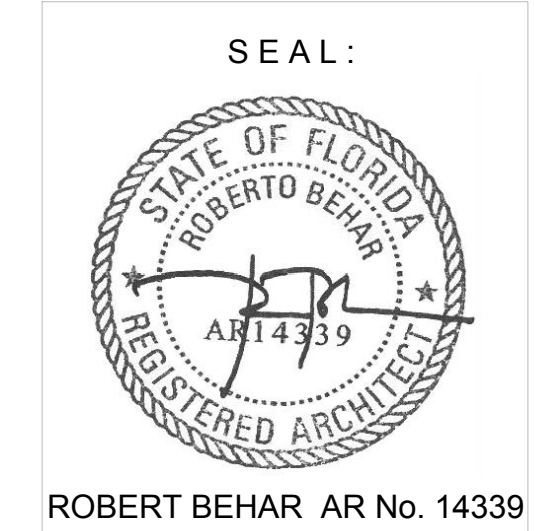
COMMERCIAL		
<i>Min. 8% Total SQ.FT. Total F.A.R.</i>		
2ND FLOOR OFFICE		4,550
EXISTING BANK		10,540
NEW PROPOSED RETAIL		2,607
		<i>117,980 X .08 = 9,438.40</i>
		17,697.00

RESIDENTIAL		
<i>Max. 85% Total SQ.FT. Total F.A.R.</i>		
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
		<i>117,980 X .85 = 100,283.00</i>
		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	
							102	80%
							26	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

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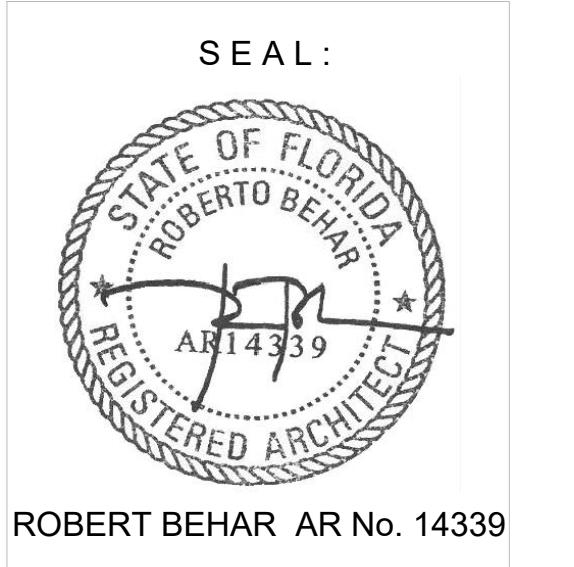
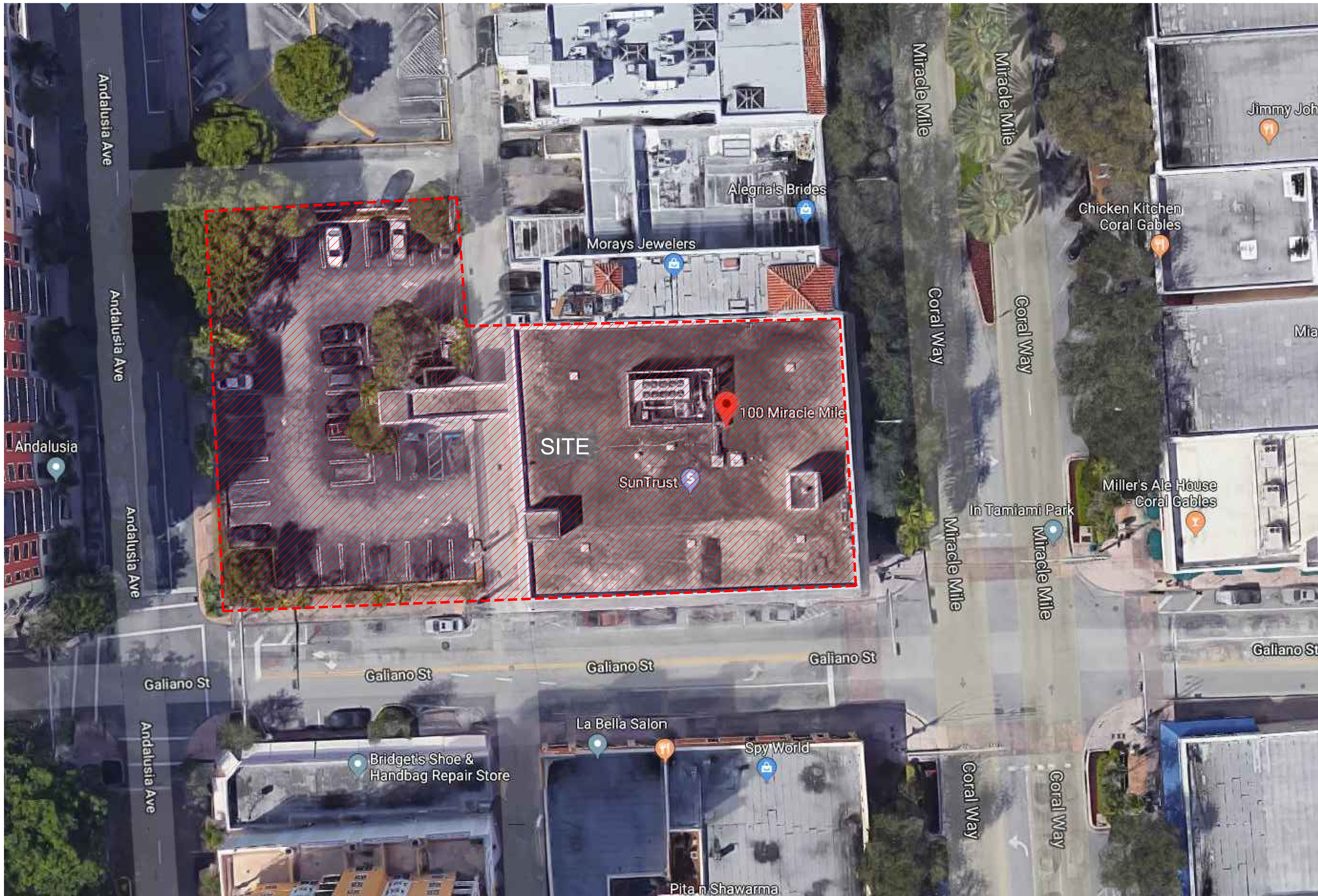
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PROJECT NO: 17-054

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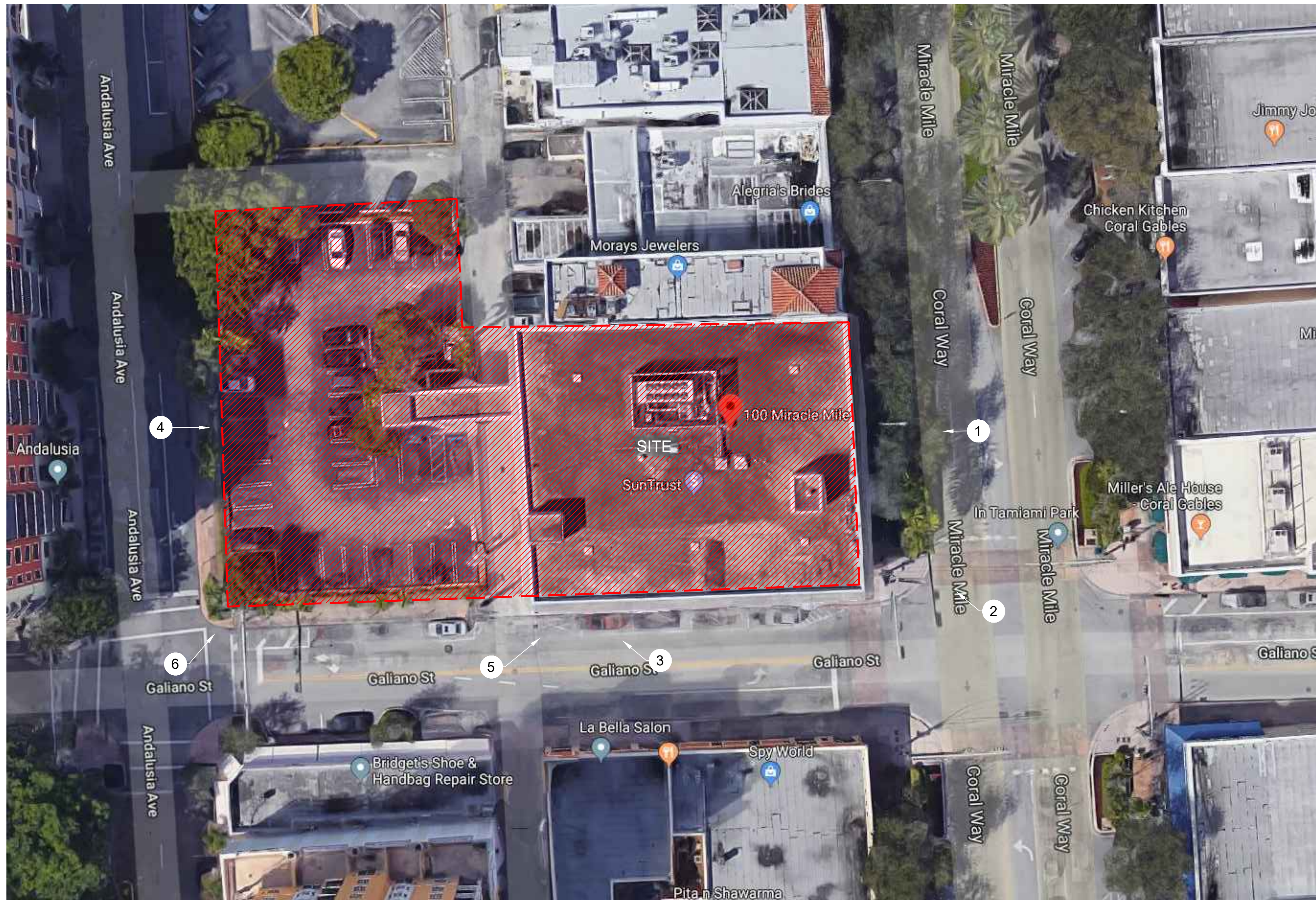
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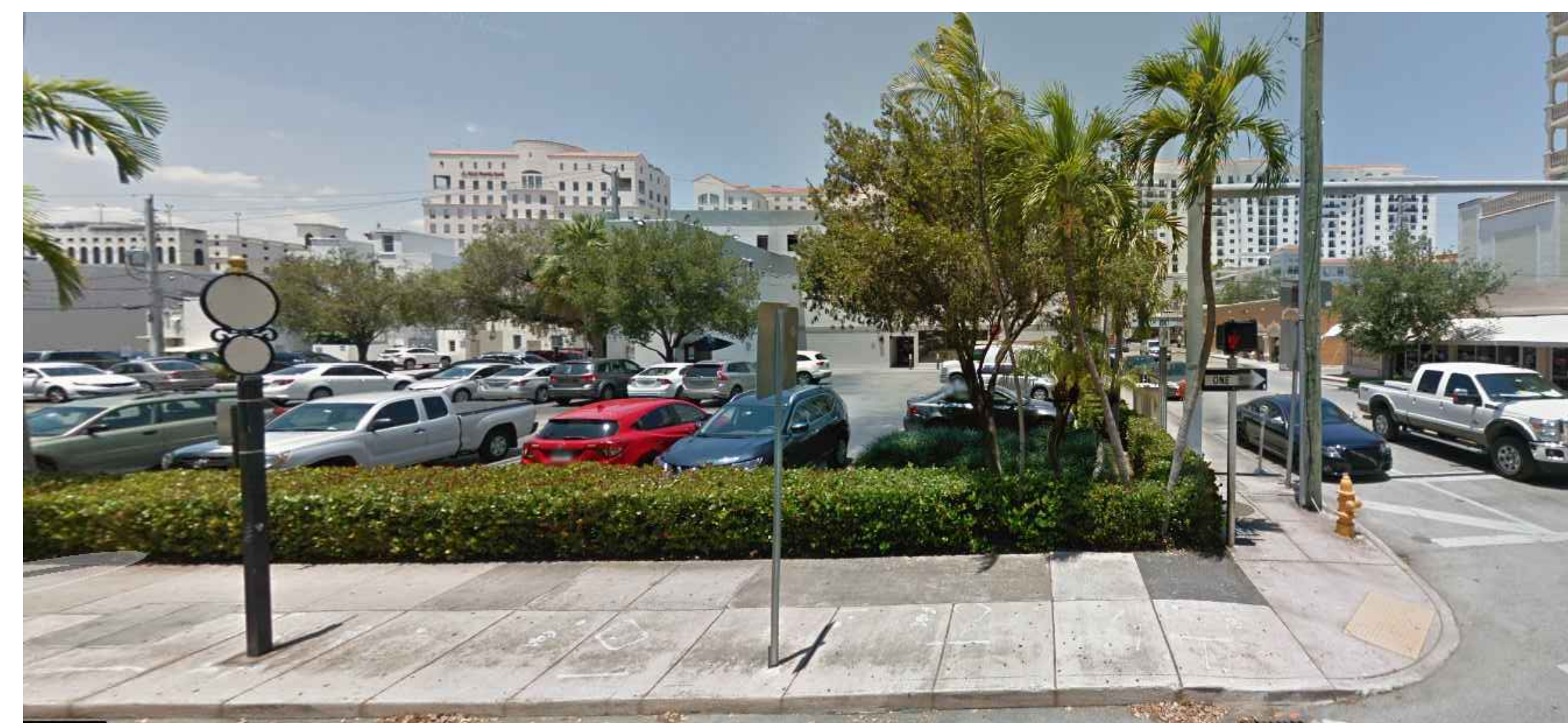


100 MIRACLE MILE
 100 MIRACLE MILE
 CORAL GABLES, FLORIDA

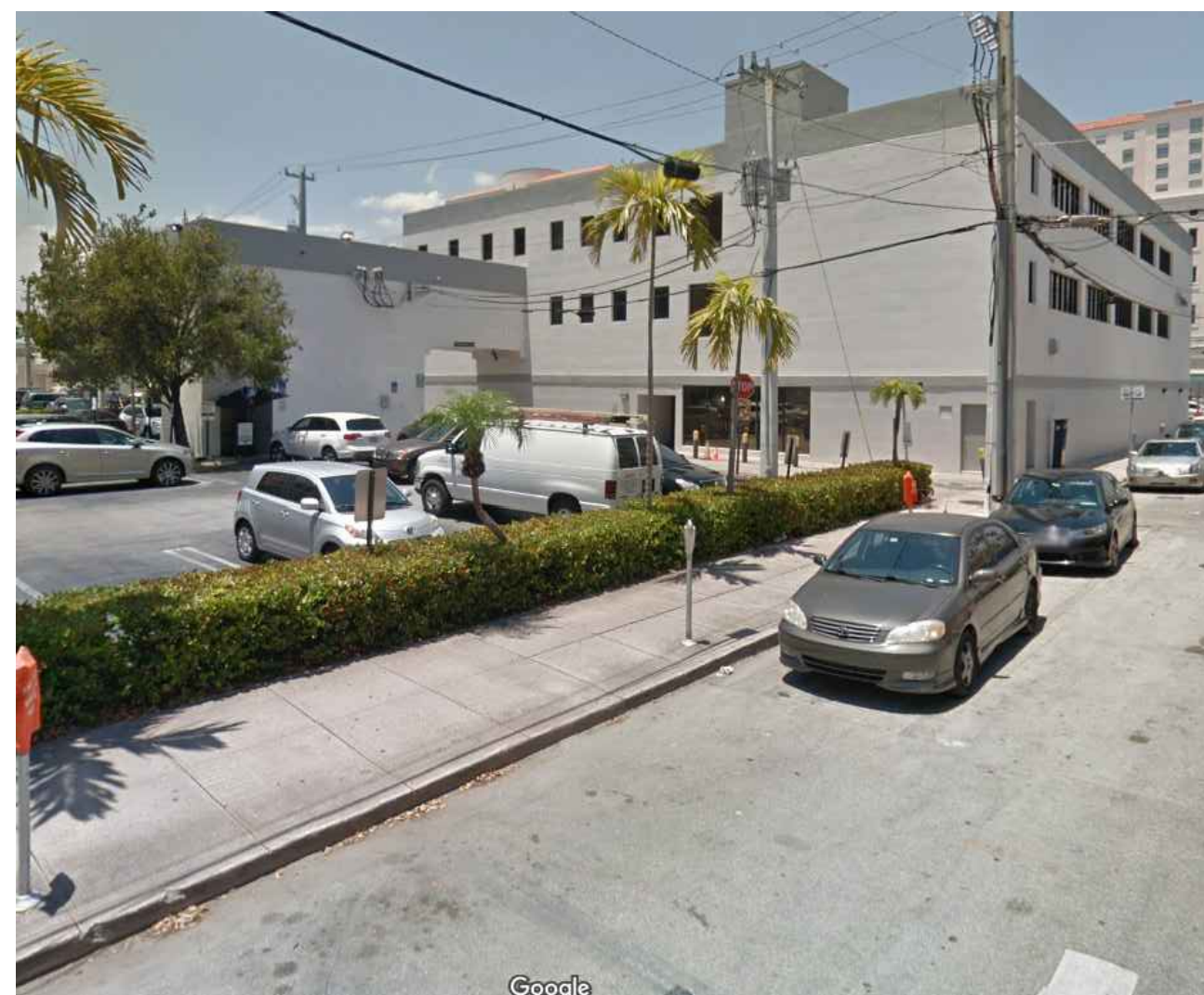
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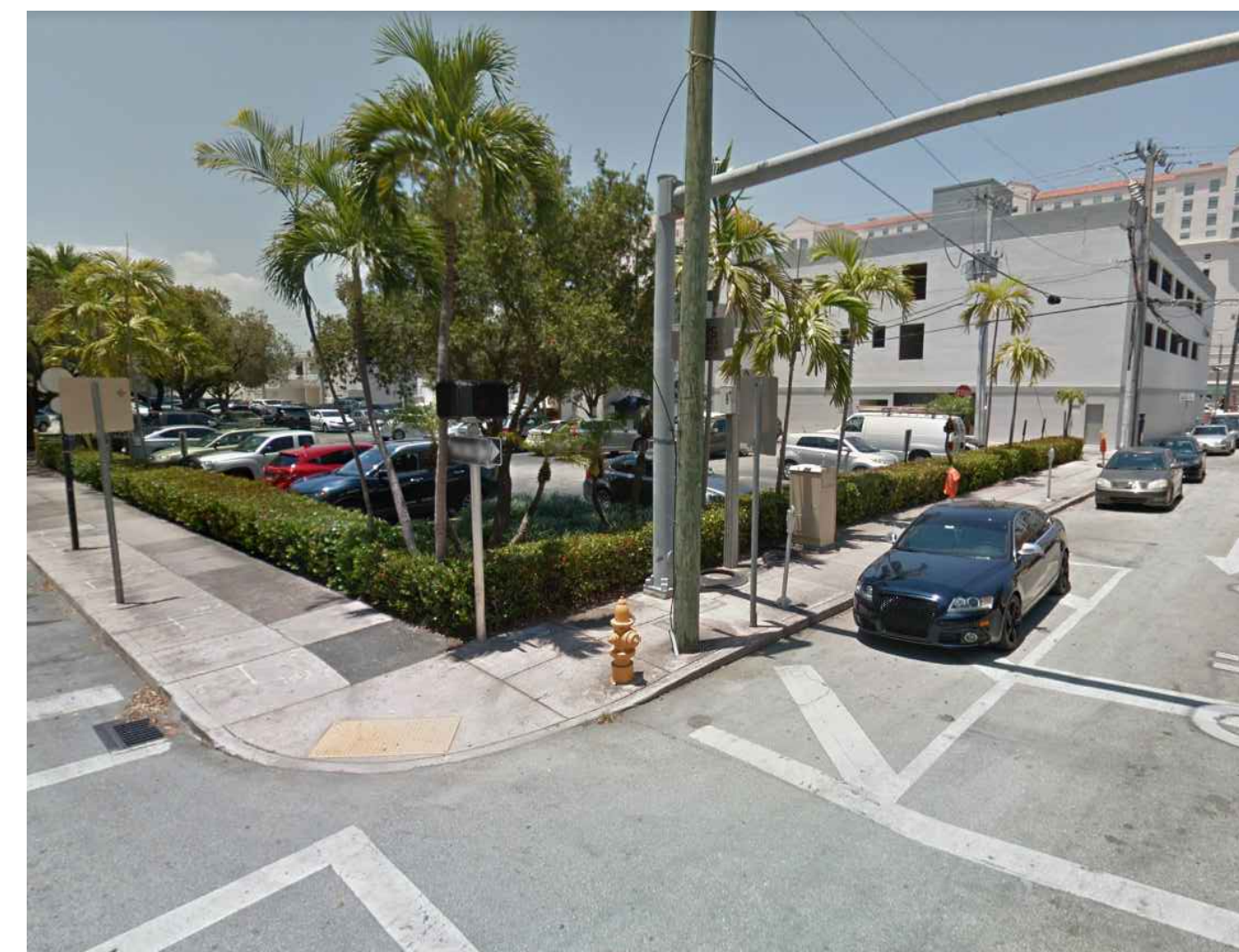
1. EXISTING BANK BUILDING - FROM MIRACLE MILE



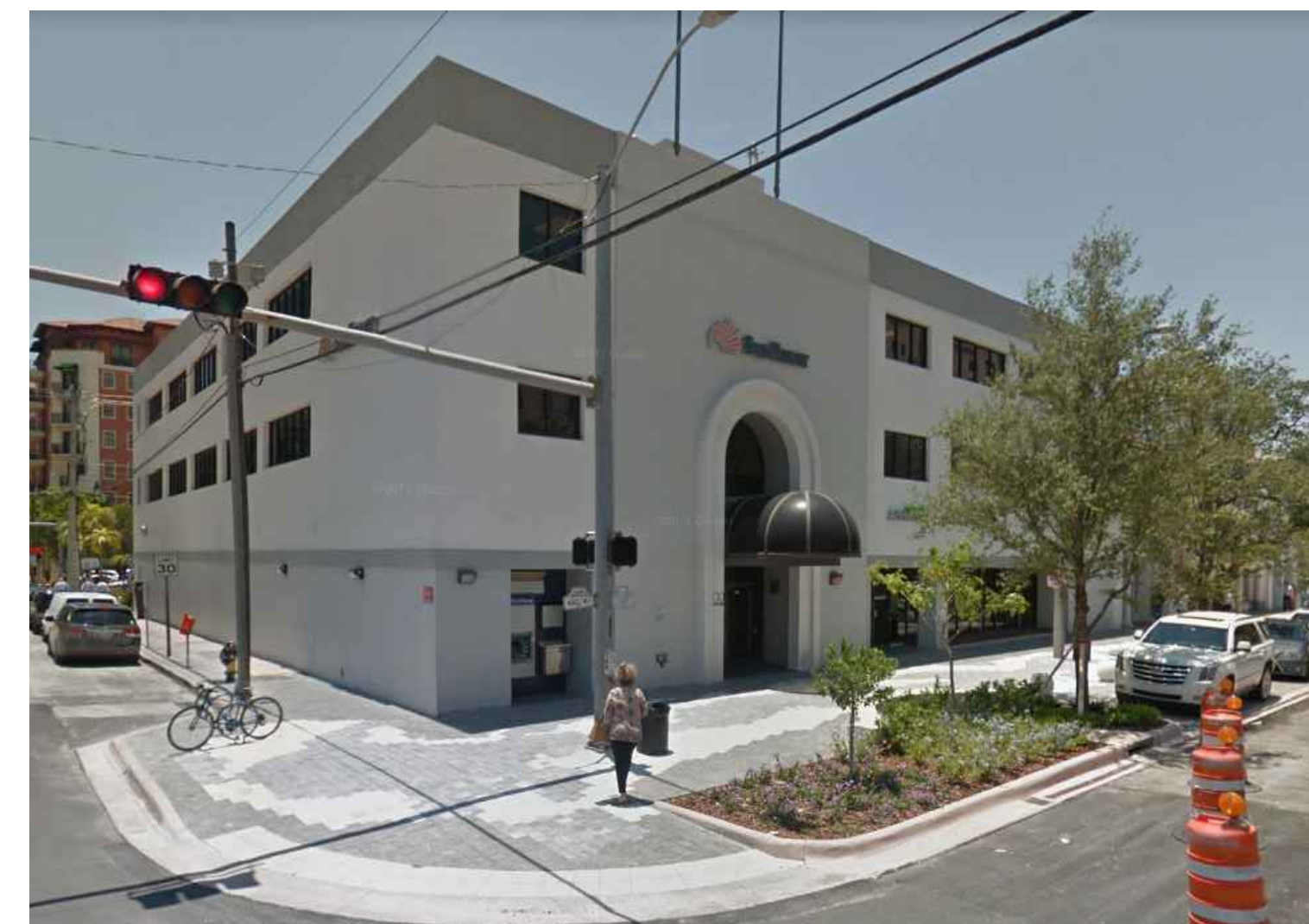
4. PROPOSED BUILDING SITE- FROM ANDALUSIA



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



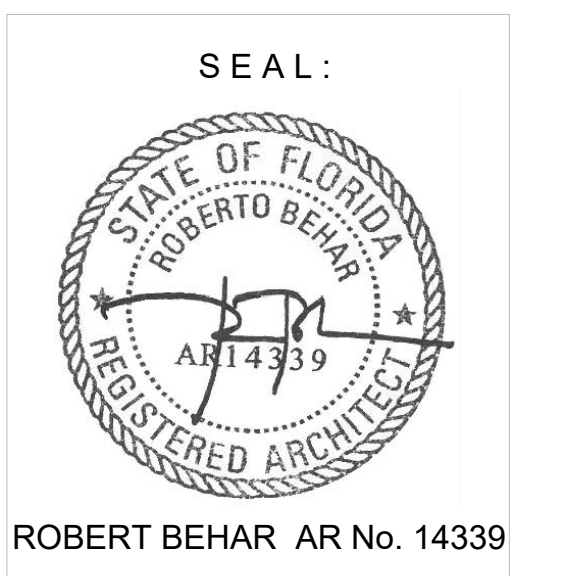
6. PROPOSED BUILDING SITE- FROM GALIANO & ANDALUSIA



2. EXISTING BANK BUILDING - FROM GALIANO & MIRACELE MILE



3. EXISTING BANK BUILDING - FROM GALIANO



100 MIRACLE MILE
100 MIRACLE MILE
CORAL GABLES, FLORIDA

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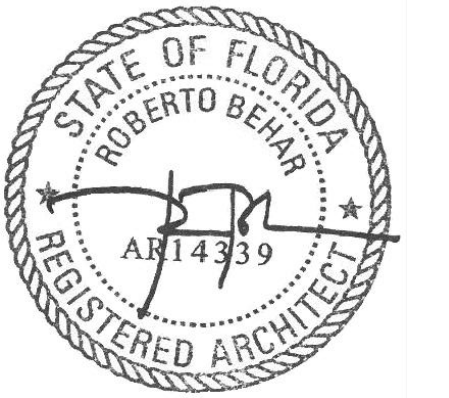
BEHAR · FONT

PARTNERS, P.A.
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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
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CORAL GABLES, FLORIDA

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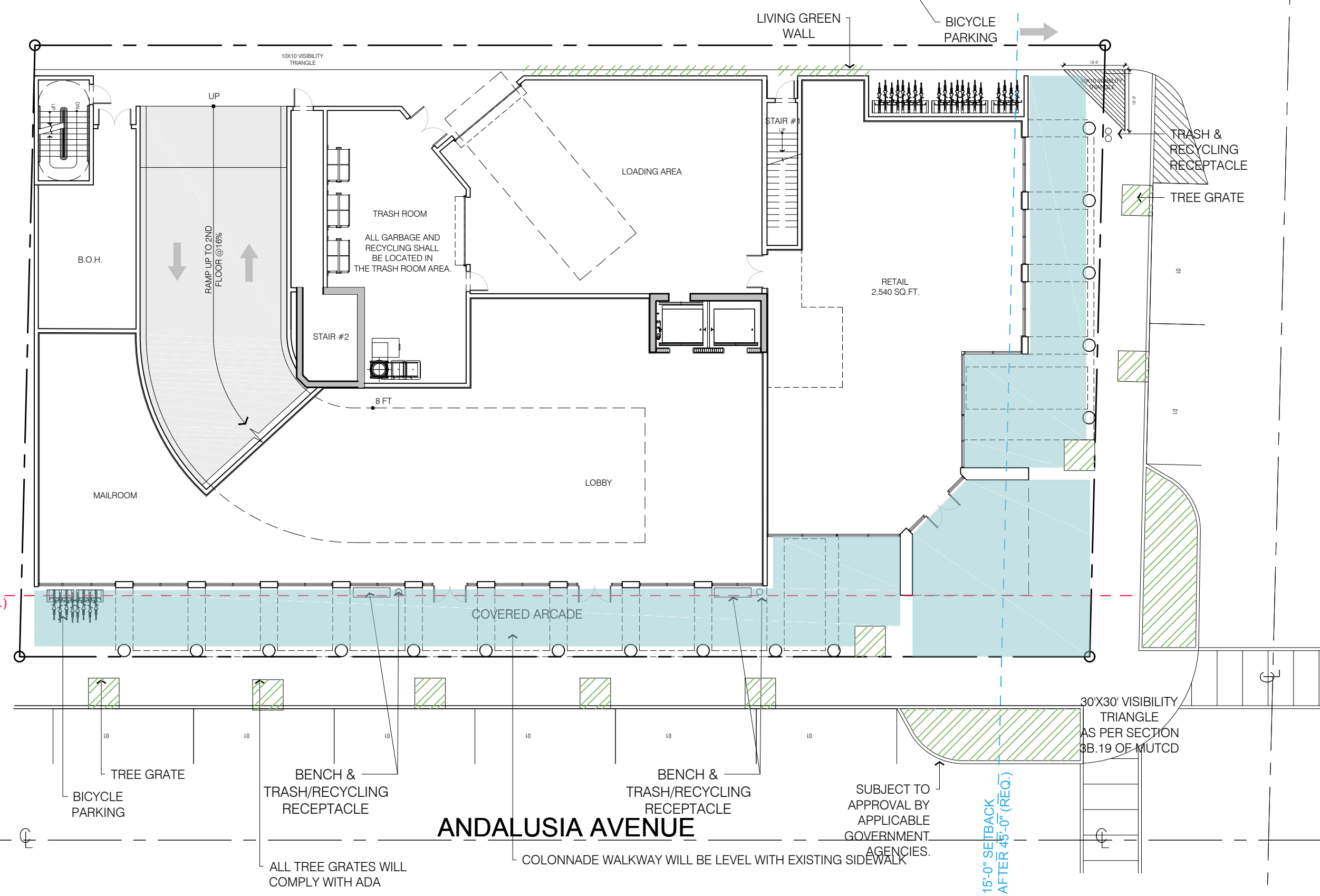
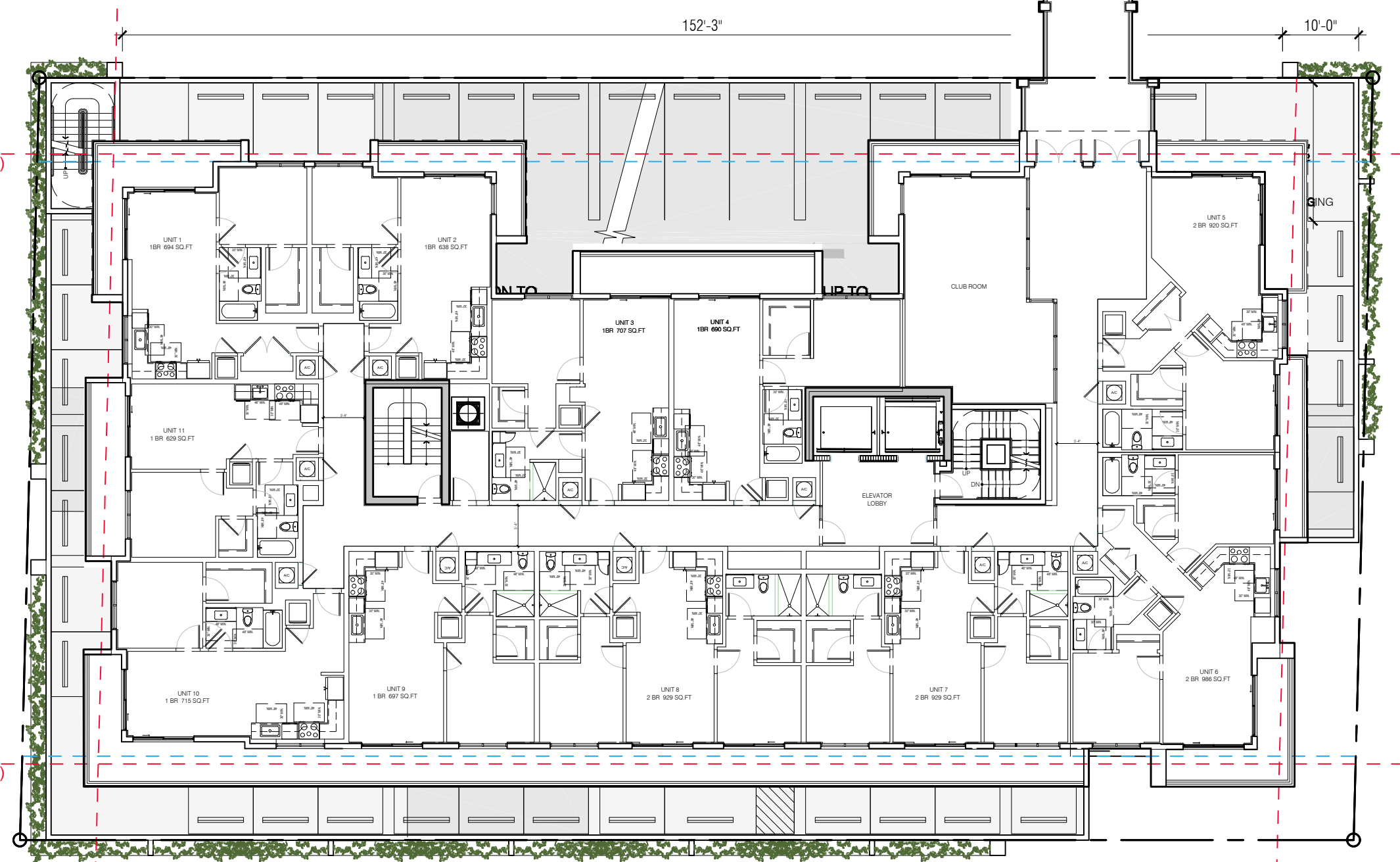
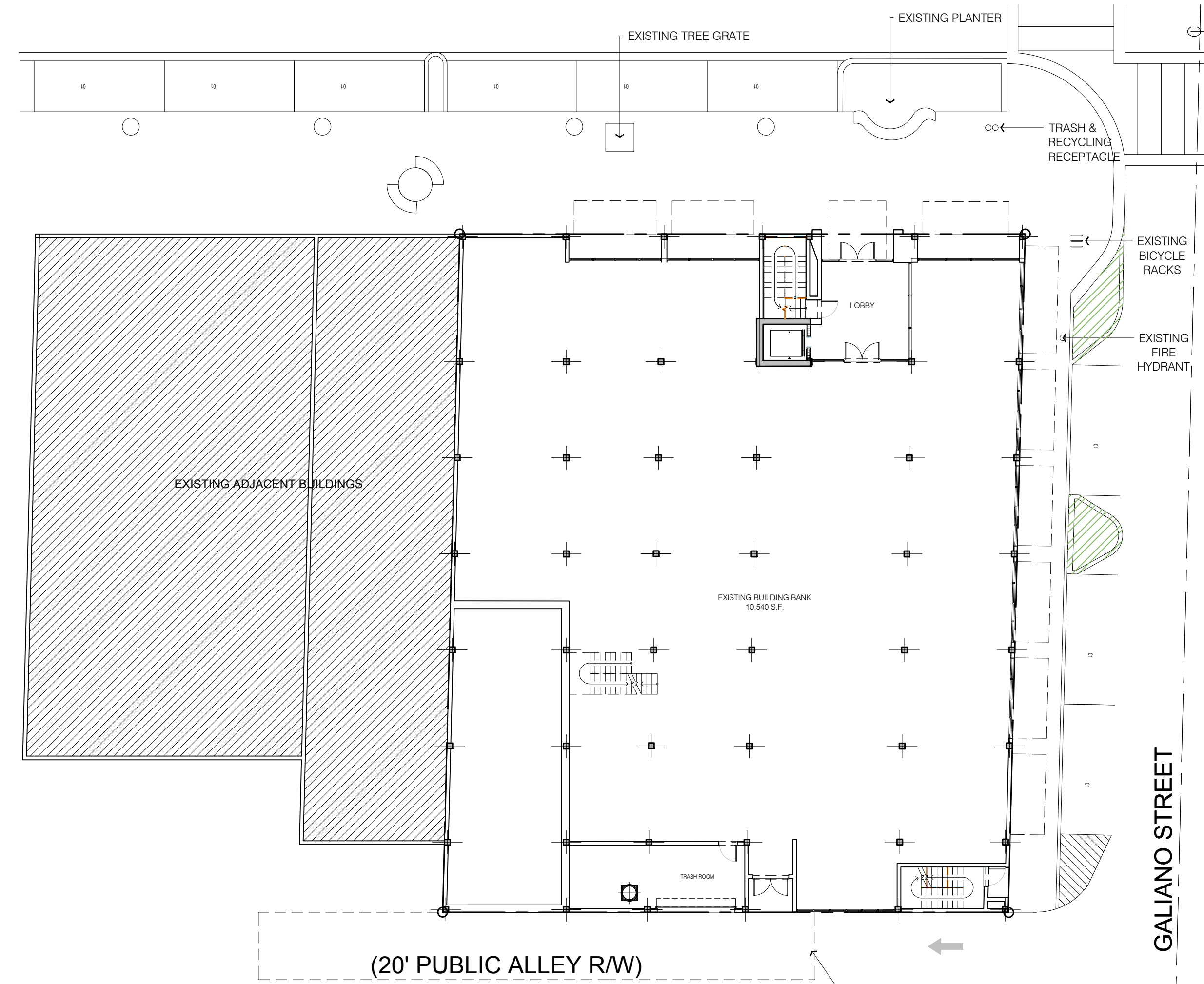
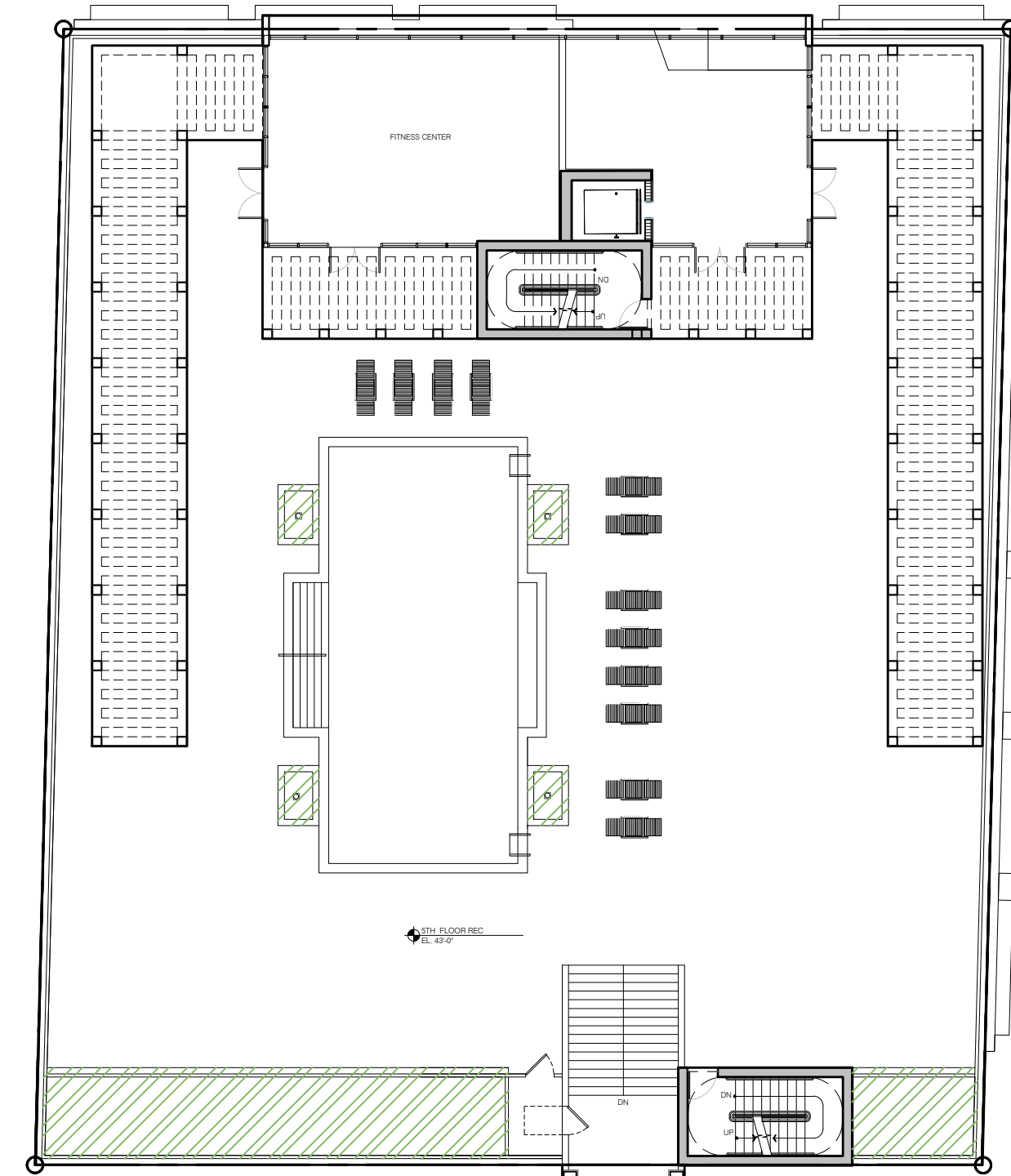
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DEVELOPMENT BONUS STANDARDS

(REQUIRED STANDARDS) TABLE 1 (ALL REQUIRED)

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



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) 448-2842 FAX: (305) 448-2443
CERTIFICATION NO. AA2453
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SEAL:

ROBERT BEHAR AR No. 14339

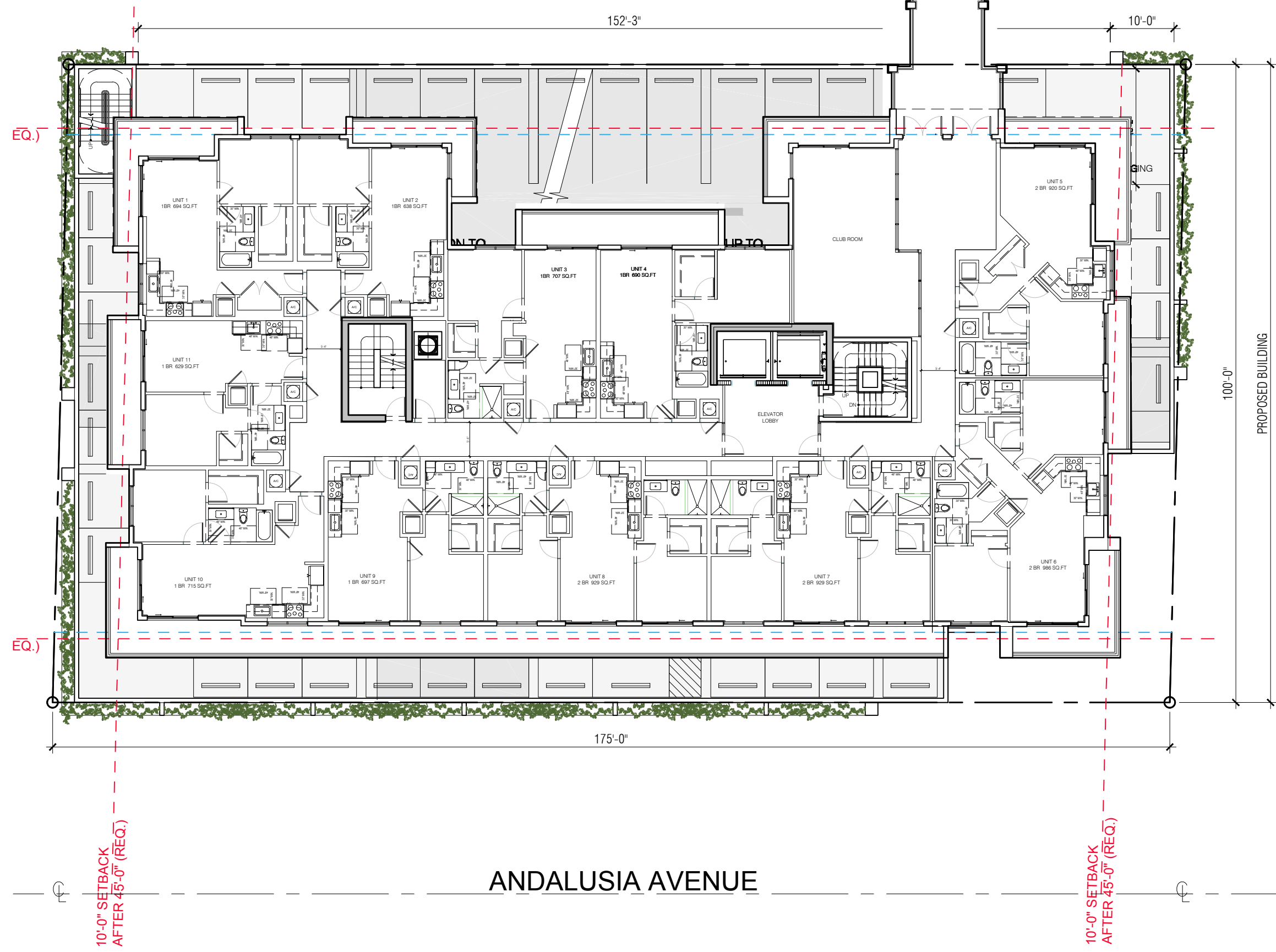
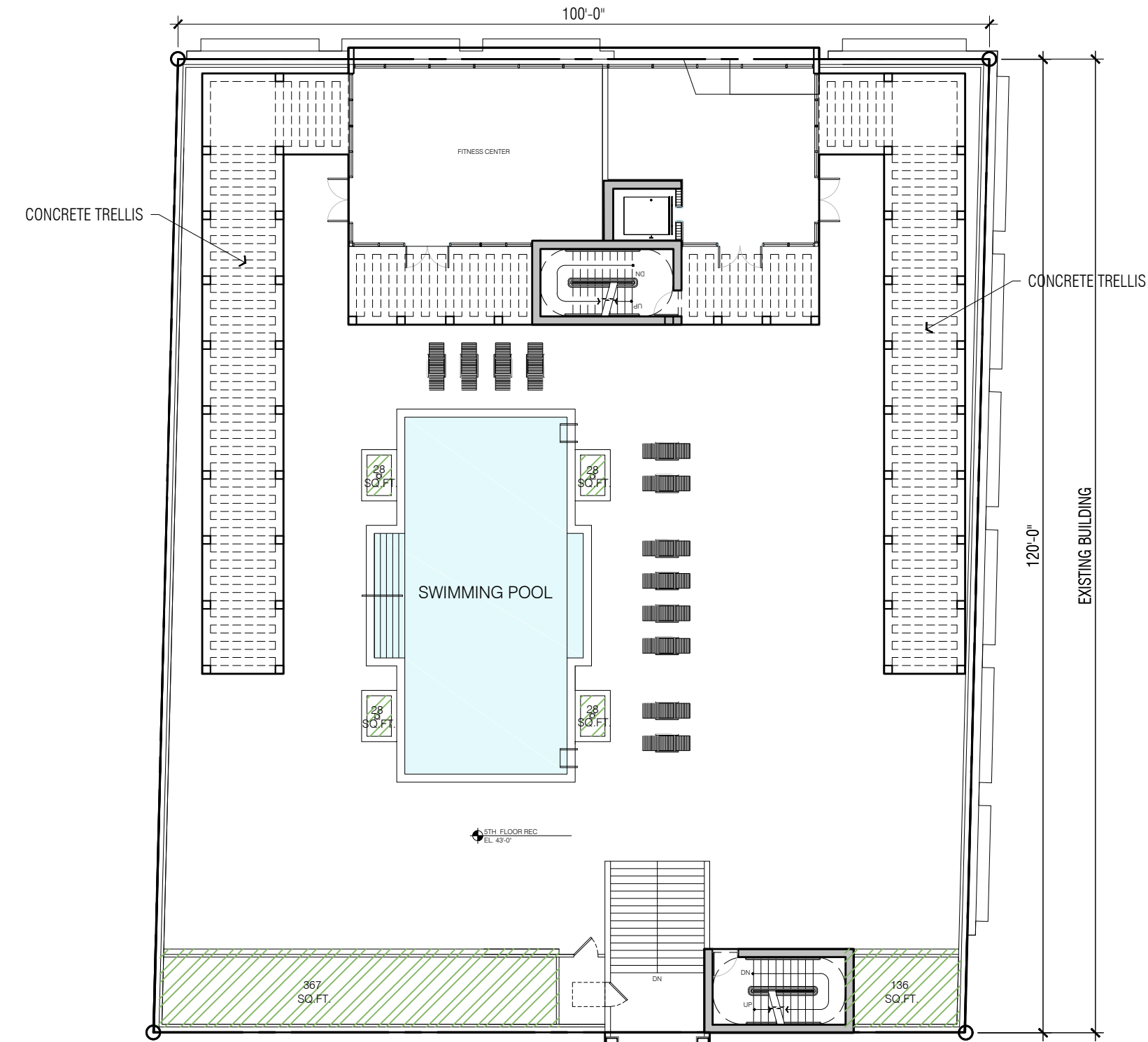
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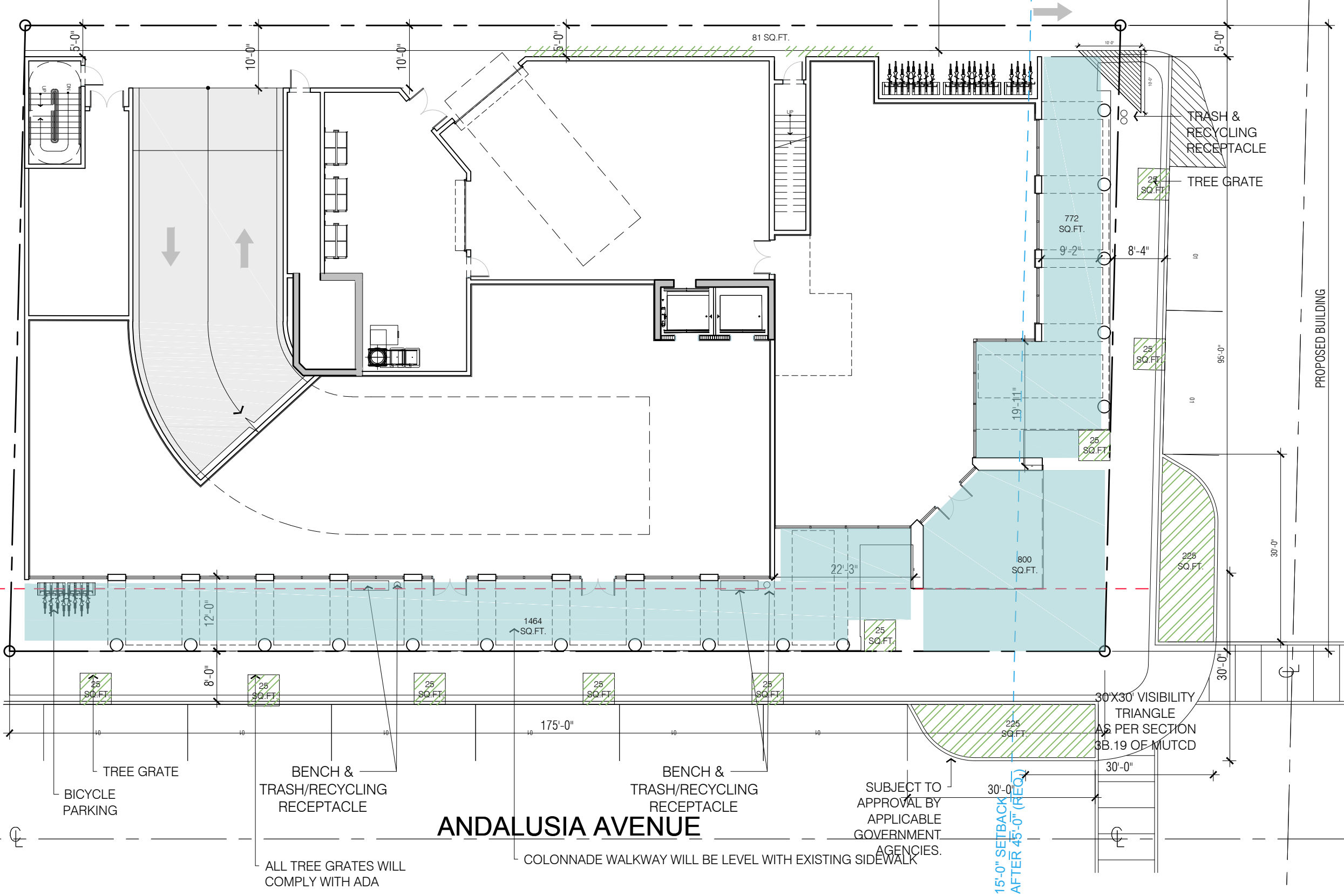
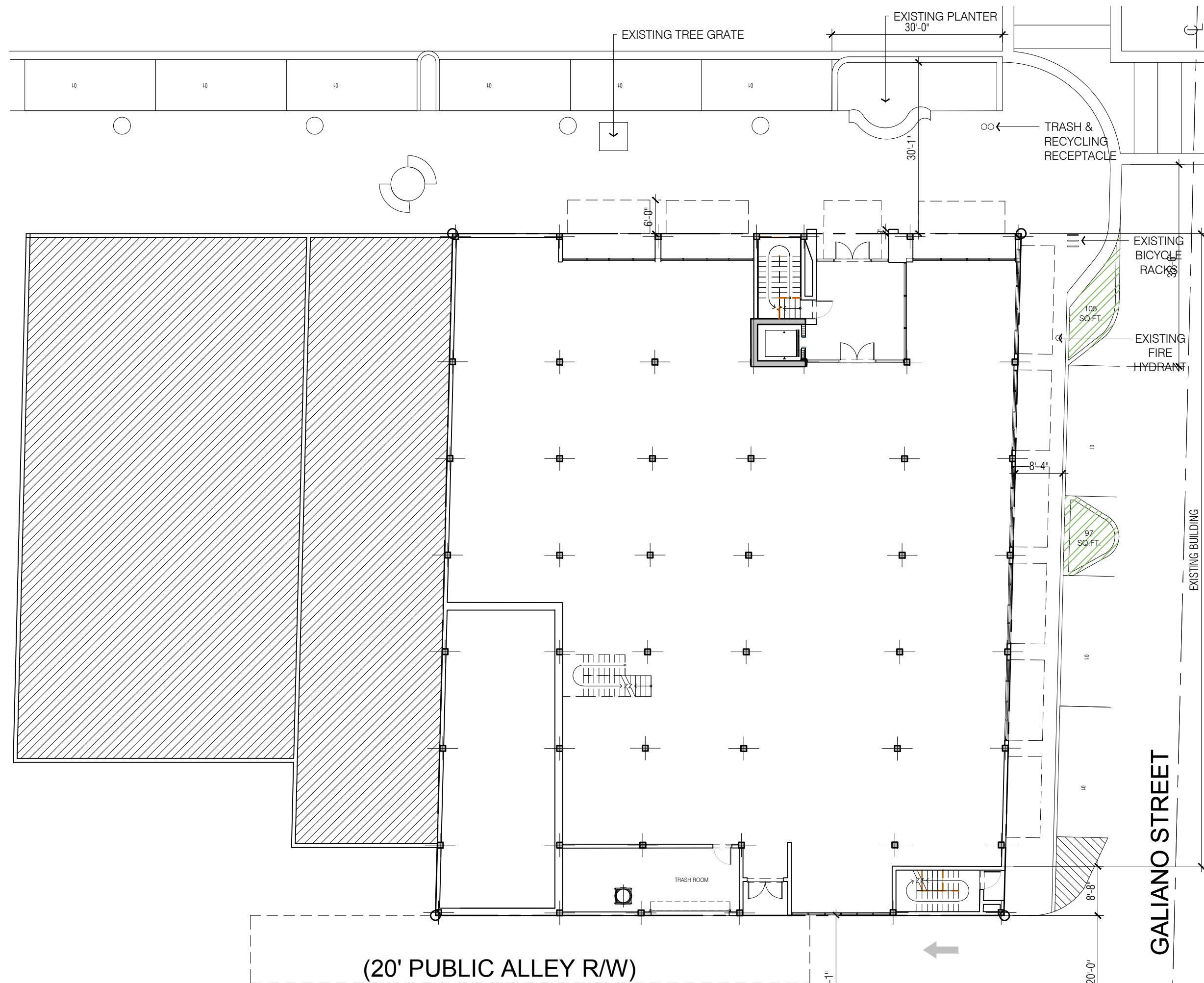
DATE: 03-08-19
PROJECT NO: 17-054
DRAWING NAME:
SHEET NO:
A-0.1

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

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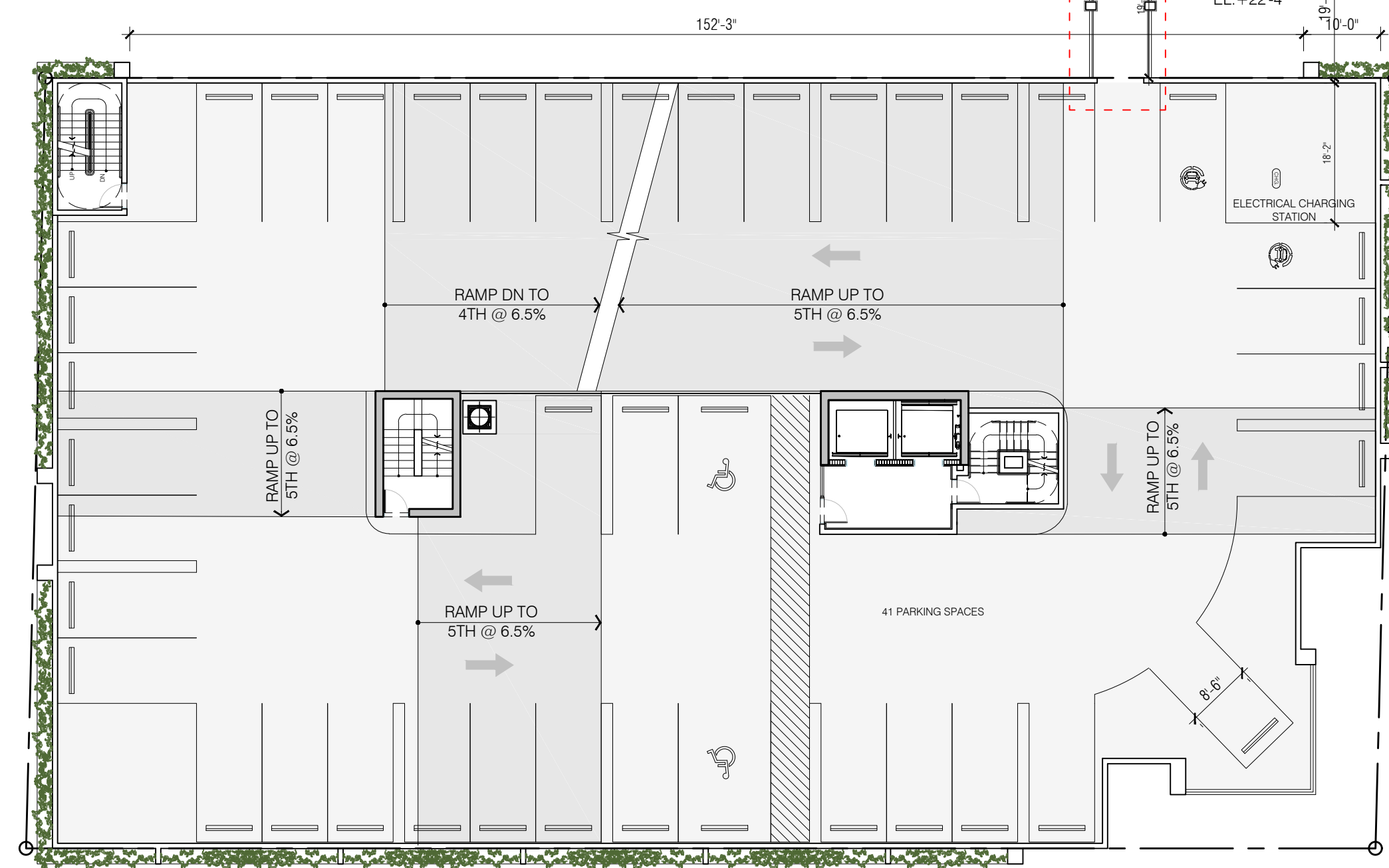
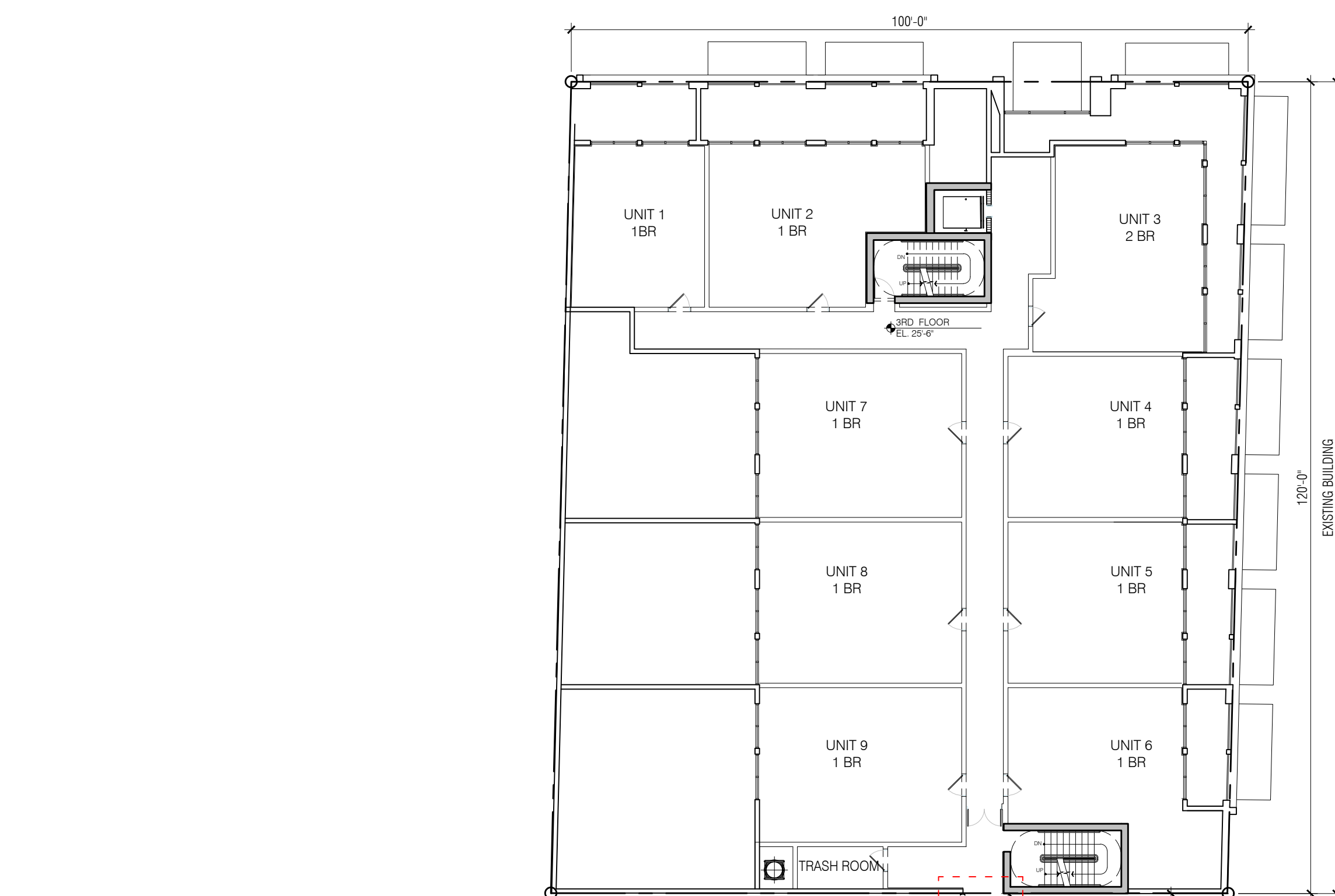
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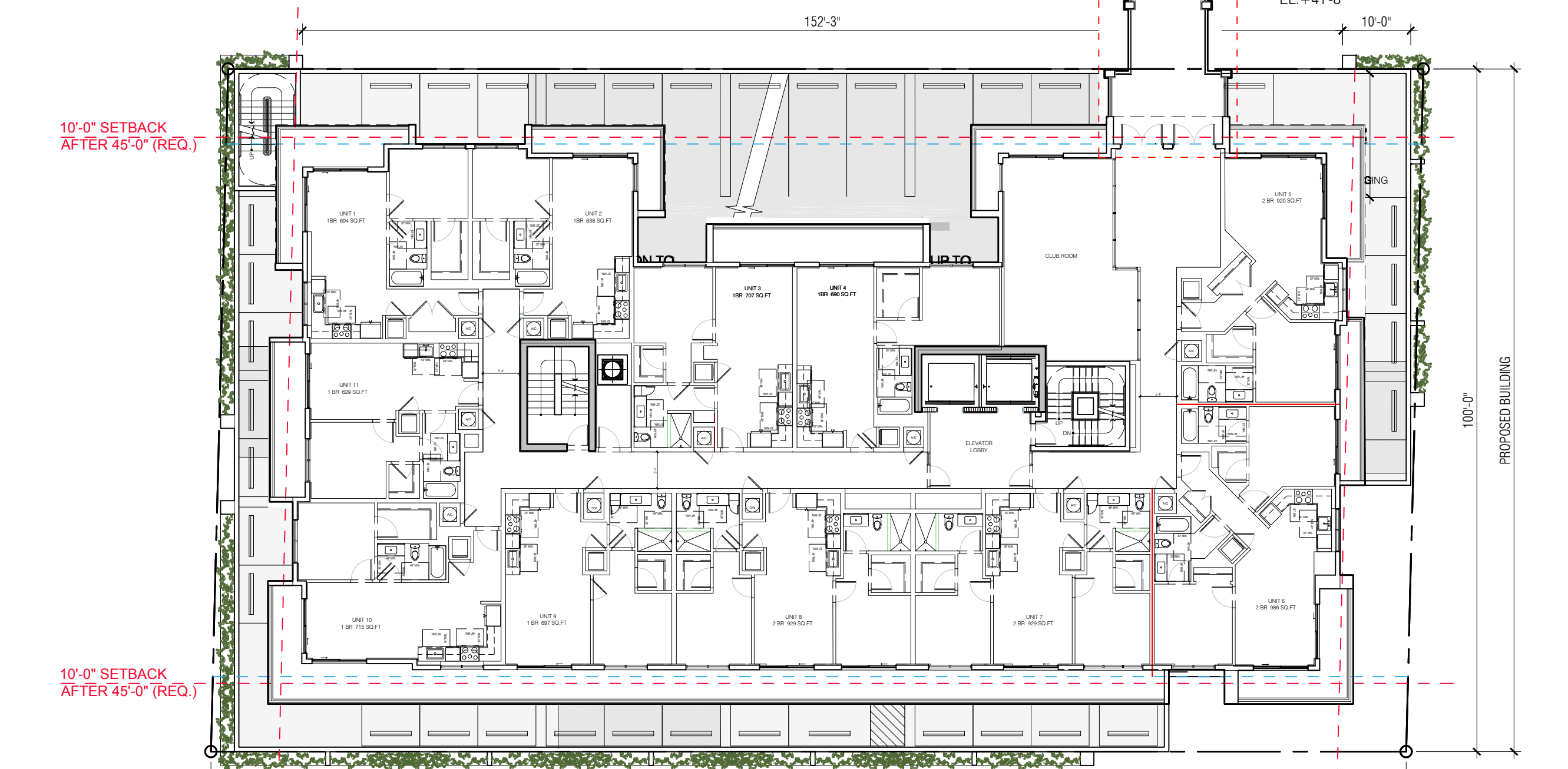
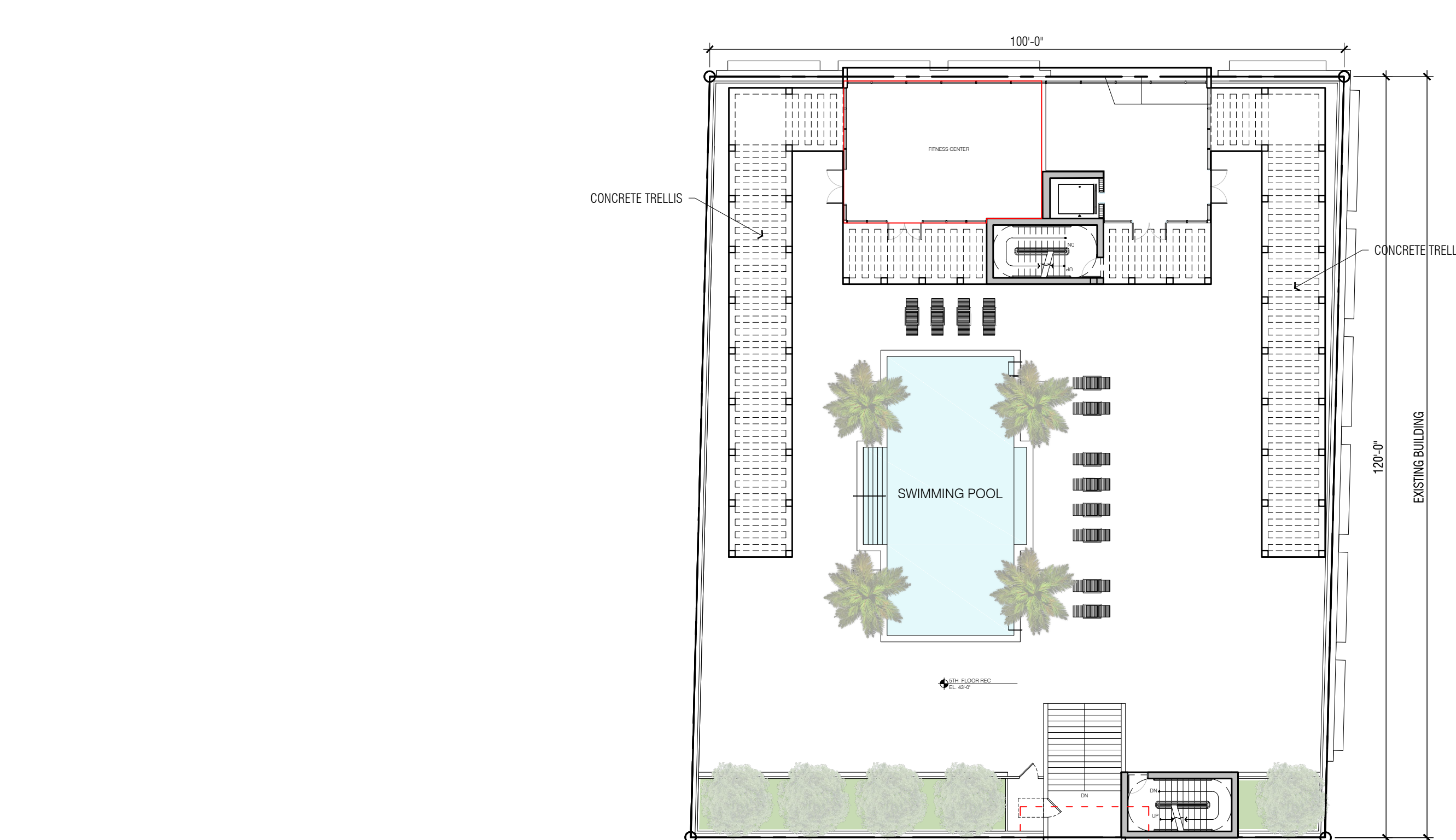
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3RD FLOOR



REC DECK

ENCROACHMENT PLAN

GALIANO STREET

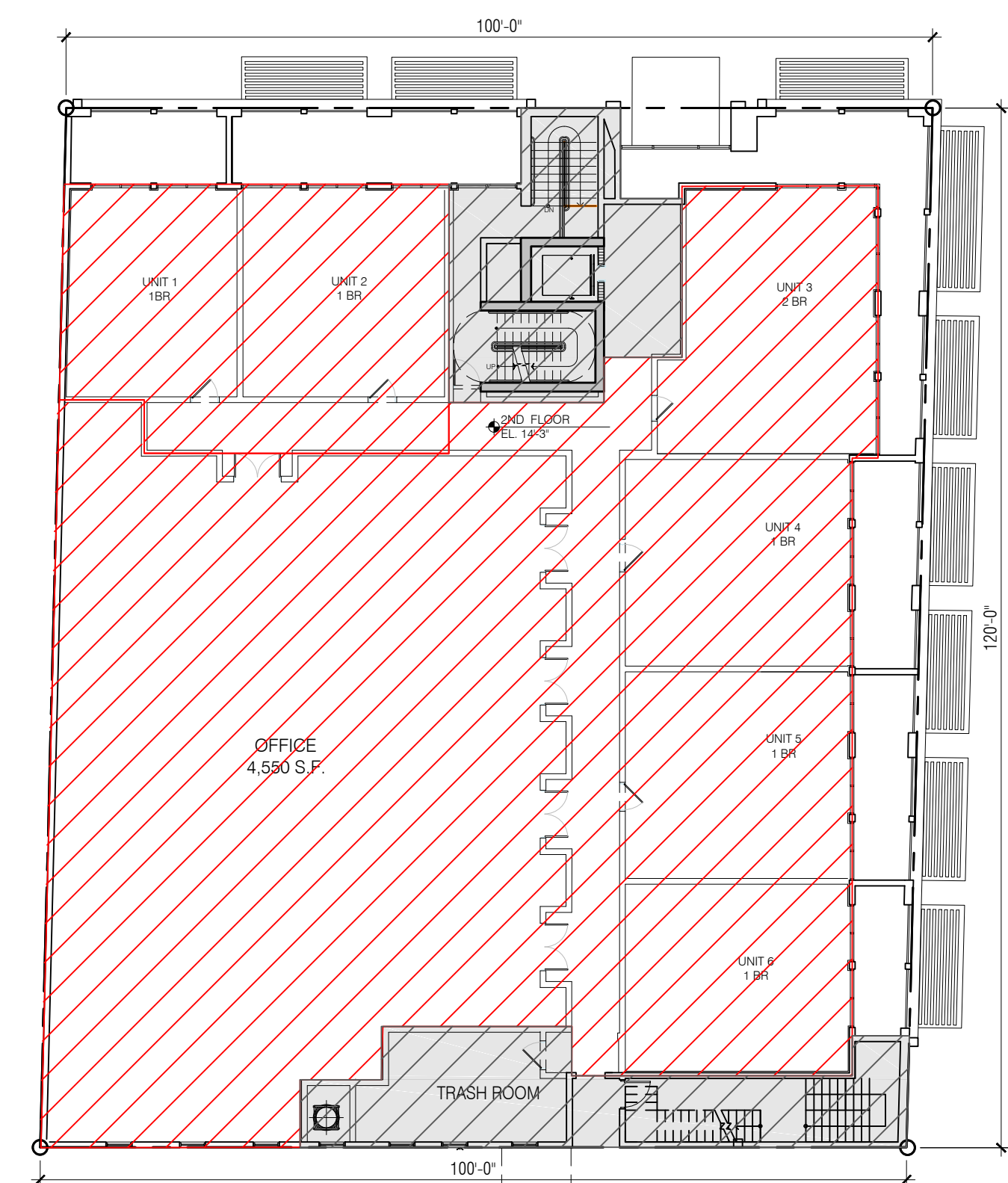
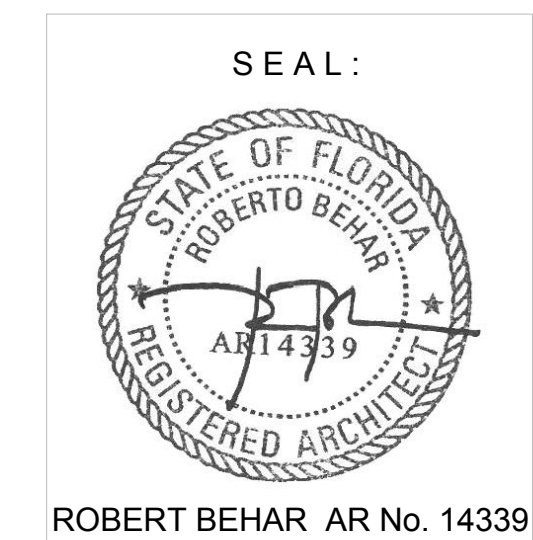
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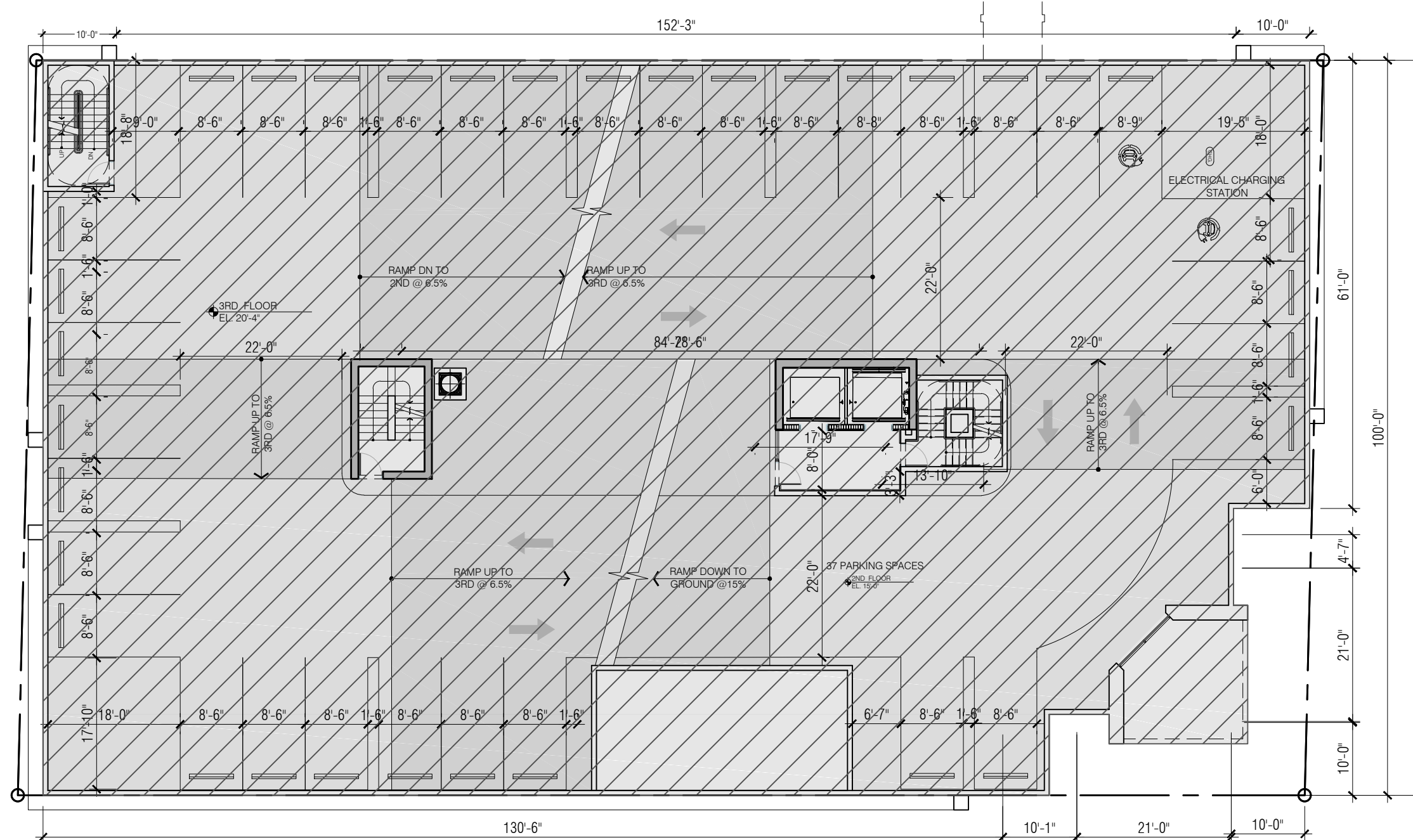
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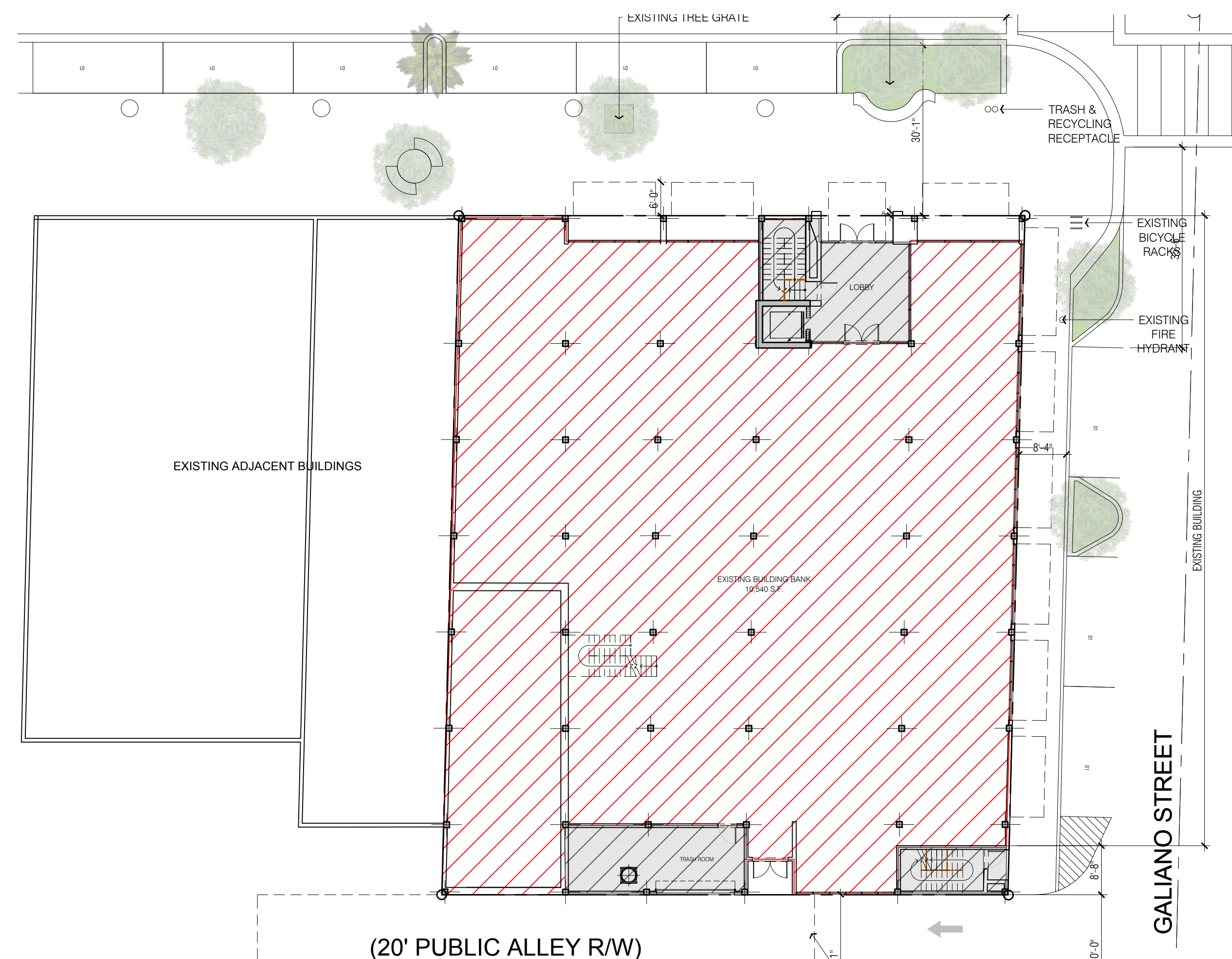
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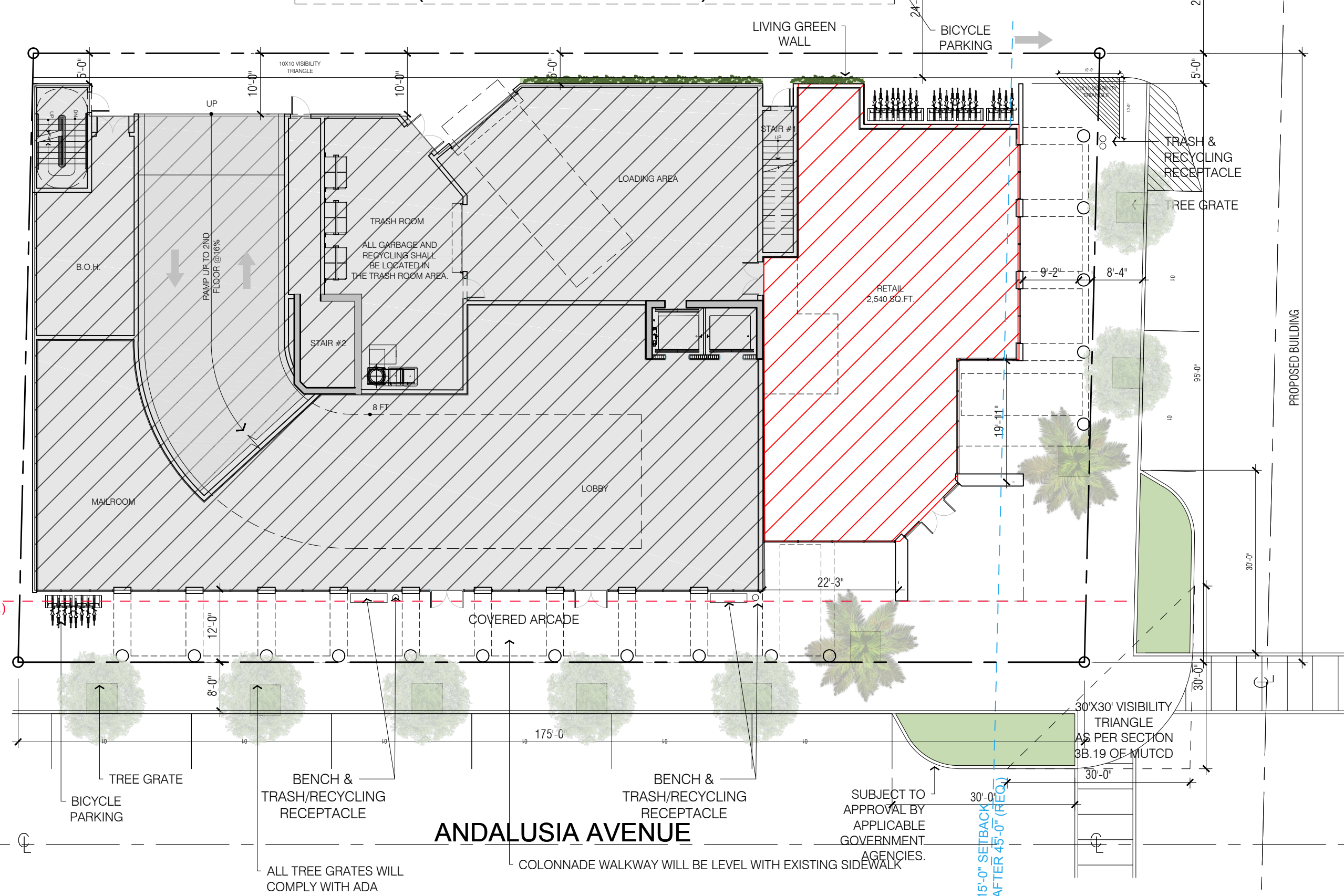
2ND FLOOR



FAR DIAGRAM



GROUND FLOOR



LEGEND

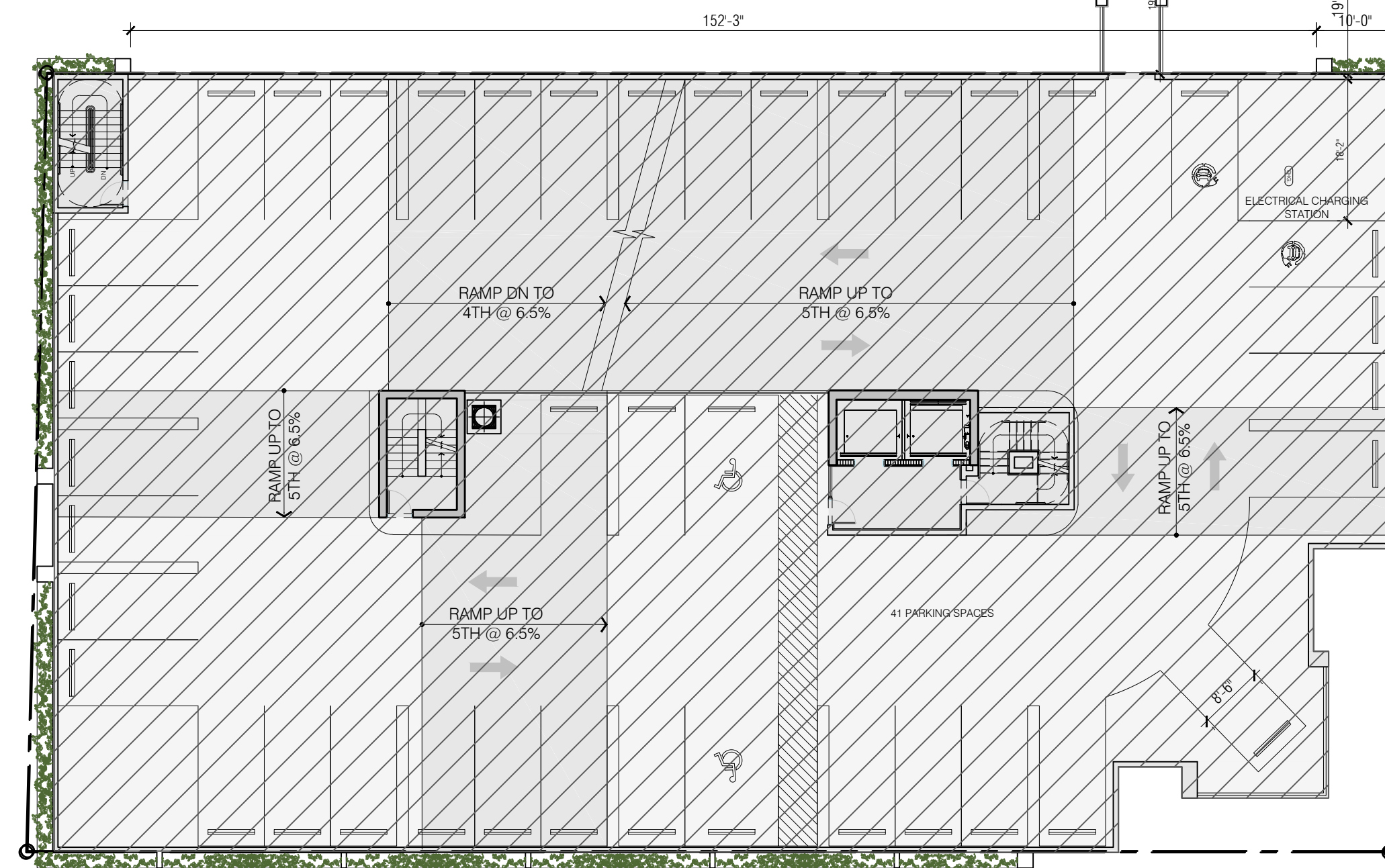
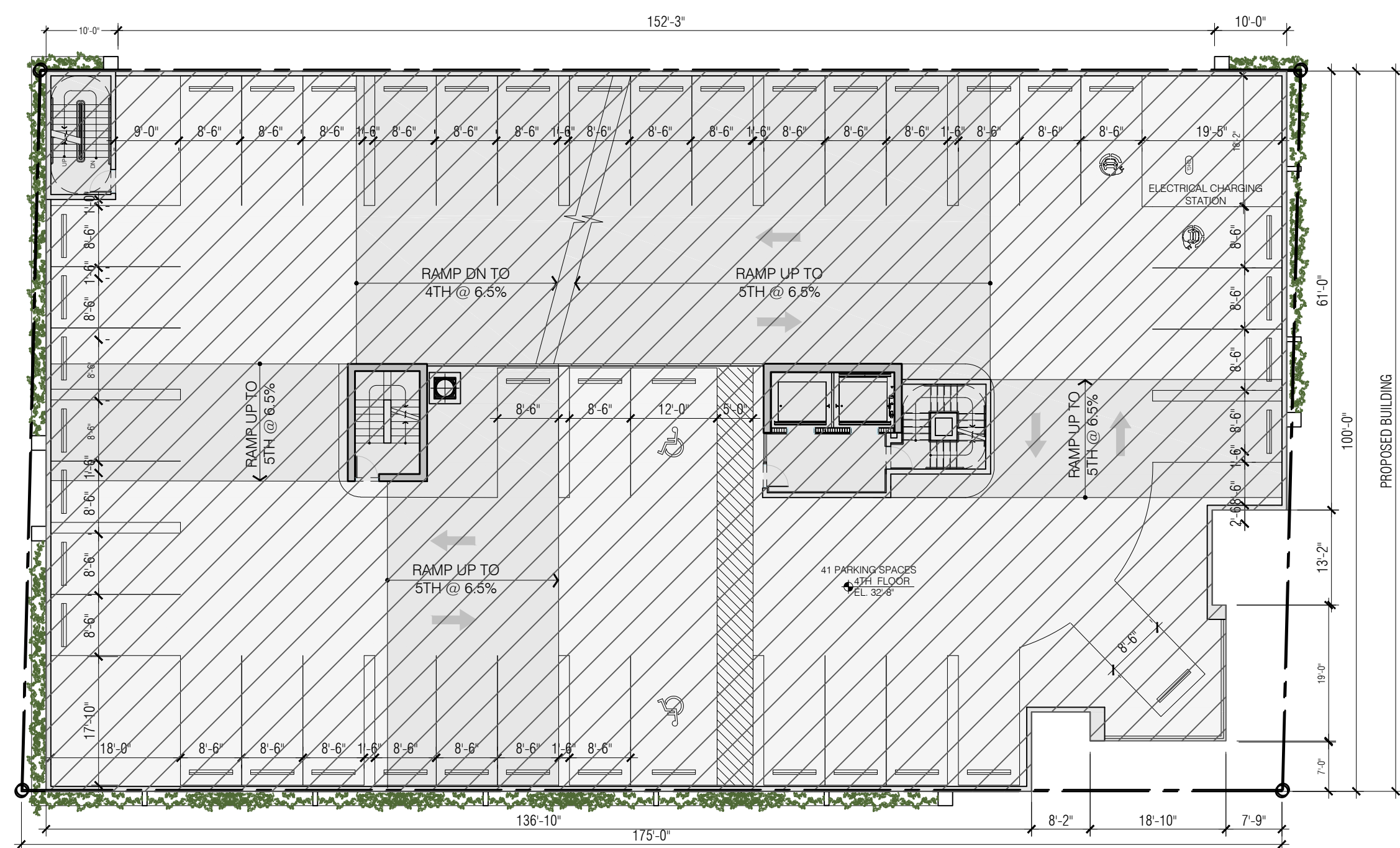
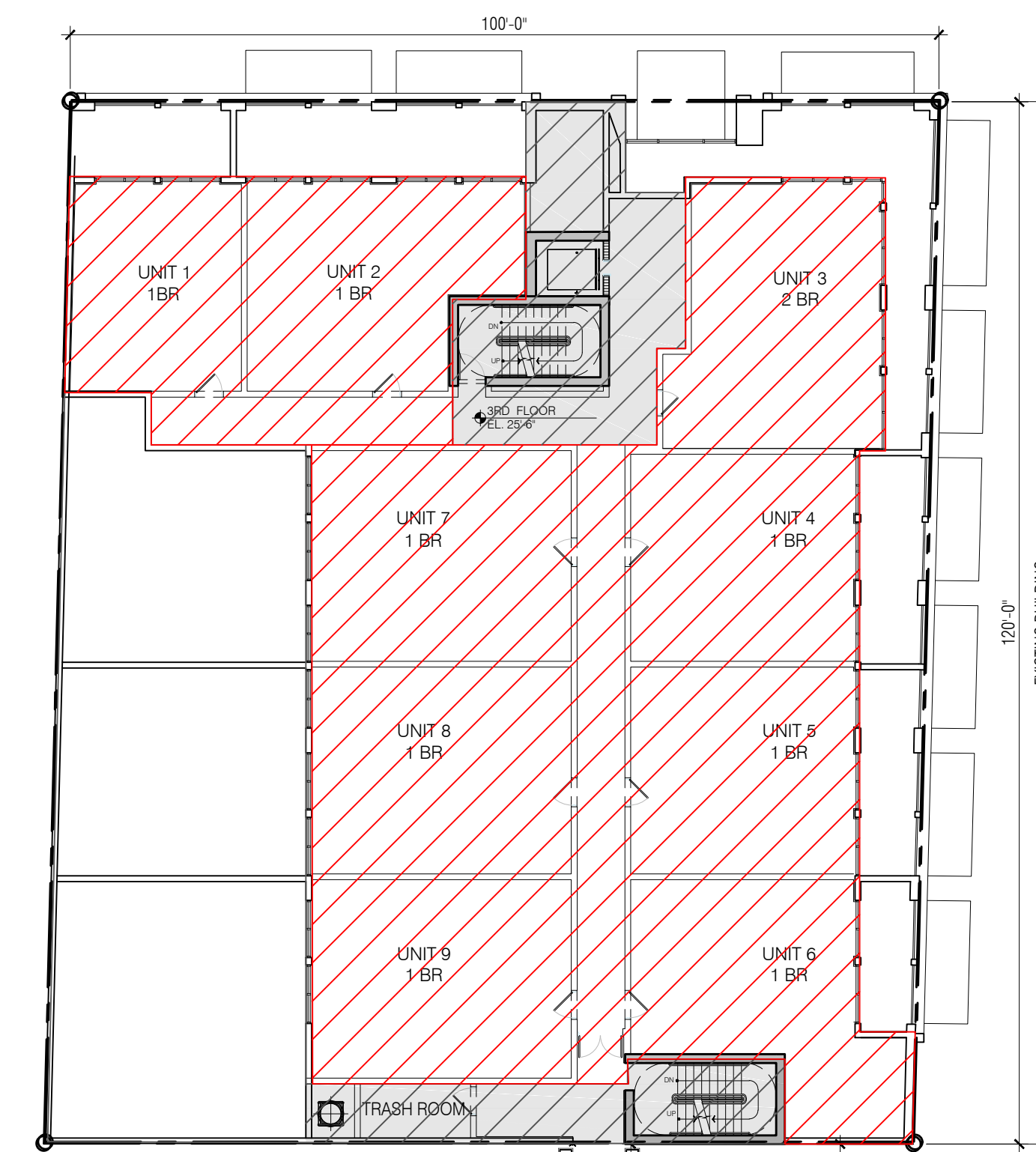
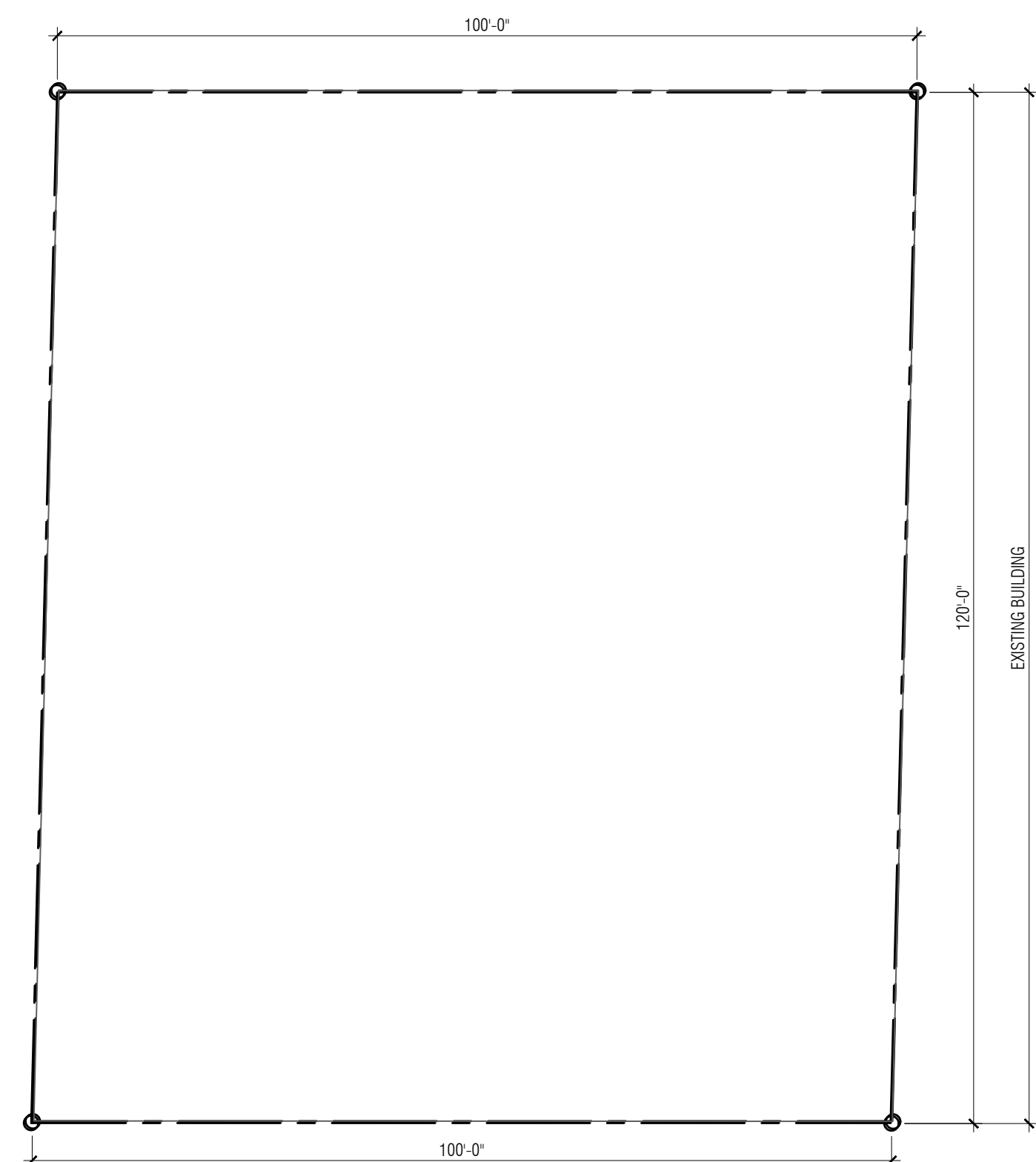
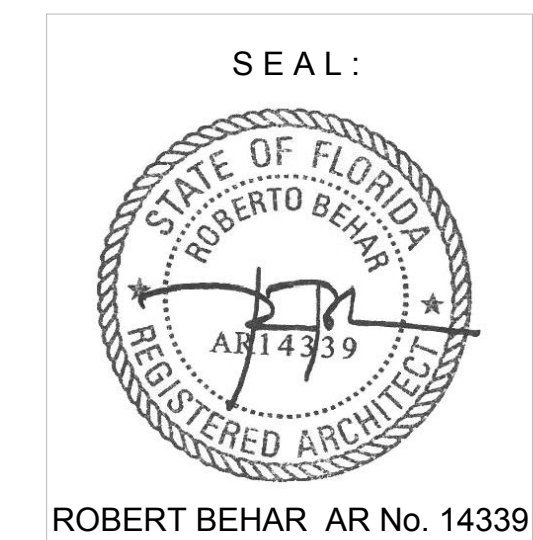
	FAR
	NON-FAR

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4TH-5TH FLOOR

LEGEND

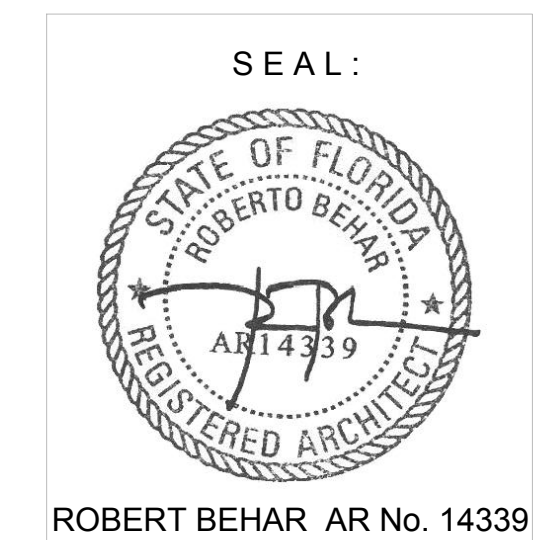
	FAR
	NON-FAR

3RD FLOOR

FAR DIAGRAM

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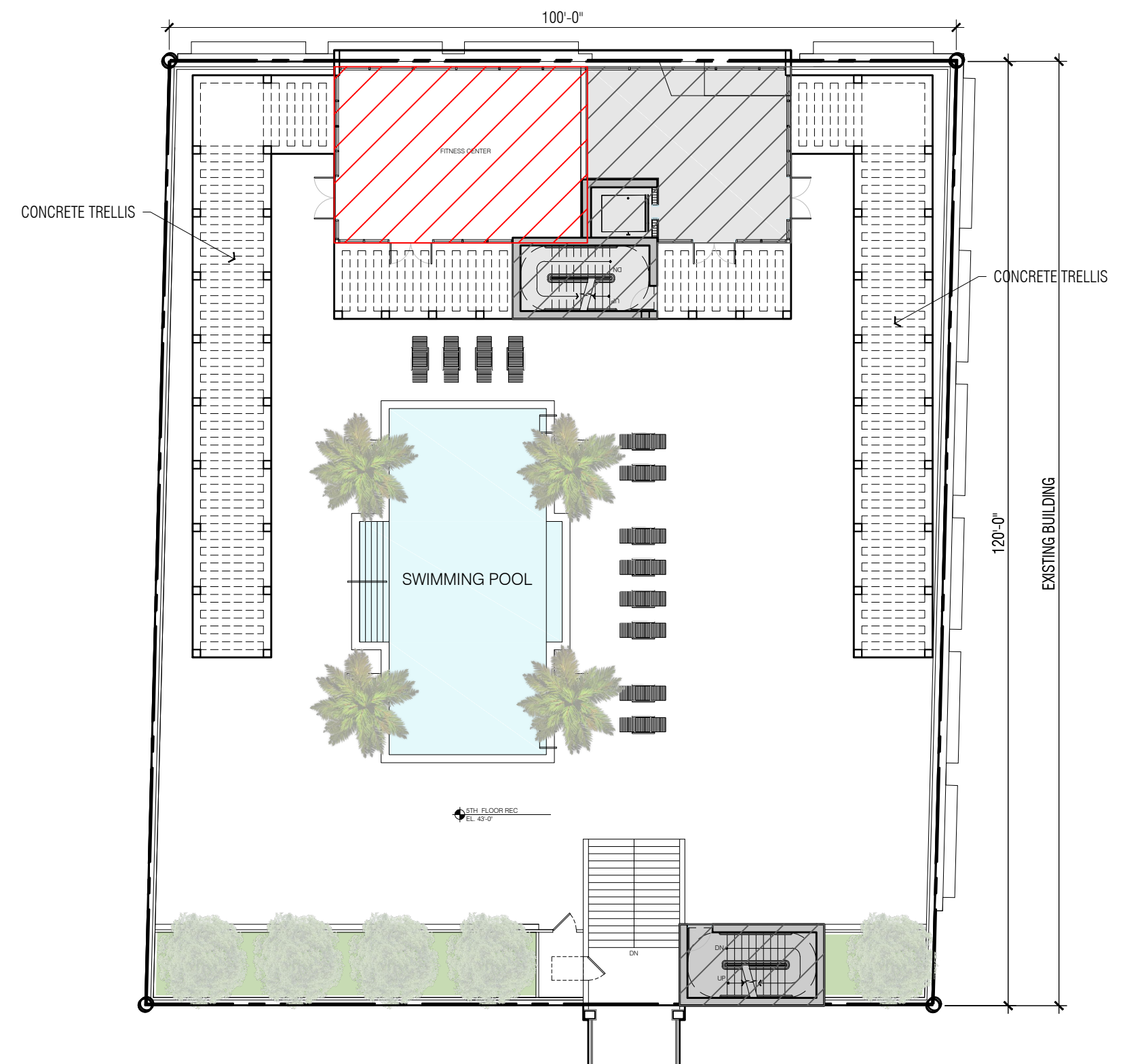


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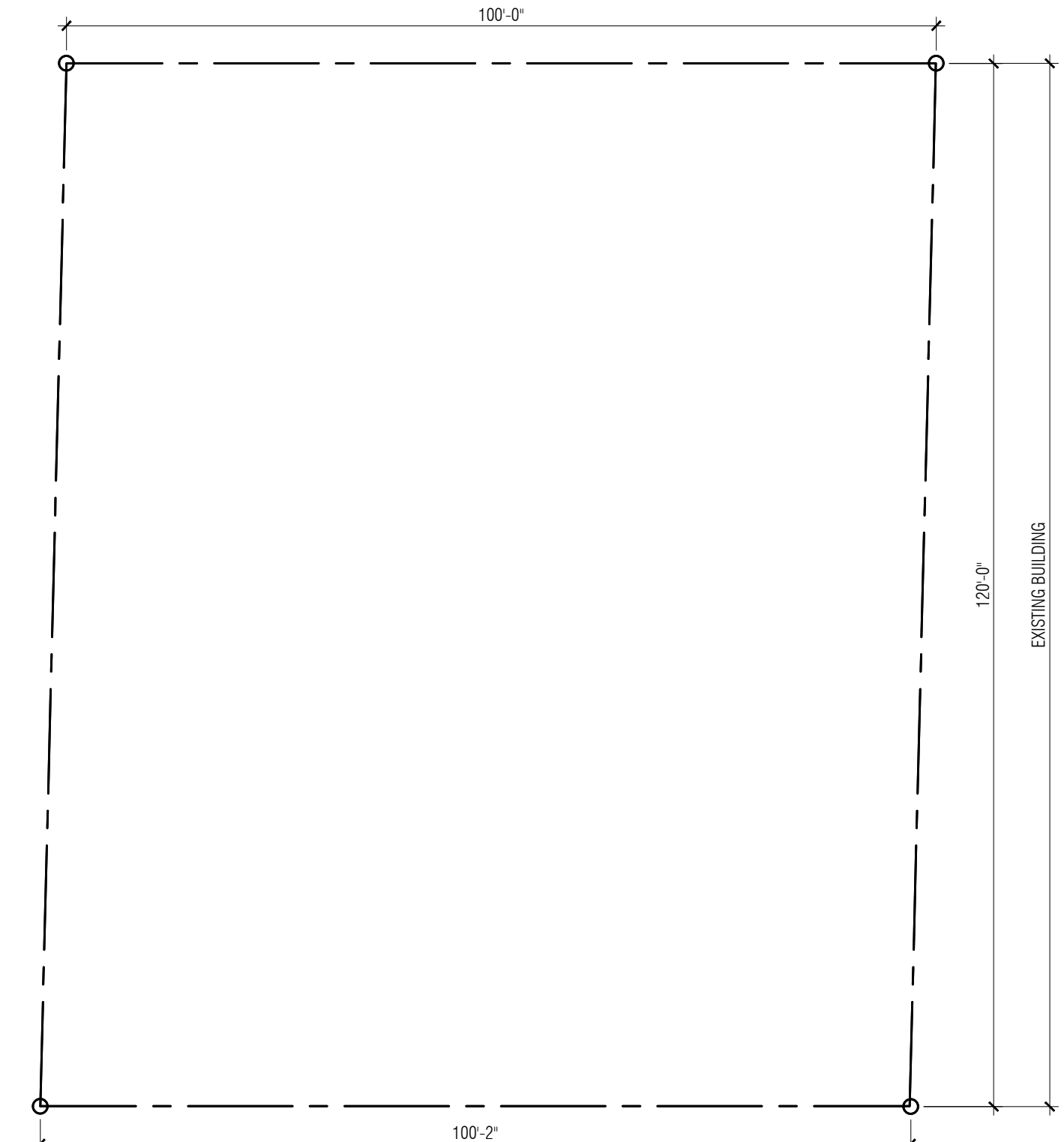
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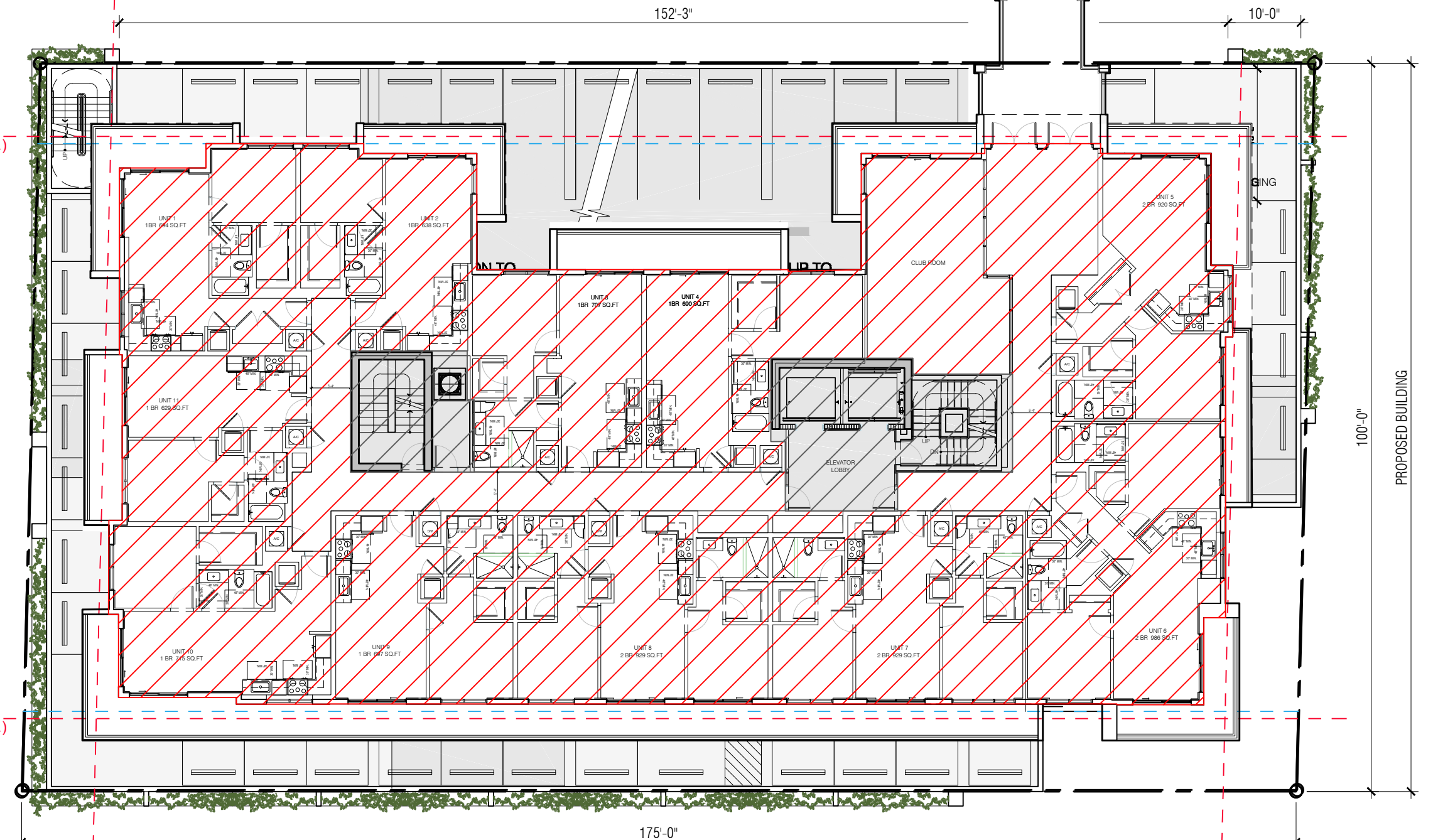
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 SHEET NO:
A-0.4.2



GALIANO STREET

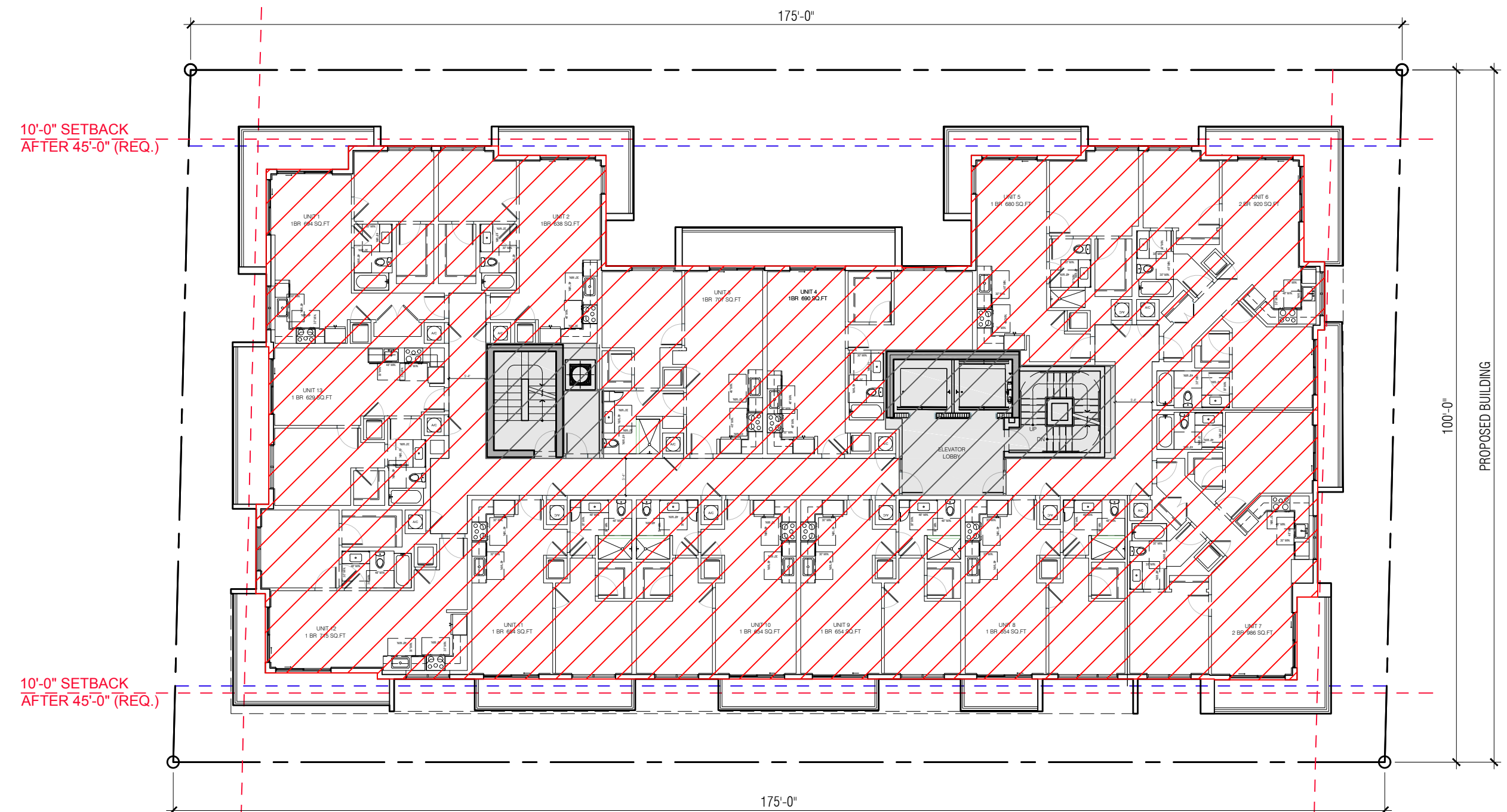


GALIANO STREET



ANDALUSIA AVENUE

REC. DECK LEVEL



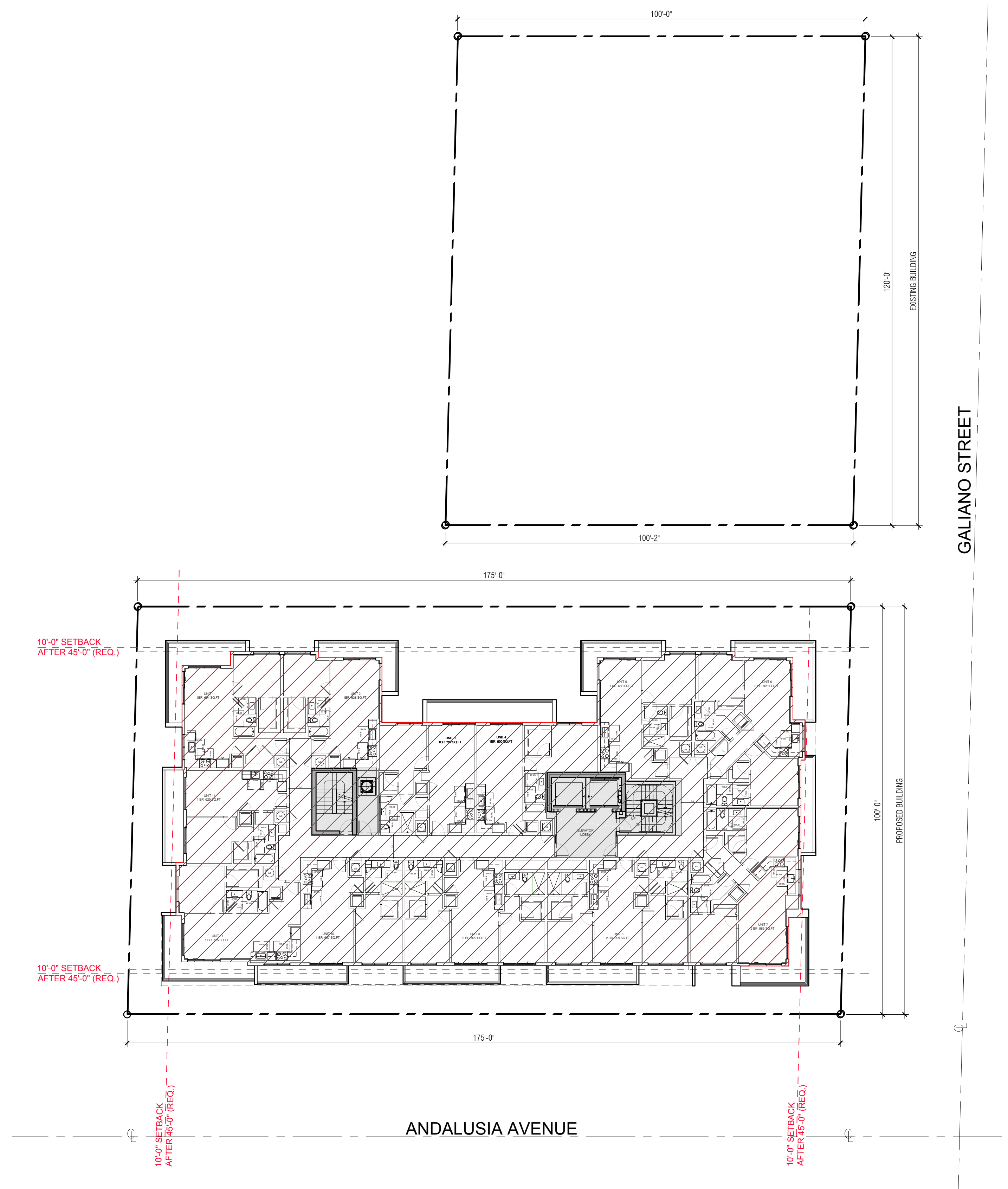
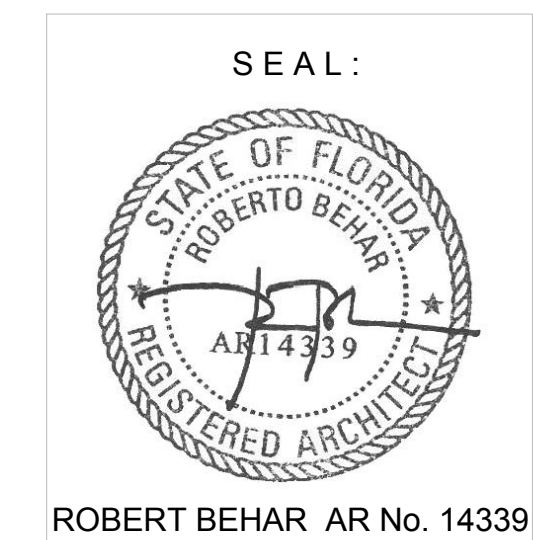
ANDALUSIA AVENUE

LEGEND

	FAR
	NON-FAR

TYP FLOOR (7TH-9TH)

FAR DIAGRAM



LEGEND

	FAR
	NON-FAR

10TH-14TH LEVEL

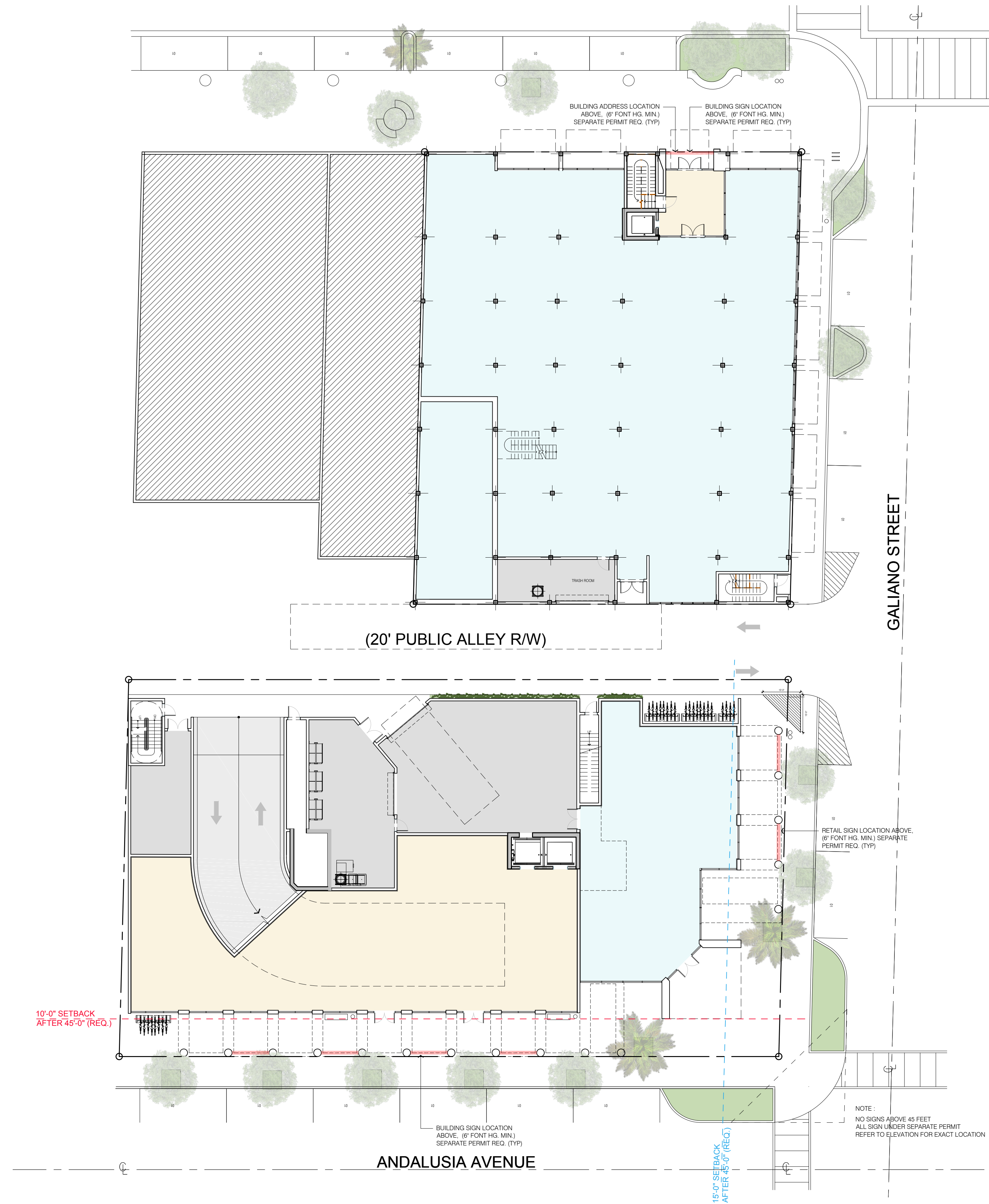
FAR VS. NON-FAR DIAGRAM

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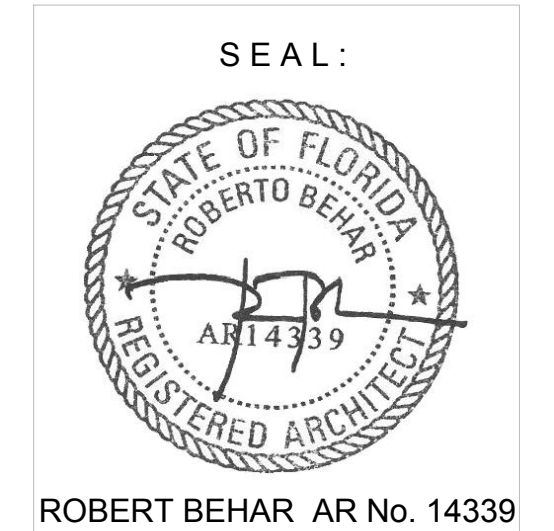
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⊕ GROUND FLOOR

⊕ SIGNAGE PLAN



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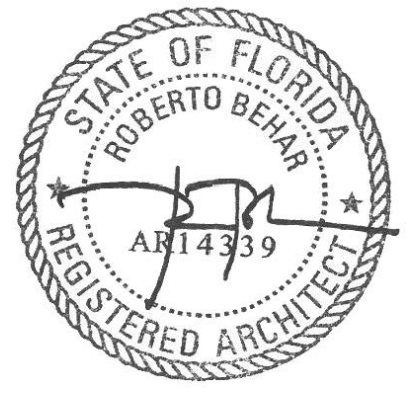
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SITE PLAN

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

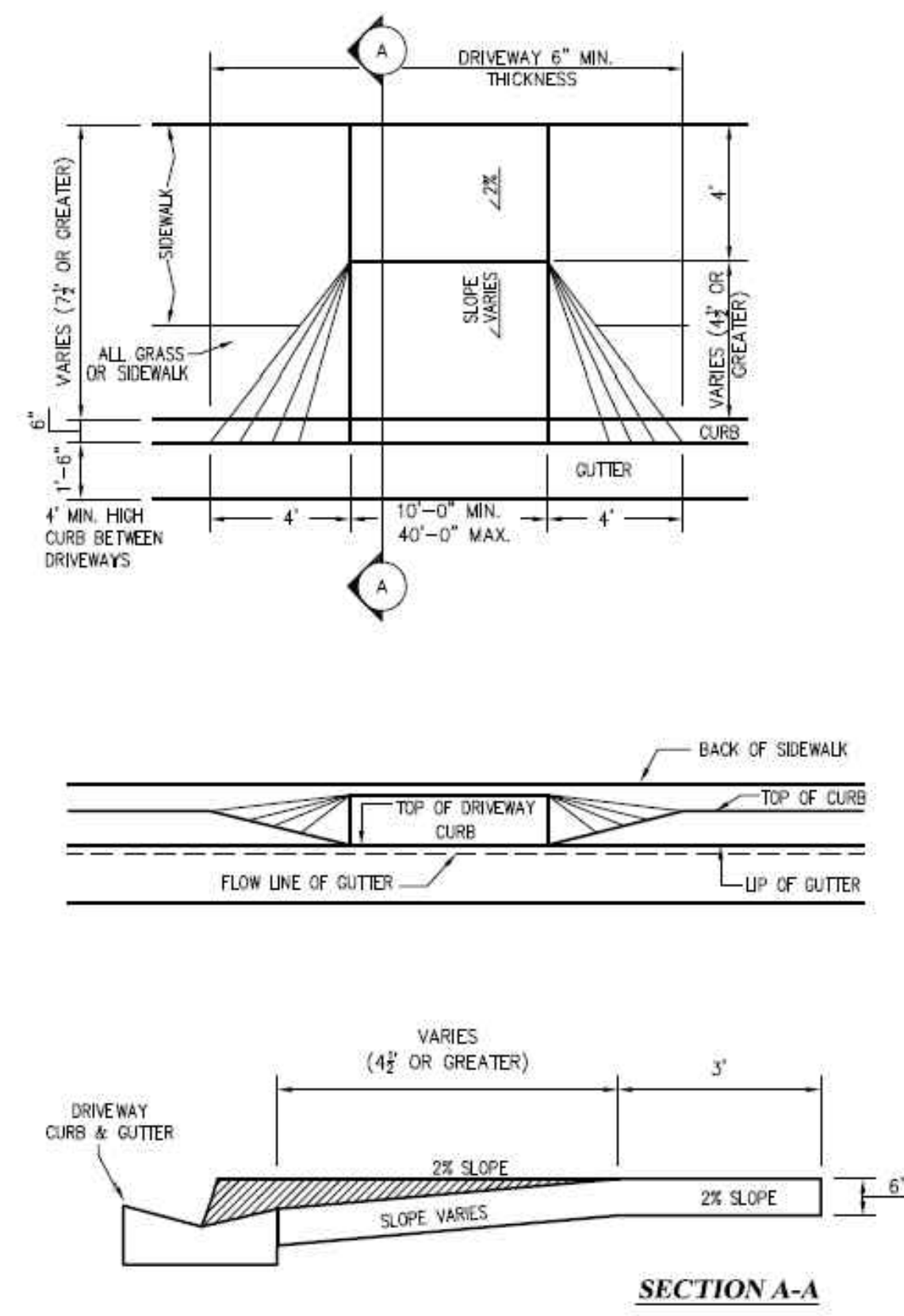
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SEAL:

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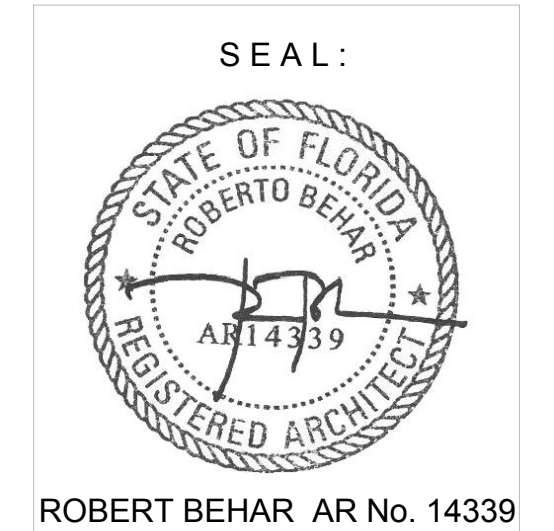
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STANDARD DRIVEWAY DETAILS FOR SIDEWALK/PARKWAY GREATER THAN 7'-6" IN WIDTH

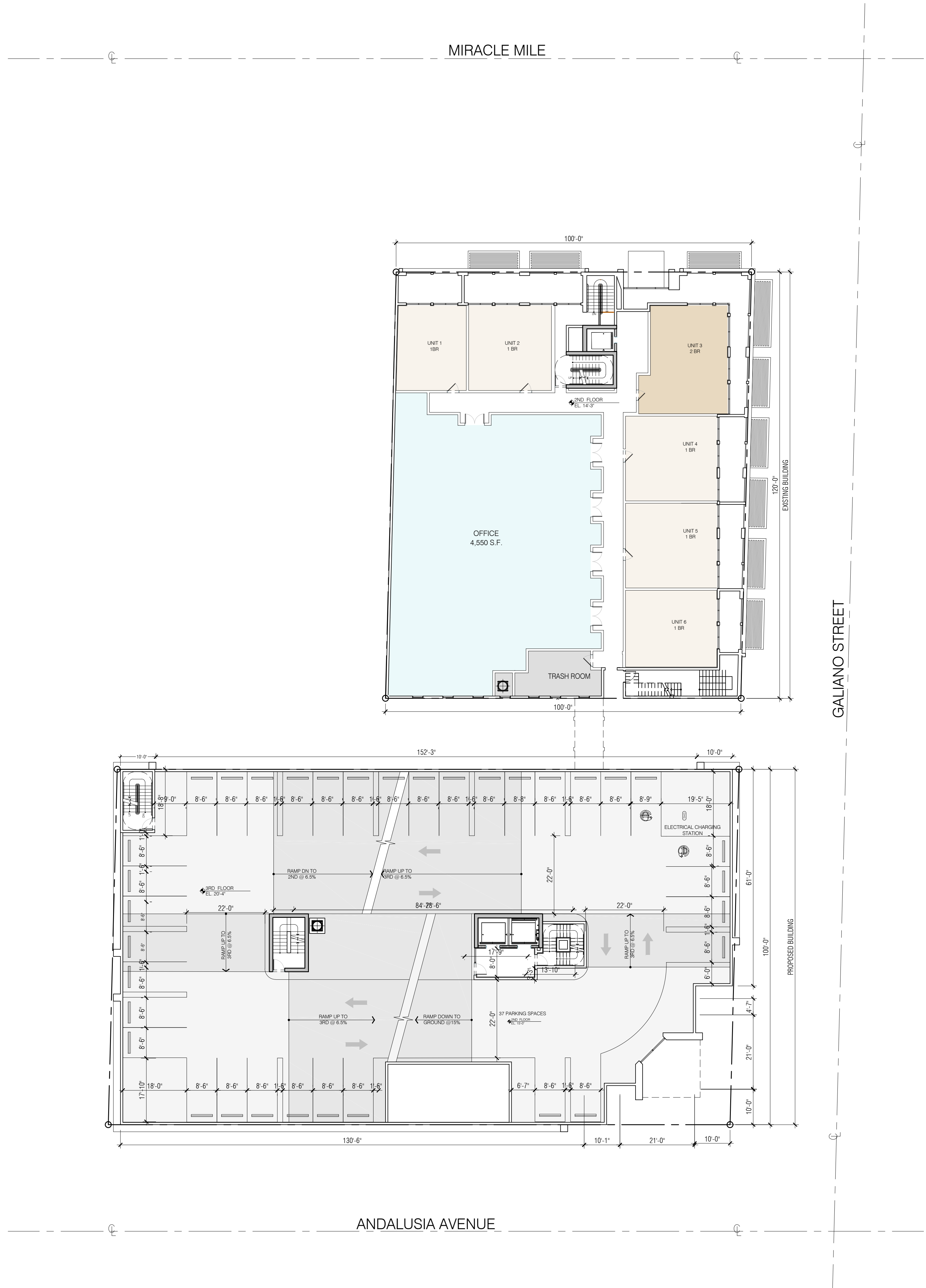


- NOTES:
- ALL STREET PROFILES SHALL COMPLY WITH SECTION 5-1504(M) OF THE ZONING CODE
 - ALL DRIVEWAY APPROACHES SHALL BE RECONSTRUCTED AS NEEDED TO MEET ADA REQUIREMENTS AND PUBLIC WORKS STANDARDS. EXISTING DRIVEWAY APPROACHES NO LONGER IN USE SHALL BE CLOSED OUT.
 - ALL DAMAGED CURBS AND SIDEWALKS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



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2ND FLOOR PLAN

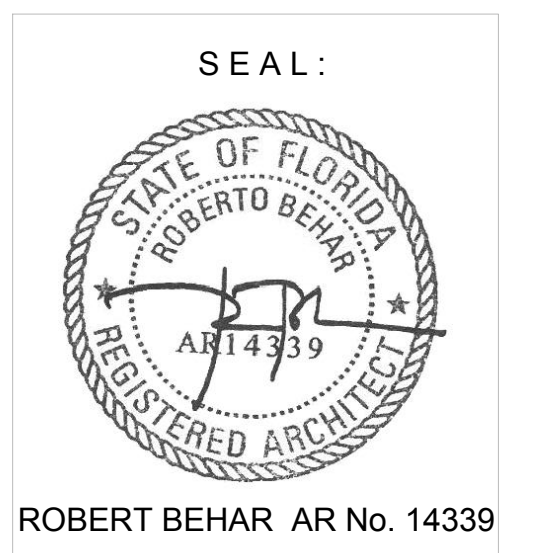
SCALE: 1/16" = 1'-0"



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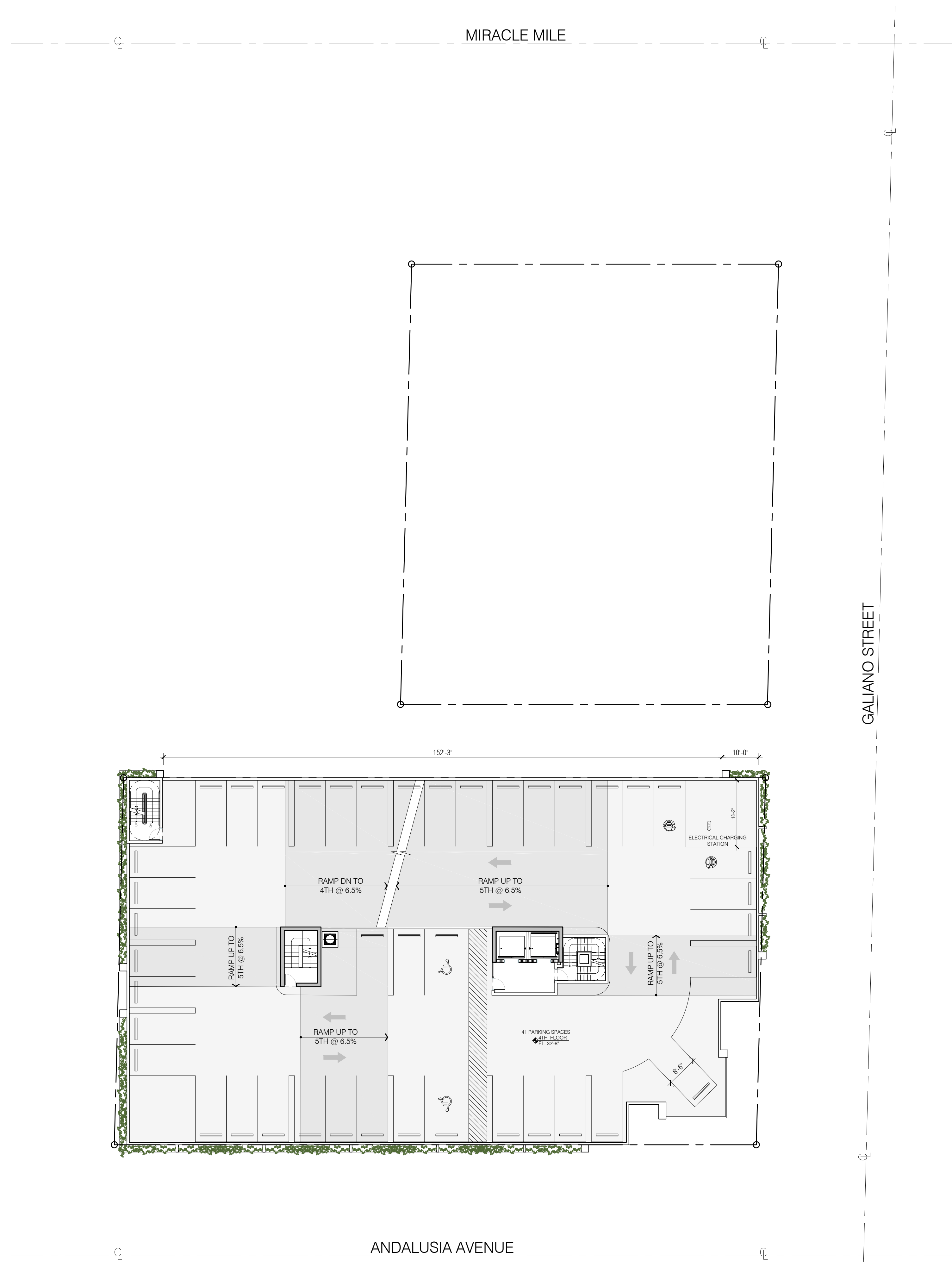
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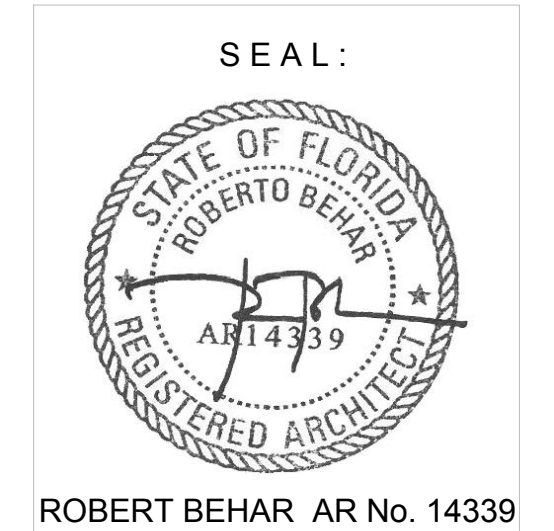
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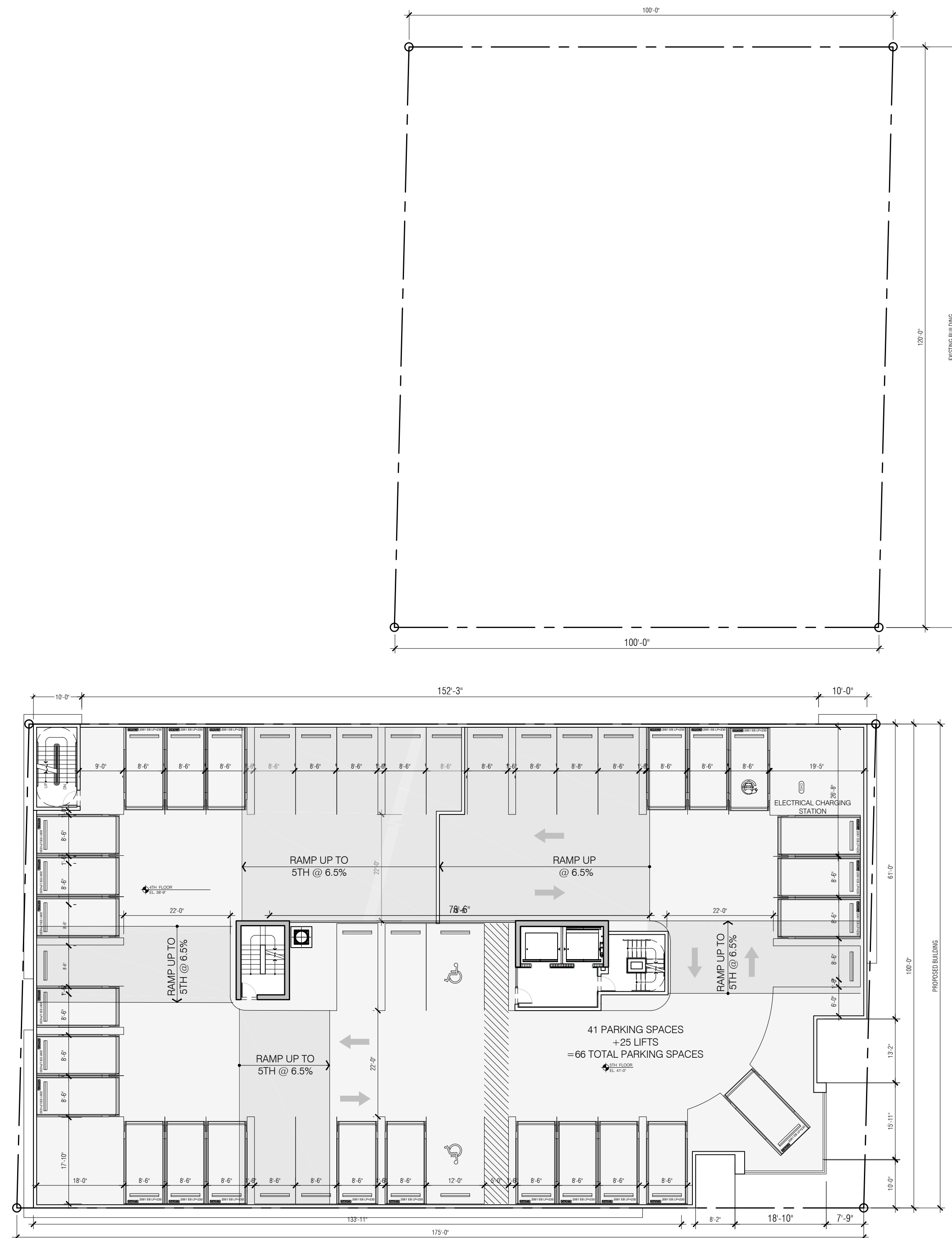
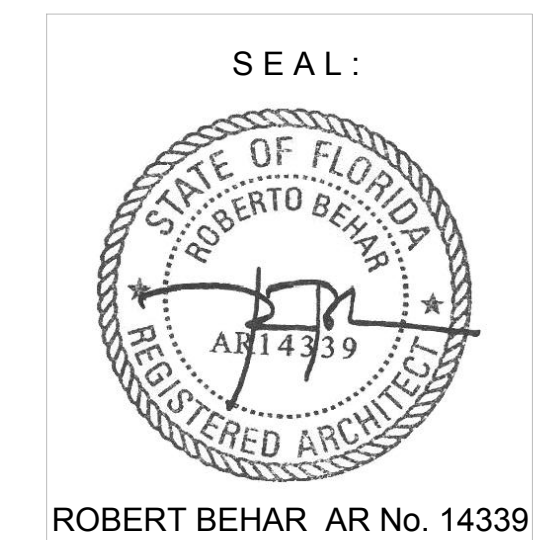


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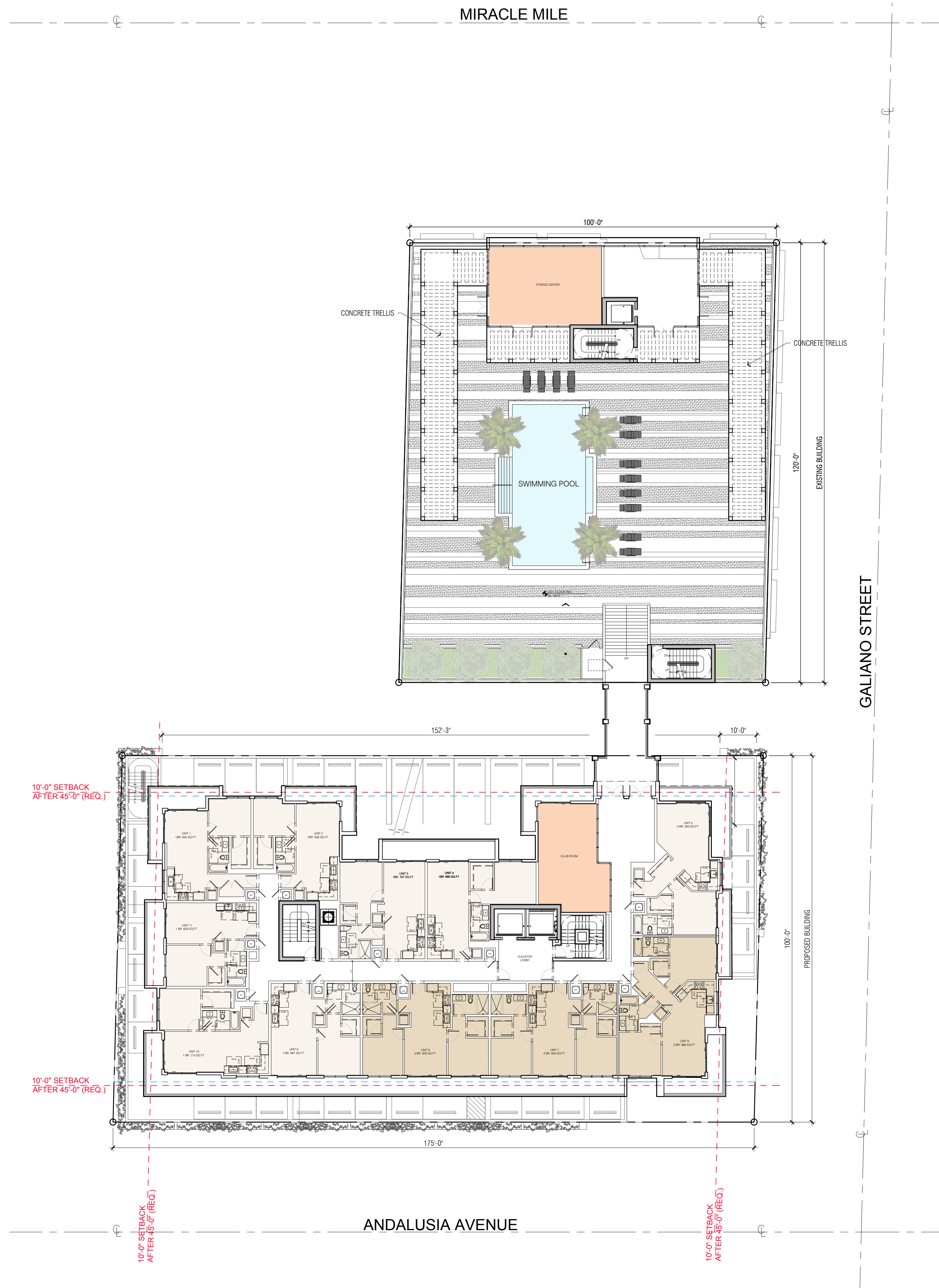
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TYPICAL PARKING FLOOR PLAN
 SCALE: 1/16" = 1'-0"



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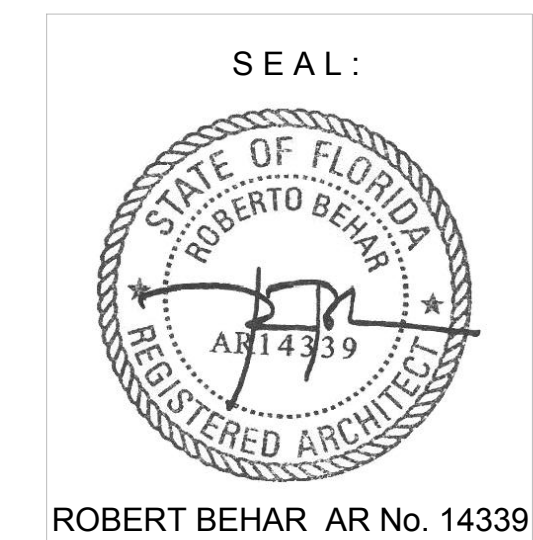
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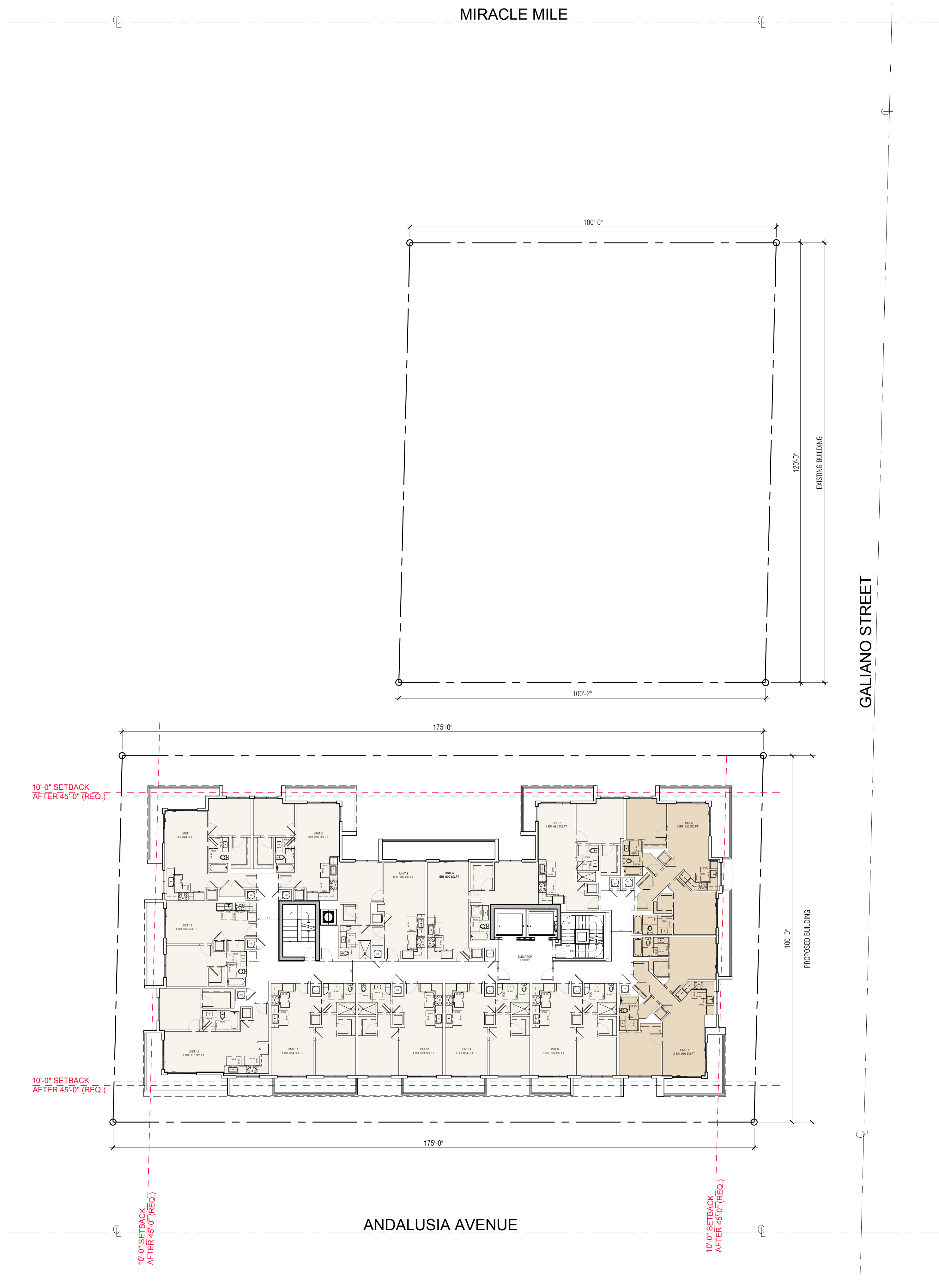


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REC DECK FLOOR PLAN
 SCALE: 1/16"=1'-0"

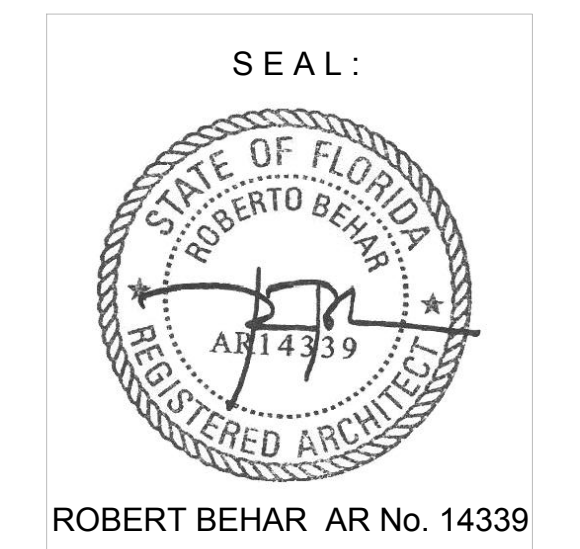
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 DRAWING NAME:
 SHEET NO:
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TYPICAL FLOOR PLAN (7TH-9TH LEVELS)
SCALE: 1/16" = 1'-0"

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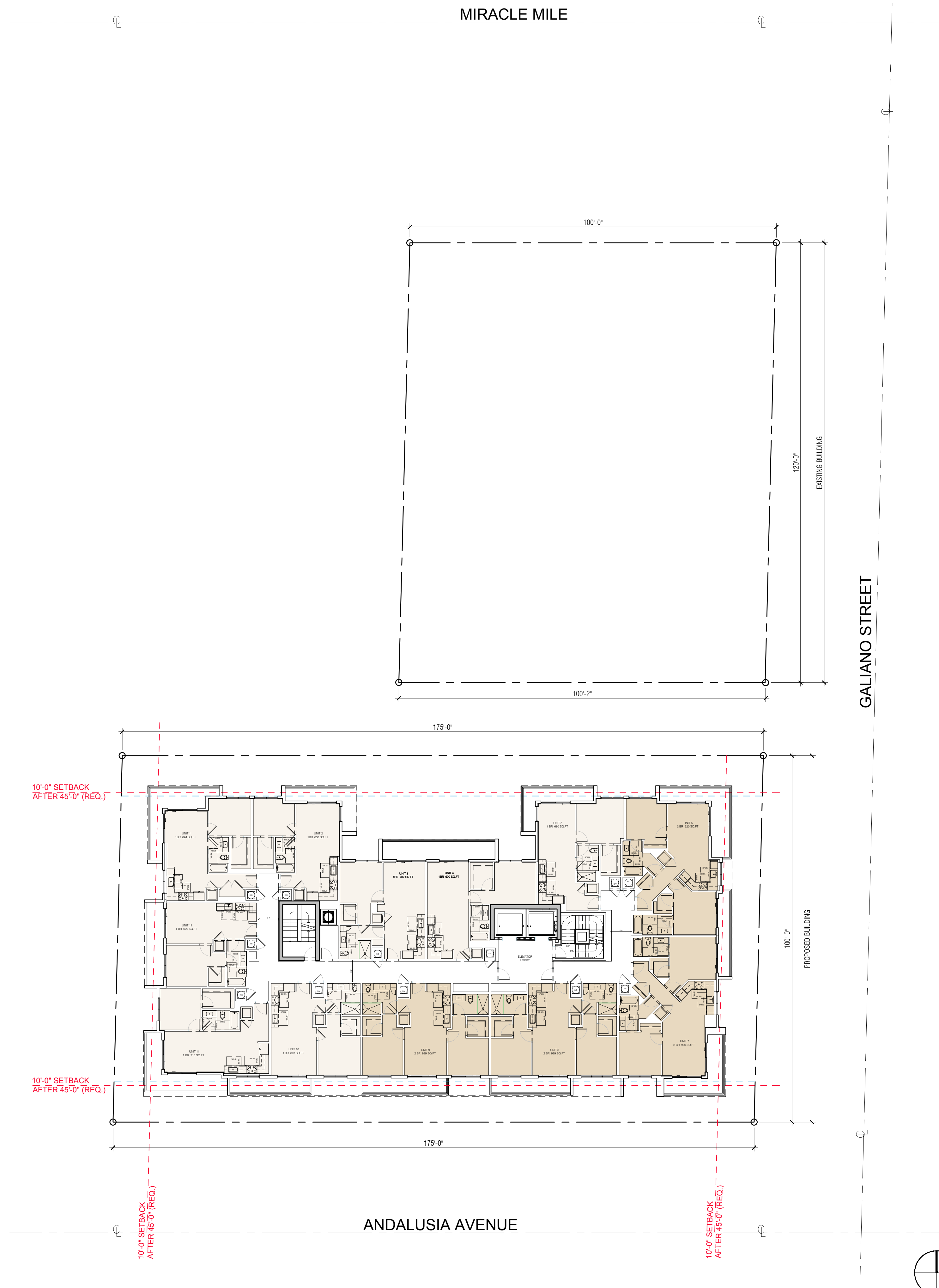
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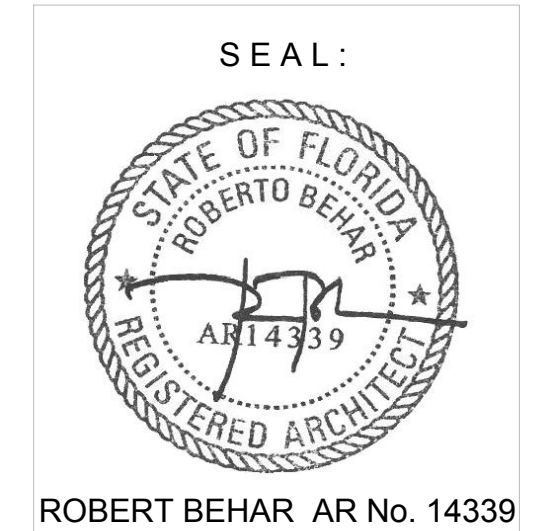
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DRAWING NAME:
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A-1.6



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

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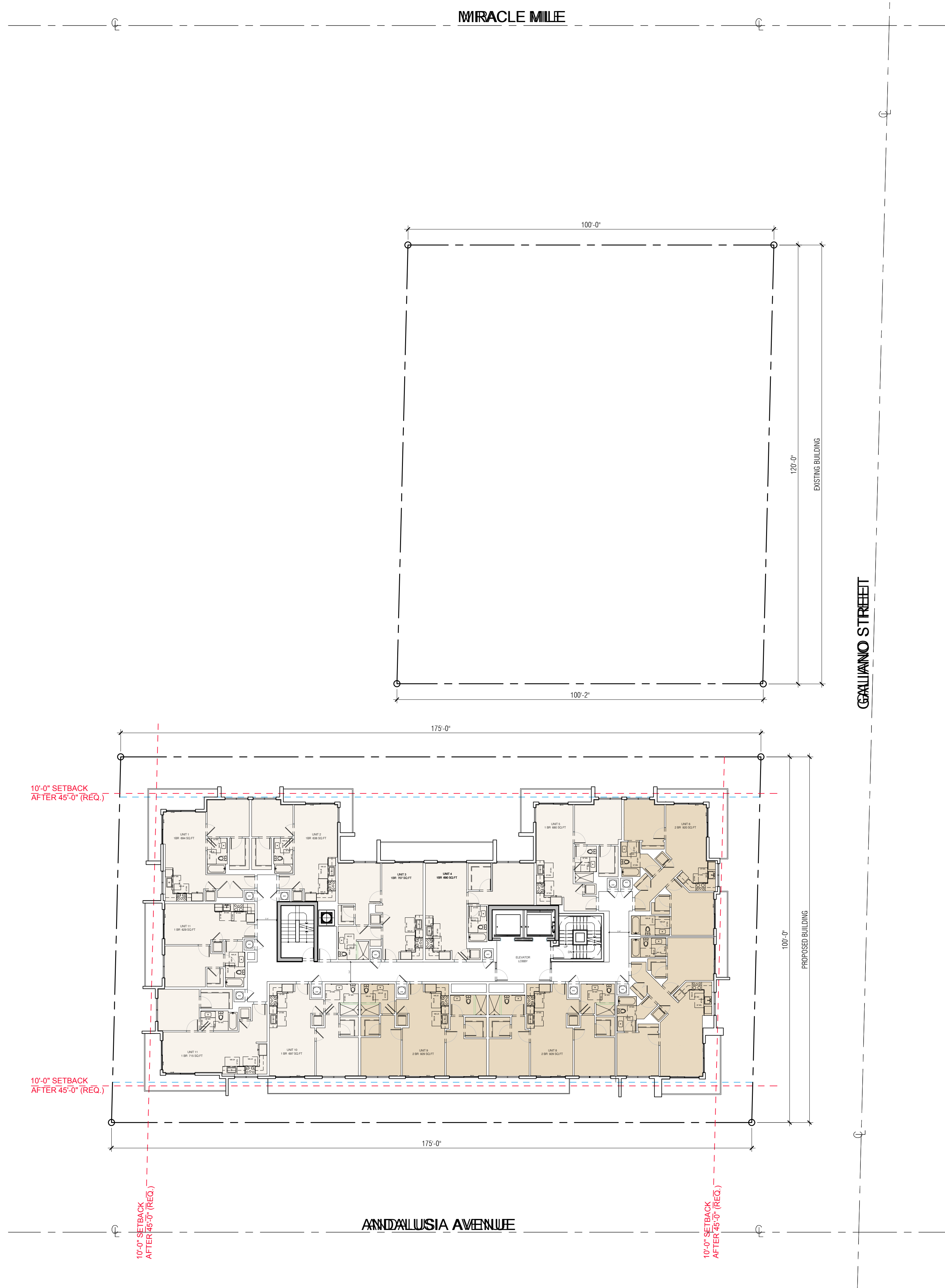
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14TH FLOOR PLAN
SCALE: 1/16"=1'-0"

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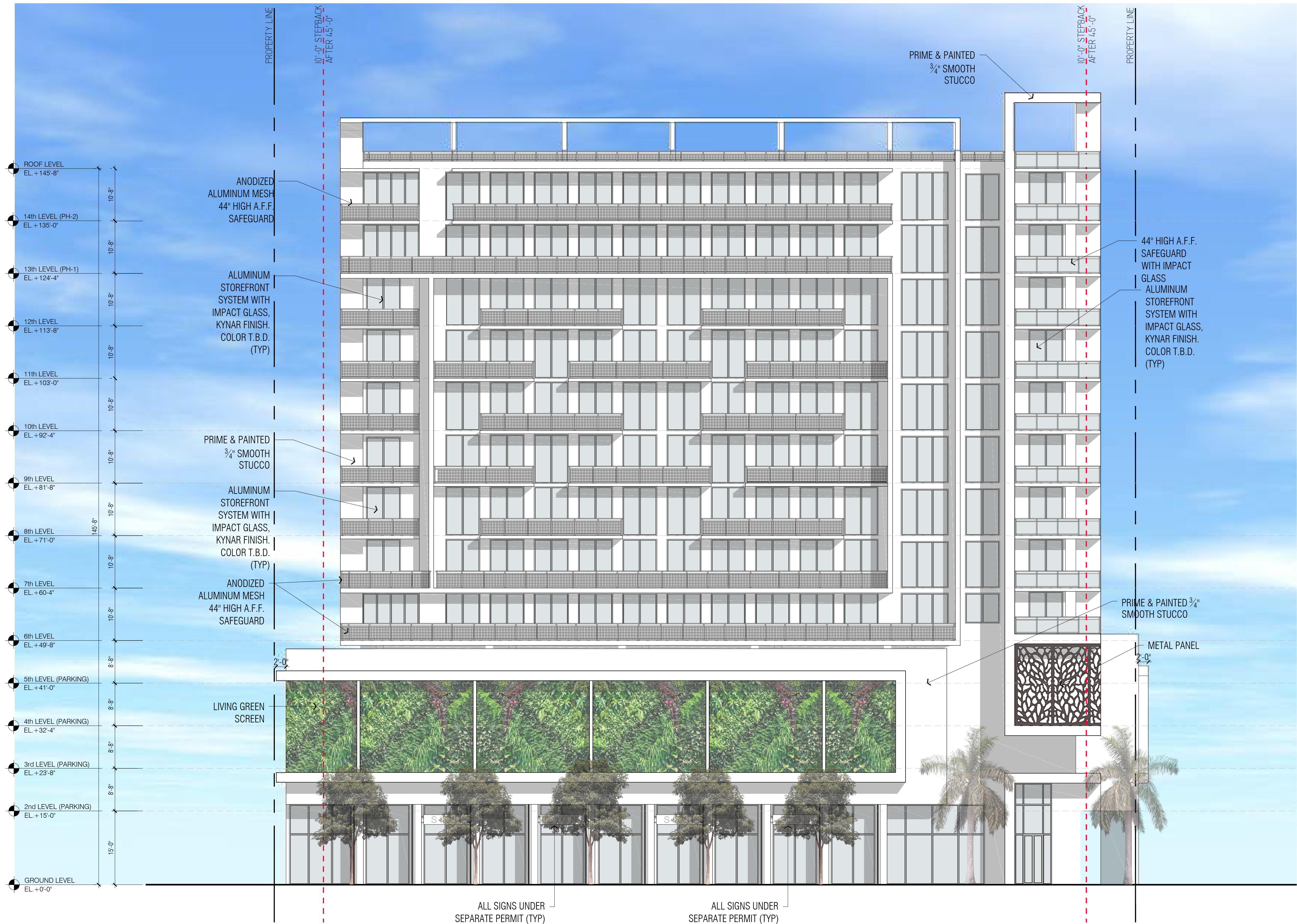
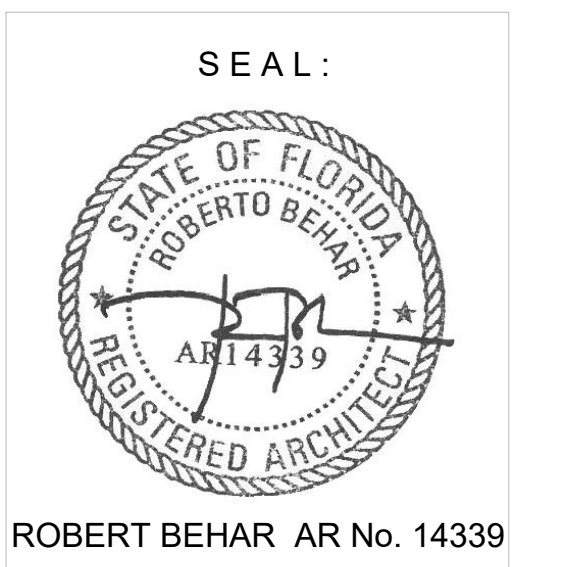
SEAL:

ROBERT BEHAR AR No. 14339

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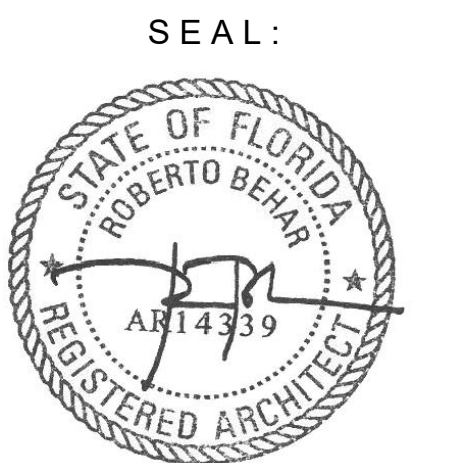
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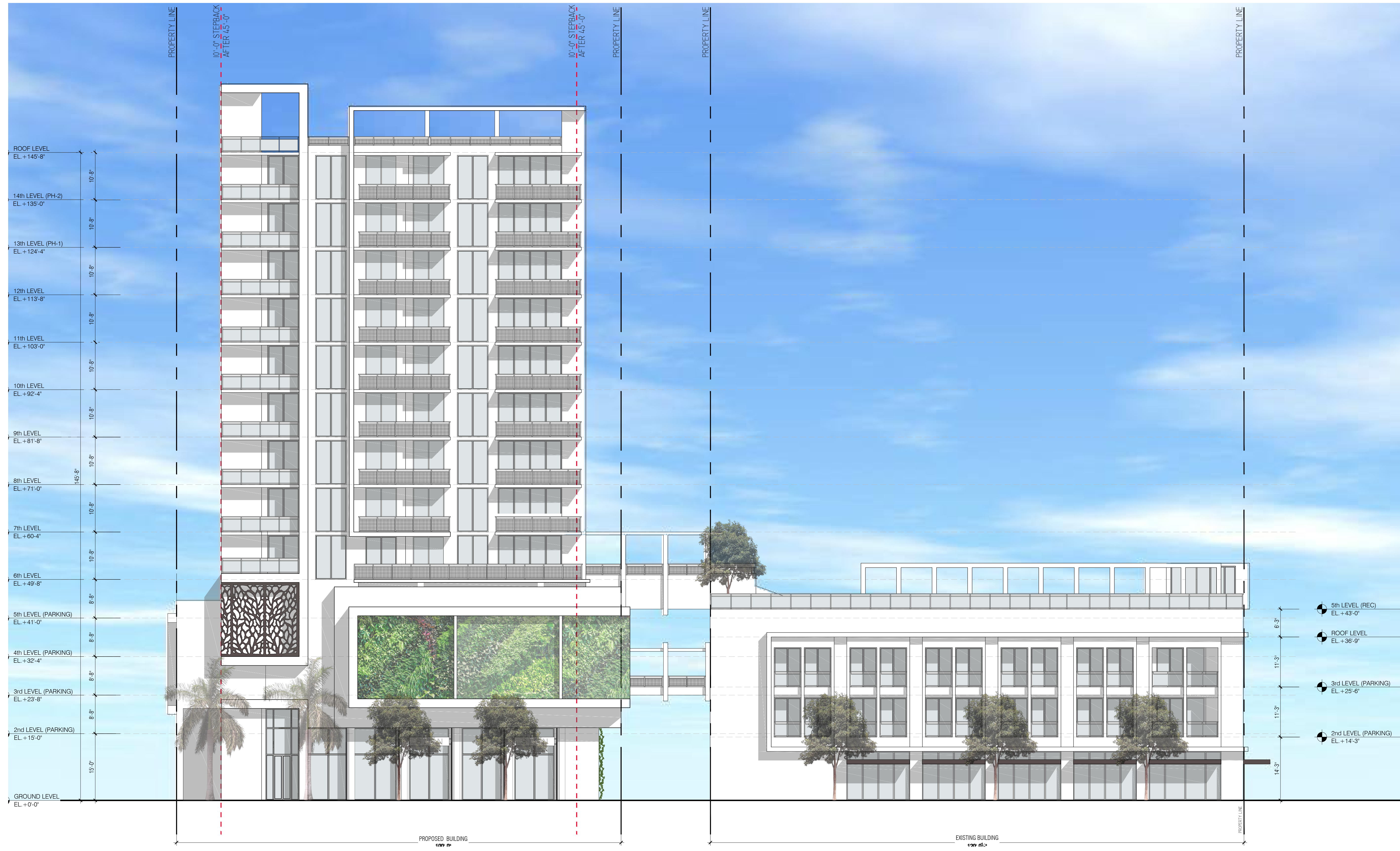
DATE: 03-08-19
 PROJECT NO: 17-054
 DRAWING NAME:
 SHEET NO:
A-2.0

SOUTH ELEVATION (ANDALUSIA)

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



ROBERT BEHAR AR No. 14339



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100 MIRACLE MILE
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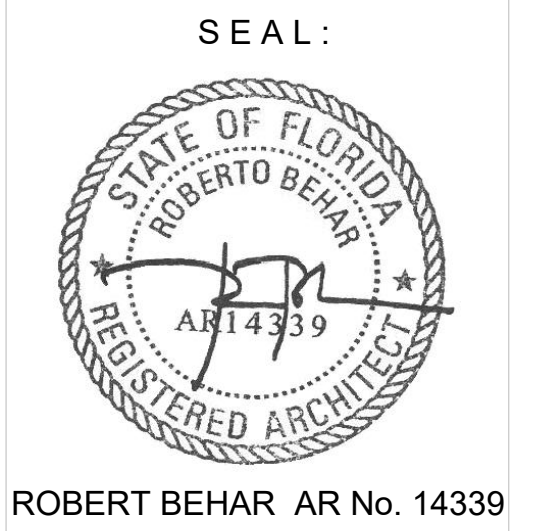
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PROJECT NO: 17-054
DRAWING NAME:
SHEET NO:

A-2.1

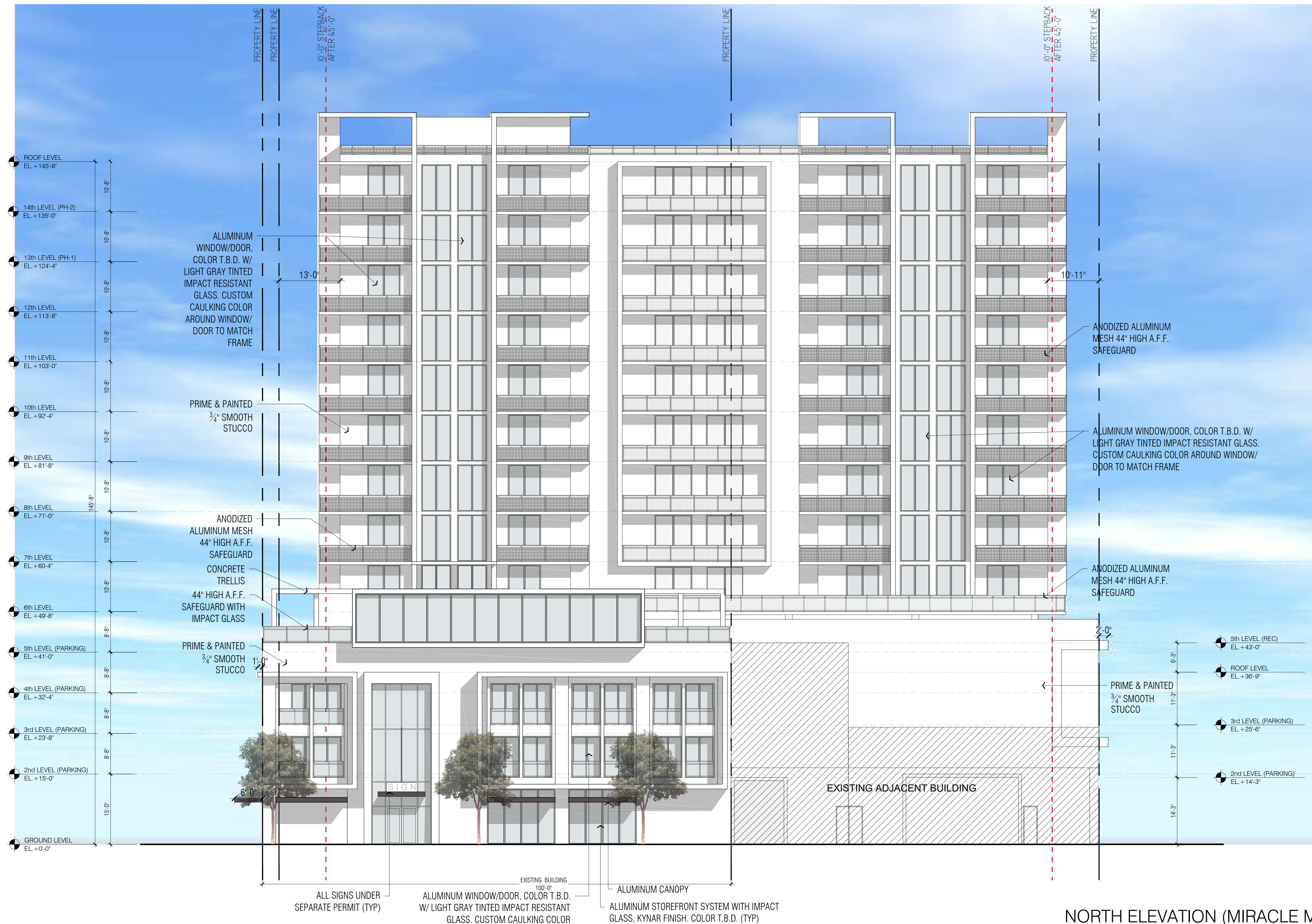
EAST ELEVATION (GALIANO STREET)

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



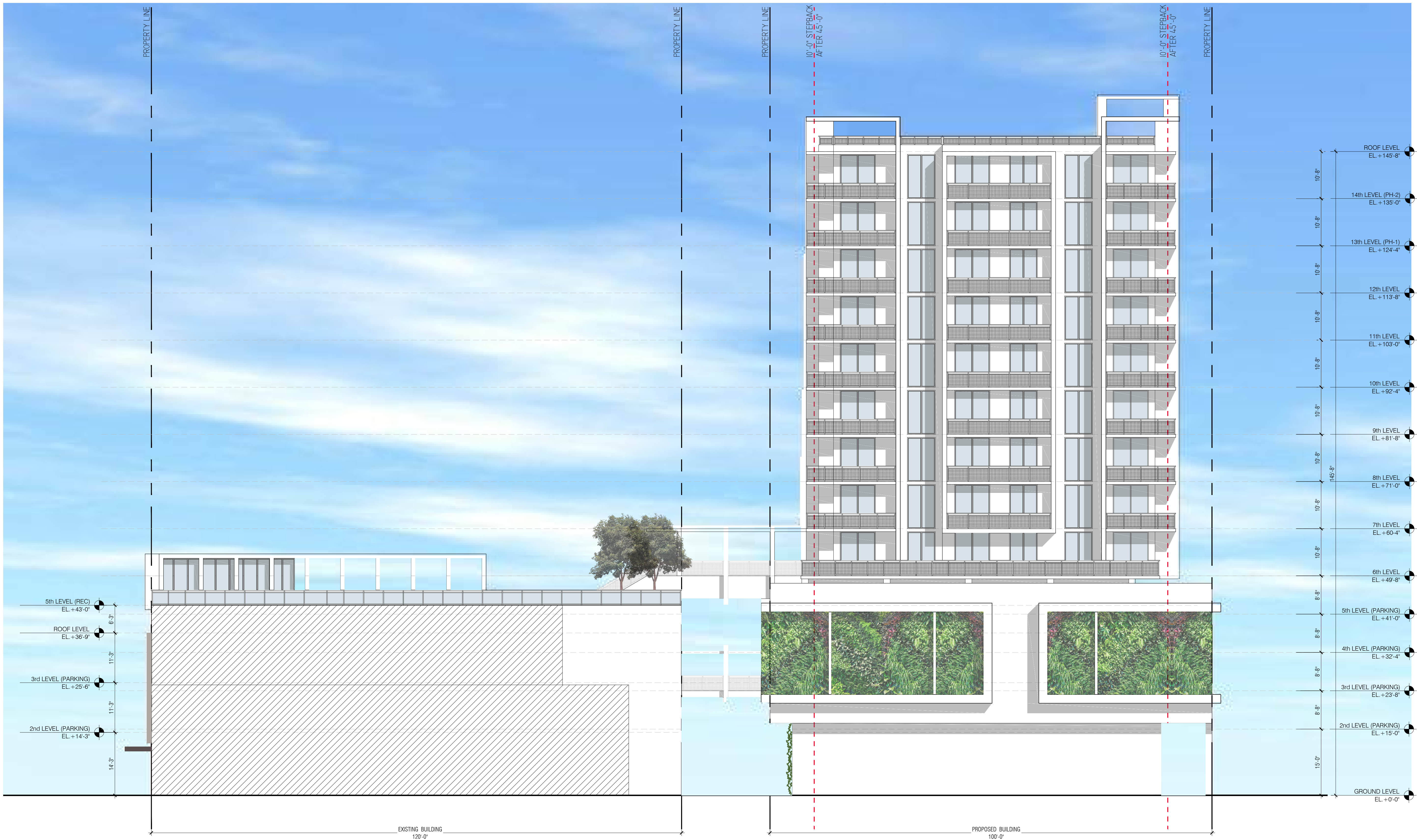
100 MIRACLE MILE
100 MIRACLE MILE
CORAL GABLES, FLORIDA

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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

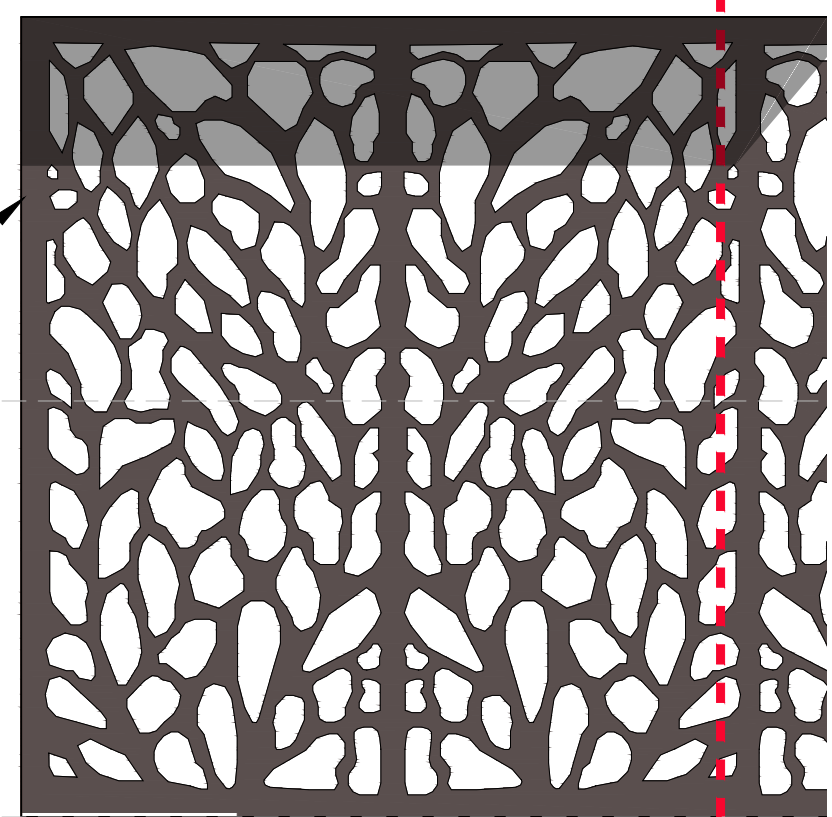
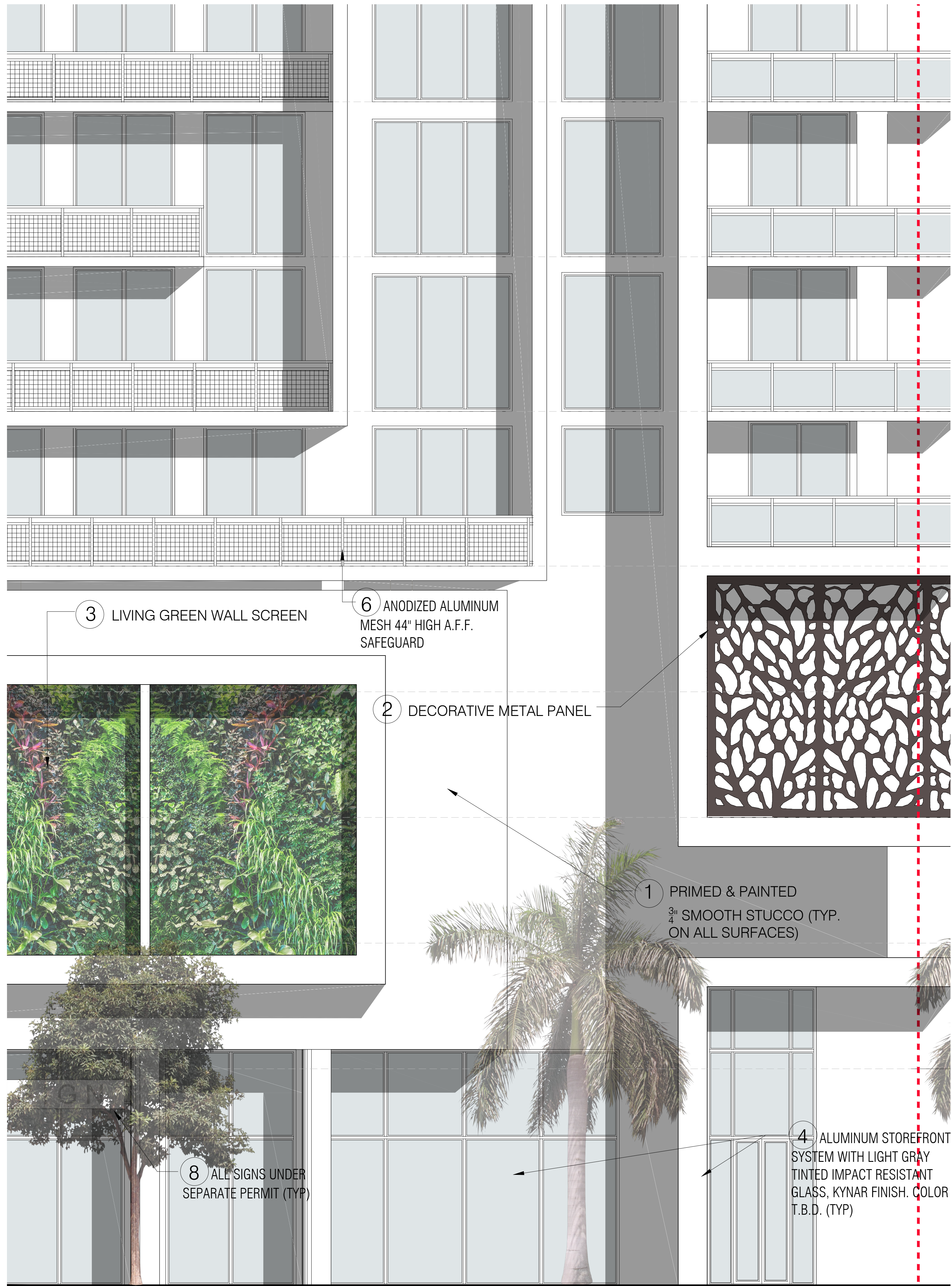
SCALE: 3/32" = 1'-0"

100 MIRACLE MILE
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 CORAL GABLES, FLORIDA

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

A-2.3

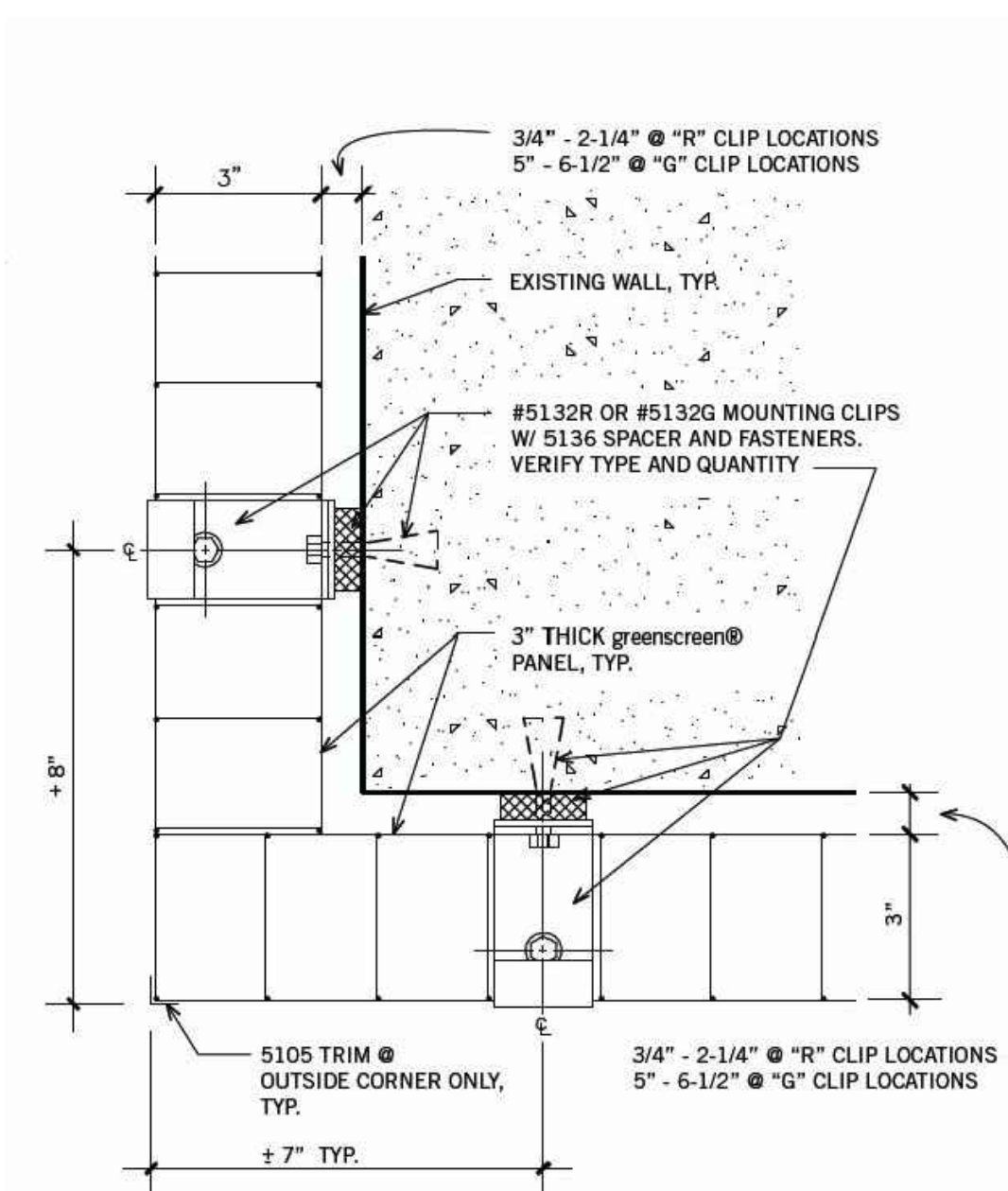
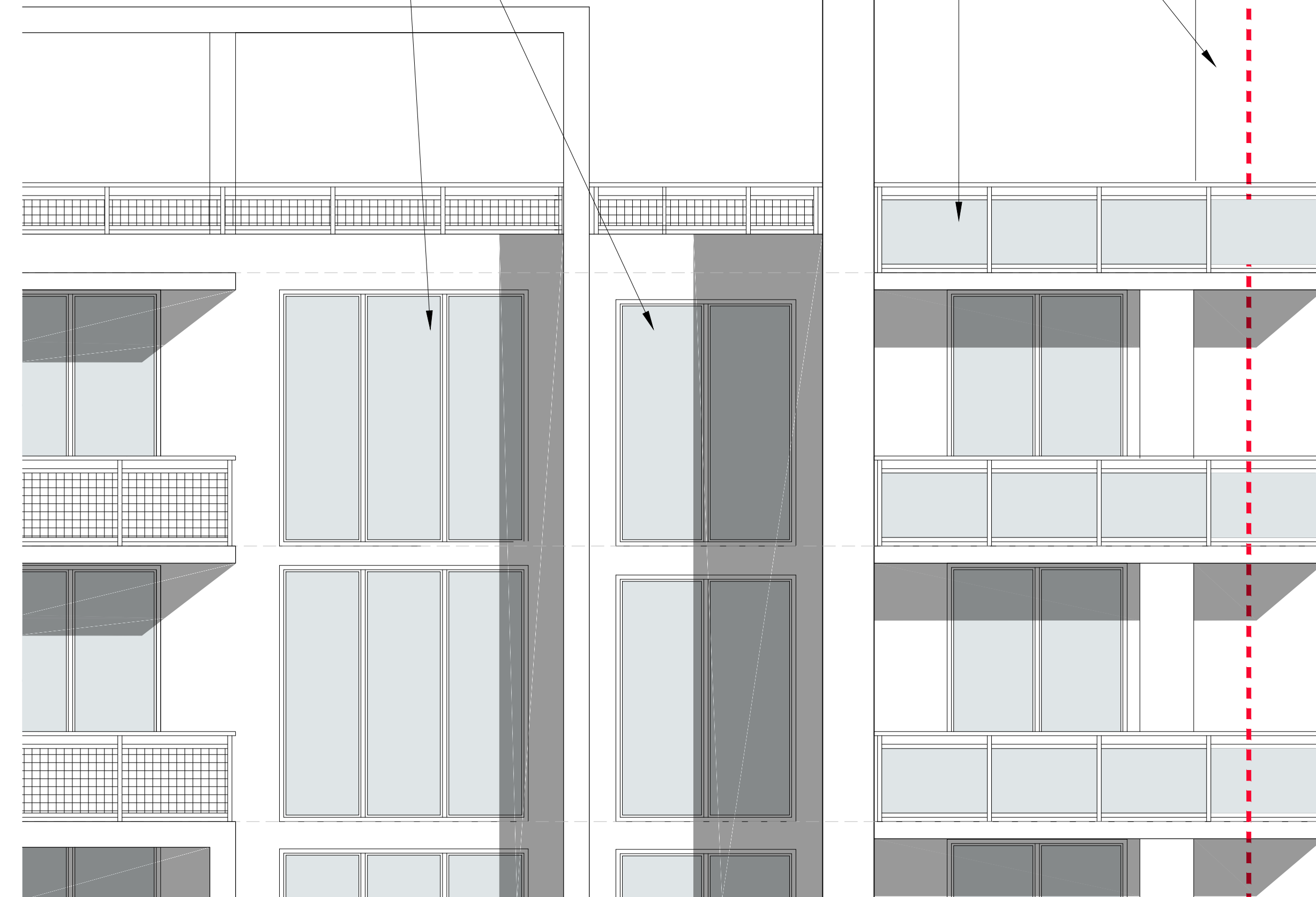


4 ALUMINUM STOREFRONT SYSTEM WITH LIGHT GRAY TINTED IMPACT RESISTANT GLASS, KYNAR FINISH. COLOR T.B.D. (TYP)

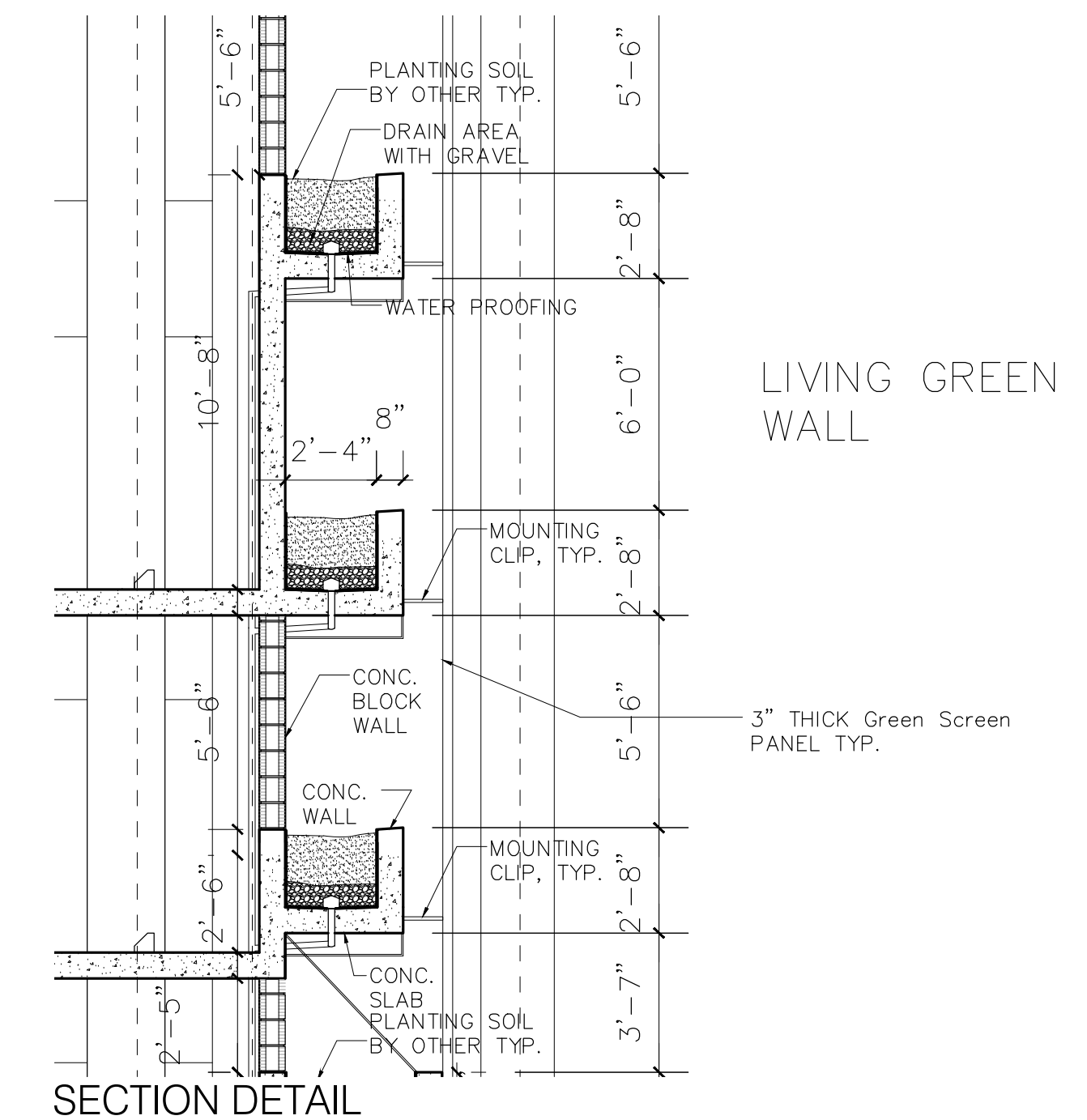
5 44" HIGH A.F.F. SAFEGUARD WITH IMPACT GLASS

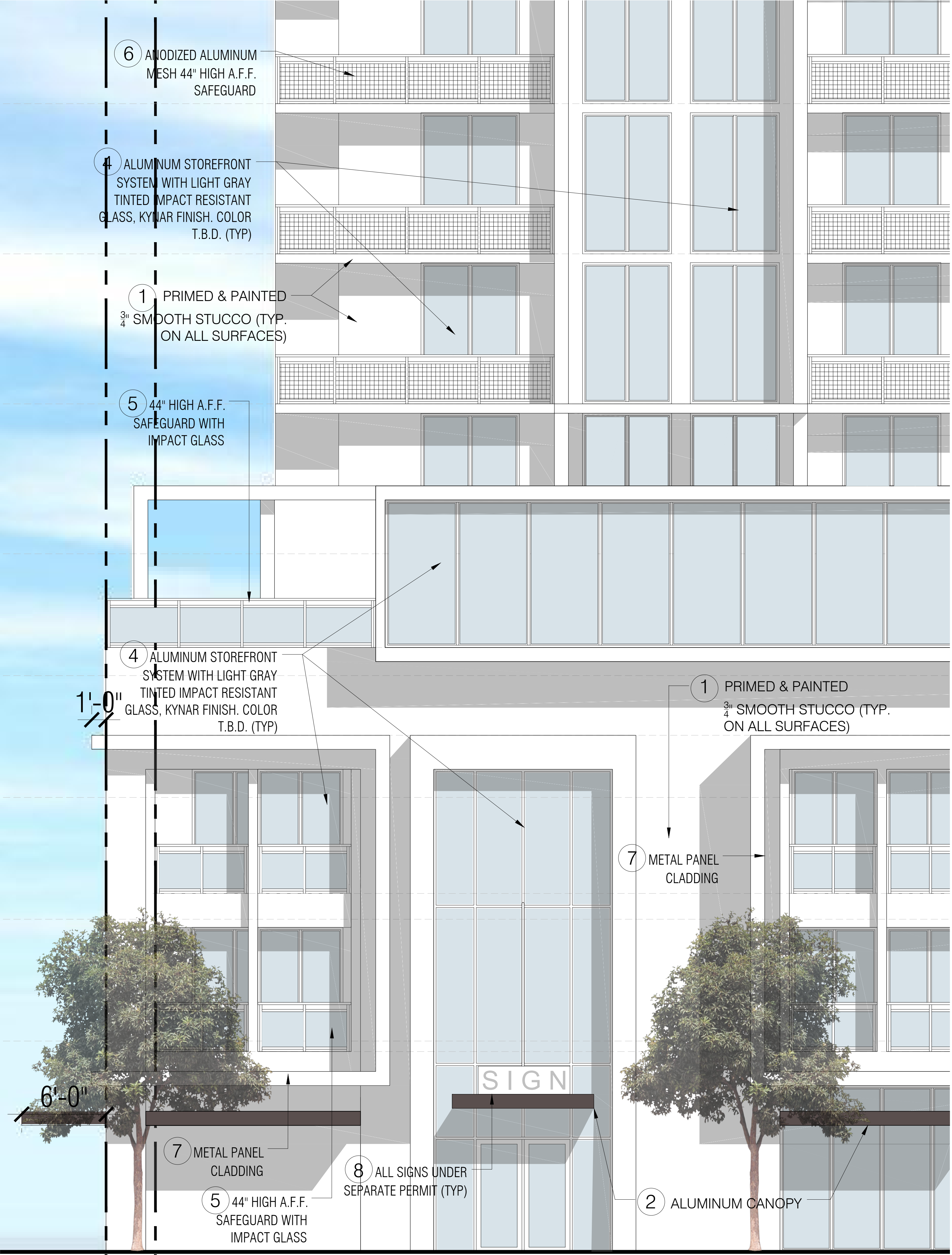
1 PRIMED & PAINTED 3/4" SMOOTH STUCCO (TYP. ON ALL SURFACES)

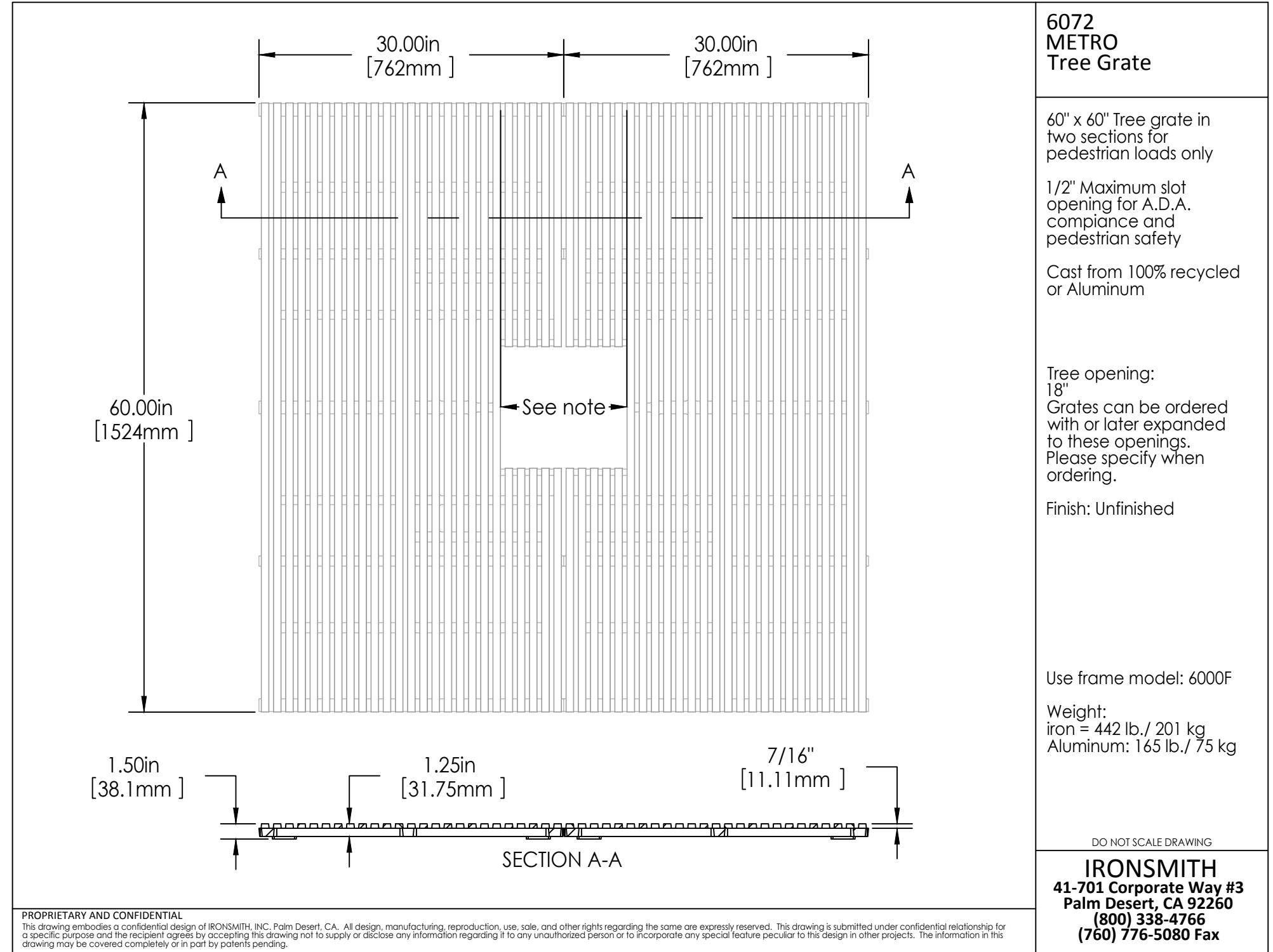
10'-0" STEPBAC
AFTER 45'-0"



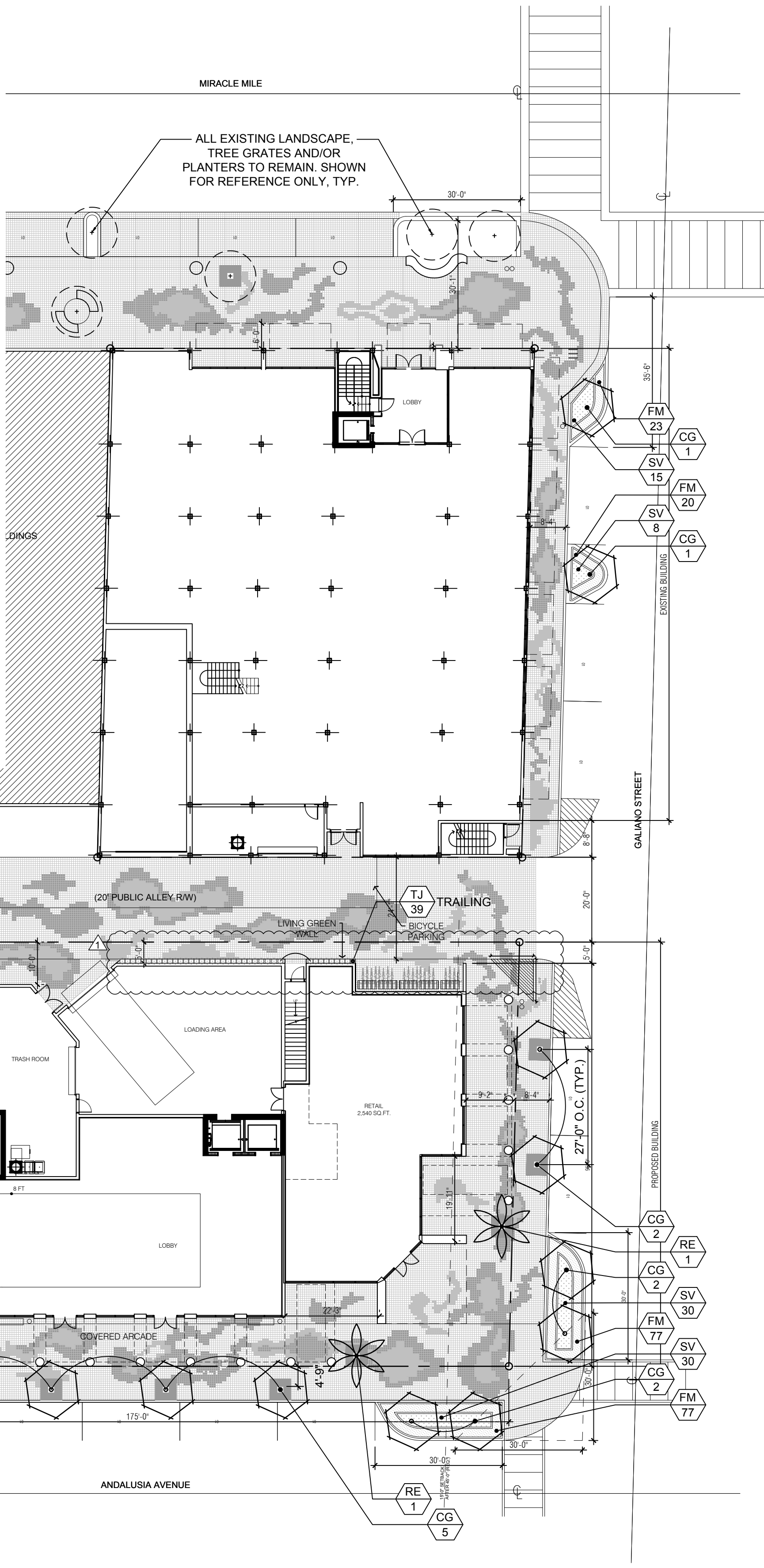
CORNER DETAIL
LIVING GREEN WALL DETAIL







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



LANDSCAPE LIST

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

* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

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

OPEN SPACE	REQUIRED/ ALLOWED	PROVIDED
A. Square Feet of open space required by Article 5, Development Standards: Net lot area = 29,496 s.f. x 10% = 2,950 s.f.	2,950	3,904

TREES

Requirement	Required	Provided
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.):

Requirement	Required	Provided
A. 175 linear feet along Andalusia Street =	5	5
B. 100 linear feet along Galiano Avenue =	3	3

G. Total Trees Required: 27 / 27

SHRUBS

Requirement	Required	Provided
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.

GROUND 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

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CORAL GABLES, FL
LANDSCAPE PLAN

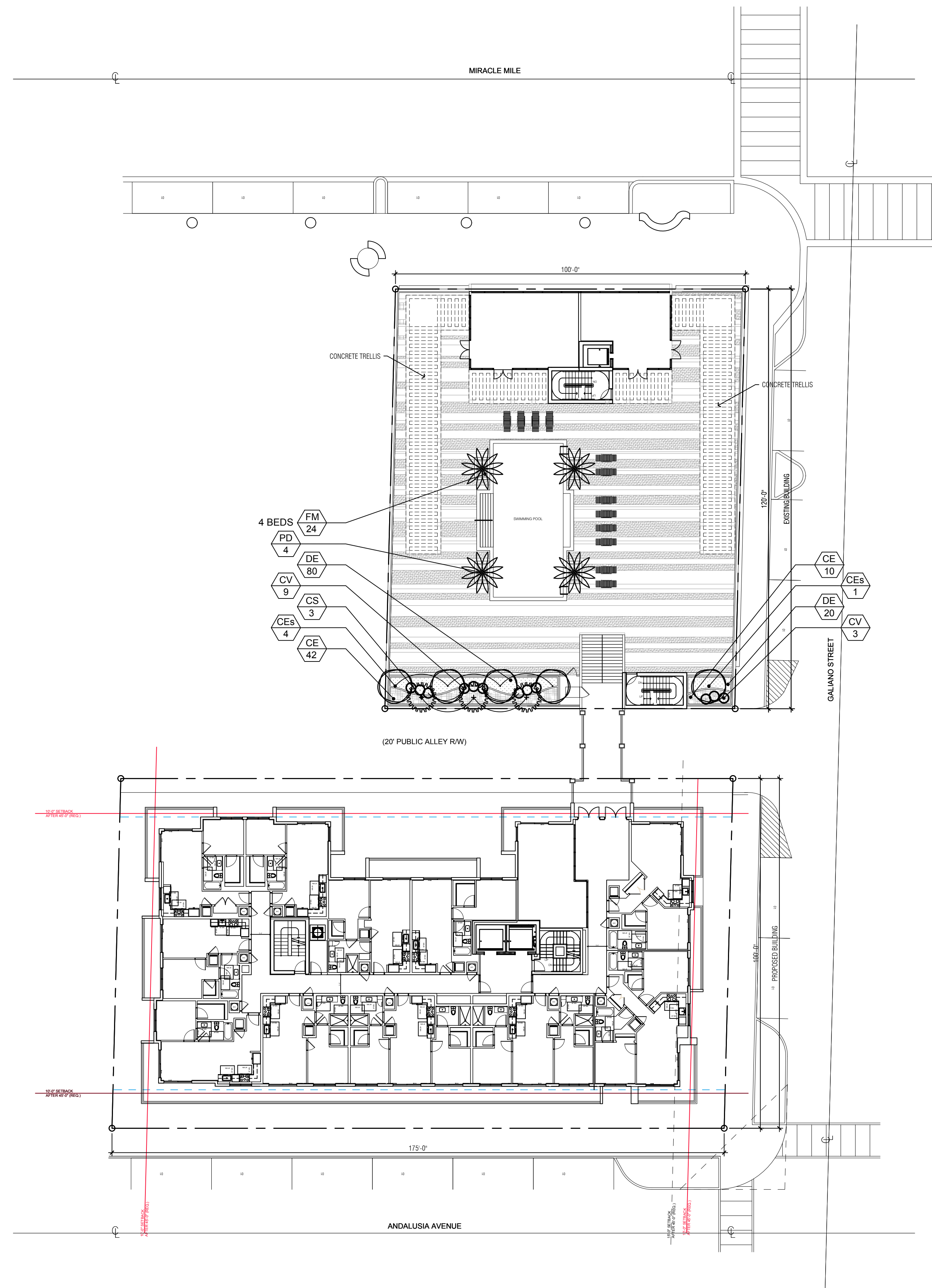
Project: _____

Revisions:	Date:	By:
1) New Site Plan	02.24.2018	LDC
2) New Site Plan	08.12.2018	LDC
3) Site Plan Calculations	11.05.2018	LDC
4) New Site Plan	03.11.2019	LDC

Seal:

Lic. # LA000889
Member: A.S.L.A.

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



LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
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SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
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△		VARIEGATED SCHEFFLERA	3 GAL.
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△		Confederate Jasmine	3 GAL., TRAILING
△		Stenotaphrum secundatum 'Floratum'	SOLID EVEN SOD
△		ST. AUGUSTINE GRASS	

* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

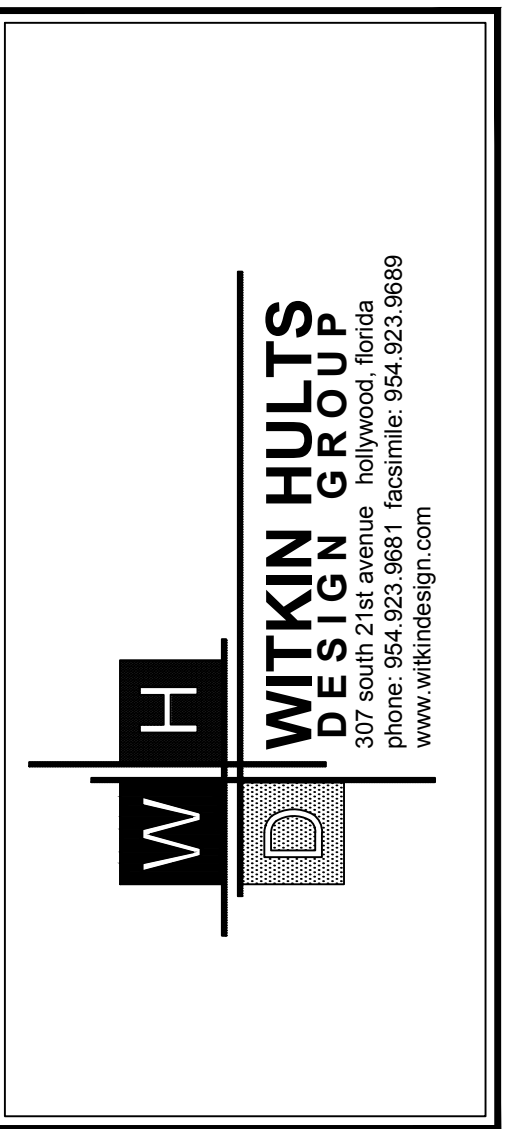
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B. % Palms Allowed: No. Trees required x 25% =	5	4
C. % Natives required: No. Trees required x 30% =	6	7
STREET TREES (maximum average spacing of 35' o.c.):		
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B. 100 linear feet along Galliano Avenue =	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.

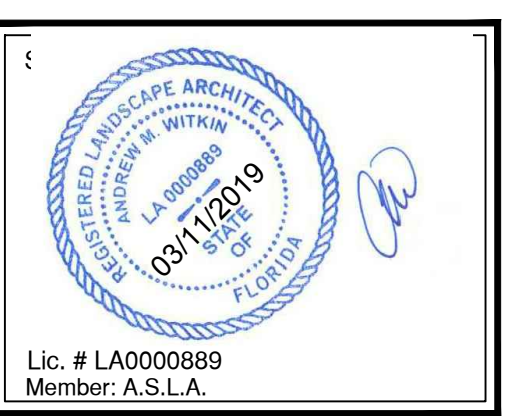
REC. LEVEL LANDSCAPE PLAN NORTH

Scale: 1" = 20'-0"

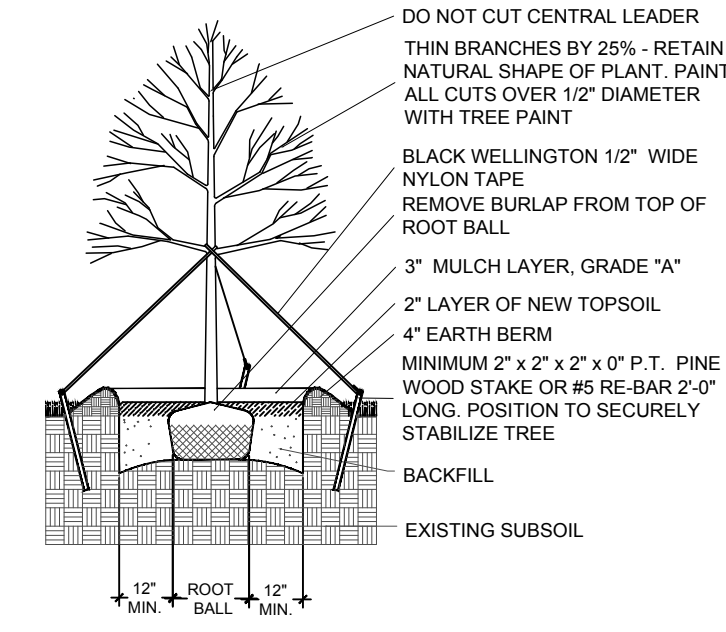


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CORAL GABLES, FL
LANDSCAPE PLAN

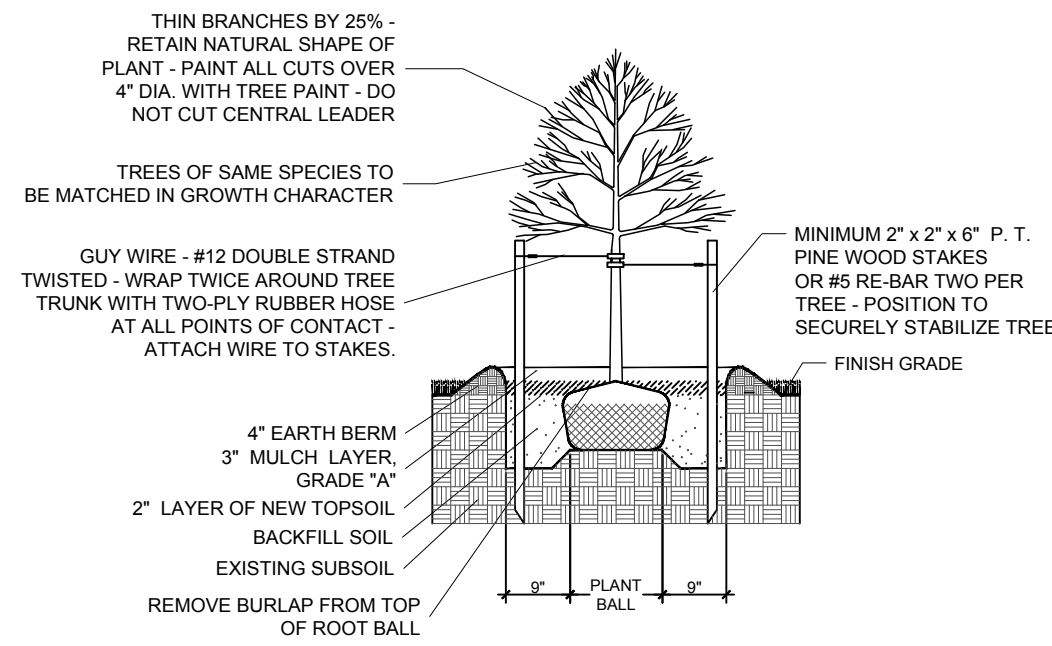
Revisions:	Date:	By:
1) New Site Plan	02.24.2018	LDC
2) New Site Plan	06.12.2018	LDC
3) Site Plan Calculations	11.05.2018	LDC
4) New Site Plan	03.11.2019	LDC



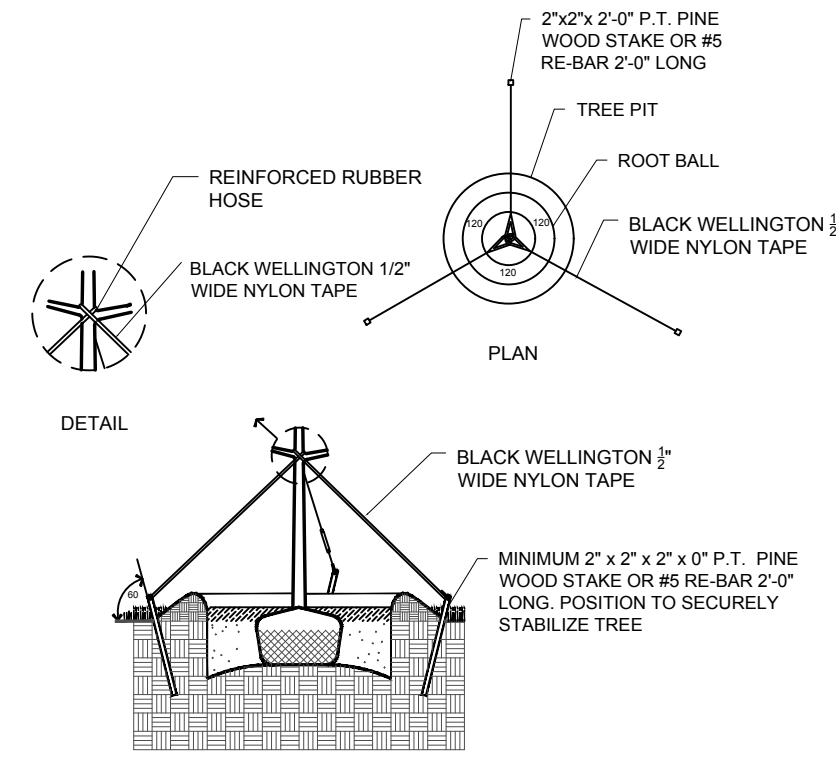
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Date: 06/04/2018
Scale: See Left
Drawn by: LDC
Sheet No.:
L-2
Cad Id.: 2018-034



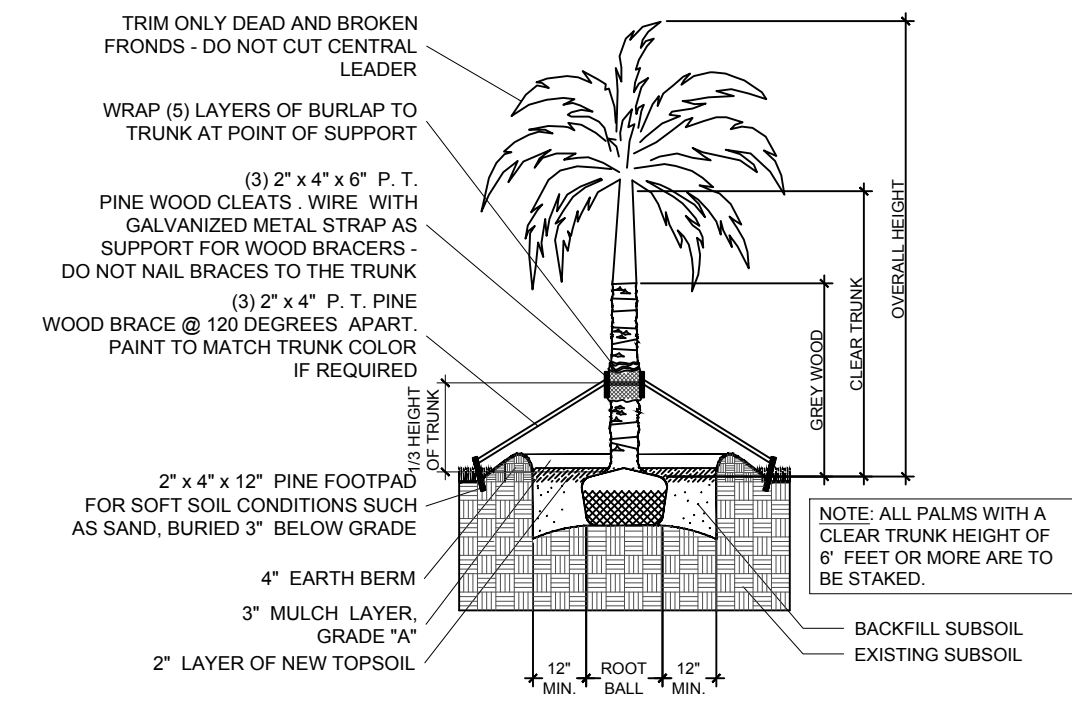
LARGE TREE PLANTING DETAIL



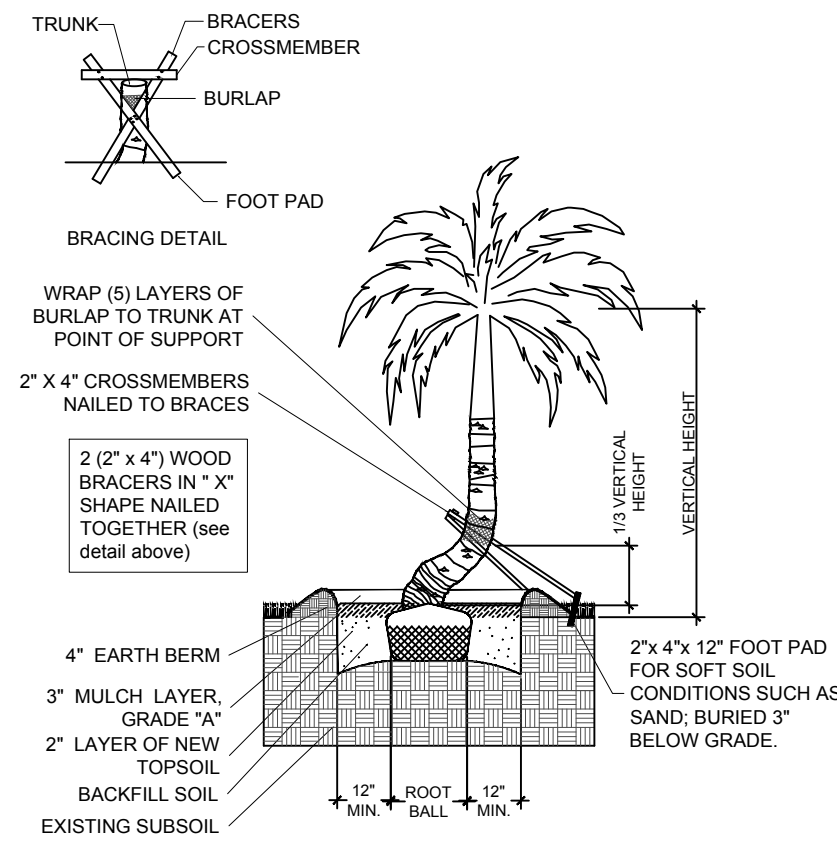
SMALL TREE PLANTING DETAIL



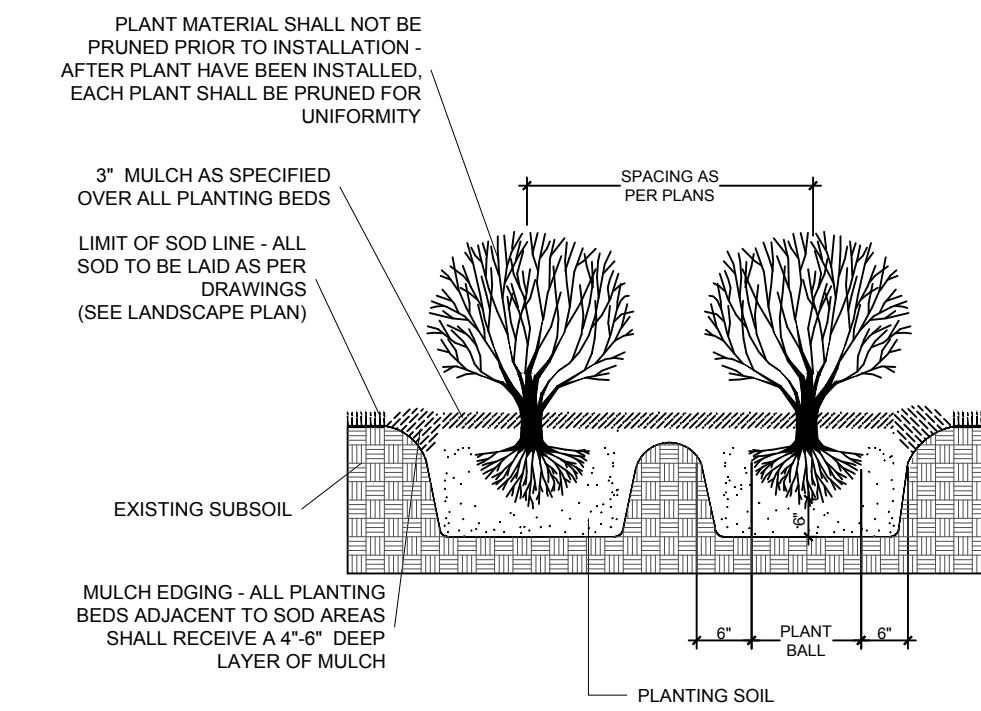
TYPICAL TREE GUYING DETAIL



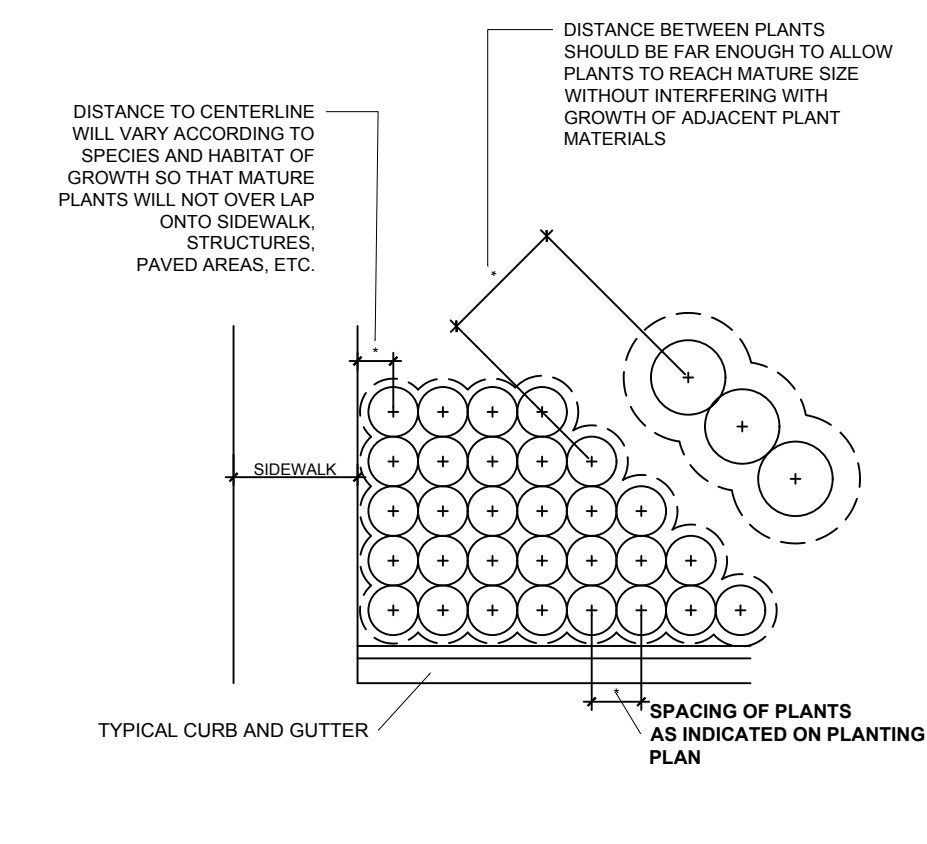
STRAIGHT TRUNK PALM PLANTING DETAIL



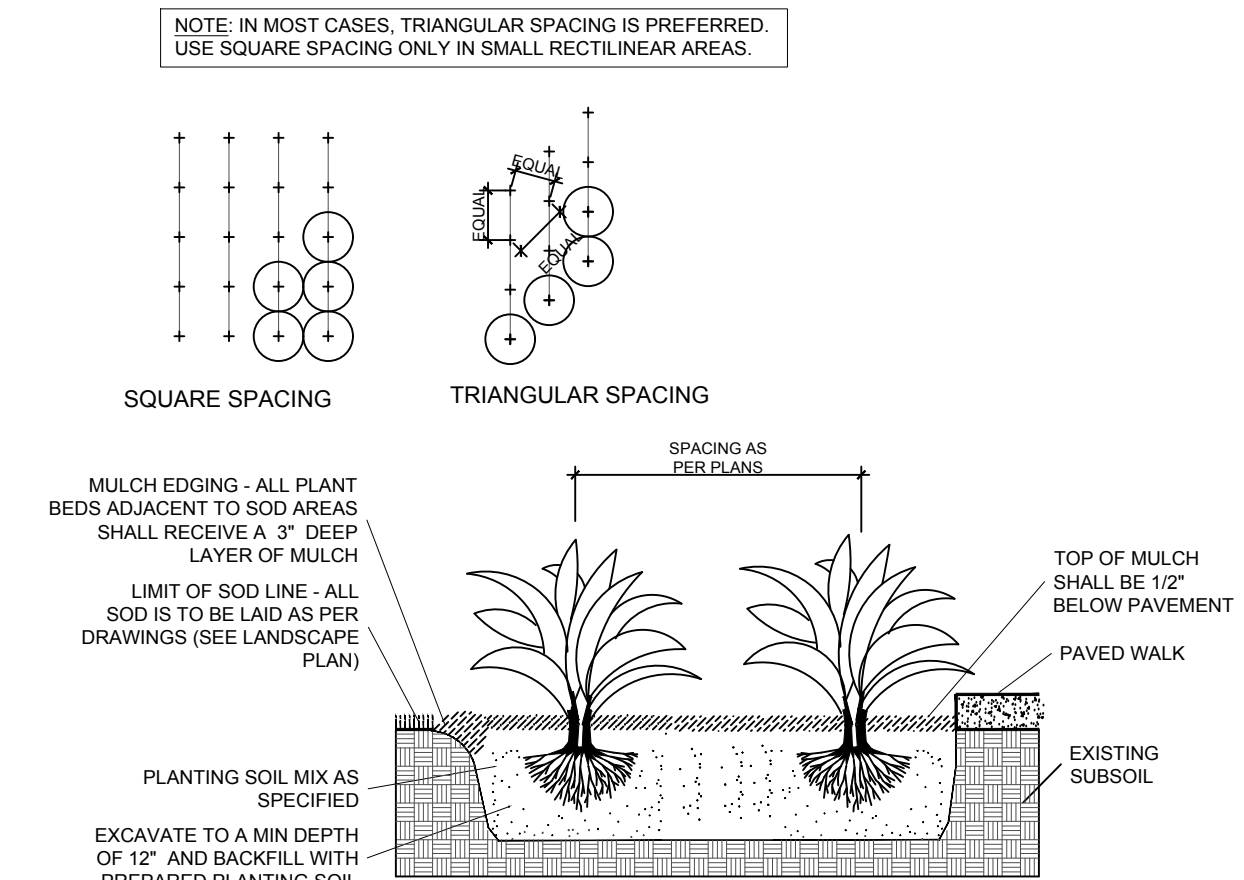
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

PLANTING NOTES:

- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.
- Planting plans shall take precedence over plant list in case of discrepancies.
- No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and deletions to the plant material must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.
- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.
- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

SOD NOTES:

- Sod is to be grade "A" weed free.
- All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.
- Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.
- Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.
- Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.
- Sod Shall be watered immediately after installation to uniformly wet the soil to at least 2" below the bottom of the sod strips.
- Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.
- All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

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

100 MIRACLE MILE
CORAL GABLES, FL
LANDSCAPE DETAILS

Project:

Revisions:	Date:	By:

Seal:

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

Drawing: Landscape Details
Date: 06/04/2018
Scale: NTS
Drawn by: LDC
Sheet No.:
L-3
Cad Id.: 2018-034