

TABLE OF CONTENTS

UPDATED: 5/29/2018

TAB 1	PLANNING DIVISION APPLICATION
TAB 2	STATEMENT OF USE
TAB 3	AERIAL & PHOTOGRAPHS
TAB 4	SITE PLANS, FLOOR PLANS & ELEVATIONS
TAB 5	LANDSCAPE PLANS
TAB 6	LEGAL DESCRIPTION & SURVEY
TAB 7	HISTORICAL SIGNIFICANCE DETERMINATION
TAB 8	TRAFFIC STUDY
TAB 9	RADIUS MAP & CERTIFIED LETTER
TAB 10	APPLICANT & REPRESENTATIVES INFORMATION
TAB 11	DEEDS



City of Coral Gables Planning Division Application

305.460.5211

planning@coralgables.com

www.coralgables.com

Application request

The undersigned applicant(s)/agent(s)/property owner(s) request City of Coral Gables consideration and review of the following application(s) (please check all that apply):

- Abandonment and Vacations
- Annexation
- Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- Comprehensive Plan Map Amendment - Small Scale
- Comprehensive Plan Map Amendment - Large Scale
- Comprehensive Plan Text Amendment
- Conditional Use - Administrative Review
- Conditional Use without Site Plan
- Conditional Use with Site Plan
- Development Agreement
- Development of Regional Impact
- Development of Regional Impact - Notice of Proposed Change
- Mixed Use Site Plan
- Planned Area Development Designation and Site Plan
- Planned Area Development Major Amendment
- Restrictive Covenants and/or Easements
- Site Plan
- Separation/Establishment of a Building Site
- Subdivision Review for a Tentative Plat and Variance
- Transfer of Development Rights Receiving Site Plan
- University Campus District Modification to the Adopted Campus Master Plan
- Zoning Code Map Amendment
- Zoning Code Text Amendment
- Other: _____

General information

Street address of the subject property: 100/114 Calabria Avenue and 912/918 E. Ponce De Leon Boulevard

Property/project name: The Regency on the Park

Legal description: Lot(s) Lots 5 to 12

Block(s) 12 Section (s) Revised Plat of Coral Gables Douglas Section

Property owner(s): Alliance Starlight I, LLC

Property owner(s) mailing address: 340 Minorca Avenue, Suite 9 Coral Gables, Florida 33134

Telephone: Business _____ Fax _____

Other _____ Email _____@_____



City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Jorge L. Navarro (Legal Representative)

Applicant(s)/agent(s) mailing address: 333 SE 2nd Avenue, 41st Floor Miami, Florida 33131

Telephone: Business 305-579-0821 Fax _____

Other _____ Email navarrojo @ gtlaw.com

Property information

Current land use classification(s): Medium Density (Multi-Family)

Current zoning classification(s): Multi-Family 2 District

Proposed land use classification(s) (if applicable): Mixed Use (North Ponce de Leon MXD)

Proposed zoning classification(s) (if applicable): Commercial

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.



- 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): <i>Alliance Starlight I, LLC</i> <i>[Signature]</i>	Property owner(s) print name: <i>ALLIANCE STARLIGHT I, LLC</i>
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:

Address: *340 MINORCA AVE, Ste 9*
CORAL GABLES, FL 33134

Telephone: *3/445-1030* Fax: *3/441-7163* Email: *henry.papez@yahoo.com*

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 9 day of April ²⁰¹⁸ by Henry Papez
 (Signature of Notary Public - State of Florida)



[Signature]

(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced _____



City of Coral Gables Planning Division Application

Contract Purchaser(s) Signature: <i>N/A</i>	Contract Purchaser(s) Print Name: <i>N/A</i>
Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:

Address:

Telephone:

Fax:

Email:

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this _____ day of _____ by _____

(Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced _____

Applicant(s)/Agent(s) Signature:

Applicant(s)/Agent(s) Print Name:

[Handwritten Signature]

JORGE L. NAVARRO

Address:

333 SE 2 AVE MIAMI, FL 33131

Telephone

(305) 579-0821

Fax:

Email:

NAVARROjo@gtlaw.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this *24th* day of *May* by *2018*

(Signature of Notary Public - State of Florida)



[Handwritten Signature]

(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced _____

May 30, 2018

VIA HAND DELIVERY

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

Re: The Regency at Ponce Park / Updated Statement of Use / Planning Board Application / Properties located at 100/114/126 Calabria Avenue and 912/918 East Ponce de Leon Boulevard, Coral Gables, Florida (Folio Nos. 03-4108-009-0990/0980/1000/1010/1020)

Dear Mr. Trias:

On behalf of Alliance Starlight I, LLC (the “**Applicant**”), please accept this as our updated Statement of Use in connection with the Planning Board Application submitted on April 13, 2018 for a proposed mixed use development located at the above referenced properties (collectively, the “**Property**”). Specifically, the Applicant is requesting the following: (1) Small Scale Comprehensive Plan Amendment from Multi-Family Medium Density to Mixed-Use (North Ponce), (2) Zoning Code Map Amendment from Multi-Family 2 (MF2) District to Commercial District, (3) Planned Area Development Approval, and (4) Mixed Use Site Plan Approval (collectively, the “**Application**”).

I. PROPERTY INFORMATION

The Property is located in the Douglas Section of the City of Coral Gables along East Ponce de Leon Boulevard, between Calabria Avenue and Santillane Avenue. The Property consists of platted lots 5 through 12 of the Revised Plat of Coral Gables, Douglas Section as recorded in Plat Book 25, Page 69 of the Public Records of Miami-Dade County, Florida. According to the enclosed survey prepared by Aviño & Associates, dated January 3, 2018 (the “**Survey**”), the Property is comprised of approximately 53,022 square feet or 1.22 acres. The Property currently consists primarily of vacant land and contains two outdated multi-family residential structures.

The Property is currently designated Multi-Family Medium Density pursuant to the City’s Future Land Use Map and is zoned Multi-Family 2 (MF2) as located within the North Ponce Residential Infill District. As discussed further below, the Application will permit the development of a high quality mixed use development with large landscaped open areas for

public enjoyment that will activate the Ponce De Leon Corridor while enhancing the aesthetic character of the surrounding neighborhood. The Application will also create a transition in height between the existing mixed-use buildings located on Ponce De Leon Boulevard and the future multi-family residential buildings to be developed under the recently approved North Ponce MXD and Residential Infill Regulations.

II. NORTH PONCE MXD SITE PLAN APPROVAL

As detailed in the enclosed plans prepared by Behar Font Partners and dated March 27, 2018, the Applicant proposes to redevelop the Property with a 12-story mixed use project with ground floor work-live uses and upper level residences (the “**Project**”) in accordance with the City’s North Ponce Mixed Use Overlay District regulations. According to City’s Zoning Map, the Property is located within the North Ponce Infill District and directly abuts the North Ponce MXD District. Although the Property does not fall within the North Ponce MXD District, the Project’s high-quality design coupled with the multi-family residential component is consistent with the distinctive character of the North Ponce residential area and with the City’s vision, goals and policies considered in creating the North Ponce MXD Overlay District.

Due to the Project’s location near major thoroughfares such as SW 8th Street, the Property’s frontage along the Ponce de Leon Boulevard Corridor as well as its proximity to other similarly scaled developments within the North Ponce MXD District, the Property is compatible with the type of development envisioned for the North Ponce MXD District. The approval of the Project would allow the development of a new and diverse housing product ideal for young professionals and families concentrated in the North Ponce area, a target area for growth, by providing smaller units with a more affordable price point. Additionally, the proposed ground level work-live units and large landscaped open areas will activate the ground floor by creating a more pedestrian friendly environment where residents can work, live and entertain within a short walking distance from mass transit, nearby retail and employment hubs.

III. ANALYSIS FOR REZONING

The current zoning designation of the Property is Multi-Family 2 (MF2) and is located within the North Ponce Residential Infill District and immediately outside of the City’s North Ponce MXD boundary designation. The Applicant requests to rezone the Property to Commercial (C). For the reasons outlined below, the proposed rezoning is appropriate for the Property, meets the applicable criteria established in Section 3-1404 of the Zoning Code and, therefore, should be approved.

1. The proposed rezoning is consistent with the Comprehensive Plan in that it:

- a. *Does not permit uses which are prohibited in the future land use category of the parcel proposed for development.*

The proposed multi-family residential and work-live uses are permitted uses under the requested North Ponce Mixed-Use land use category. The general intent of this land use category is to promote a pedestrian friendly environment comprised of an assortment of

uses including residential, retail/commercial and public open spaces. The Project will be an example of a mixed-use residential and work-live development designed to provide the optimal pedestrian experience which includes over 20,700 square feet of landscaped open space at the ground level, including a 6,000 SF public open space for community enjoyment.

- b. *Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use category of the parcel proposed for development.*

The requested North Ponce Mixed-Use land use category will allow development of the Property in accordance with development standards provided in the Zoning Code and specifically subject to the PAD development standards discussed further below. As such, the Project will not exceed any of these development parameters provided in the Zoning Code or Comprehensive Plan and are consistent with the height and density standards permitted under the North Ponce Mixed Use land use designation for commercially zoned properties. To this point, the Applicant will proffer a covenant running with the, which is less than the 150 feet permitted on the Property under Section, in order to provide an appropriate transition in height between the existing mixed-use buildings located on Ponce De Leon Boulevard and the future multi-family residential buildings to be developed under the recently approved North Ponce MXD Regulations.

- c. *Will not cause a decline in the level of service for public infrastructure to a level of service which is less than the minimum requirements of the Comprehensive Plan.*

The Project is located within the Gables Redevelopment Infill District (the “GRID”). As such, the City precludes certain road facilities from concurrency review for projects within the GRID. Nonetheless, according to the Traffic Engineering Report prepared by David Plummer & Associates, dated April 2018 (the “Traffic Study”), the Project will not have a detrimental impact on the traffic in the area as the project conditions are within the City’s level of service standards. As such, the Project will not cause a decline in the level of service for public infrastructure to a level below that which is required by the Comprehensive Plan.

As an infill redevelopment, the Project will help revitalize vacant and underutilized lots with a mixed use project located near employment hubs and public transportation facilities. Additionally, the proposed smaller urban unit types proposed for the Project will attract future residents that will be more likely to walk, bike and use transit for their day to day mobility.

- d. *Does not directly conflict with any objective or policy of the Comprehensive Plan.*

The Project will not directly conflict with any objective or policy of the Comprehensive Plan. In fact, the Project will further implement several objectives, policies, and goals of

the Comprehensive Plan, specifically the North Ponce Mixed Use land use category, as further explained below.

2. Will provide a benefit to the City in that it will achieve two or more of the following objectives:

a. *Improve mobility by reducing vehicle miles traveled for residents within a one-half (1/2) mile radius by:*

i. Balancing land uses in a manner that reduces vehicle miles traveled.

The Project will accommodate work-live uses at the ground level which may attract artists, entrepreneurs and other creative professionals to live and work within the same unit thereby avoiding driving to an office or studio every day. Additionally, the Project is located within walking distance of multiple office complexes (e.g. Douglas Entrance, Offizina, and 999 Ponce de Leon Boulevard) and the SW 8th Street Commercial Corridor. The Project's residential component will provide much needed additional housing options to serve the thousands of employees who work in the vicinity of the area and will reduce their daily vehicular commutes as the Project is in close proximity to the Coral Gables Trolley and is also served by Miami-Dade County bus routes.

ii. Creating a mix of uses that creates an internal trip capture rate of greater than twenty (20%) percent.

As discussed above, the Project incorporates ground floor work-live units that will not only serve the future residents of the Project but also those in the surrounding area. Specifically, these professionals will be able to provide multiple goods and services to nearby residents and the future residents of the Project thereby eliminating the need to drive.

The Applicant has supplemented this Application with a Traffic Study detailing the internal trip capture rate created by the proposed mixed-use project at the Property and the diminutive impact on the surrounding area.

iii. Increasing the share of trips that use alternative modes of transportation, such as transit ridership, walking, or bicycle riding.

The Project will be located within walking distance of various Coral Gables Trolley stops and will also be served by Miami-Dade County bus routes. Furthermore, the Project's proximity to major employment and commercial centers will also encourage walking and biking.

b. *Promote high-quality development or redevelopment in an area that is experiencing declining or flat property values.*

Consistent with the City's vision for this Property¹, the Project will improve vacant land and replace two outdated multi-family residential structures with a high quality mixed use project. The Project will provide a high-quality design and an inviting landscaped public open space which will beautify the area and increase access to public green spaces.

- c. *Create affordable housing opportunities for people who live or work in the City of Coral Gables.*

The Project's multi-family residential component will provide new opportunities for people to live in the City. The Project's work-live component will also provide opportunities for entrepreneurs and other creative professionals the opportunity to move to the City and take advantage of affordable office/studio space while saving on fuel, tolls, parking and other travel expenses associated with commuting daily to and from an office or studio. The Project will also encourage greater diversity in housing options in the North Ponce area and will provide smaller unit types to help ensure that housing remains affordable in the area for future residents.

- d. *Implement specific objectives and policies of the Comprehensive Plan.*

The Project will further implement several objectives, policies, and goals of the Comprehensive Plan, as follows:

- The Project furthers **Goal FLU-1** by providing additional housing opportunities and attractive public open spaces which strengthens and enhances the City's vibrancy and make it a very desirable place to work, live and play.
- The Project implements **Objective FLU-1.7** because it is an infill redevelopment within an existing developed area which will benefit from additional residential and work-live options.
- The Project furthers **Policy MOB-1.1.1** because it consists of a mixed-use development which will provides housing and goods and services near employment centers, thereby reducing the need to drive.
- The Project furthers **Policy MOB-1.1.2** because it is an infill redevelopment of vacant and underutilized parcels which supports walking, bicycling and public transit use.
- The Project implements **Objective REC-1.4** by providing approximately 6,000 square feet of public landscaped open space which will further City's goal of providing open space facilities within a ten-minute walk for every resident in the City.

¹ Insert notation to City Staff Report

- 3. Will not cause a substantial diminution of the market value of adjacent property or materially diminish the suitability of adjacent property for its existing or approved uses.**

The Project will improve vacant and underutilized land and will provide landscaped public open space. These improvements will increase the market value of adjacent properties and beautify the area.

IV. ANALYSIS FOR FLUM AMENDMENT

The current Future Land Use Map designation for the Property is Multi-Family Medium Density. The Applicant requests to amend the Property's Future Land Use Map designation to Mixed-Use (North Ponce). For the reasons outlined below, the proposed Future Land Use Map amendment is appropriate for the Property, meets the applicable criteria established in pursuant to the Section 3-1506 of the Zoning Code and, therefore, should be approved.

- 1. Whether it specifically advances any objective or policy of the Comprehensive Plan.**

As discussed above, the Project advances multiple objectives, goals and policies of the City's Comprehensive Plan. The Project will also improve a vacant and underutilized land with a state of the art Mediterranean inspired development which will provide additional residential and work-live opportunities within walking distance to employment centers and public transportation.

- 2. Whether it is internally consistent with Comprehensive Plan.**

The Project is internally consistent with the Comprehensive Plan as described above, as the Proposed Rezoning to Commercial, is consistent with the requested Mixed Use land use designation.

- 3. Its effect on the level of service of public infrastructure.**

The Project will meet or exceed the level of service and will satisfy concurrency. Additionally, the Project will provide additional landscaped public open space which will benefit residents of the area.

- 4. Its effect on environmental resources.**

The Project is an urban infill redevelopment which will improve currently vacant and underutilized land. As such, the Project will not have a negative effect on the City's environmental resources.

- 5. Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables.**

The Project will provide additional housing options for young professionals, artists, and families. The Project will also provide housing options for those who work in the vicinity of the Property and Coral Gables in general.

V. PLANNED AREA DEVELOPMENT (PAD)

The Applicant requests a Planned Area Development (PAD) approval for the construction of a mixed use project at the Property pursuant to Division 5 Article 3 of the City's Zoning Code. For the reasons outlined below, the proposed PAD request would be in the best interest of the public, is appropriate for the Property, meets the applicable criteria established in 3-503 of the Zoning Code and therefore, should be approved.

1. In what respects the proposed plan is or is not consistent with the stated purpose and intent of the PAD regulations.

The requested PAD approval for the Property is wholly consistent with the purpose and intent of the PAD regulations per Section 3-501(A) as expressed below:

- a. Allow opportunities for more creative and imaginative development than generally possible under the strict applications of these regulations so that new development may provide substantial additional public benefit.*

The requested PAD approval and the corresponding mixed uses related to the Project complement the Mixed Use land use category and furthers the City's vision for the physical and functional integration of mixed uses centered around a pedestrian oriented environment.

- b. Encourage enhancement and preservation of lands which are unique or of outstanding scenic, environmental, cultural and historical significance.*

The Project has been designed to enhance the existing Property by providing nearly two times the amount of open space required by the PAD designation including over 20,700 square feet of landscaped open space at the ground and a 6,000 square foot public open space for an optimal pedestrian experience for residents, neighbors and visitors alike.

- c. Provide an alternative for more efficient use and, safer networks of streets, promoting greater opportunities for public and private open space, and recreation areas and enforce and maintain neighborhood and community identity.*

The Project was intentionally designed with a pedestrian-oriented building design in an effort to activate the streetscape along the Ponce de Leon Corridor with interactive ground floor uses and landscaped open space. The Project also integrates an extended arcade and covered walkway that borders the entire Property. Additionally, the

Project provides a mid-block paseo that bisects the Property for uninterrupted pedestrian and vehicular access from Santillane Avenue to Calabria Avenue.

- d. *Encourage harmonious and coordinated development of the site, through the use of a variety of architectural solutions to promote Mediterranean architectural attributes, promoting variations in bulk and massing, preservation of natural features, scenic areas, community facilities, reduce land utilization for roads and separate pedestrian and vehicular circulation systems and promote urban design amenities.*

The Project's architectural design and aesthetic complements the City's Mediterranean Brand and complies with the Mediterranean Architecture Design Standards. The Project's seamless integration of the 12-story building with the garden like and residential character of the neighborhood through the addition of excess landscaped open space, public passageways and pedestrian focused amenities are consistent with the Mediterranean Brand and vision for the North Ponce area.

- e. *Require the application of professional planning and design techniques to achieve overall coordinated development eliminating the negative impacts of unplanned and piecemeal developments likely to result from rigid adherence to the standards found elsewhere in these regulations.*

The proposed PAD approval for the Property will permit a cohesive and unified development by allowing flexible development standards, such as decreased setback requirements as provided in Section 4-201(E)(14) of the Zoning Code. These minor modifications will result in reduced massing, the efficient use of land and additional ground level open space for the benefit of the North Ponce area. Additionally, the flexible setback requirements will accommodate the proposed development and vertical integration of a mixed use development on the Property in accordance with the development standards of the requested Mixed Use land use category.

- 2. The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to density, size, area, bulk and use, and the reasons why such departures are or are not deemed to be in the public interest.**

The proposed Project is designed in accordance with the zoning and subdivision regulations applicable to the Property, with the exception of certain restrictive setback requirements subject to Section 4-201(E)(14) of the Zoning Code. However, the Project is in conformance with the setback provisions provided in the PAD under Section 3-502(C)(10) of the Zoning Code.²

² Please note, Section 3-502(C)(10) Section provides flexibility to PAD setbacks as this section does not provide specified minimum setback requirements for PAD approved projects.

3. The extent to which the proposed plan meets the requirements and standards of the PAD regulations.

As discussed above, the proposed plan will allow development of the Property in accordance with the PAD development standards provided in Division 5, Article 3 and the underlying Commercial zoning district.

4. The physical design of the proposed PAD and the manner in which said design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, provide for and protect designated common open areas, and further the amenities of light and air, recreation and visual enjoyment.

All loading and service activity is located within the confines of the Project along the alley that intersects the Property. This alley also provides vehicular access to the parking garage, therefore minimizing the potential for vehicular and pedestrian conflicts on the public right of ways.

As discussed above, the proposed plan provides for a 6,000-square foot public park improved with lush landscaping and trees in order to promote a garden-like feeling unique to the City of Coral Gables and furthers the amenities of light and air, recreation and visual enjoyment for residents of the Project and the surrounding neighborhood. Additionally, the Project is designed to improve the adjacent public right of ways with increased landscaping and decorative pavements.

5. The compatibility of the proposed PAD with the adjacent properties and neighborhood as well as the current neighborhood context including current uses.

The Project is designed to create an appropriate transition in height between the existing mixed-use and office complexes located on Ponce De Leon Boulevard (e.g. Douglas Entrance, Offizina, and 999 Ponce de Leon Boulevard) and the future multi-family residential buildings to be developed under the recently approved North Ponce MXD and Residential Infill Regulations. Specifically, the Property is adjacent to a 31-story office building on the NE corner of Calabria Avenue and Ponce de Leon Boulevard and abuts an 11-story office building to the east.

6. The desirability of the proposed PAD to physical development of the entire community.

The proposed PAD is consistent with the height and massing of other multi-family and office buildings constructed along Ponce de Leon Boulevard and SW 8th Street and will serve the growing needs of the surrounding neighborhood. In fact, the Project's residential component will provide much needed additional housing options to serve the thousands of employees who work in the adjacent office buildings and

Regency on the Park
May 30, 2018

will reduce their daily vehicular commutes as the Project is in close proximity to the Coral Gables Trolley and is also served by Miami-Dade County bus routes.

VI. CONCLUSION

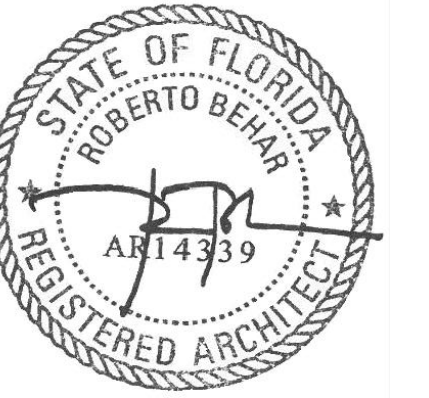
In light of the foregoing, the proposed Project and the requested approvals are consistent with the goals and intent of the Mixed Use Comprehensive Plan designation and the North Ponce de Leon Mixed Use District Overlay and PAD designation under the City's Zoning Code. The Project is designed with the intent to maximize the ground floor open space and pedestrian oriented amenities to enhance the North Ponce area due to its location near mass transit and central employment hubs and is ideally suited for the pedestrian oriented development given its location along East Ponce de Leon Boulevard and proximity to the SW 8th Street Commercial Corridor. We look forward to your favorable consideration of our Application. As always, should you have any questions or need any additional information, please do not hesitate to contact me at 305-579-0821.

Sincerely,

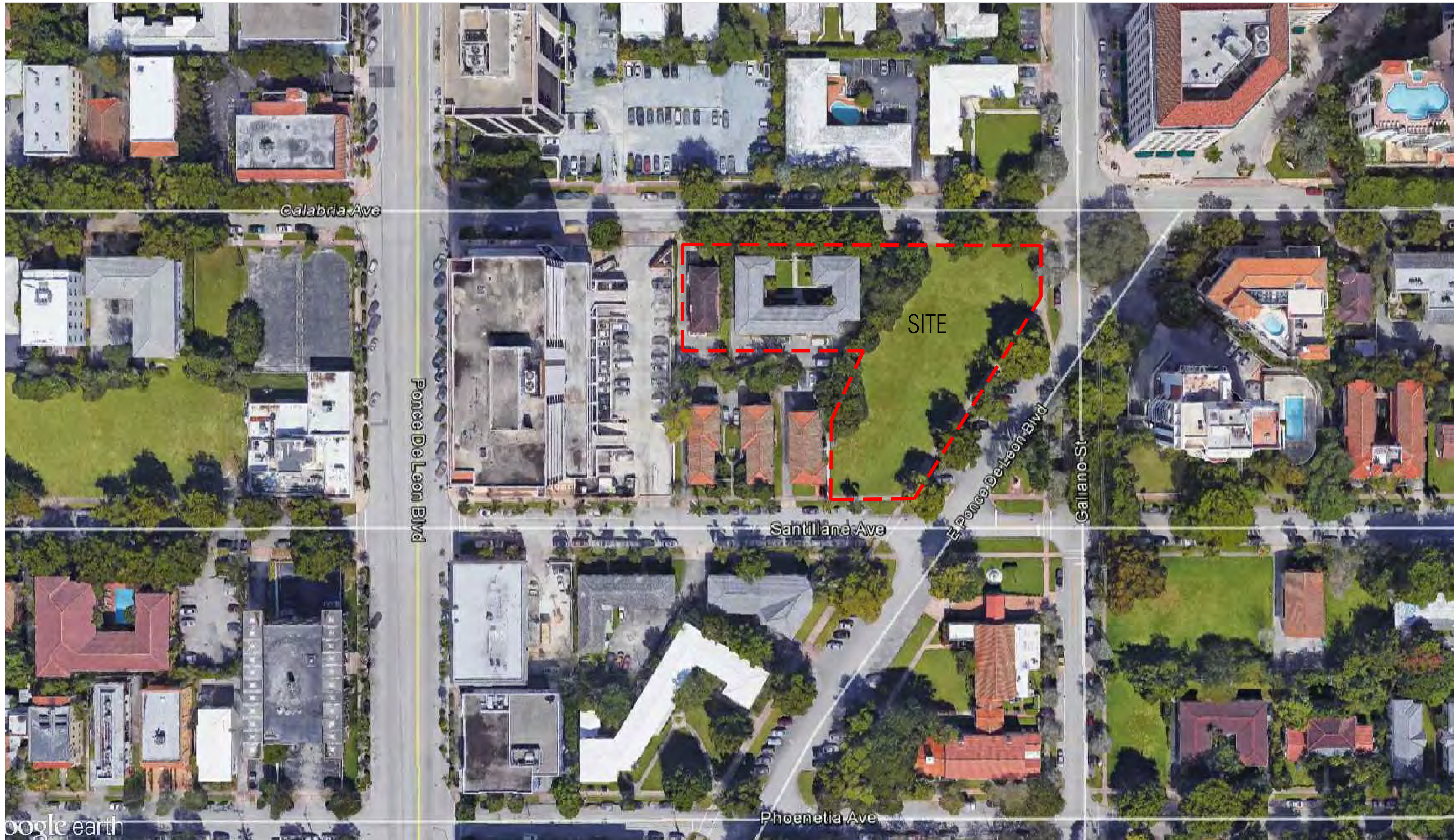


Jorge L. Navarro

SEAL:



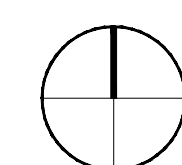
ROBERT BEHAR AR No. 14339



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REGENCY ON THE PARK
 912-921 EAST PONCE
 MIAMI, FLORIDA

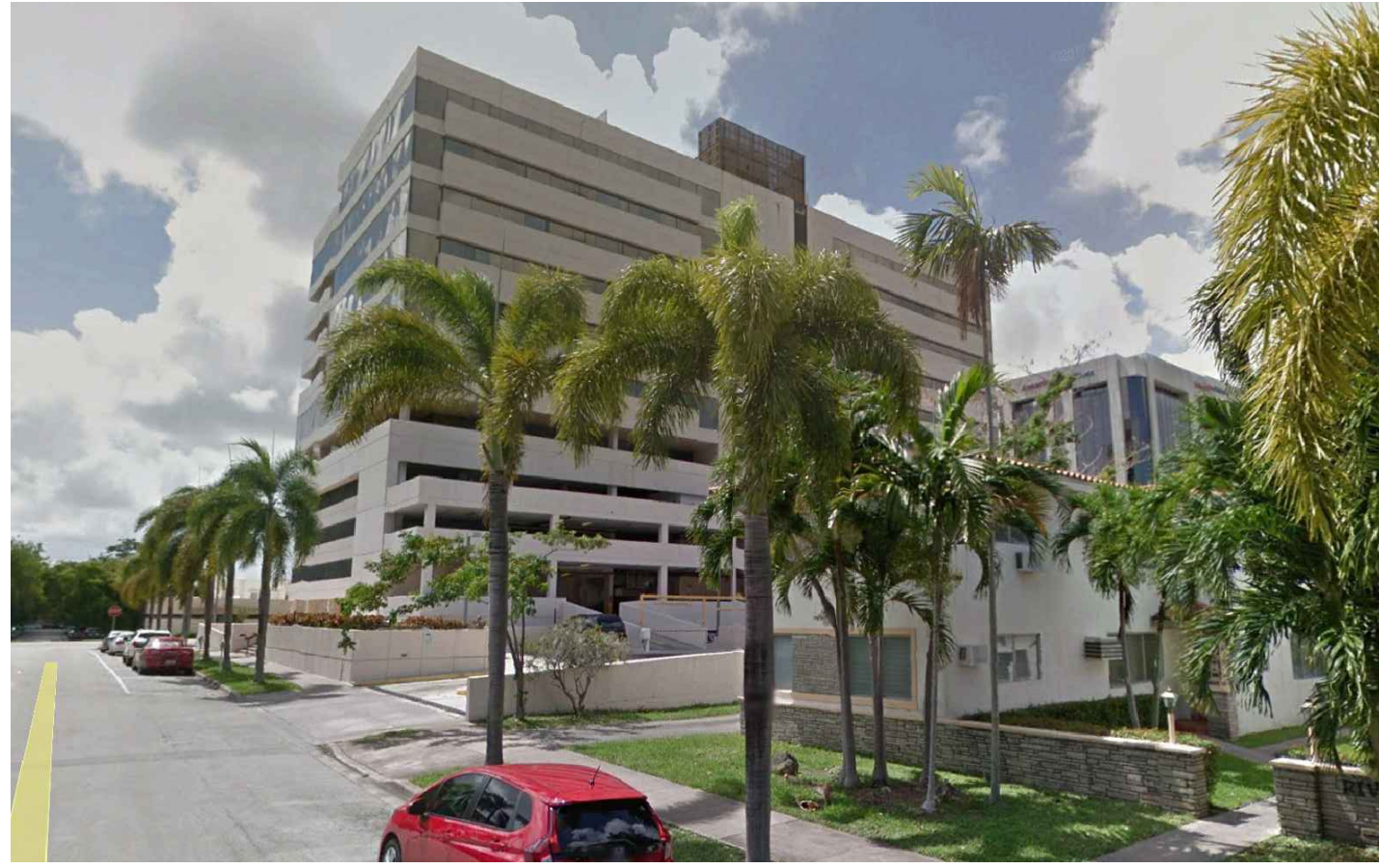
 SITE

 SITE MAP

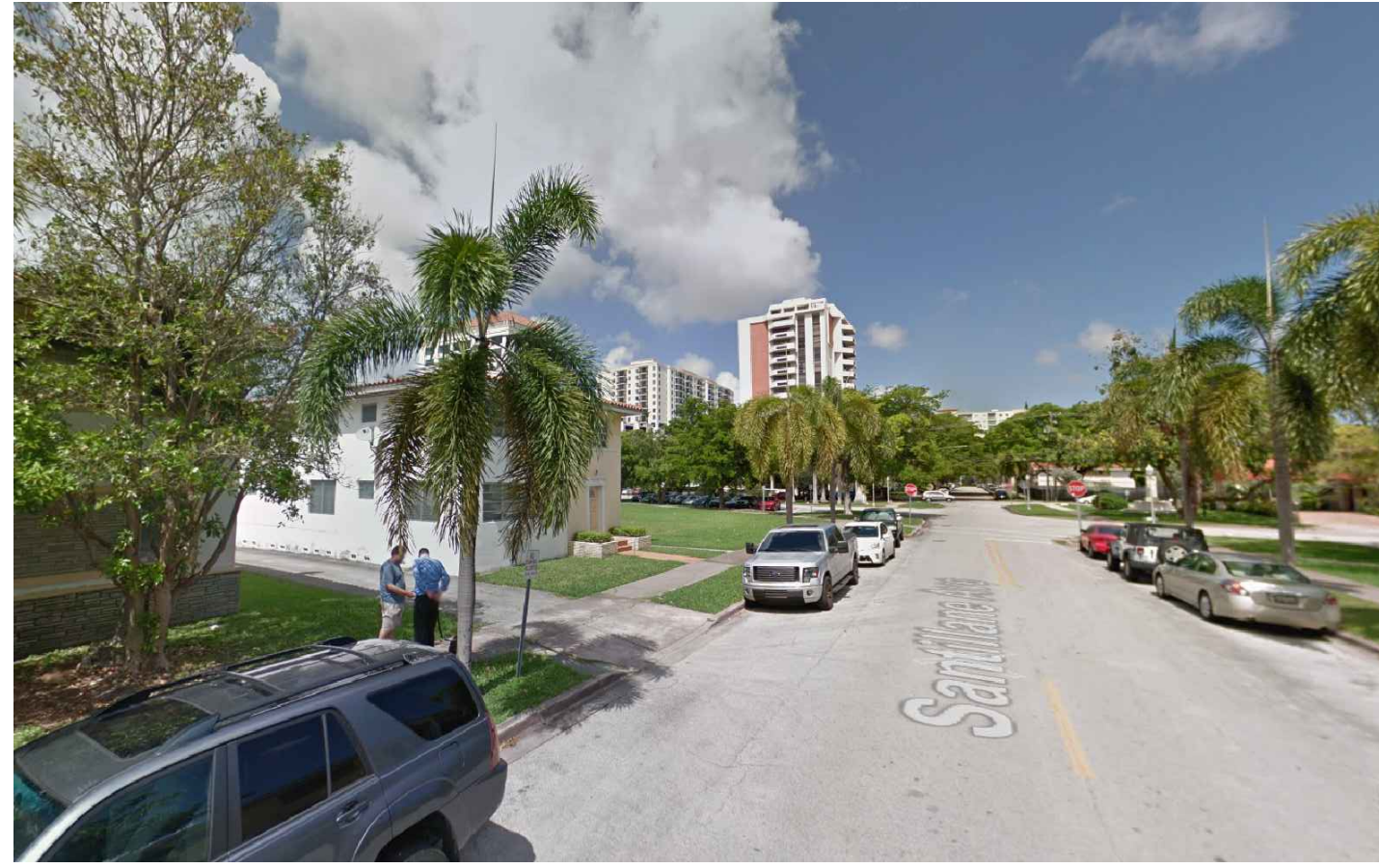
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DATE: 03-15-18
 PROJECT NO:
 DRAWING NAME:
 SHEET NO:

CP-1.0



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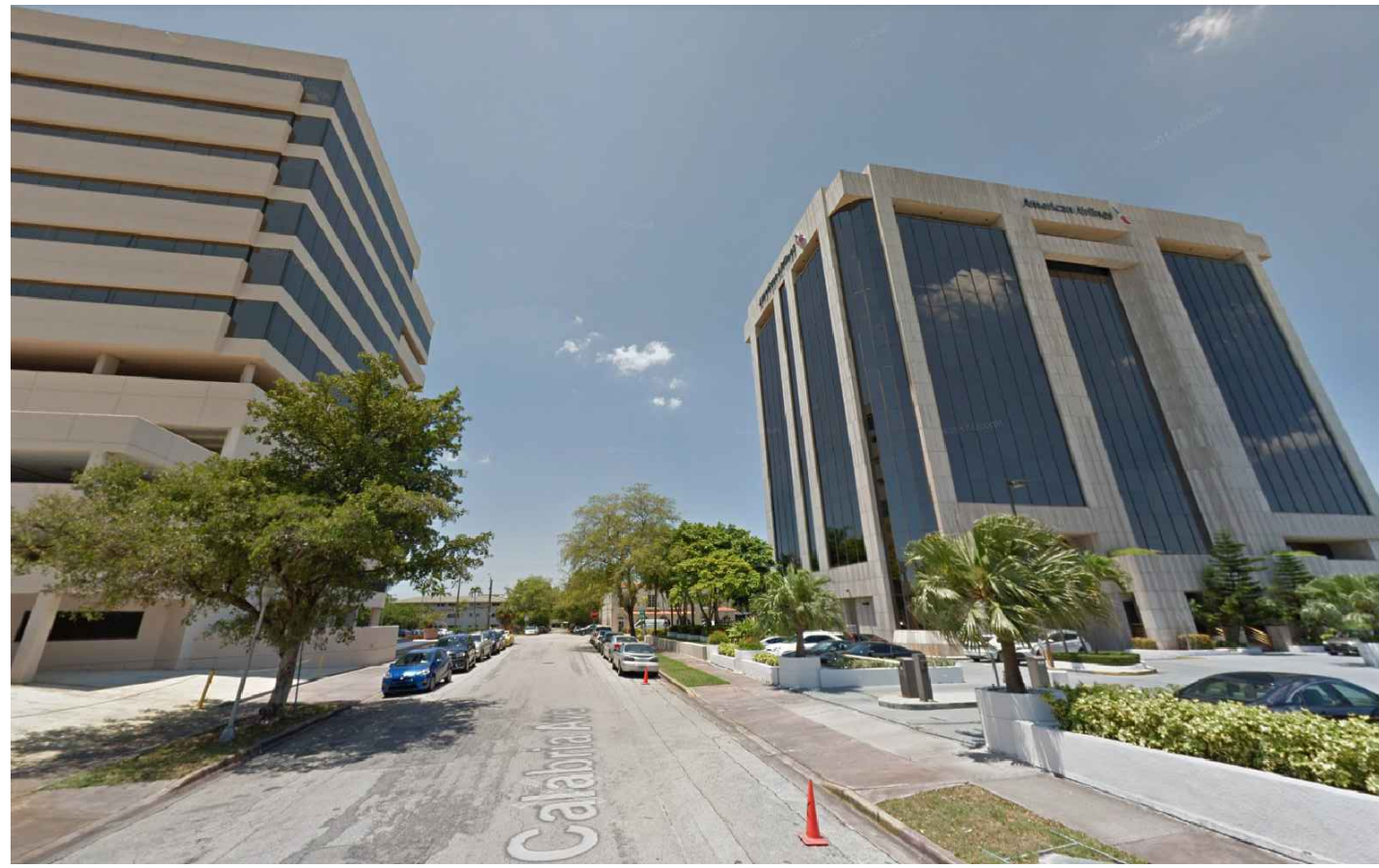
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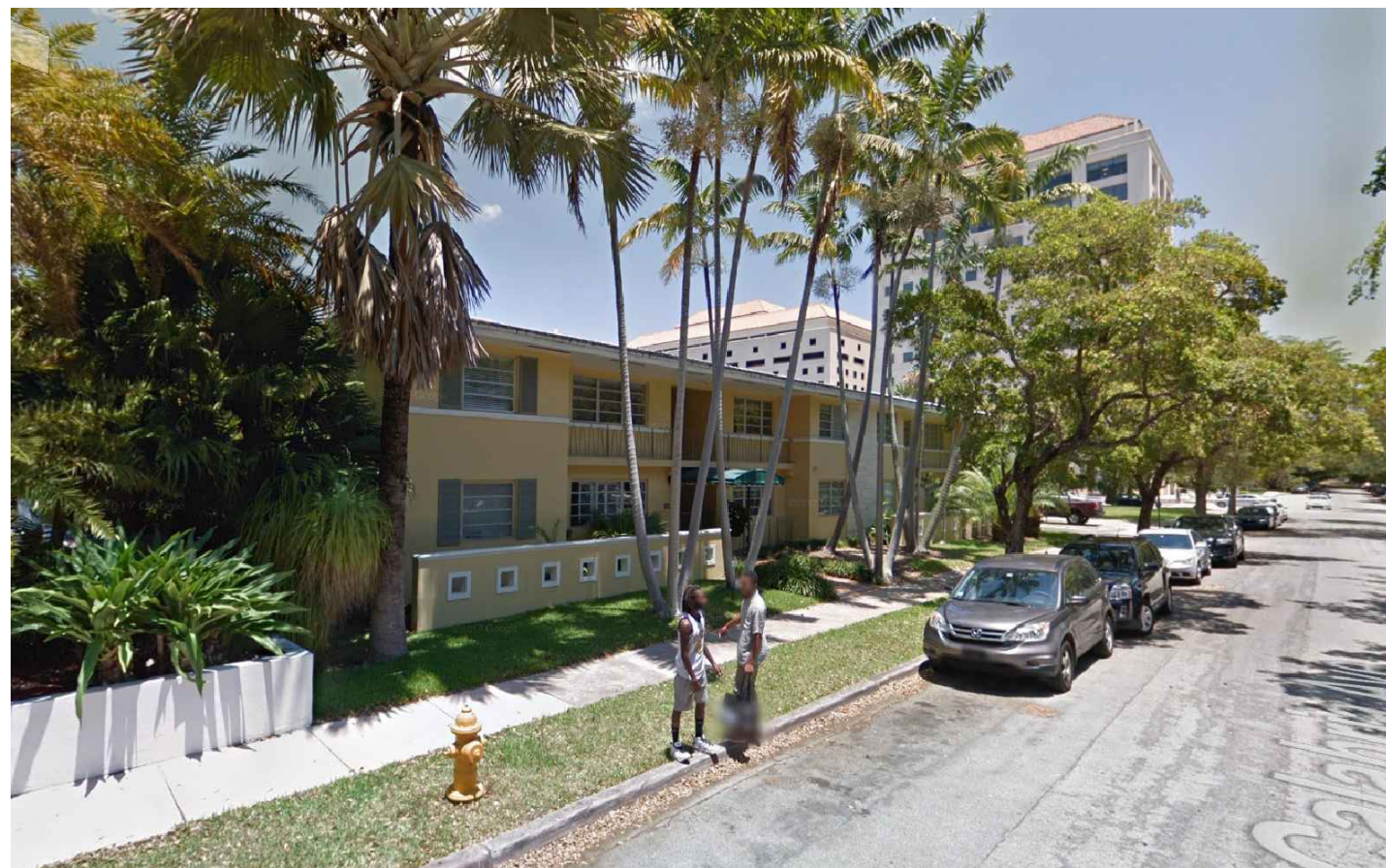
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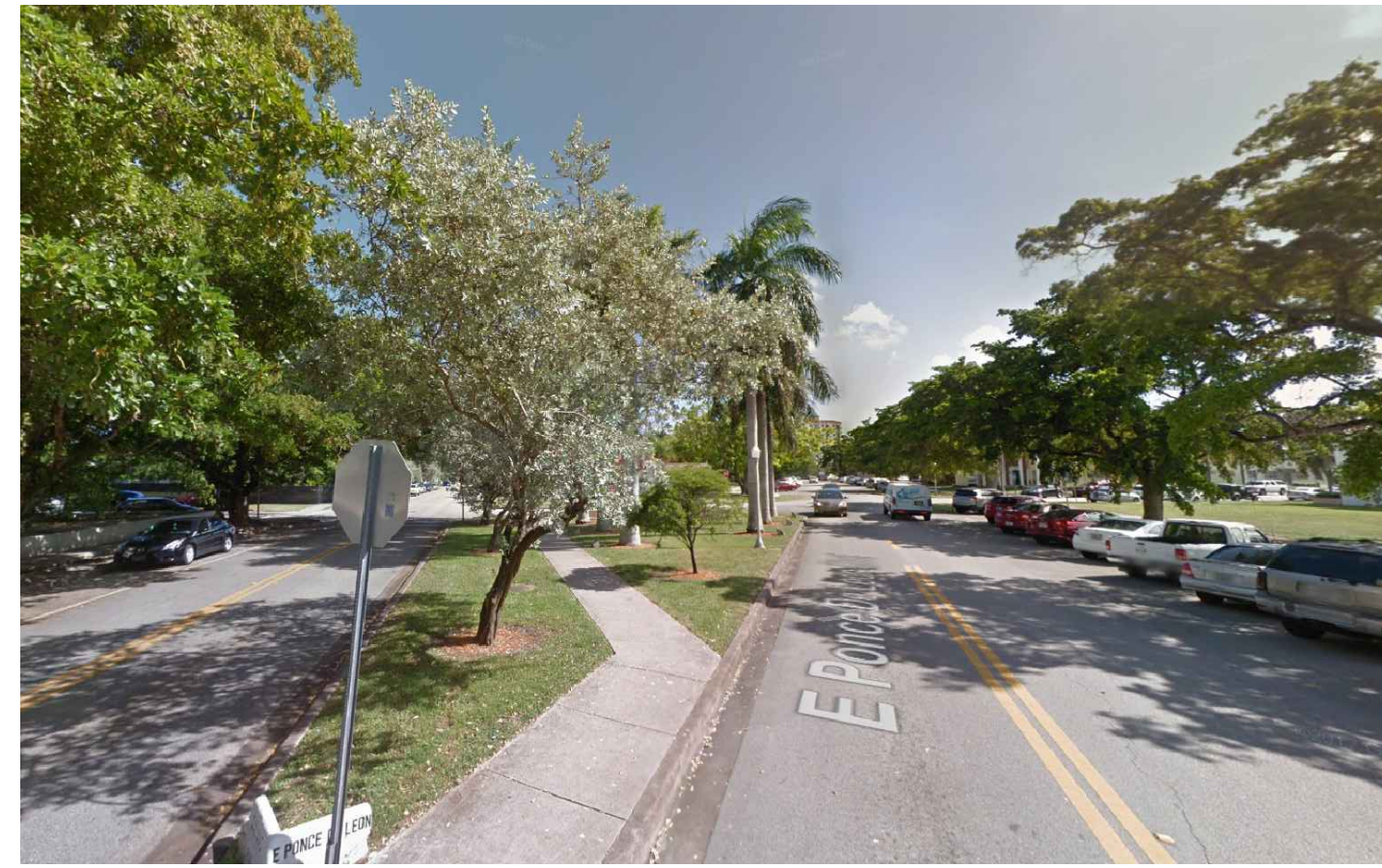
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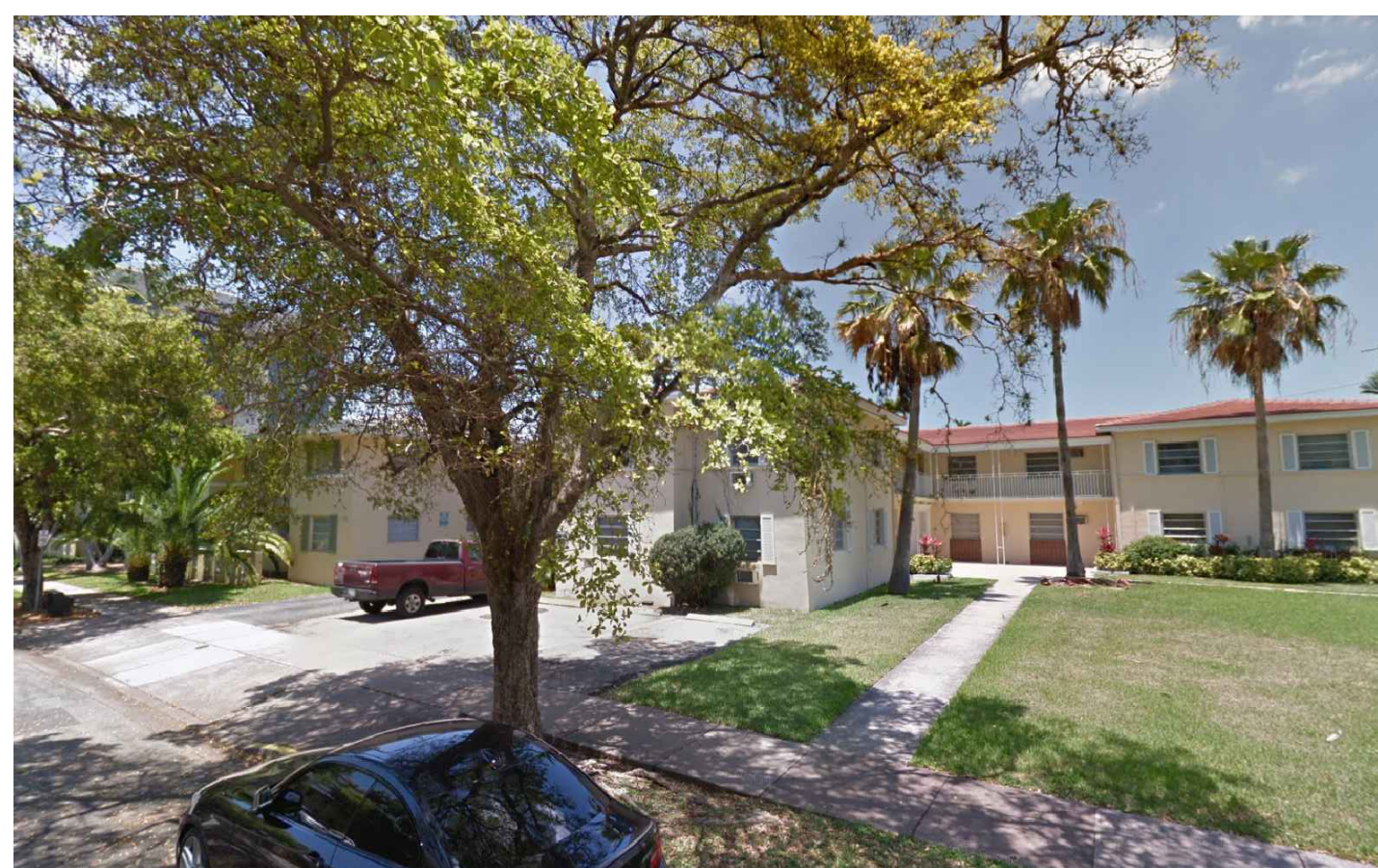
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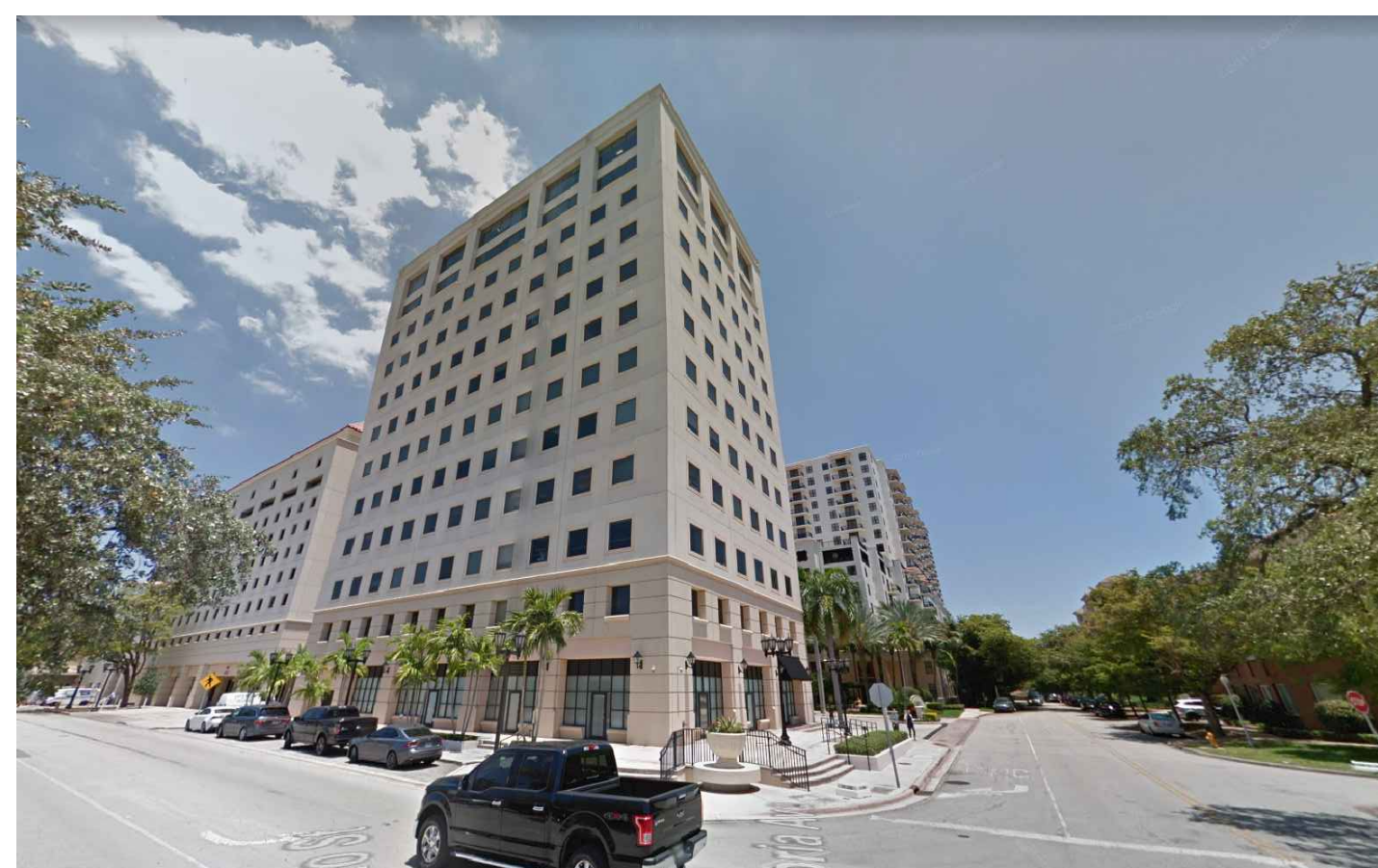
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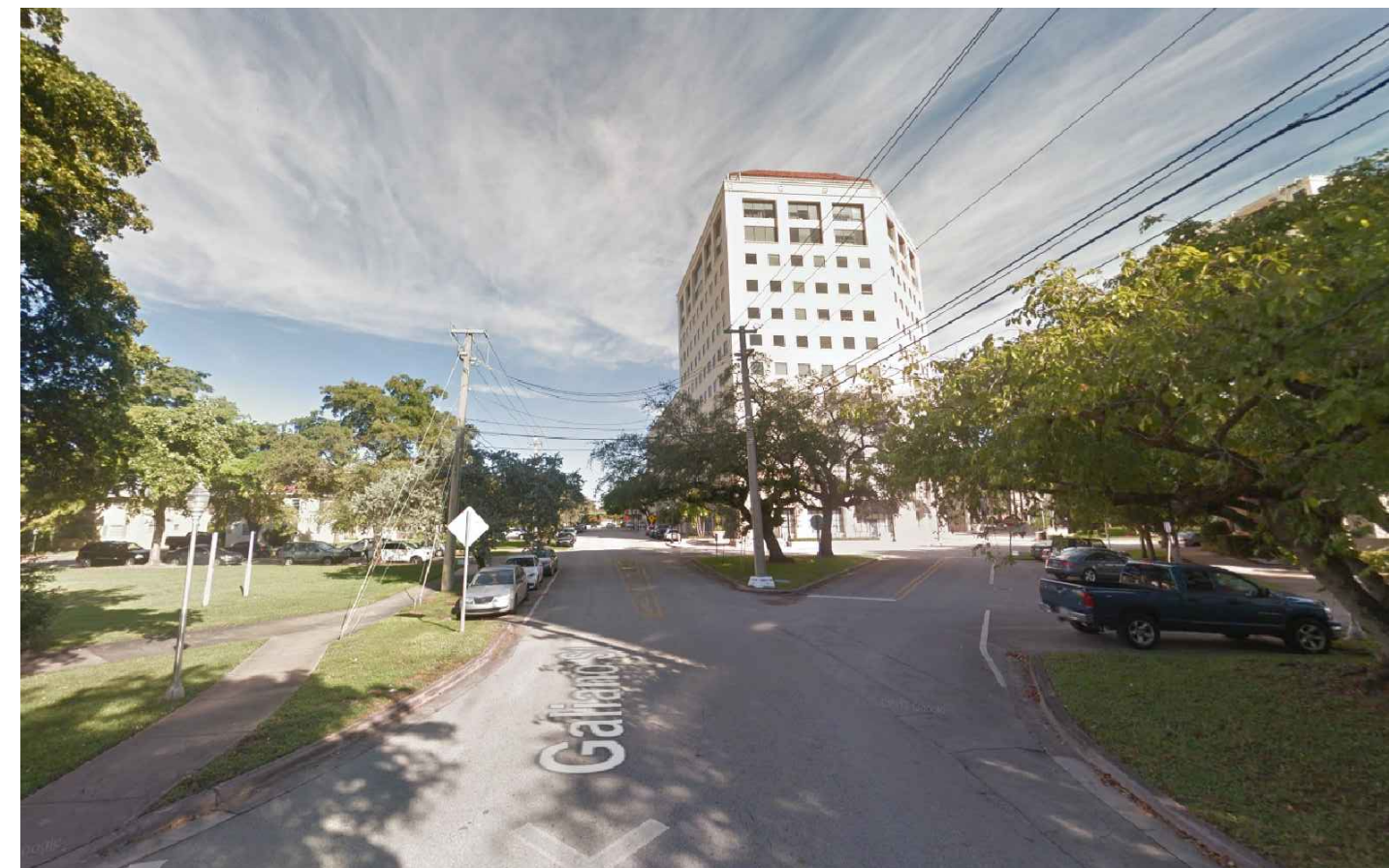
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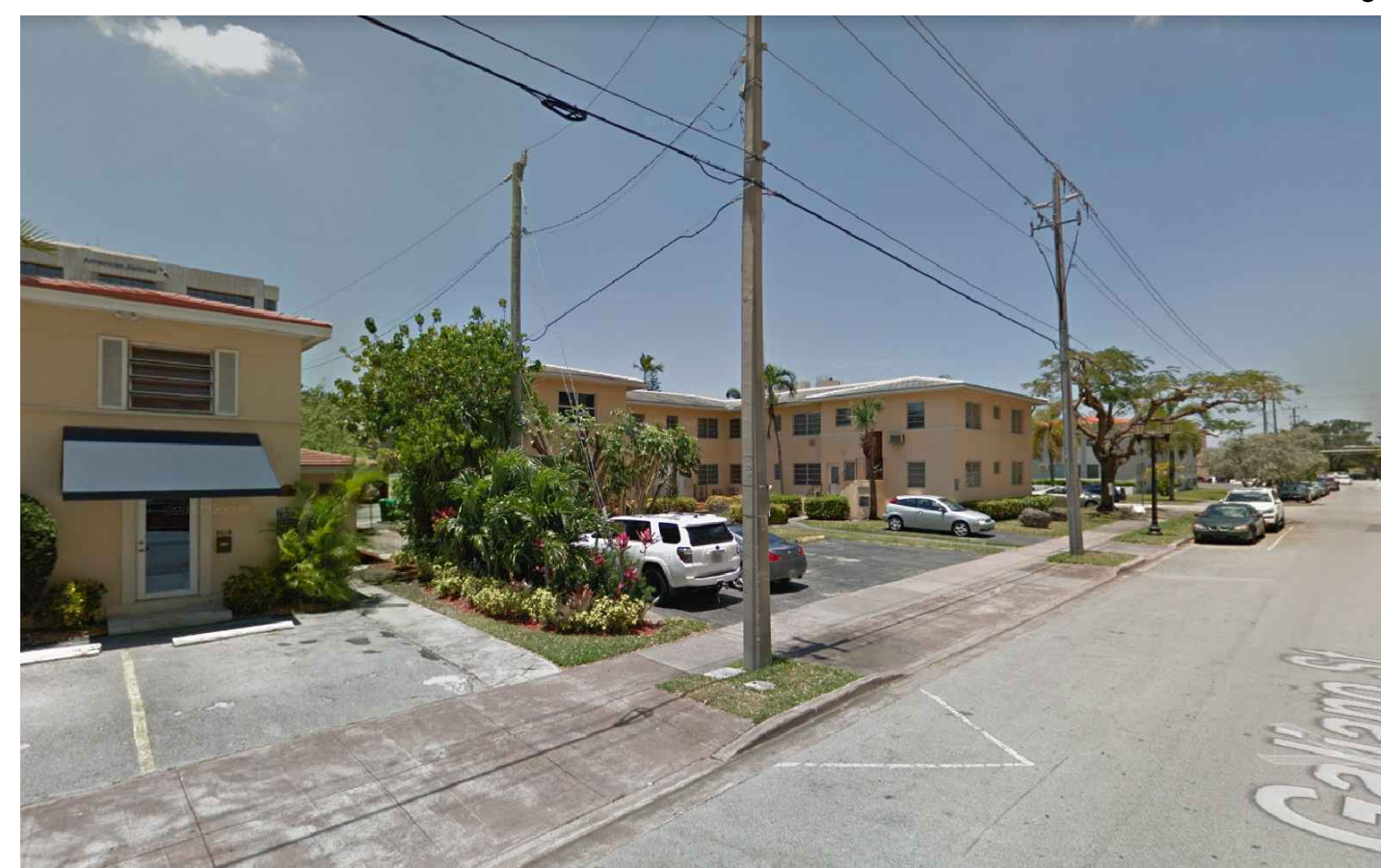
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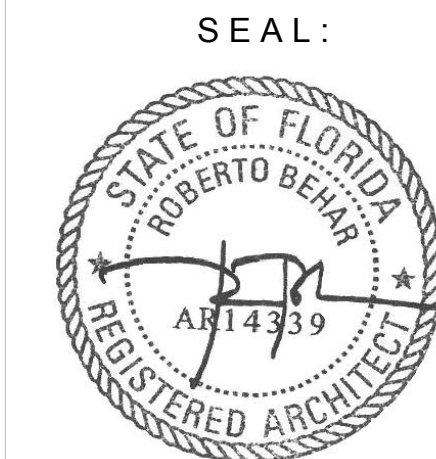


7

SITE

CONTEXT VIEWS

SCALE: N.T.S.



ROBERT BEHAR AR No. 14339

REGENCY ON THE PARK

912-921 EAST PONCE MIAMI, FLORIDA

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DATE: 03-15-18

PROJECT NO:

DRAWING NAME:

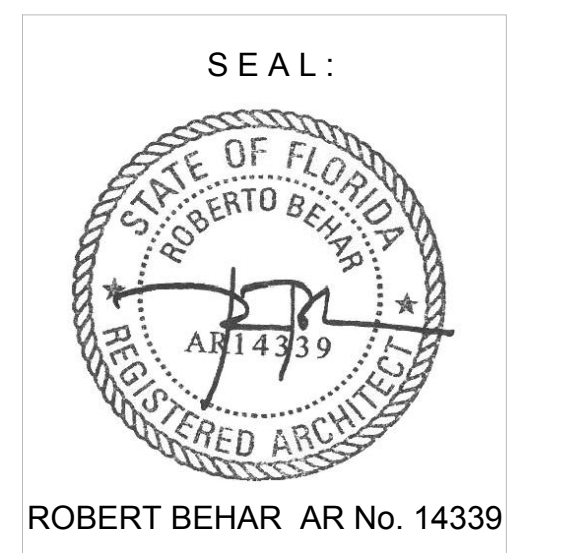
SHEET NO:

CP-1.1



AERIAL VIEW

SCALE: N.T.S



REGENCY ON THE PARK
912-921 EAST PONCE
MIAMI, FLORIDA

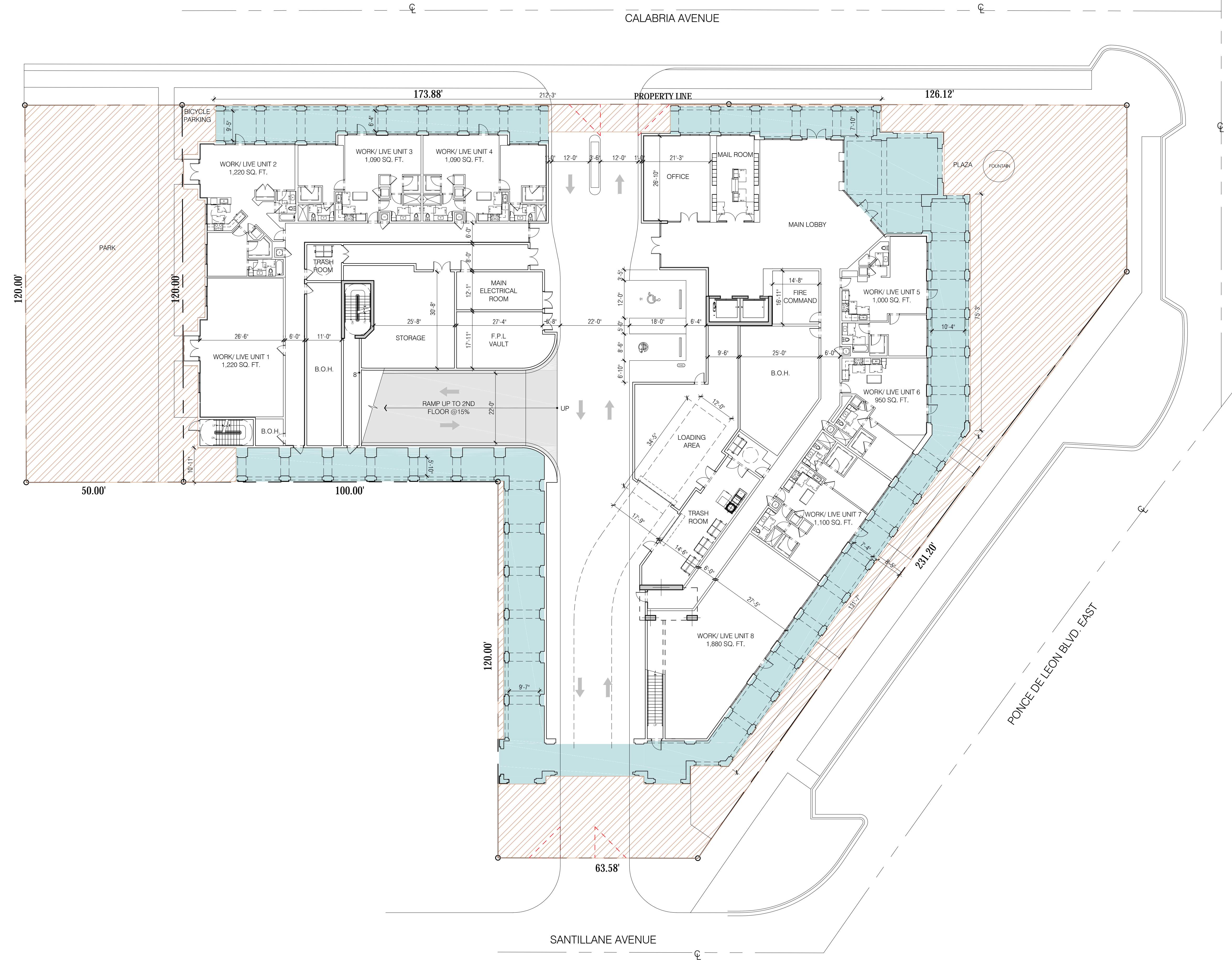
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AERIAL VIEW

SCALE: N.T.S

LEGEND

TOTAL NET LOT AREA	53,022 SQ.FT.
GROUND F. OPEN SPACE (WITHIN PROPERTY LINE)	14,940 SQ.FT.
75% TOTAL ARCADE AREA	5,783 SQ.FT.
TOTAL PUBLIC AREA	20,723 SQ.FT.
PERCENT TOTAL PUBLIC AREA	39.08%



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4533 PONCE DE LEON BOULEVARD
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 TEL: (305)726-5442 FAX: (305)726-5443
 CERTIFICATION NO. A24245

ATLANTA, GEORGIA · NEW HAVEN, CONNECTICUT

SEAL:

ROBERT BEHAR AR No. 14339

REGENCY ON THE PARK
 912-921 EAST PONCE
 MIAMI, FLORIDA

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 PROJECT NO:
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A-0.1

MEDITERRANEAN STYLE DESIGN		
REF	TYPE	COMMENTS
1	BUILDING SET BACKS	N/A
2	R.O.W. ENCROACHMENTS	N/A
3	PARKING EXCEPTIONS	N/A
4	MULTY-FAMILY DENSITY	N/A

LEGEND		
TOTAL NET LOT AREA	53,022 SQ.FT.	
TOTAL ARCADE AREA	7,710 SQ.FT.	
GROUND F. GREEN AREA (WITHIN PROPERTY LINE)	10,440 SQ.FT.	
GROUND FLOOR WITHIN THE PUBLICRIGHT-OF-WAY SECTION 5-604	5,560 SQ.FT.	
TOTAL PLAZA AREA	1,520 SQ.FT.	
75% OF TOTAL ARCADE AREA	5,783 SQ.FT.	
GROUND FLOOR OPEN SPACE AREA	23,300 SQ.FT.	
REC. DECK LANDSCAPE OPEN SPACE AREA	200 SQ.FT.	
TOTAL LANDSCAPE OPEN SPACE AREA	23,500 SQ.FT.	
REC. FLOOR OPEN DECK AREA =	6,596 S.F.	
TOTAL ELEVATED DECK AREA =	6,596 S.F.	

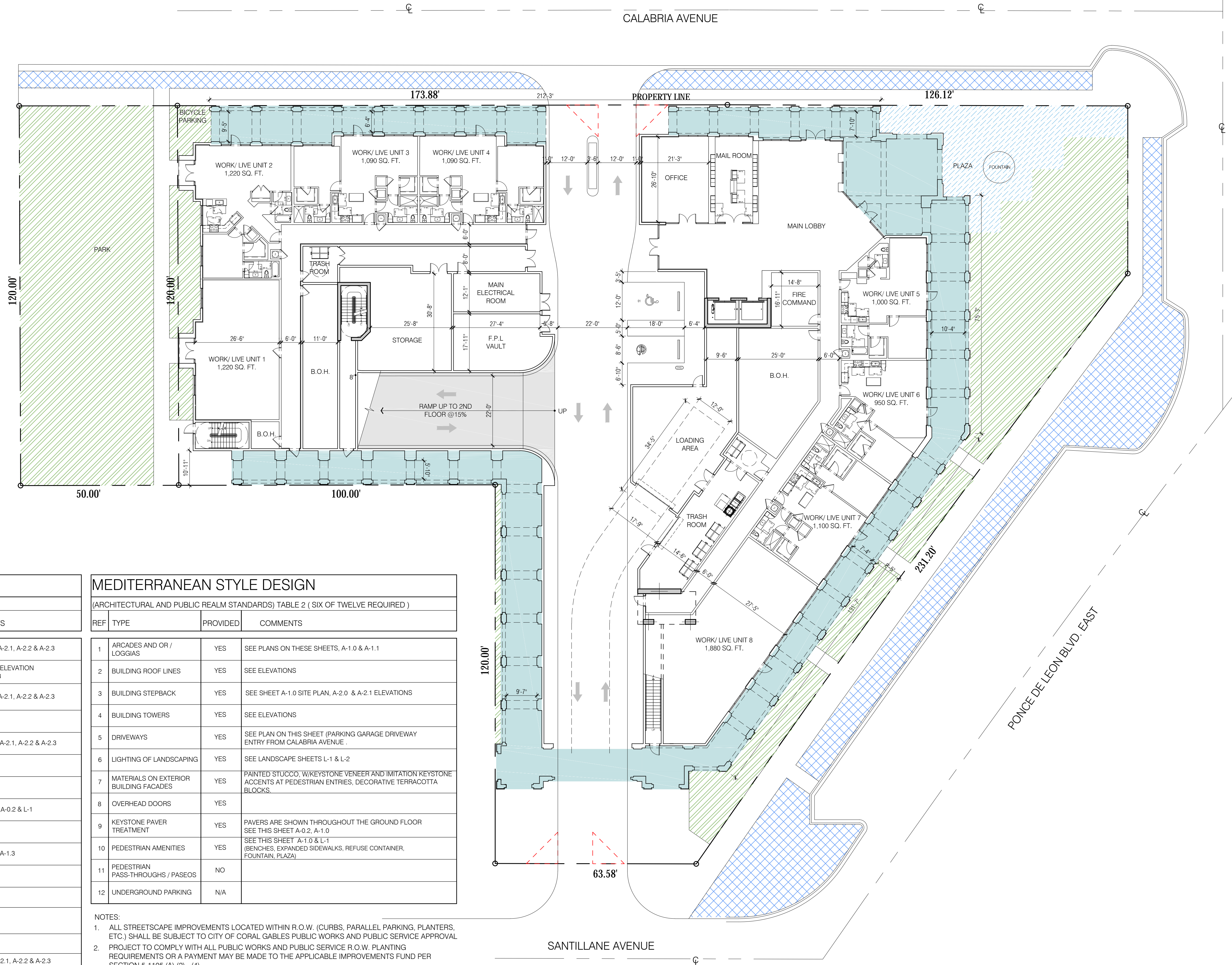
LANDSCAPE	
TOTAL NET LOT AREA =	53,022 S.F. (100%)
TOTAL OPEN SPACE AREA	23,300 SF. (43.9%)
FOOT PRINT BUILDING	38,359 SQ.FT.

MEDITERRANEAN STYLE DESIGN		
REF	TYPE	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	N/A
8	LANDSCAPE / OPEN SPACE AREA	YES SEE LEGEND ON THESE SHEETS A-0.2 & L-1
9	STREET LIGHTING	N/A
10	PARKING GARAGES	YES SEE SHEETS A-1.0, A-1.1, A-1.2 & A-1.3
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 & 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

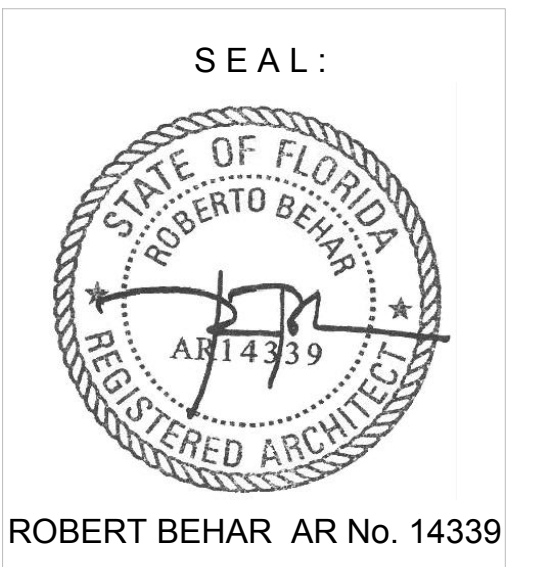
** THIS SHEET DEPICTS:
 1- CONTINUOUS SIDEWALKS AT LAGUNA STREET & ALTARA AVENUE
 2- CONTINUOUS PAVED ARCADES
 3- PEDESTRIAN ENTRIES FROM ALTARA AVENUE & LAGUNA STREET

MEDITERRANEAN STYLE DESIGN		
REF	TYPE	COMMENTS
1	ARCADES AND OR / LOGGIAS	YES SEE PLANS ON THESE SHEETS, A-1.0 & A-1.1
2	BUILDING ROOF LINES	YES SEE ELEVATIONS
3	BUILDING STEPBACK	YES SEE SHEET A-1.0 SITE PLAN, A-2.0 & A-2.1 ELEVATIONS
4	BUILDING TOWERS	YES SEE ELEVATIONS
5	DRIVEWAYS	YES SEE PLAN ON THIS SHEET (PARKING GARAGE DRIVEWAY ENTRY FROM CALABRIA AVENUE)
6	LIGHTING OF LANDSCAPING	YES SEE LANDSCAPE SHEETS L-1 & L-2
7	MATERIALS ON EXTERIOR BUILDING FACADES	YES PAINTED STUCCO, W/KEYSTONE VENEER AND IMITATION KEYSTONE ACCENTS AT PEDESTRIAN ENTRIES, DECORATIVE TERRACOTTA BLOCKS.
8	OVERHEAD DOORS	YES
9	KEYSTONE PAVER TREATMENT	YES PAVERS ARE SHOWN THROUGHOUT THE GROUND FLOOR SEE THIS SHEET A-0.2, A-1.0
10	PEDESTRIAN AMENITIES	YES SEE THIS SHEET A-1.0 & L-1 (BENCHES, EXPANDED SIDEWALKS, REFUSE CONTAINER, FOUNTAIN, PLAZA)
11	PEDESTRIAN PASS-THROUGHS / PASEOS	NO
12	UNDERGROUND PARKING	N/A

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



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REGENCY ON THE PARK
 912-921 EAST PONCE
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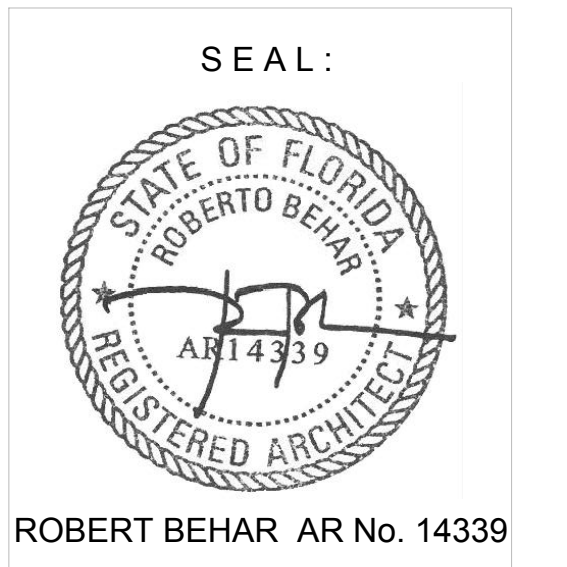
DATE: 03-27-18
 PROJECT NO:
 DRAWING NAME:
 SHEET NO:
A-0.2



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

ZONING INFORMATION					
PROJECT NAME:	THE REGENCY AT THE PARK				
PROPERTY ADDRESS:	114 CALABRIA AVENUE, CORAL GABLES, FL 33134				
PROPOSED ZONING:	COMMERCIAL DISTRICT				
PROPOSED LAND USE:	PAD W/ MXD SITE PLAN APPROVAL				
NET LOT AREA:	53,022 SQ.FT.			1.217 Acres	
FEDERAL FLOOD HAZARD:	ZONE "X"				
MAXIMUM F.A.R.		ALLOWED		PROVIDED	
CORAL GABLES:	53,022.00	SQ.FT.	X 3.0	159,066.00	
MED BONUS:	53,022.00	SQ.FT.	X 0.5	26,511.00	
		TOTAL		185,577.00	185,577.00
F.A.R.					
FLOOR	AREA	# FLOORS		TOTAL	
GROUND FLOOR	14,062	1		14,062	
2ND LEVEL	0	1		-	
3RD LEVEL	0	1		-	
4TH LEVEL	0	1		-	
5TH - 11TH LEVELS	21,655	7		151,585	
12TH LEVEL	19,930	1		19,930	
TOTAL				185,577	
DENSITY		REQUIRED		PROVIDED	
<i>(As per 4-201.E.13 City of Coral Gables Zoning Code)</i>					
		125 units per acre		152	
BUILDING SETBACKS		REQUIRED		PROVIDED	
<i>(As per 4-201.E.14 City of Coral Gables Zoning Code)</i>					
FRONT (EAST PONCE DE LEON)		N/A		8'-0"	
SIDE STREET (CALABRIA AVENUE)		N/A		0'-0" UP TO 31'-2" 8'-3" ABOVE 31'-2"	
SIDE STREET (SANTILLANE AVENUE)		N/A		38'-0"	
INTERIOR SIDE (ADJACENT PROPERTY)		N/A		2'-10"	
BUILDING HEIGHT		REQUIRED		PROVIDED	
				130'-0"	
PARKING		REQUIRED		PROVIDED	
RESIDENTIAL PARKING					
EFF. & 1BR UNITS @ 1.00		1BR UNITS: 86		86.00	
2BR UNITS @ 1.75		2BR UNITS: 67		117.25	
TOTAL (RESIDENTIAL):				204	
WORK/LIVE UNITS					
1 SPACE PER UNIT PLUS 1 SPACE PER 350 SQ.FT WORK AREA					
		8 WORK/LIVE UNITS		24.00	
TOTAL (WORK/LIVE):				24.00	
TOTAL PARKING:				228	
				231	
HANDICAPPED PARKING		REQUIRED		PROVIDED	
<i>(As per Florida Accessibility Code For Building Const.)</i>					
HANDICAPPED PARKING		7		7	
# 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		7***	
***2 VAN ACCESSIBLE IN TOTAL					
LOADING SPACES		REQUIRED		PROVIDED	
<i>(As per 5-1409.D City of Coral Gables Zoning Code)</i>					
		1		1	
TOTAL PARKING SPACES PROVIDED PER FLOOR		# SPACES PROVIDED			
GROUND FLOOR		3		(1HC SPACES)	
PARKING LEVEL 2		76		(2 HC SPACES)	
PARKING LEVEL 3		76		(2 HC SPACES)	
PARKING LEVEL 4		76		(2 HC SPACES)	
TOTAL		231		(7 HC SPACES)	
LANDSCAPE OPEN SPACE		REQUIRED		PROVIDED	
<i>(As per 5-604.B.8 City of Coral Gables Zoning Code)</i>					
10% OF 53,022 SF = 5,302					
				Green Area @ Ground Level:	
				14,940 sq.ft (W/o Arcade)	
				5,763 sq.ft. (75% Arcade)	
				20,723 sq.ft. = 39.08% (Total W/in Site)	
TOTAL		5,302.00		20,723 sq.ft. = 39%	
LOT COVERAGE		REQUIRED		PROVIDED	
<i>(As per 4-201.D.4 City of Coral Gables Zoning Code)</i>		NO MINIMUM OR MAXIMUM REQUIRED		38,359	

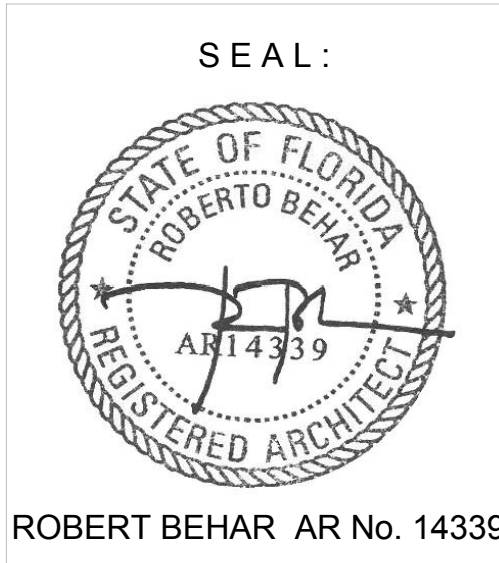
ZONING CHART



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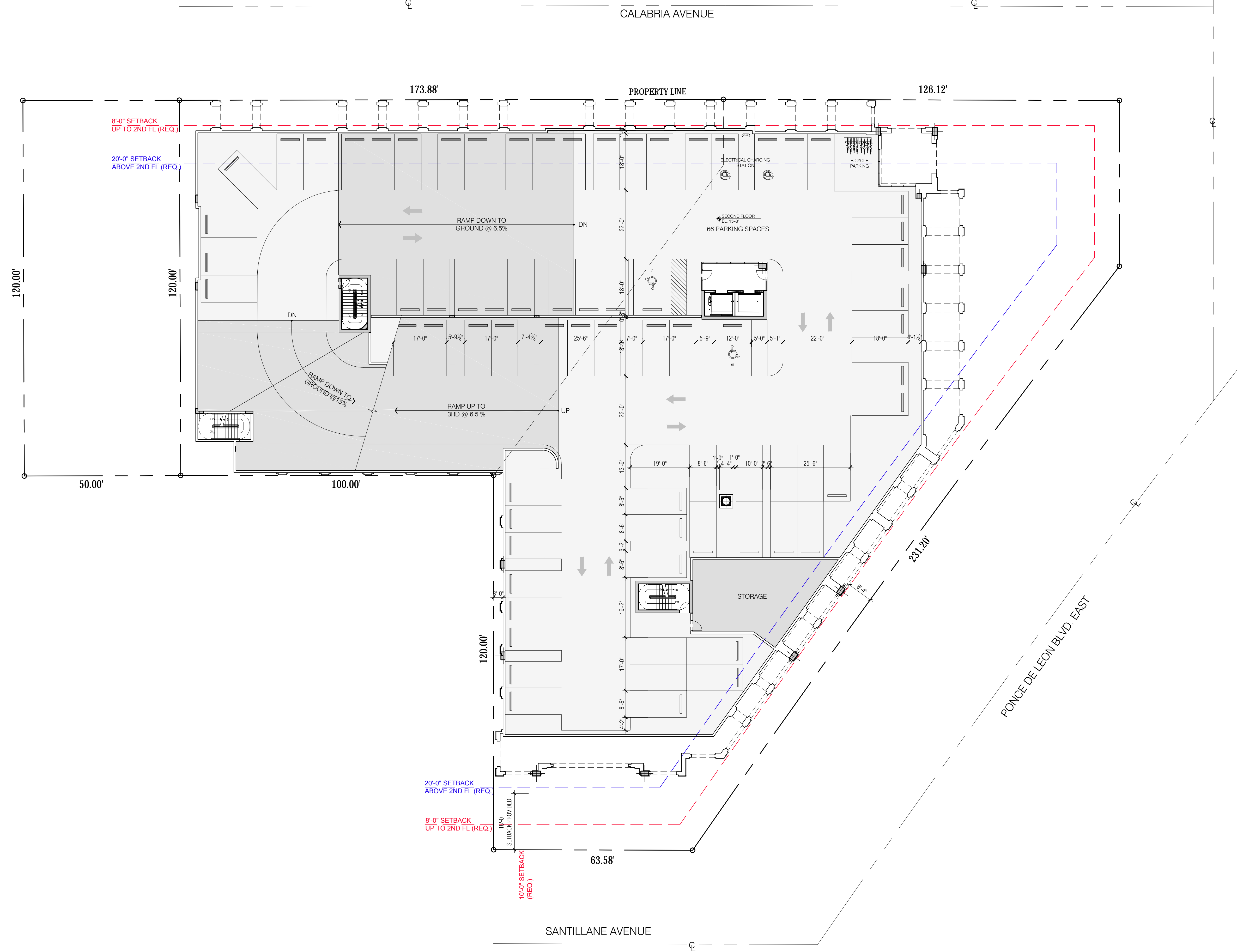
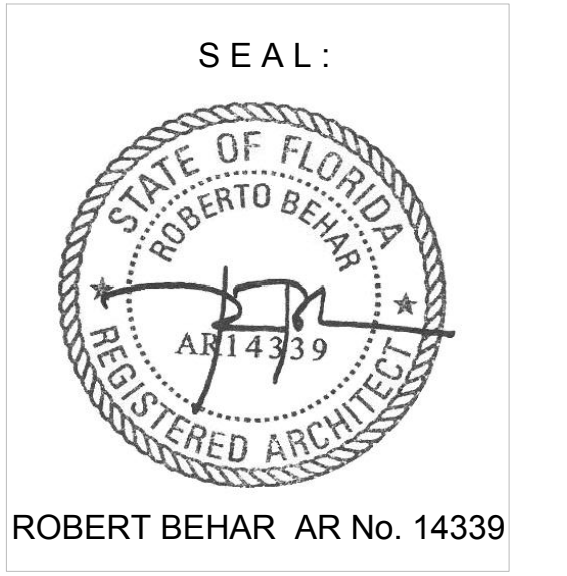
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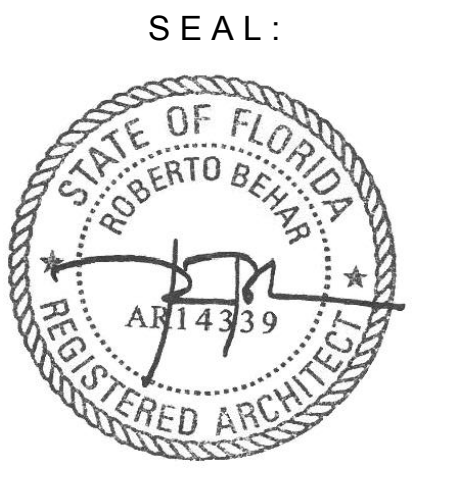
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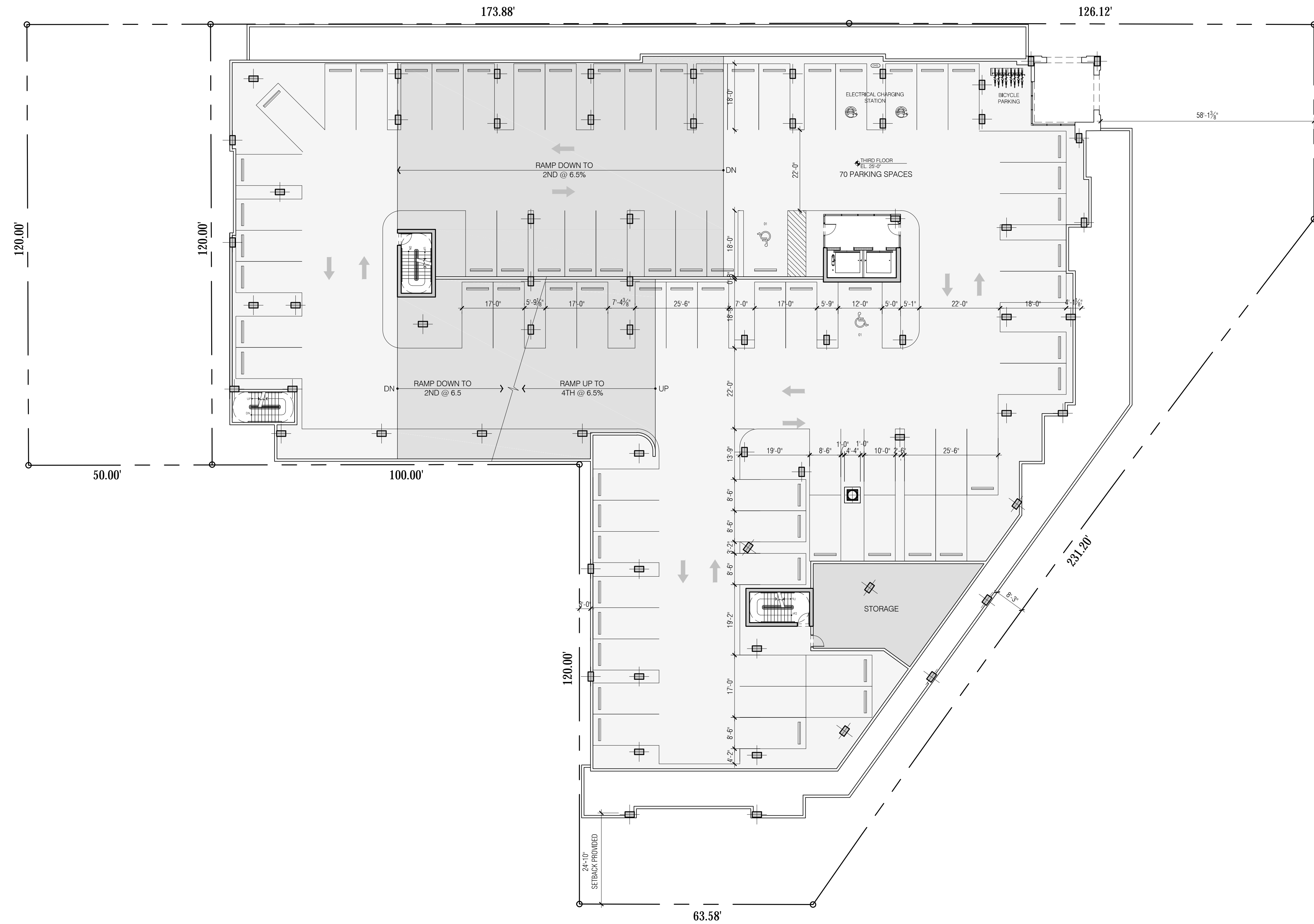
⊕ SECOND FLOOR PLAN

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

DATE: 03-27-18
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A-1.1



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THIRD FLOOR PLAN

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

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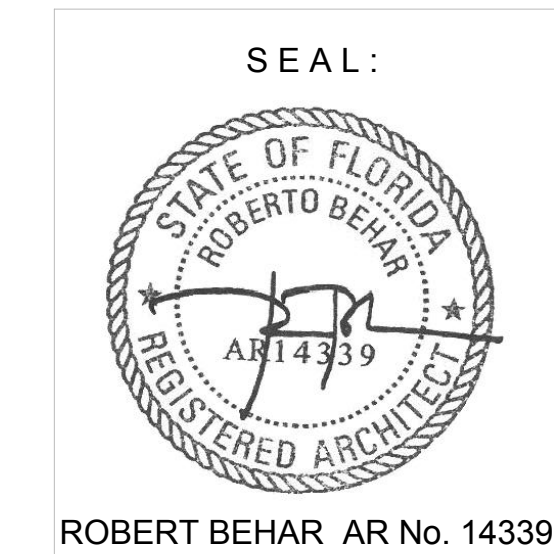
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A-1.2



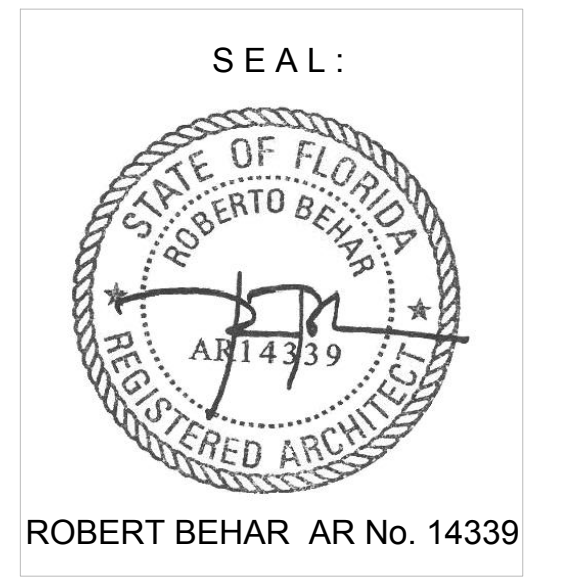
FOURTH FLOOR PLAN

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



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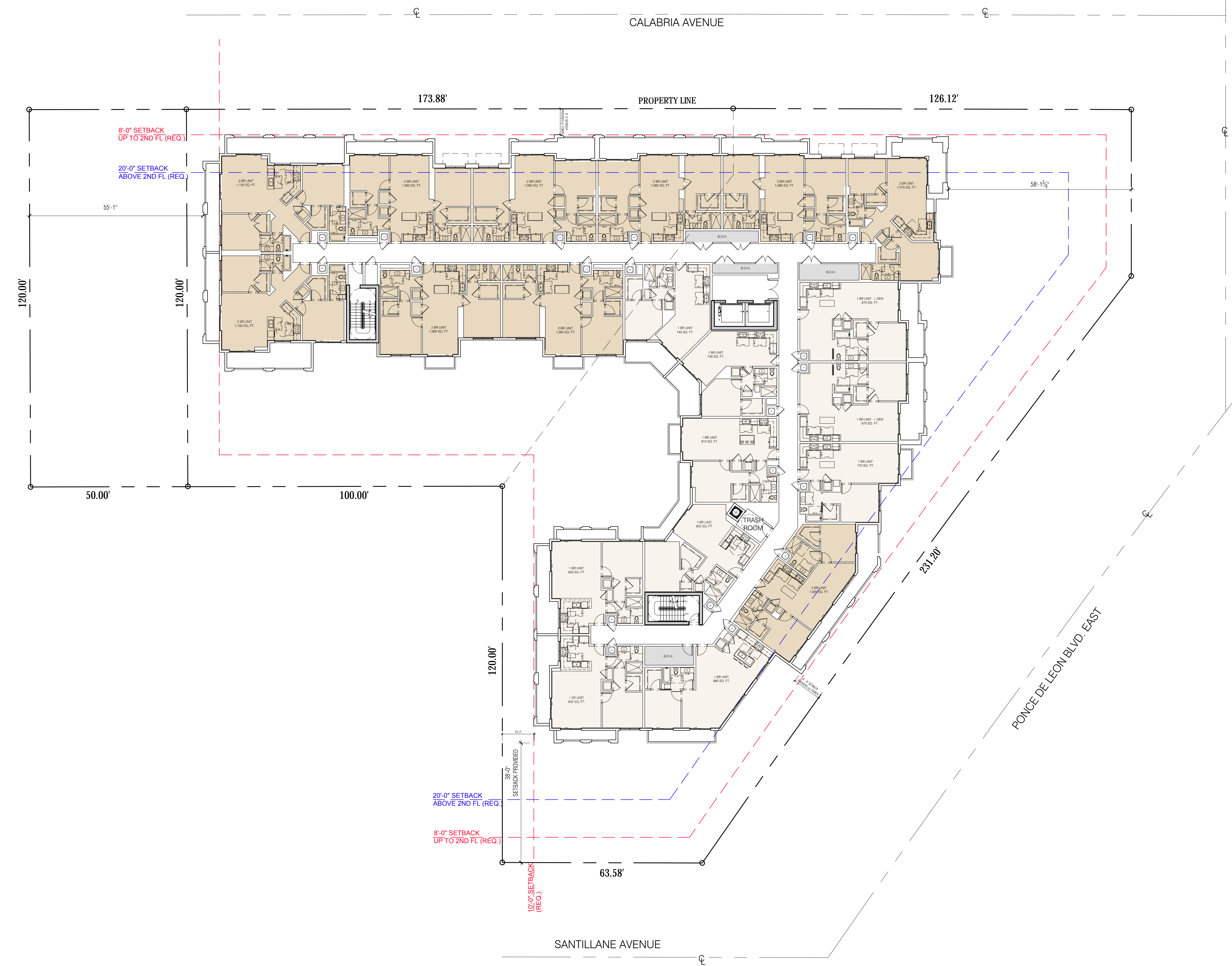
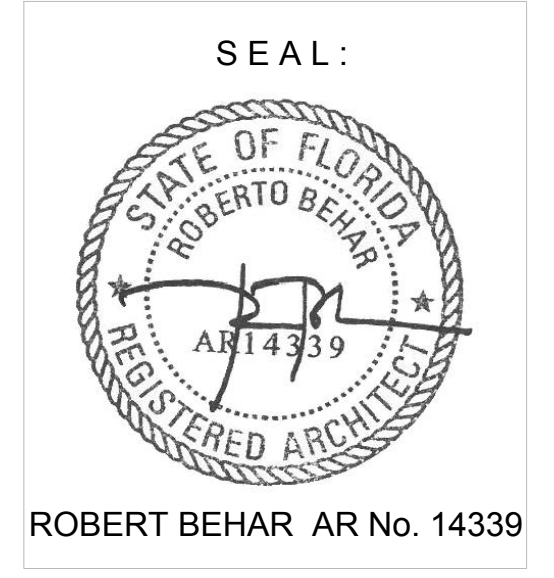


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REC DECK FLOOR PLAN (5TH LEVEL)
 SCALE: 1/16"=1'-0"

DATE: 03-27-18
 PROJECT NO:
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A-1.4

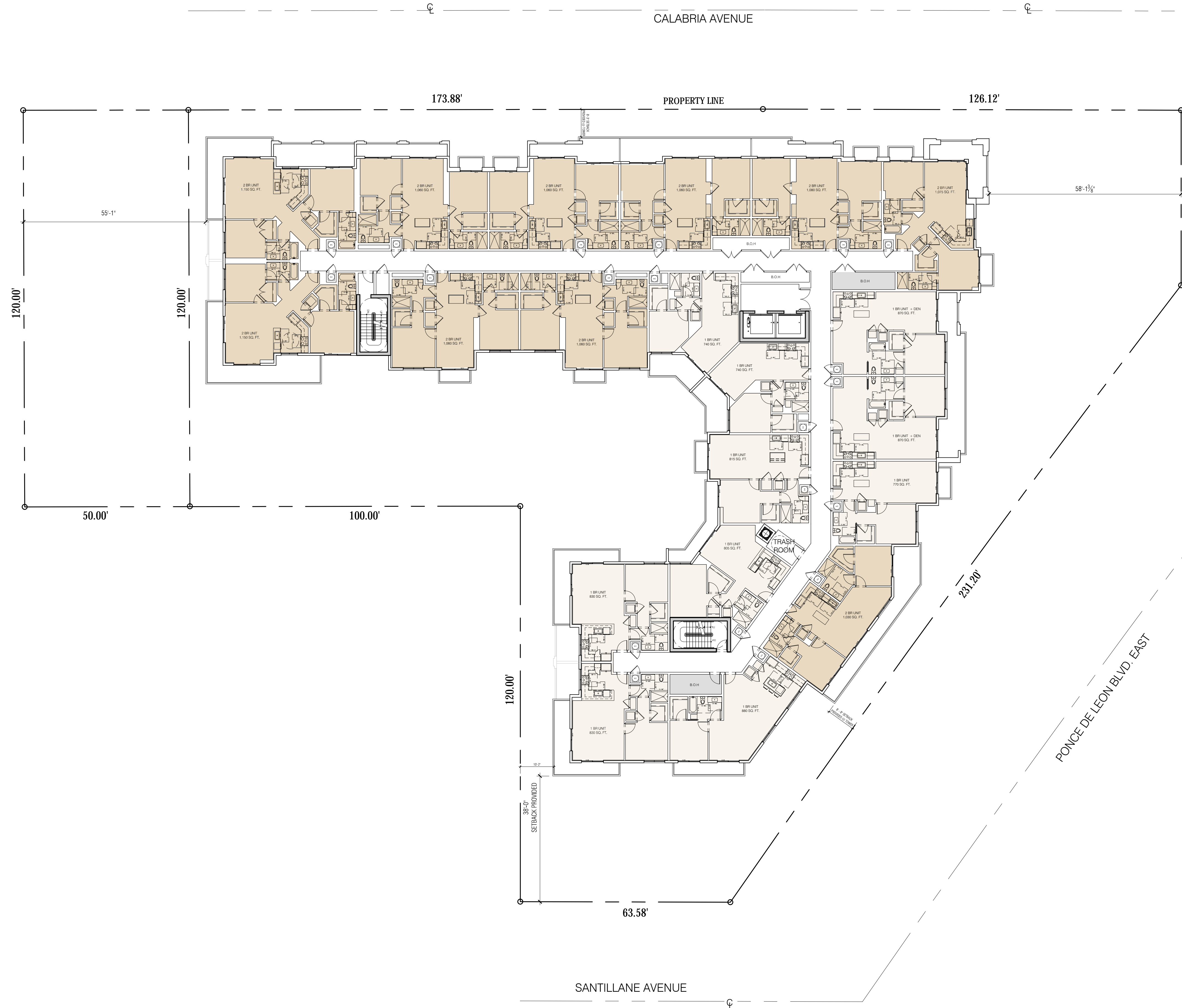


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TYPICAL FLOOR PLAN (6TH - 11TH)
 SCALE: 1/16" = 1'-0"

DATE: 03-27-18
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A-1.5

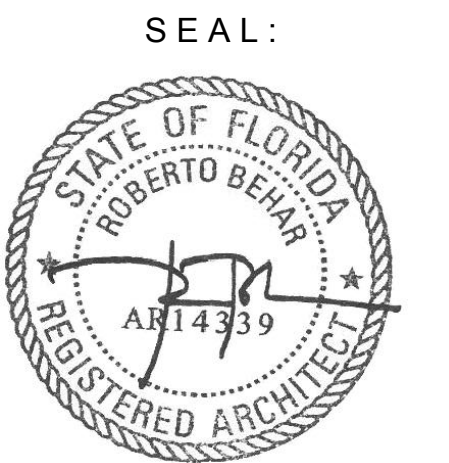


CALABRIA AVENUE

PROPERTY LINE

PONCE DE LEON BLVD. EAST

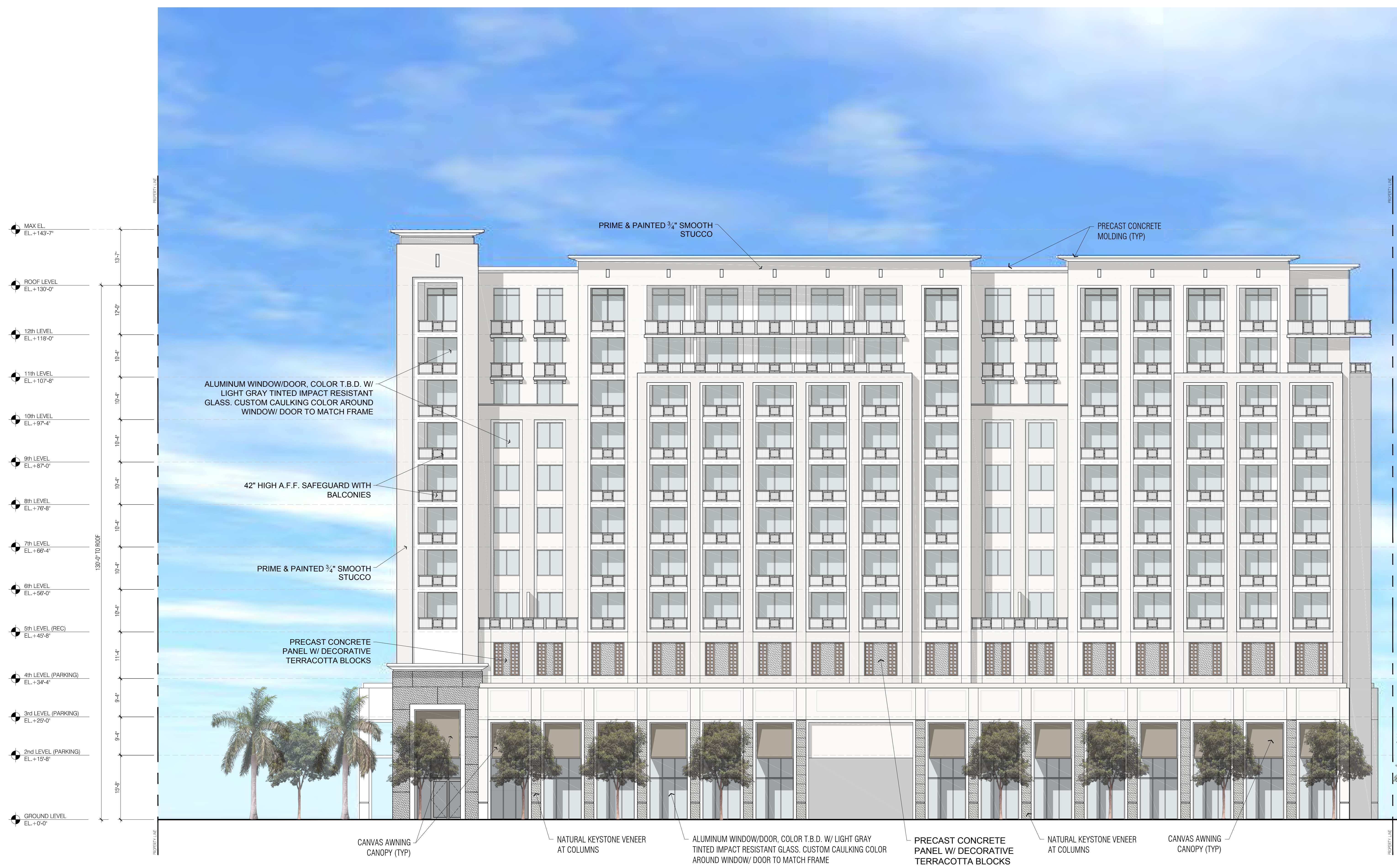
SANTILLANE AVENUE



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PROPERTY LINE

MAX EL.
EL. +143'-7"

ROOF LEVEL
EL. +130'-0"

12th LEVEL
EL. +118'-0"

11th LEVEL
EL. +107'-8"

10th LEVEL
EL. +97'-4"

9th LEVEL
EL. +87'-0"

8th LEVEL
EL. +76'-6"

7th LEVEL
EL. +66'-4"

6th LEVEL
EL. +56'-0"

5th LEVEL (REC)
EL. +45'-8"

4th LEVEL (PARKING)
EL. +34'-4"

3rd LEVEL (PARKING)
EL. +25'-0"

2nd LEVEL (PARKING)
EL. +15'-8"

GROUND LEVEL
EL. +0'-0"

130'-0" TO ROOF

PROPERTY LINE

ALUMINUM WINDOW/DOOR, COLOR T.B.D. W/
 LIGHT GRAY TINTED IMPACT RESISTANT
 GLASS. CUSTOM CAULKING COLOR AROUND
 WINDOW/ DOOR TO MATCH FRAME

42" HIGH A.F.F. SAFEGUARD WITH
 BALCONIES

PRIME & PAINTED 3/4" SMOOTH
 STUCCO

PRECAST CONCRETE
 PANEL W/ DECORATIVE
 TERRACOTTA BLOCKS

CANVAS AWNING
 CANOPY (TYP)

NATURAL KEYSTONE VENEER
 AT COLUMNS

ALUMINUM WINDOW/DOOR, COLOR T.B.D. W/ LIGHT GRAY
 TINTED IMPACT RESISTANT GLASS. CUSTOM CAULKING COLOR
 AROUND WINDOW/ DOOR TO MATCH FRAME

PRECAST CONCRETE
 PANEL W/ DECORATIVE
 TERRACOTTA BLOCKS

NATURAL KEYSTONE VENEER
 AT COLUMNS

CANVAS AWNING
 CANOPY (TYP)

PRIME & PAINTED 3/4" SMOOTH
 STUCCO

PRECAST CONCRETE
 MOLDING (TYP)

NORTH ELEVATION (CALABRIA AVENUE)

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

REGENCY ON THE PARK
 912-921 EAST PONCE
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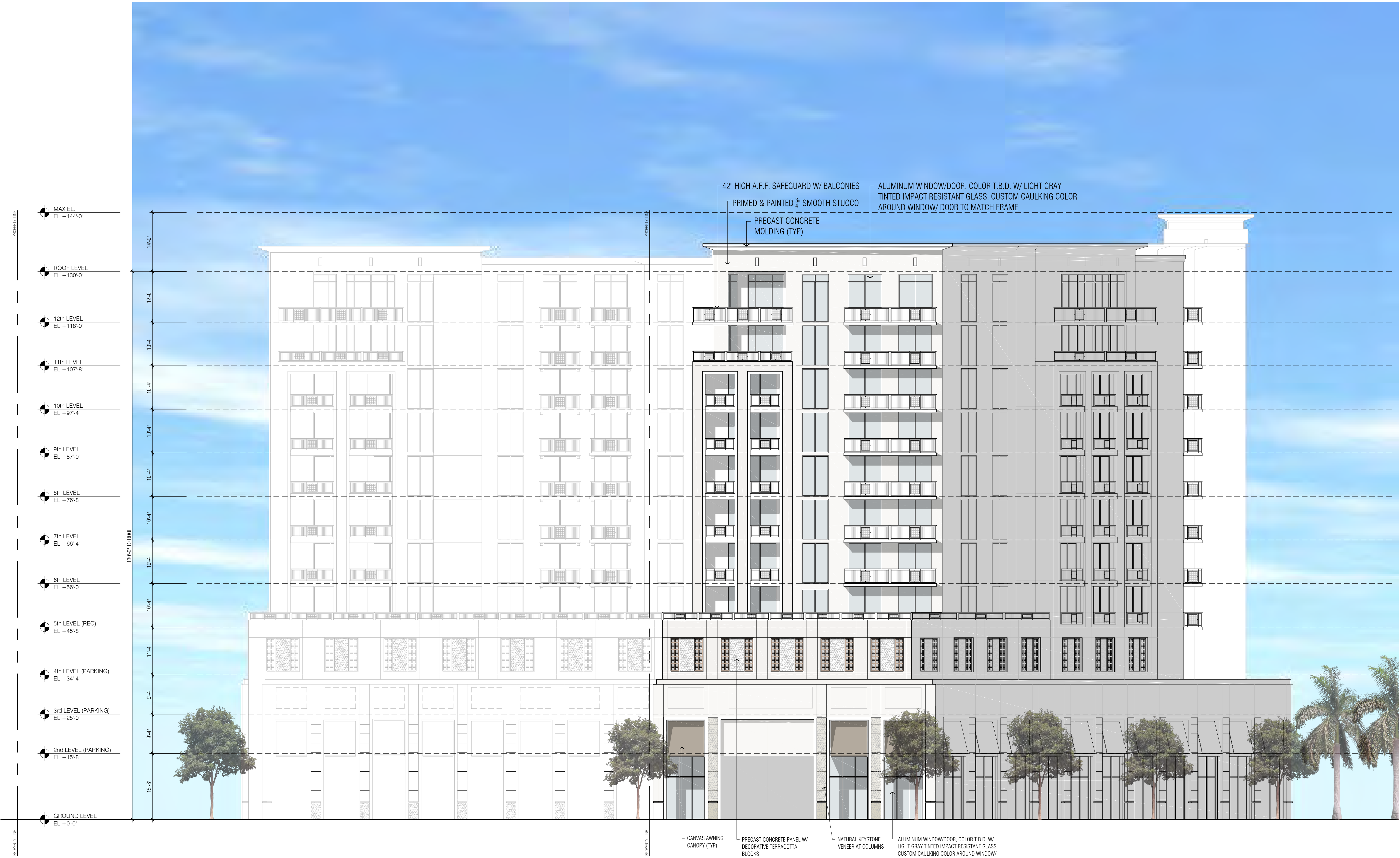
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SOUTH ELEVATION

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

DATE: 03-27-18
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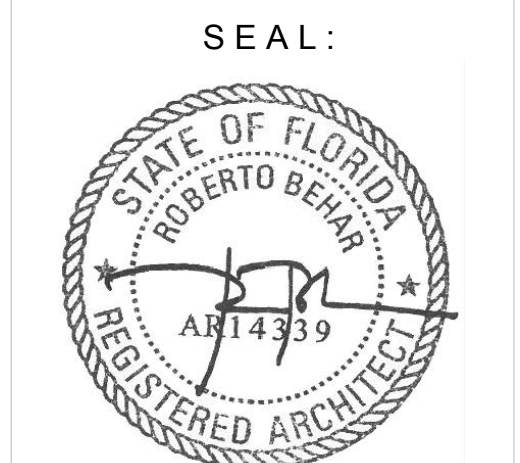


WEST ELEVATION

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

DATE: 03-27-18
 PROJECT NO:
 DRAWING NAME:
 SHEET NO:

A-2.2



ROBERT BEHAR AR No. 14339

REGENCY ON THE PARK
 912-921 EAST PONCE
 MIAMI, FLORIDA

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ALUMINUM WINDOW/DOOR, COLOR T.B.D. W/ LIGHT GRAY TINTED IMPACT RESISTANT GLASS. CUSTOM CAULKING COLOR AROUND WINDOW/ DOOR TO MATCH FRAME

42" HIGH A.F.F. SAFEGUARD WITH BALCONIES

PRIME & PAINTED 3/4" SMOOTH STUCCO

PRECAST CONCRETE MOLDING (TYP)

PRIME & PAINTED 3/4" SMOOTH STUCCO

ALUMINUM WINDOW/DOOR, COLOR T.B.D. W/ LIGHT GRAY TINTED IMPACT RESISTANT GLASS. CUSTOM CAULKING COLOR AROUND WINDOW/ DOOR TO MATCH FRAME

42" HIGH A.F.F. SAFEGUARD WITH BALCONIES

PRECAST CONCRETE PANEL W/ DECORATIVE TERRACOTTA BLOCKS

NATURAL KEYSTONE VENEER

CANVAS AWNING CANOPY (TYP)

CANVAS AWNING CANOPY (TYP)

NATURAL KEYSTONE VENEER

ALUMINUM WINDOW/DOOR, COLOR T.B.D. W/ LIGHT GRAY TINTED IMPACT RESISTANT GLASS. CUSTOM CAULKING COLOR AROUND WINDOW/ DOOR TO MATCH FRAME

EAST ELEVATION

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

DATE: 03-27-18
 PROJECT NO:
 DRAWING NAME:
 SHEET NO:

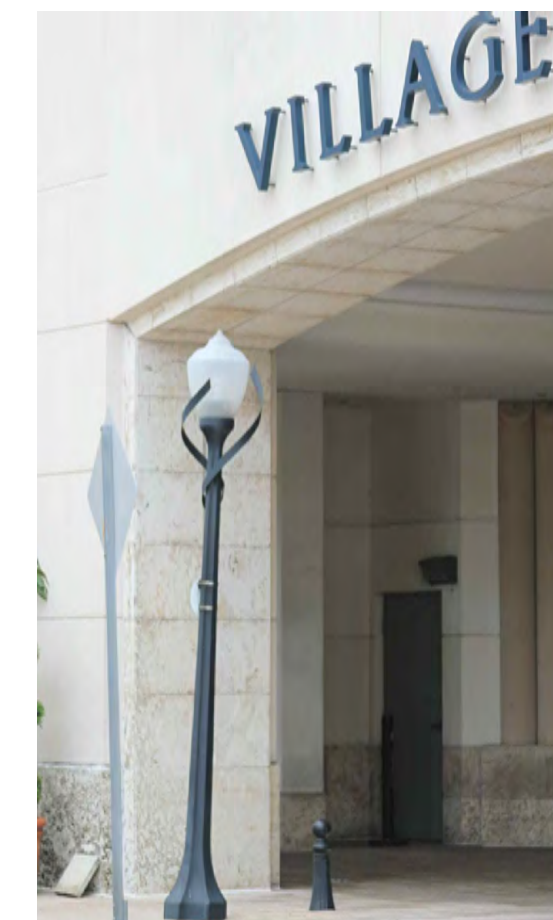
A-2.3



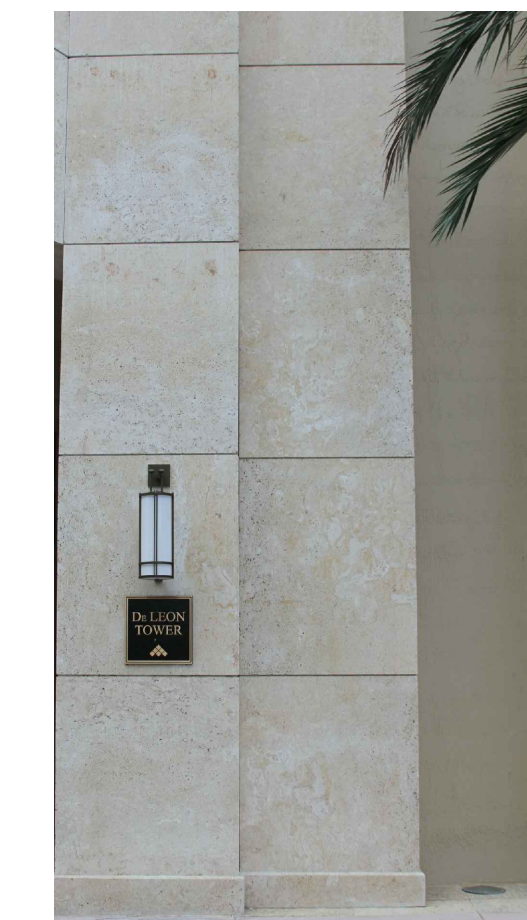
1 PRIMED & PAINTED $\frac{3}{4}$ " SMOOTH STUCCO



2 COVERED LOGGIA
GABLES PONCE



3 NATURAL KEYSTONE VENEER
VILLAGE OF MERRICK PARK



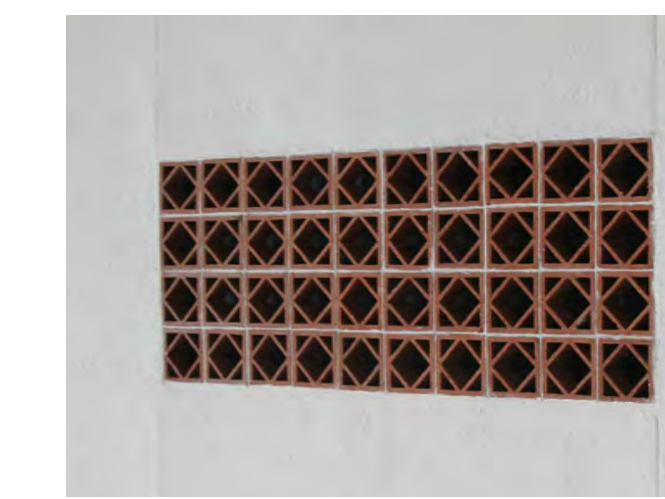
GABLES PONCE



CORAL GABLES MUSEUM



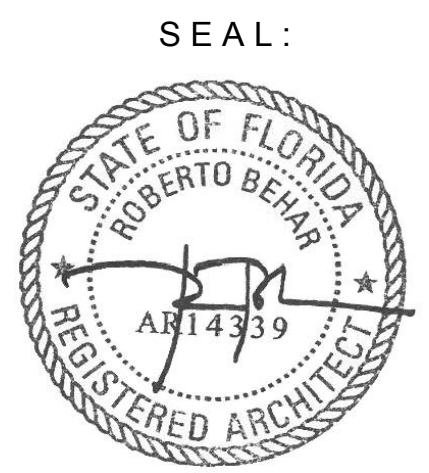
4 PRECAST CONCRETE PANEL W/
DECORATIVE TERRACOTTA BLOCKS
CITY HALL



COLUMBUS CENTER



5 CANVAS AWNING SUNSHADE
GABLES PONCE



ROBERT BEHAR AR No. 14339

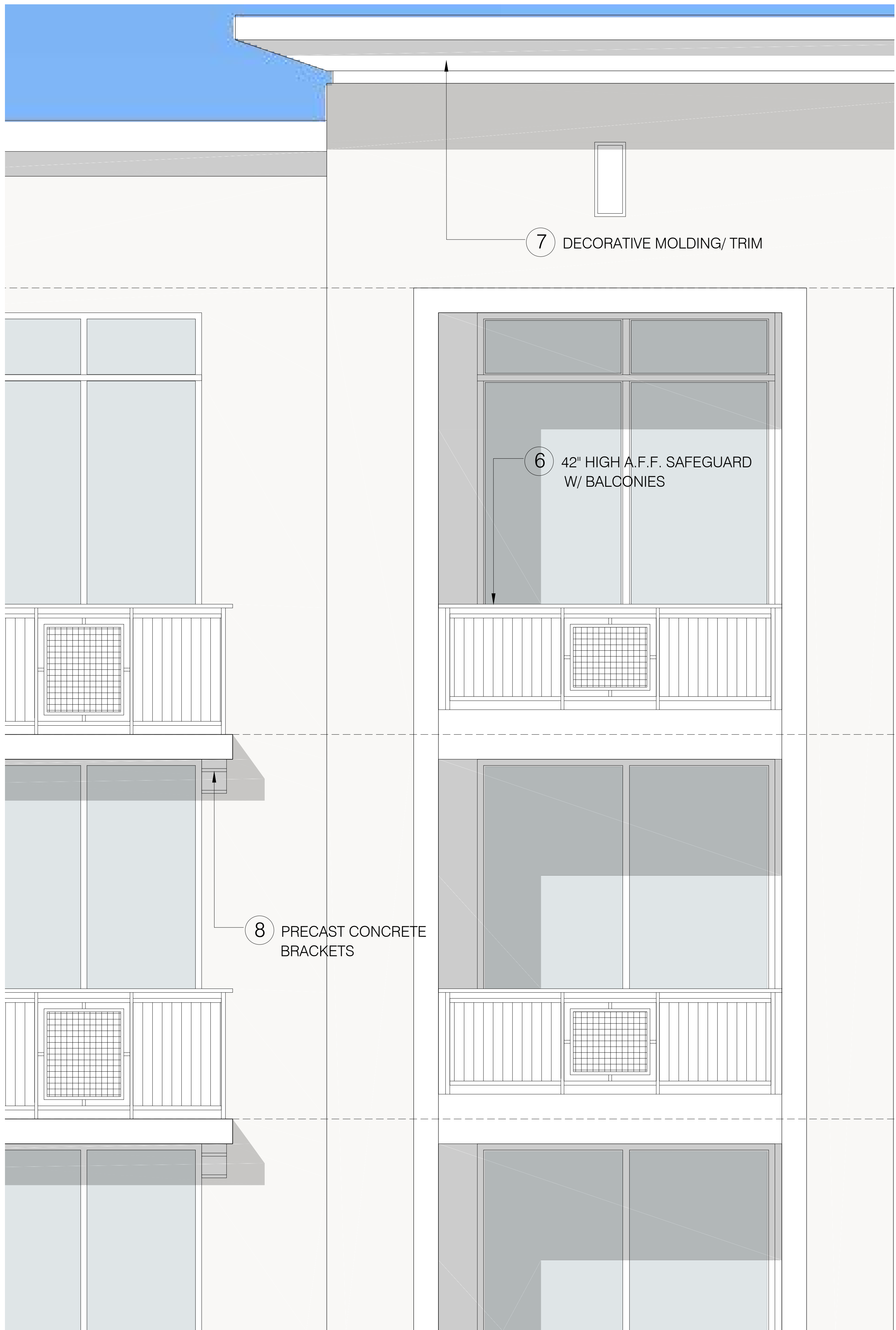
REGENCY ON THE PARK

912-921 EAST PONCE
MIAMI, FLORIDA

© 2016 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: 03-27-18
PROJECT NO:
DRAWING NAME:
SHEET NO:

A-2.4



6 42" HIGH A.F.F. SAFEGUARD W/ BALCONIES
GABLES PONCE



7 DECORATIVE MOLDING/ TRIM
CORAL GABLES MUSEUM



2525 PONCE



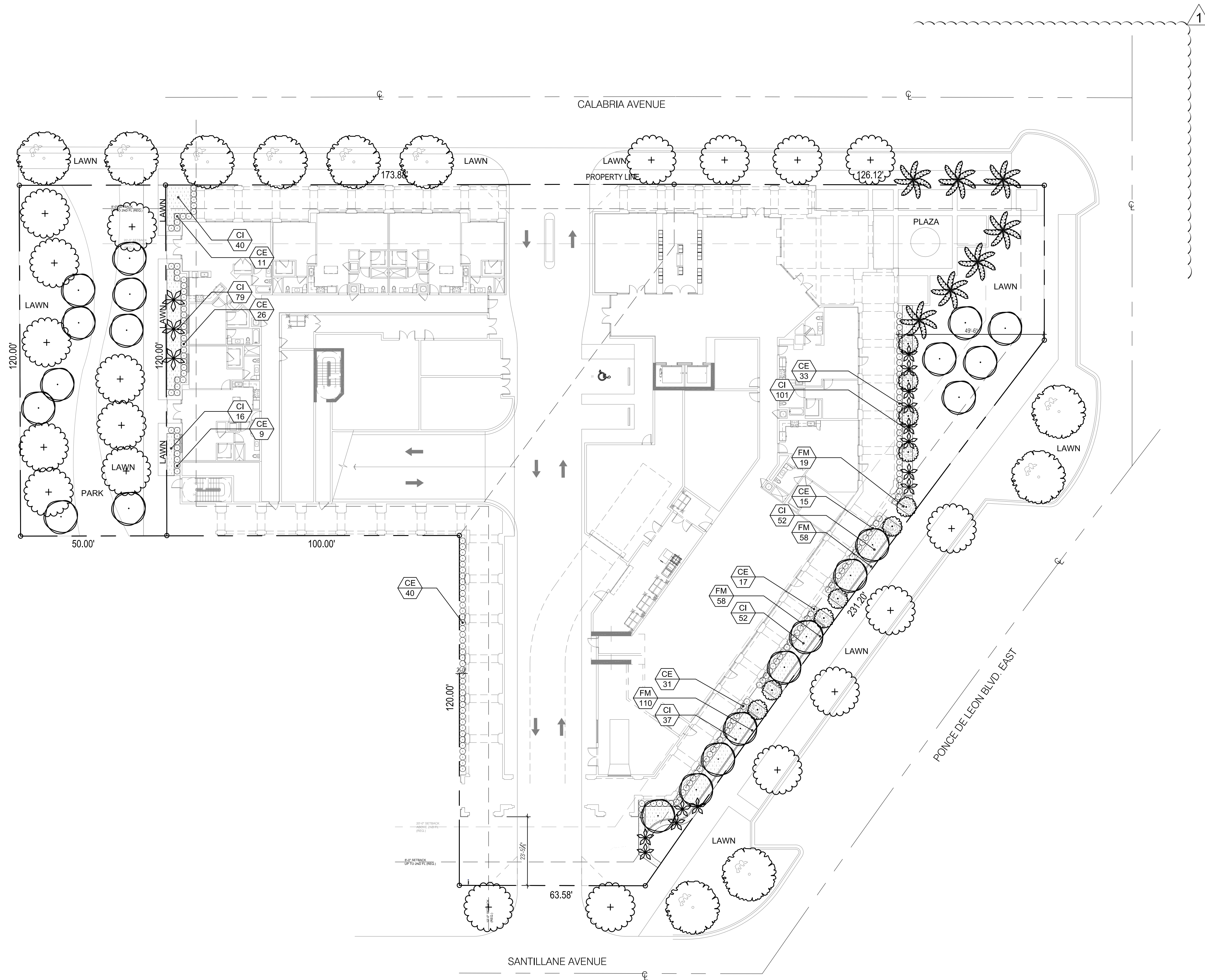
8 PRECAST CONCRETE BRACKETS
GABLES PONCE



BILTMORE HOTEL

SEAL:

ANDY WITKIN LA. 0000889



LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

Zoning District: MXD Net Lot Area 1.22 acres 53,022 s.f.

OPEN SPACE	REQUIRED	PROVIDED
A. Square Feet of open space required by Article 5, Development Standards: Net lot area = <u>53,022</u> s.f. x <u>10</u> % = <u>5,302</u> s.f.	<u>5,302</u>	<u>23,272</u>

LOT TREES REQUIRED according to 18A of Miami-Dade Code

A. No. of Trees required: 28 x 1.22 = 34	<u>34</u>	<u>34</u>
--	-----------	-----------

R.O.W. STREET TREES according to 5-1104

D. <u>350</u> linear feet along Calabria Avenue =	<u>10</u>	<u>10</u>
E. <u>284</u> linear feet along Ponce De Leon Blvd. East =	<u>8</u>	<u>8</u>
F. <u>63</u> linear feet along Santillane Avenue =	<u>2</u>	<u>2</u>
G. % Palms Allowed: No. Trees required x 25% =	<u>9</u>	<u>9</u>
H. % Natives required: No. Trees required x 30% =	<u>10</u>	<u>41</u>
I. Total Trees Required (A+D+E+F)	<u>54</u>	<u>54</u>

LOT SHRUBS REQUIRED according to 18A of Miami-Dade Code

J. No. trees required x 10= No. of shrubs allowed	<u>540</u>	<u>559</u>
K. Native requirement 30%	<u>162</u>	<u>559</u>

IRRIGATION
 All landscape shall have 100% irrigation per code requirement

LANDSCAPE LIST

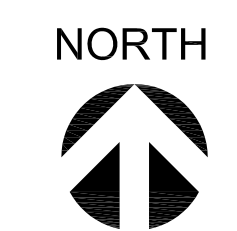
TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
	22	*Conocarpus erectus 'sericeus' SILVER BUTTONWOOD	12' HT. X 5' SPR. 2.5" CAL. F.G.
	7	Phoenix dactylifera 'Medjool' MEDJOOOL DATE PALM	10' C.T. F.G.
	19	*Coccoloba diversiflora PIGEON PLUM	12' HT. X 5' SPR. 2.5" CAL. F.G.
	10	Caesalpinia granadillo BRIDALVEIL TREE	12' HT. X 5' SPR. 2.5" CAL. F.G.
	16	*Veitchia montgomeryana 'single' SINGLE MONTGOMERY PALM	18" O.A. HT. MIN. F.G.
	10	*Eugenia foetida 'TOPIARY CONE' EUGENIA TOPIARY CONE	6' HT. X 4' SPR. F.G., FULL TO BASE

SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CI	377	*Chrysobalanus icaco 'Red Tip' RED TIP COCOPLUM	18" HT. X 18" SPR. / 18" O.C. 3 GAL.
CE	182	*Conocarpus erectus GREEN BUTTONWOOD	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
FM	245	Ficus microcarpa 'Green Island' GREEN ISLAND FICUS	15" HT. X 15" SPR. / 15" O.C. 3 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratum' ST. AUGUSTINE GRASS	SOLID EVEN SOD

* DENOTES NATIVE SPECIES

LANDSCAPE PLAN

Scale: 1" = 20'-0"



DATE: 03-27-18

PROJECT NO:

DRAWING NAME:

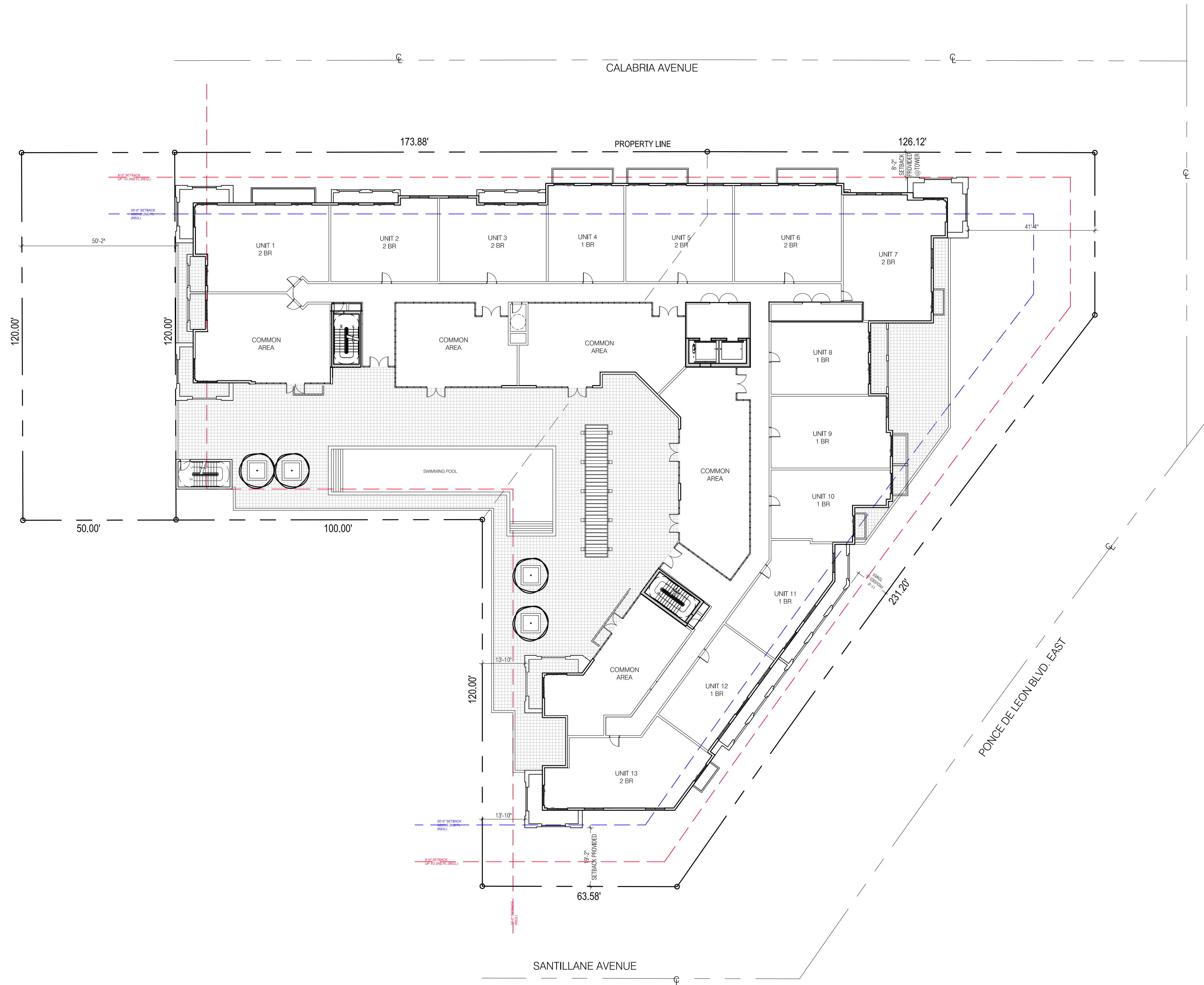
SHEET NO:

L-1

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SEAL:

 ANDY WITKIN LA. 0000889



REC LANDSCAPE PLAN

Scale: 1" = 20'-0"

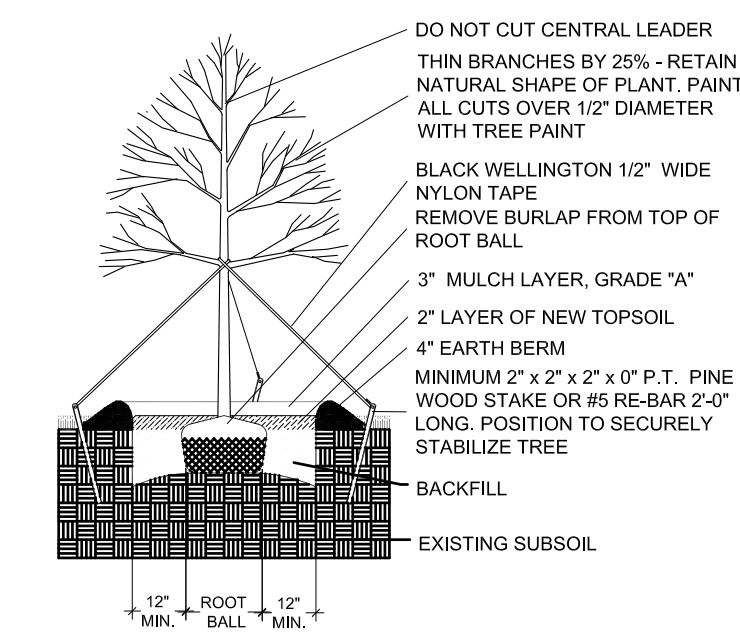
THE REGENCY AT PONCE PARK
 912-921 EAST PONCE
 MIAMI, FLORIDA

© 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.

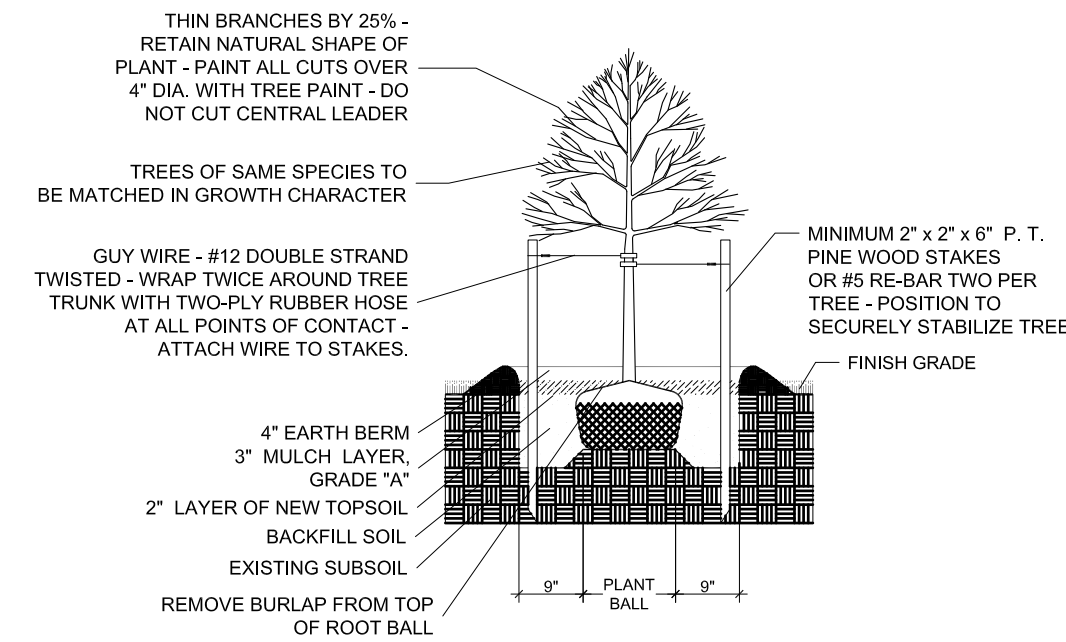
DATE: 01-04-18
 PROJECT NO:
 DRAWING NAME:
 SHEET NO:
L-2

SEAL:

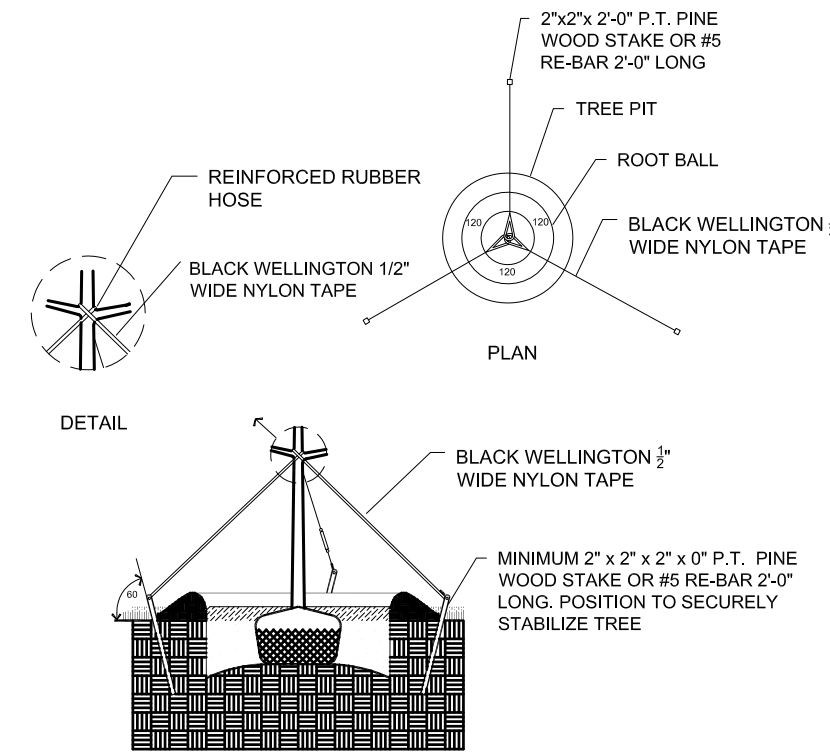
ANDY WITKIN LA. 000889



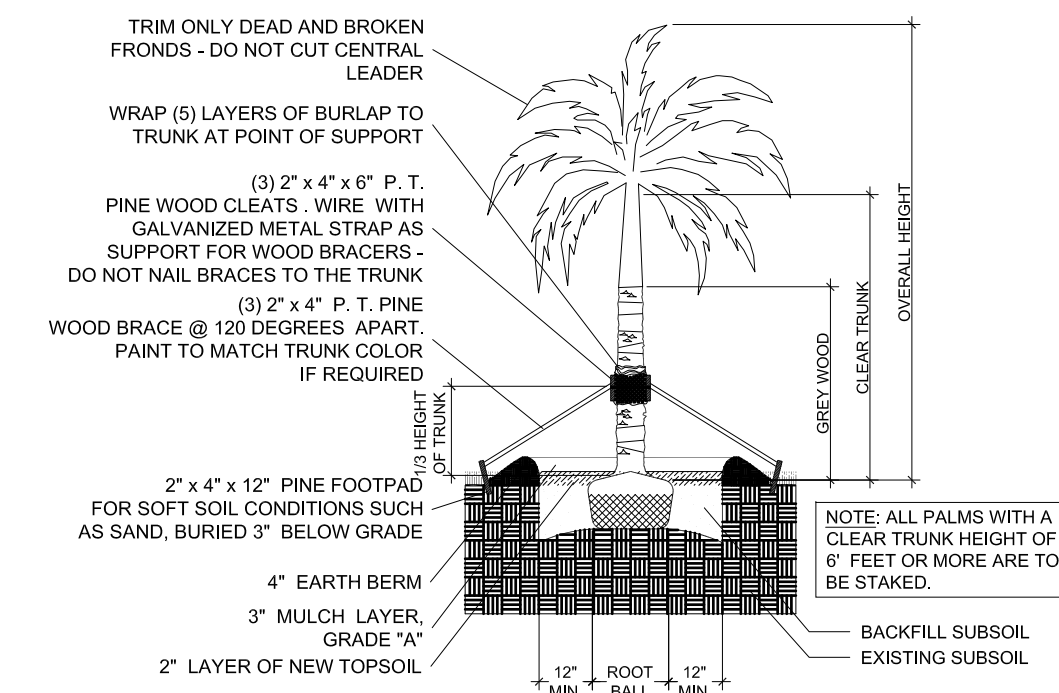
LARGE TREE PLANTING DETAIL



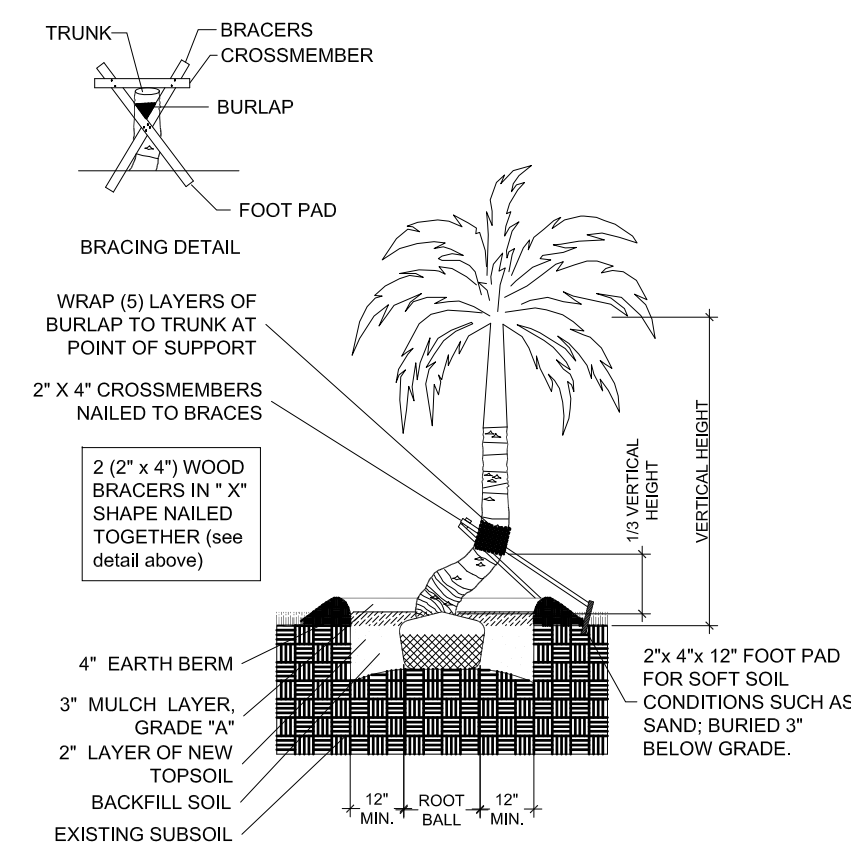
SMALL TREE PLANTING DETAIL



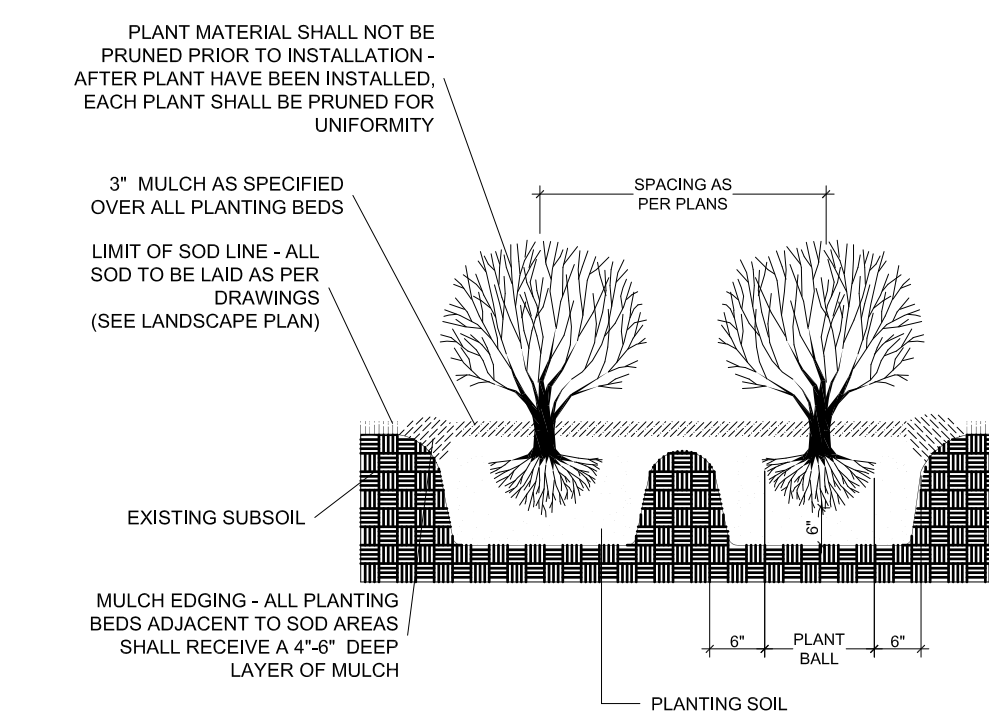
TYPICAL TREE GUYING DETAIL



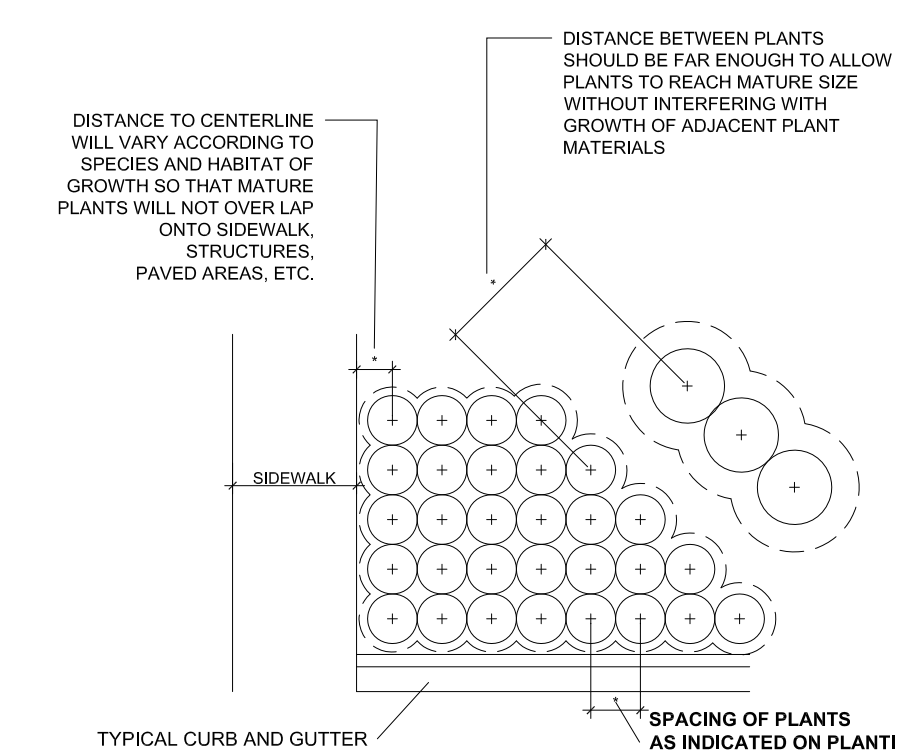
STRAIGHT TRUNK PALM PLANTING DETAIL



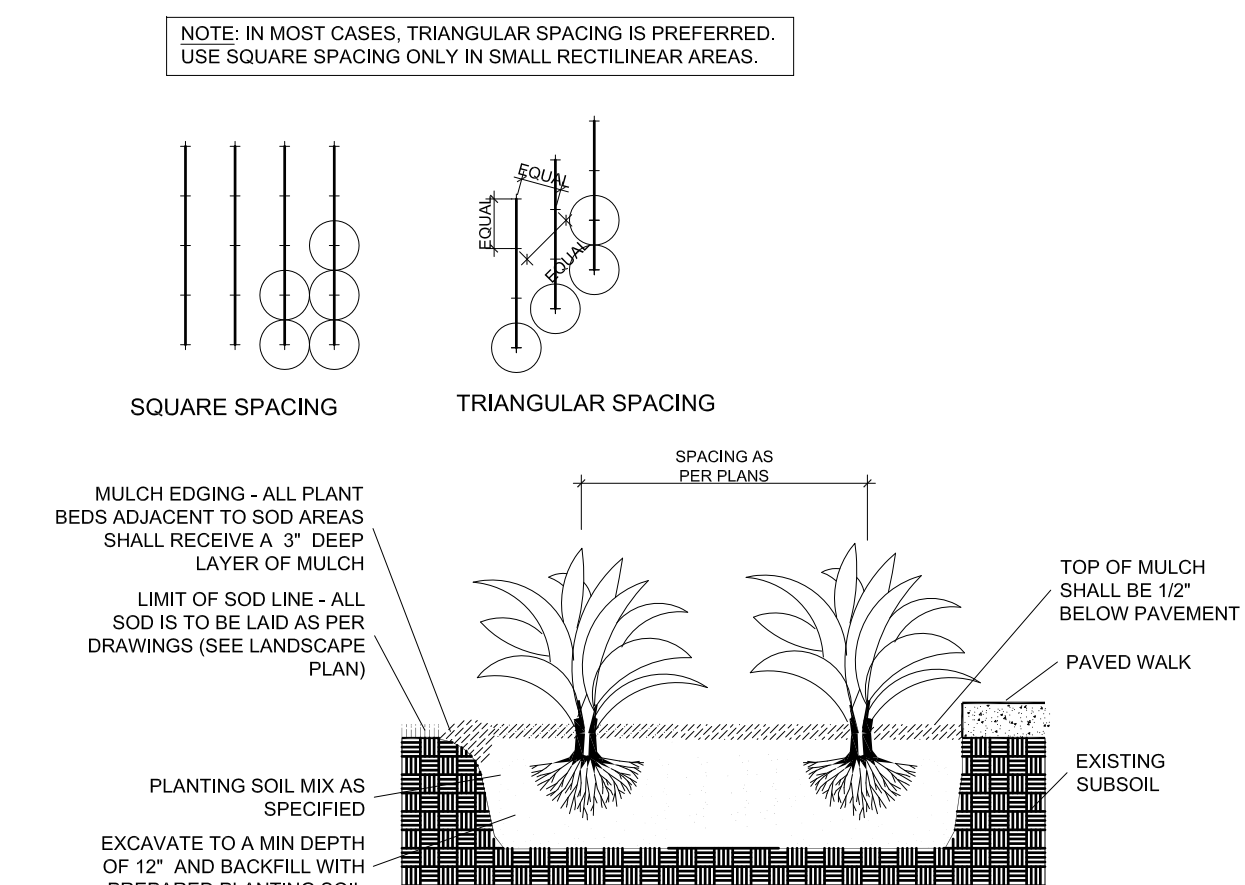
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

PLANTING NOTES:

- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.
- Planting plans shall take precedence over plant list in case of discrepancies.
- No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.
- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.
- Tree and shrub pits will be supplemented with "Agriform Pellets", 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 'Floratum' 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.

DATE: 01-04-18

PROJECT NO:

DRAWING NAME:

SHEET NO:

L-3

LEGAL DESCRIPTION

Lots 5 to 12 in Block 12, “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.

Revisions

No.	Description	Date

WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS.

BOUNDARY AND TOPOGRAPHIC SURVEY

LAND SURVEYOR & MAPPER
 Jorge R. Aviño, P.S.M. No. 4996
 Land Surveyor & Mapper

Project No. 17141.00
 Scale: AS SHOWN
 Date: 01/03/2018
 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 5 to 12 in Block 12, "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.

SURVEYOR'S NOTES:

- Last day of field work was performed on December 13th, 2017.
- 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.
- Bearings shown hereon are based on an assumed Bearing of N87° 42'58"E along the centerline of Calabria Avenue, said line to be considered a well monumented line.
- 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".
- 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.
- 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 other than those certified to.
- 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.
- 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.

CITY OF CORAL GABLES BENCHMARK USED

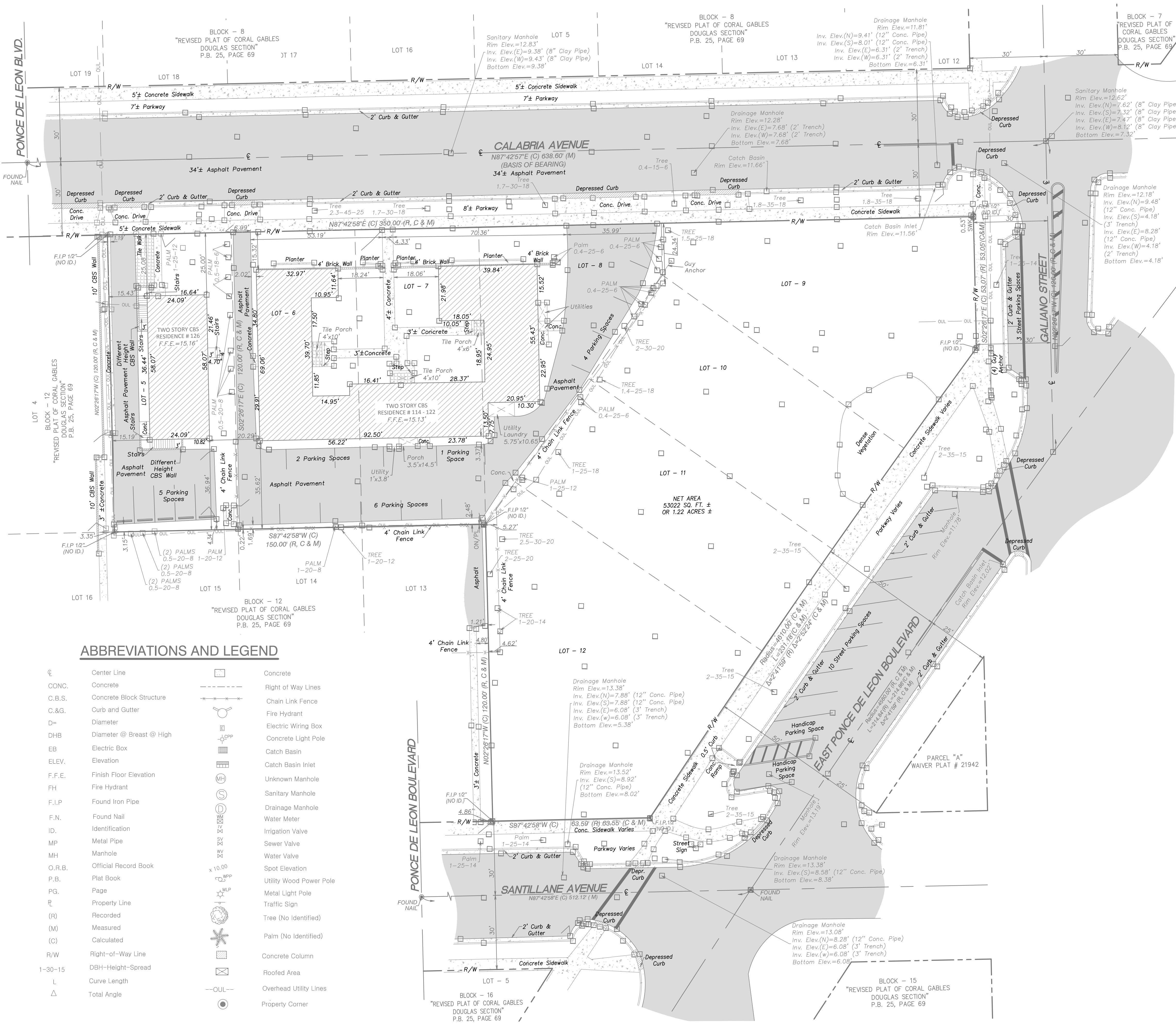
BENCHMARK	DESCRIPTION	ELEVATION
295	South West Corner of the intersection GALIANO STREET @ CALABRIA AVENUE PK Nail Brass & Washer in back of sidewalk.	12.65'

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

SURVEYOR'S CERTIFICATE:

This is to certify to the herein named firm and/or persons that the "Boundary & Topographic Survey" of the herein described property is true and correct to the best of our knowledge and belief as surveyed under our direction. I further certify that this survey meets the Standards of Practice Requirements as set forth in Chapter 5J-17, Florida Administrative Code, as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to 472.027 Florida Statute.

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.



ABBREVIATIONS AND LEGEND

CL	Center Line	CONC.	Concrete	C.B.S.	Concrete Block Structure	C.G.	Curb and Gutter	D	Diameter	DHB	Diameter @ Breast @ High	EB	Electric Box	ELEV.	Elevation	F.F.E.	Finish Floor Elevation	FH	Fire Hydrant	F.I.P.	Found Iron Pipe	F.N.	Found Nail	ID.	Identification	MP	Metal Pipe	MH	Manhole	O.R.B.	Official Record Book	P.B.	Plat Book	P.G.	Page	P	Property Line	(R)	Recorded	(M)	Measured	(C)	Calculated	R/W	Right-of-Way Line	1-30-15	DBH-Height-Spread	L	Curve Length	Δ	Total Angle
□	Concrete	→	Right of Way Lines	—·—·	Chain Link Fence	⊕	Fire Hydrant	⊙	Electric Wiring Box	⊕	Concrete Light Pole	⊕	Catch Basin	⊕	Catch Basin Inlet	⊕	Unknown Manhole	⊕	Sanitary Manhole	⊕	Drainage Manhole	⊕	Water Meter	⊕	Irrigation Valve	⊕	Sewer Valve	⊕	Water Valve	⊕	Spot Elevation	⊕	Utility Wood Power Pole	⊕	Metal Light Pole	⊕	Traffic Sign	(R)	Tree (No Identified)	(M)	Palm (No Identified)	□	Concrete Column	⊕	Roofted Area	⊕	Overhead Utility Lines	⊕	Property Corner		



Historical Resources &
Cultural Arts

January 24, 2018

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

Madoss Corporation
3000 SW 78th Court
Miami, FL 33155

☎ 305.460.5093

✉ hist@coralgables.com

Re: Historic Significance Determination of **126 Calabria Avenue**, legally described as legally described as Lot 5, Block 12, 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.

Dear Property Owners:

This letter is to confirm the results of the Historic Preservation Board meeting of January 18, 2018. The Board met to consider the historic significance of the property located at 126 Calabria Avenue.

After review, the Historic Preservation Board made a motion determining that the property did not warrant further research and deemed the property to be not historically significant. Therefore, it is allowed to be demolished.

Should you have any questions please do not hesitate to contact the office.

Sincerely,

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

Dona M. Spain
Historical Resources & Cultural Arts Director

cc: Alliance Starlight I, LLC, 340 Minorca Avenue, Suite 9, Coral Gables, FL 33134

Jorge Navarro, Esq., 333 S.E. 2nd Avenue, #4100, Miami, FL 33131

Miriam Soler Ramos, City Attorney

Cristina M. 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



April 7, 2018

**City of Coral Gables
Building & Zoning
427 Biltmore Way 3rd Floor
Coral Gables, FL 33134**

RE: Property Owners List within 1,500 feet of:

LEGAL DESCRIPTION:

Lots 5, 6, 7, 8, 9, 10, 11 and 12 in Block 12, of "**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.

LOCATION: 110-114 Calabria Avenue, Coral Gables FL 33134

FOLIO: 03-4108-009-0980, -0990, -1000, 1010, -1020

PREPARED FOR: GREENBERG TRAURIG PA

ORDER: 180402

TOTAL NO. OF LABELS WITHOUT REPETITION: 988

This is to certify that the attached ownership list, map and mailing matrix is a complete and accurate representation of the real estate property and property owners within 1,500 feet of the subject property listed above. This reflects the most current records on the file in Miami-Dade County Tax Assessor's Office.

Sincerely,

THE ZONING SPECIALISTS GROUP, INC.

Jose F. Lopez, P.S.M. #3086

7729 NW 146th Street • Miami Lakes, FL 33016
Phone: 305 828-1210
www.thezoningspecialistsgroup.com

1,500-FOOT RADIUS MAP OF:

LEGAL DESCRIPTION:

Lots 5, 6, 7, 8, 9, 10, 11 and 12 in Block 12, of "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.

LOCATION: 110-114 Calabria Avenue, Coral Gables FL 33134

FOLIO: 03-4108-009-0980, -0990, -1000, 1010, -1020

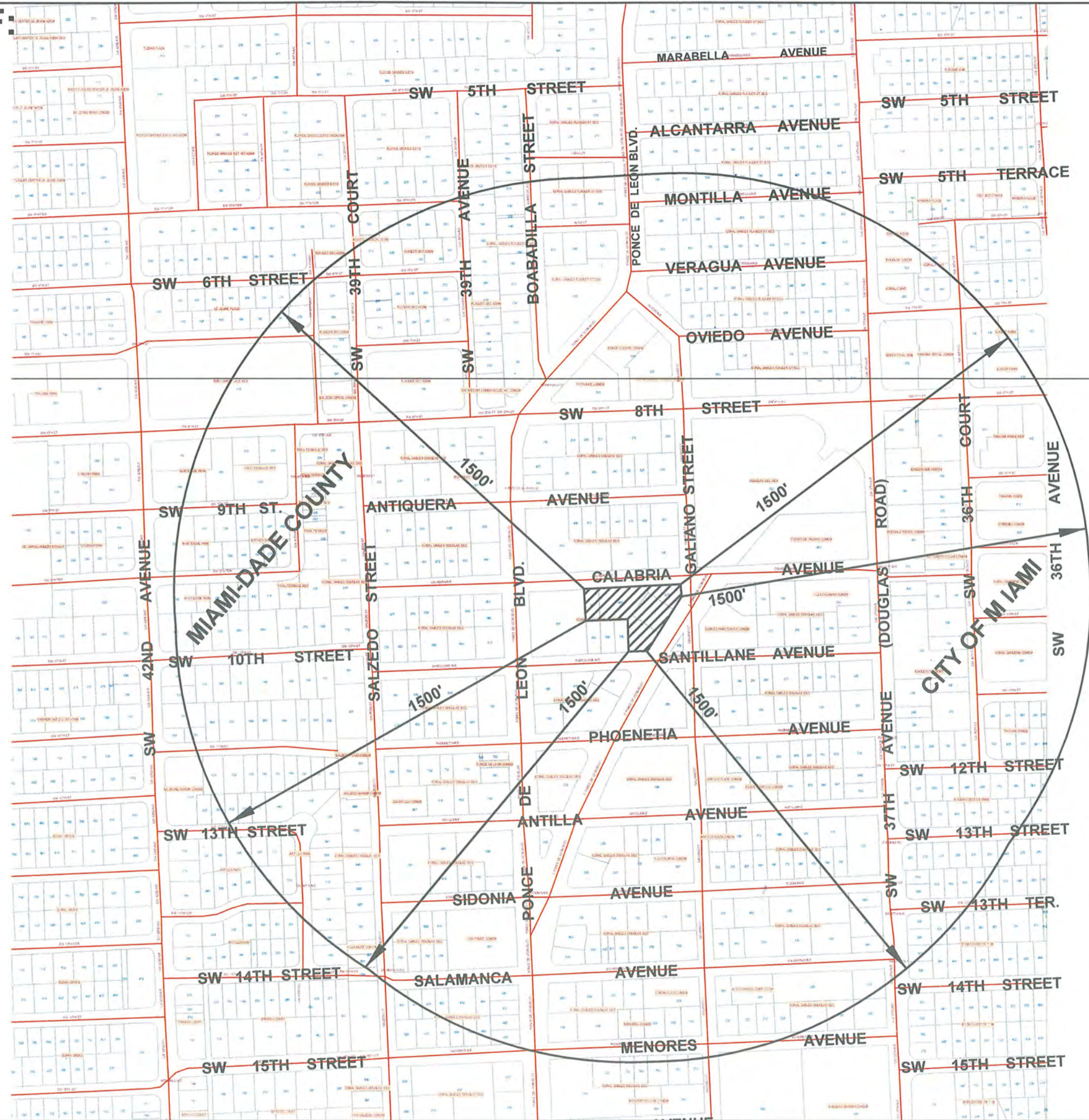
PREPARED FOR: GREENBERG TRAURIG PA

ORDER: 180402

DATE: April 7, 2018



SCALE: 1"= 400'



The Zoning Specialists Group, Inc.
 7729 NW 146th Street
 Miami Lakes FL 33016
 Ph: (305)828-1210
www.thezoningspecialistsgroup.com

I HEREBY CERTIFY: That all the properties shown herein are lying within a 1500-foot radius from all boundary lines of the subject property. I further certify that this radius map is true and correct to the best of my knowledge and belief.

BY: *Jose Lopez*
 JOSE F. LOPEZ, P.S.M.
 Professional Surveyor & Mapper
 No. 3086, State of Florida.

NOTE:
 NOT VALID UNLESS SEALED WITH
 THE SIGNING SURVEYOR'S SEAL

CONTACTS

OWNERSHIP CONTACT:

ALLIANCE STARLIGHT I, LLC
340 MINORCA AVENUE, SUITE 9
CORAL GABLES, FL 33134
(305)491-3302
hpaperllc@gmail.com

ARCHITECT:

ROBERT BEHAR
BEHAR FONT & PARTNERS, P.A.
4533 PONCE DE LEON BOULEVARD
CORAL GABLES, FL 33146
(305)740-5442 OFFICE
ROBERT@BEHARFONT.COM

ATTORNEY:

JORGE L. NAVARRO, ESQ.
GREENBERG TRAUIG
333 S.E. 2ND AVENUE, #4100
MIAMI, FL 33131
(305)579-0821 OFFICE
NAVARROJO@GTLAW.COM

CFN 20050228342
 DR Bk 23147 Pg 26217 (1pg)
 RECORDED 03/08/2005 15:23:46
 DEED DOC TAX 5,850.00
 SURTAX 4,387.50
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA
 LAST PAGE

This instrument prepared by:
 FLORIDA TITLE & ESCROW COMPANY
 Manuel M. Arvesu, Esq.
 201 Alhambra Circle, Suite 502
 Coral Gables, Florida 33134

Warranty Deed

(Statutory Form - FS 689.02)

This Indenture, made this 27th day of February, 2005, between **Manuel M. Arvesu and Maria C. Arraras, husband and wife**, party of the first part and whose post office address is: c/o 201 Alhambra Circle, Suite 502, Coral Gables, Florida 33134, to **Alliance Starlight I, LLC, a Florida limited liability company**, party of the second part and whose post office address is: 4091 Laguna Street, Coral Gables, Florida 33146

(Whenever used herein, the terms "First Part" and "Second Part" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That said party of the first part, for and in consideration of the sum of \$10.00 and other good valuable considerations receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the party of the second part, all that certain land situated in MIAMI-DADE County, Florida, to wit:

Lot 9, Block 12, 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.

(For Information Only: Property Appraiser's Parcel Identification Number is 03-4108-009-1000)

Subject to: Conditions, restrictions, limitations and easements of records, if any, applicable zoning regulations and taxes for the year 2005 and subsequent years.

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, 2004.

In Witness whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Reynaldo Ramos
 Witness:
Reynaldo Ramos
 Print Witness Name

Manuel M. Arvesu
 Manuel M. Arvesu

Zonia L. del Portillo
 Witness:
Zonia L. del Portillo
 Print Witness Name

Maria C. Arraras
 Maria C. Arraras

STATE OF FLORIDA)
) SS
 COUNTY OF MIAMI-DADE)

I hereby certify, The foregoing instrument was acknowledged before me this 27th day of February, 2005, by Manuel M. Arvesu and Maria C. Arraras, husband and wife, who are personally known to me and who did not take an oath.

Zonia L. del Portillo
 NOTARY PUBLIC
 ZONIA L. DEL PORTILLO
 MY COMMISSION # DD 306333
 EXPIRES: May 22, 2008
 Bonded Thru Notary Public Underwriters



This instrument prepared by:
 Fred E. Glickman, Esq.
 Dadeland Towers, Suite 508
 9200 S. Dadeland Boulevard
 Miami, Florida 33156

CFN 2005R0228343
 DR Bk 23147 Pgs 2622 - 2625; (4p)
 RECORDED 03/08/2005 15:23:46
 DEED DOC TAX 18,150.00
 SURTAX 13,612.50
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Property Appraisers Parcel
 I.D. (Folio) Number(s): See Below

WARRANTY DEED

THIS WARRANTY DEED made this 28 day of Feb, 2005, by **The Tien Family Limited Partnership, a Florida limited partnership**, whose post office address is 9200 South Dadeland Boulevard, Suite 508, Miami, Florida 33156, hereinafter called the grantor, to **Alliance Starlight I, LLC, a Florida limited liability company**, whose post office address is 4091 Laguna Street, Coral Gables, Florida 33146, hereinafter called the grantee:

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

WITNESSETH: That the grantor(s), for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee(s), all that certain land situate in Miami-Dade County, Florida, viz:

Folio No. 03-41-08-009-1010
 Lots 10 and 11, in Block 12, of 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.

Commonly Known As: 912 East Ponce De Leon Boulevard, Coral Gables, Florida 33134

Folio No. 03-41-08-009-1020
 Lot 12, in Block 12, of 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.

Commonly Known As: 918-20 East Ponce De Leon Boulevard, Coral Gables, Florida

Grantee shall take title subject to (1) zoning restrictions imposed by governmental authority; (2) restrictions and matters appearing on the plat, or otherwise common to the subdivision; (3) taxes for year of 2005; (4) restrictions, utility easements or other matters of public record;


TO HAVE AND TO HOLD, the same in fee simple forever.

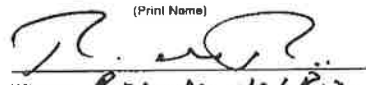
AND the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.


-1-

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


 Witness: FRED E. GLICKMAN
 (Print Name)

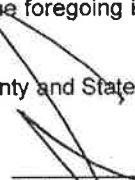

 Witness: Ricardo de la Riva
 (Print Name)


By: 
YIFE TIEN, as President of Verdes Way, Inc.,
 A Florida corporation, and sole General
 Partner of the Tien Family Limited Partnership

STATE OF FLORIDA)
) ss
 COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared Yife Tien to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of February, 2005.


 Notary Public State of Florida
 My commission expires:

 Fred E. Glickman
 My Commission DD216253
 Expires August 26, 2007

C:\DOCS\Real Estate\Tien Sale to Alliance Starlight I, LLC\Warranty Deed.wpd

State of Florida

Department of State

I certify from the records of this office that VERDES WAY, INC. is a corporation organized under the laws of the State of Florida, filed on December 27, 1999.

The document number of this corporation is P99000110950.

I further certify that said corporation has paid all fees due this office through December 31, 2004, that its most recent annual report was filed on April 9, 2004, and its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of Florida, at Tallahassee, the Capital, this the Twenty Fifth day of February, 2005

Glenda E. Hood
Secretary of State



Authentication ID: 100047315751-022505-P99000110950

To authenticate this certificate, visit the following site, enter this ID, and then follow the instructions displayed.
www.sunbiz.org/auth.html

OR BK 23147 PG 2625
LAST PAGE

State of Florida



Department of State

I certify from the records of this office that THE TIEN FAMILY LIMITED PARTNERSHIP, is a Limited Partnership organized under the laws of the state of Florida, filed on January 5, 2000.

The document number of this Limited Partnership is A00000000041.

I further certify said Limited Partnership has paid all filing fees due this office through December 31, 2004, and its status is active.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
Twenty-first day of February, 2005



CR2EO22 (2-03)

Glenda E. Hood
Glenda E. Hood
Secretary of State



This instrument prepared by:
Fred E. Glickman, Esq.
Dadeland Towers, Suite 508
9200 S. Dadeland Boulevard
Miami, Florida 33156

CFN 2005RD228343
DR Bk 23147 Pgs 2622 - 2625; (4p)
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SURTAX 13,612.50
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Property Appraisers Parcel I.D. (Folio) Number(s): See Below

WARRANTY DEED

THIS WARRANTY DEED made this 28 day of Feb, 2005, by **The Tien Family Limited Partnership, a Florida limited partnership**, whose post office address is 9200 South Dadeland Boulevard, Suite 508, Miami, Florida 33156, hereinafter called the grantor, to **Alliance Starlight I, LLC, a Florida limited liability company**, whose post office address is 4091 Laguna Street, Coral Gables, Florida 33146, hereinafter called the grantee:

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

WITNESSETH: That the grantor(s), for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee(s), all that certain land situate in Miami-Dade County, Florida, viz:

Folio No. 03-41-08-009-1010
Lots 10 and 11, in Block 12, of 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.

Commonly Known As: 912 East Ponce De Leon Boulevard, Coral Gables, Florida 33134

Folio No. 03-41-08-009-1020
Lot 12, in Block 12, of 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.

Commonly Known As: 918-20 East Ponce De Leon Boulevard, Coral Gables, Florida

Grantee shall take title subject to (1) zoning restrictions imposed by governmental authority; (2) restrictions and matters appearing on the plat, or otherwise common to the subdivision; (3) taxes for year of 2005; (4) restrictions, utility easements or other matters of public record;

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantors hereby covenant with said grantee that the grantors are 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, 2004.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
 Witness: FRED E. GLICKMAN
 (Print Name)
[Signature]
 Witness: Ricardo de la Riva
 (Print Name)


By: *[Signature]*
YIFE TIEN, as President of Verdes Way, Inc.,
 A Florida corporation, and sole General
 Partner of the Tien Family Limited Partnership

STATE OF FLORIDA)
) ss
 COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared Yife Tien to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of February, 2005.

[Signature]
 Notary Public State of Florida
 My commission expires:

 Fred E. Glickman
 My Commission DD218253
 Expires August 25, 2007

C:\DOCS\Real Estate\Tien Sale to Alliance Starlight I, LLC\Warranty Deed.wpd

-2-

State of Florida

Department of State

I certify from the records of this office that VERDES WAY, INC. is a corporation organized under the laws of the State of Florida, filed on December 27, 1999.

The document number of this corporation is P99000110950.

I further certify that said corporation has paid all fees due this office through December 31, 2004, that its most recent annual report was filed on April 9, 2004, and its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the Great Seal of
Florida, at Tallahassee, the Capital, this the
Twenty Fifth day of February, 2005*



Glenda E. Hood
Secretary of State

Authentication ID: 100047315751-022505-P99000110950

To authenticate this certificate, visit the following site, enter this ID, and then follow the instructions displayed.
www.sunbiz.org/auth.html

State of Florida



Department of State

I certify from the records of this office that THE TIEN FAMILY LIMITED PARTNERSHIP, is a Limited Partnership organized under the laws of the state of Florida, filed on January 5, 2000.

The document number of this Limited Partnership is A00000000041.

I further certify said Limited Partnership has paid all filing fees due this office through December 31, 2004, and its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capitol, this the Twenty-first day of February, 2005



CR2EO22 (2-03)

Glenda E. Hood
Glenda E. Hood
Secretary of State