

BEHAR·FONT

PARTNERS, P.A.
ARCHITECTURE • PLANNING • INTERIORS



PLANNING
SUBMITTAL

December 3, 2018

**100
MIRACLE MILE**

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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 Miracle Mile, 151 Andalusia Ave & 2414 Galiano Street

Property/project name: 100 Miracle Mile

Legal description: Lot(s) 19-29

Block(s) 3 Section (s) Crafts Section

Property owner(s): Poncecat Miracle Mile, LLC

Property owner(s) mailing address: 2990 Ponce de Leon Boulevard, #500 Coral Gables, Florida 33134

Telephone: Business 305-448-2330 Fax _____

Other _____ Email ajp @ ajpventures.com



City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Jorge L. Navarro, Esq.

Applicant(s)/agent(s) mailing address: 333 SW 2nd Avenue, #4400 Miami, Florida 33131

Telephone: Business 305-579-0821 Fax _____

Other _____ Email navarrojo @ gtlaw.com

Property information

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

Current zoning classification(s): Commercial

Proposed land use classification(s) (if applicable): Commercial High Rise Intensity

Proposed zoning classification(s) (if applicable): N/A

Supporting information (to be completed by Planning Staff)

A Preapplication Conference is required with the Planning Division in advance of application submittal to determine the information necessary to be filed with the application(s). Please refer to the Planning Division Development Review Process Handbook, Section 3.0, for an explanation of each item. If necessary, attach additional sheets to application. The Planning Division reserves the right to request additional information as necessary throughout the entire review process.

- Aerial.
- Affidavit providing for property owner's authorization to process application.
- Annexation supporting materials.
- Application fees.
- Application representation and contact information.
- Appraisal.
- Architectural/building elevations.
- Building floor plans.
- Comprehensive Plan text amendment justification.
- Comprehensive Plan analysis.
- Concurrency impact statement.
- Encroachments plan.
- Environmental assessment.
- Historic contextual study and/or historical significance determination.
- Landscape plan.
- Lighting plan.
- Massing model and/or 3D computer model.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Parking study.
- Photographs of property, adjacent uses and/or streetscape.
- Plat.
- Property survey and legal description.



City of Coral Gables Planning Division Application

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

Application submittal requirements

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

Applicant/agent/property owner affirmation and consent

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

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



City of Coral Gables Planning Division Application

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

| | |
|---|--|
| Property owner(s) signature(s): <i>A. J. Perez</i> | Property owner(s) print name: <i>Alberto J. Perez</i> |
| Property owner(s) signature(s): | Property owner(s) print name: |
| Property owner(s) signature(s): | Property owner(s) print name: |

Address: *2990 Ponce de Leon Blvd, # 500 Coral Gables, FL 33134*

Telephone: *305.448.2330* Fax: *305.448.2331* Email: *ajp@ajpventures.com*

NOTARIZATION

STATE OF FLORIDA/COUNTY OF *MIAMI-DADE*
 The foregoing instrument was acknowledged before me this *14TH* day of *SEPTEMBER* by _____
 (Signature of Notary Public - State of Florida)

Julia Bru



(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: | Contract Purchaser(s) Print Name: N/A |
| Contract Purchaser(s) Signature: | Contract Purchaser(s) Print Name: N/A |

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: Jorge L. Navarro, Esq. |
|--------------------------------------|---|

Address: 333 SE 2nd Avenue, #4100 Miami, Florida 33131

| | | |
|-------------------------|------|----------------------------|
| Telephone: 305-579-0821 | Fax: | Email: navarrojo@gtlaw.com |
|-------------------------|------|----------------------------|

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 14th day of September by Jorge L. Navarro
(Signature of Notary Public - State of Florida) 2018



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

Personally Known OR Produced Identification; Type of Identification Produced _____

June 8, 2018

Updated: November 19, 2018

Updated: November 28, 2018

Updated: December 3, 2018

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 / Statement of Use / Planning Division Application 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 our Statement of Use in connection with the enclosed Planning Division Application for a proposed mixed use development to be located at the above referenced properties (collectively, the “**Property**”). Specifically, the Applicant is requesting the following: (1) Mixed-Use (MXD) Site Plan Approval (2) Small Scale Comprehensive Plan Amendment from Commercial Mid-Rise Intensity to Mixed Use, (3) Zoning Code Text Amendment to Site Specific Standards applicable to the Property to permit a total of 16 stories (where 14 stories are permitted); (4) Transfer of Development Rights Approval, and (5) Encroachment Agreement for a pedestrian bridge connecting the Property (collectively, the “**Application**”).

I. PROPERTY INFORMATION

The Property is located within the Downtown Overlay District at the intersection of Miracle Mile and Galiano Street in the City of Coral Gables (the “**City**”). The Property consists of approximately 29,496 +/- square feet or 0.67 acres of land and is comprised of lots 19 through 29, Block 3 of the Coral Gables Craft Section, as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida. As illustrated below, the Property currently consists of a 3-story office building along Miracle Mile with surface parking facilities along Andalusia Avenue. Additionally, there is an existing alley that bisects the Property (the “**Alley**”).



The Property is currently zoned Commercial (C) and has a dual land use designation on the City’s Future Land Use Map (“FLUM”). The northern portion of the Property fronting Miracle Mile is designated Commercial High-Rise Intensity while the portion of the Property to the south of the existing Alley along Andalusia Avenue has a FLUM designation of Commercial Mid-Rise Intensity. Additionally, the Property is located within the boundaries of the Downtown Overlay District and at the heart of Downtown Coral Gables. As further discussed below, the Application will permit the development of a high quality mixed use development with ground floor commercial uses and upper level residences that will enhance the aesthetic, physical and environmental character of the Downtown Coral Gables area and further activate the Miracle Mile and Andalusia corridors.

II. PROPOSED MXD PROJECT

As detailed in the enclosed plans prepared by Behar Font & Partners and dated August 27, 2018 (the “**Site Plan**”), the Applicant seeks to redevelop the Property with a 16-story mixed use project containing approximately 13,055 square feet of ground floor commercial uses, second floor office space and 130 upper level multifamily residential units with a rooftop deck included with amenity uses (the “**Project**”). The Project has been designed to include ground floor commercial uses to activate the Miracle Mile and Galiano frontages and provides for approximately 3,560 square feet of open space.

Additionally, the Project includes approximately 179 parking spaces within the proposed parking structure to serve the existing and new uses. As reflected in the Site Plan, the proposed Project entails the adaptive reuse and renovation of the existing three (3) story commercial building fronting onto Miracle Mile which will remain in place. The three-story building will be renovated, with the existing bank use remaining at the ground floor and newly refurbished office space and additional residential uses on the upper levels. The Applicant will be supplementing this revised Statement of Use with a shared parking analysis from its traffic engineer in support of parking reductions due to the mixed use components of the Project, its proximity to employment hubs and nearby public transportation facilities.

Consistent with the City's vision for mixed use development on Miracle Mile, the Application will also create a transition in height between the existing ground floor commercial uses along Miracle Mile and the taller multi-family residential buildings along Andalusia Avenue. Specifically, the proposed design preserves the low-rise scale of development along Miracle Mile by maintaining the existing 3-story building envelope.¹ Additionally, with the City's vision for Downtown Coral Gables, the upper level residential units include balconies and large windows that allow future residents to stay connected to the vibrant Miracle Mile and Andalusia streetscape directly below. As such, the Project's premier location along Miracle Mile and Andalusia Avenue, as well as its proximity to the City Trolley, will create active pedestrian areas by providing connectivity to the surrounding entertainment, retail and restaurant spaces for residents and visitors alike.

III. ANALYSIS FOR FLUM AMENDMENT



As reflected above, the Future Land Use Map currently designates the portion of the Property fronting Miracle Mile as Commercial High-Rise Intensity. The Applicant requests to amend the FLUM designation of the Property to Mixed Use, which is compatible with the existing land use designations and developments along Miracle Mile and the adjacent properties to the east and north along Andalusia Avenue. For the reasons outlined below, the proposed FLUM amendment is appropriate and compatible with the surrounding area, 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.**

¹ Pursuant to Section 4-203 of the City's Zoning Code, the Miracle Mile frontage may be developed with up to six (6) stories or seventy (70) feet in building height.

As discussed above, the Project advances multiple objectives, goals and policies of the City's Comprehensive Plan. The Project will also improve underutilized land currently used as a surface parking lot with a high quality mixed use development that will complement the recent beautification and streetscape enhancements recently completed along Miracle Mile and Downtown Coral Gables.

2. Whether it is internally consistent with Comprehensive Plan.

The Project is internally consistent with the Comprehensive Plan as described above as it permits the development of the same building height and massing along the Andalusia Avenue frontage as is currently permitted under the Property's underlying site-specific regulations. As discussed further below, the Applicant is simply requesting to permit two (2) additional residential stories with the permissible building height of 163.5 feet, which in turn will help reduce the building height and intensity along the Miracle Mile frontage.

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

The Project will meet or exceed the level of service, satisfy concurrency and will allow for the development of residential units within close proximity to office, retail and public transportation facilities. Specifically, the synergy of uses and activated streetscapes along Miracle Mile and the Downtown Coral Gables area supports the City's goal of promoting the viability of the City's Trolley system and alternate modes of transportation.

The Project is located within the Gables Redevelopment Infill District (the "GRID") which precludes certain road facilities from concurrency review for projects within the GRID. Nonetheless, the Applicant has submitted a traffic generation study as part of the Application and has worked with the City's traffic consultant to confirm that the Project will not have an adverse impact on the traffic patterns within the surrounding areas.

4. Its effect on environmental resources.

The proposed mixed use development allows future residents the opportunity to work, dine, shop and entertain within a short walking and biking distance of their home, thereby reducing the use of private motorized vehicles. As such, the proposed development will provide a positive impact on the City and environment. Additionally, in accordance with Section 4-201(F)(5) of the City's Zoning Code, the Project will satisfy the Leadership in Energy and Environmental Design (LEED) criteria and certification further reducing any negative impacts on the environment.

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 in the heart of the City for the growing downtown residential community as intended by the MXD District and underlying Miracle Mile Downtown Overlay District. The future residents will increase patronage and help support the local businesses located along Miracle Mile and within the City's Business Improvement District.

The Project will also provide housing options for those who work in Downtown Coral Gables and surrounding areas.

IV. TRANSFER OF DEVELOPMENT RIGHTS: RECEIVING SITE

In connection with the Project, the Applicant is seeking a Transfer of Development Rights (“TDRs”) as a receiving site in accordance with Section 3-1005 of the City’s Zoning Code. Specifically, pursuant to Section 3-1005(a) of the Zoning Code, the Property is eligible for TDRs as a receiver site as it is located within the boundaries of the Central Business District and is zoned Commercial. The Applicant intends to utilize the TDRs in order to exceed the Mediterranean Level 1 Bonus, 3.2 maximum FAR, by up to twenty-five percent (25%) per Section 3-1005(a) of the Zoning Code in order to permit an FAR of an additional 23,596.8 square feet. Following Site Plan approval and prior to the issuance of a building permit, the Applicant will pursue the necessary approvals from the Board of Architects, Historic Preservation Board, Planning and Zoning Board and City Commission to finalize the TDR transfer for the Project. The Applicant is acceptable to including a condition to this effect.

V. ENCROACHMENT AGREEMENT

The Applicant is also requesting the approval of an encroachment agreement to allow the unified development of the Property. Specifically, the encroachment agreement will include the development of two pedestrian bridges on the third and fifth floors connecting the proposed building on the southern portion of the Property to the existing building along Miracle Mile along with certain other encroachments reflected on the Site Plan. Please note that the Project is designed in a manner that provides proper clearance and ensures that the Alley will remain open to the public for pedestrian and vehicular traffic.

VI. ZONING TEXT AMENDMENT

The Property currently has a Site Specific designation that permits a maximum height of 150 feet and 13-stories or 163.5 feet and 14-stories with Level 1 Mediterranean Bonuses. Additionally, pursuant to Section 5-604(D) of the Zoning Code, the rear portion of the Property may be developed with up to 190.5 feet or 16-stories with Level 2 Mediterranean bonuses while the portion of the Property fronting onto Miracle Mile may be developed with up to 70 feet and 6-stories in building height under the Miracle Mile Downtown Overlay District. However, the Applicant seeks to construct the portion of the Project fronting Miracle Mile at a lower height than permitted and to accommodate two (2) additional stories within the 163.5 feet of building height permitting along the Andalusia Avenue frontage. The proposed design breaks up the building massing and creates a more pedestrian friendly environment along Miracle Mile.



In order to accomplish this design feature, the Applicant is requesting the following text amendment to Division 8, Section A-36(B). Specifically, the Applicant is seeking to amend the Site Specific text in order to design the Project with sixteen (16) stories where only fourteen (14) stories would be permitted under the Level 1 Mediterranean Bonus.

5. No apartment buildings and/or structure shall be constructed or erected on the following described property to exceed sixteen (16) stories or one hundred sixty three and a half (163.5) feet in height (inclusive of Mediterranean Bonuses):

a. Lots 23 through 29, inclusive, Block 3.

6. No commercial buildings shall be constructed or erected on the following described properties to exceed three (3) stories or forty-five (45) feet in height (inclusive of Mediterranean Bonuses):

a. Lots 19 through 22, inclusive, Block 3

In accordance with Section 3-1405 of the Zoning Code, the proposed text amendment is consistent with the City's Comprehensive Plan as it does not permit uses prohibited under the Comprehensive Plan as well as does not allow excess densities or intensities beyond what is permitted under the City's Comprehensive Plan.

VII. CONCLUSION

Based on the foregoing, the Project complies with the requirements of Section 3-408 of the Zoning Code for approval of a MXD Site Plan, is consistent with the Comprehensive Plan and satisfies the overall goals and objectives for redevelopment in the Downtown Overlay District. The proposed Project will be a prime example of a high quality mixed-use development where residents and neighbors can live, shop, eat and entertain within the bustling Downtown Coral Gables area.

As such, we look forward to your favorable consideration of our Application. Should you have any questions or require any additional information, please do not hesitate to contact me at 305-579-0821.

Sincerely,

GREENBERG TRAUERIG

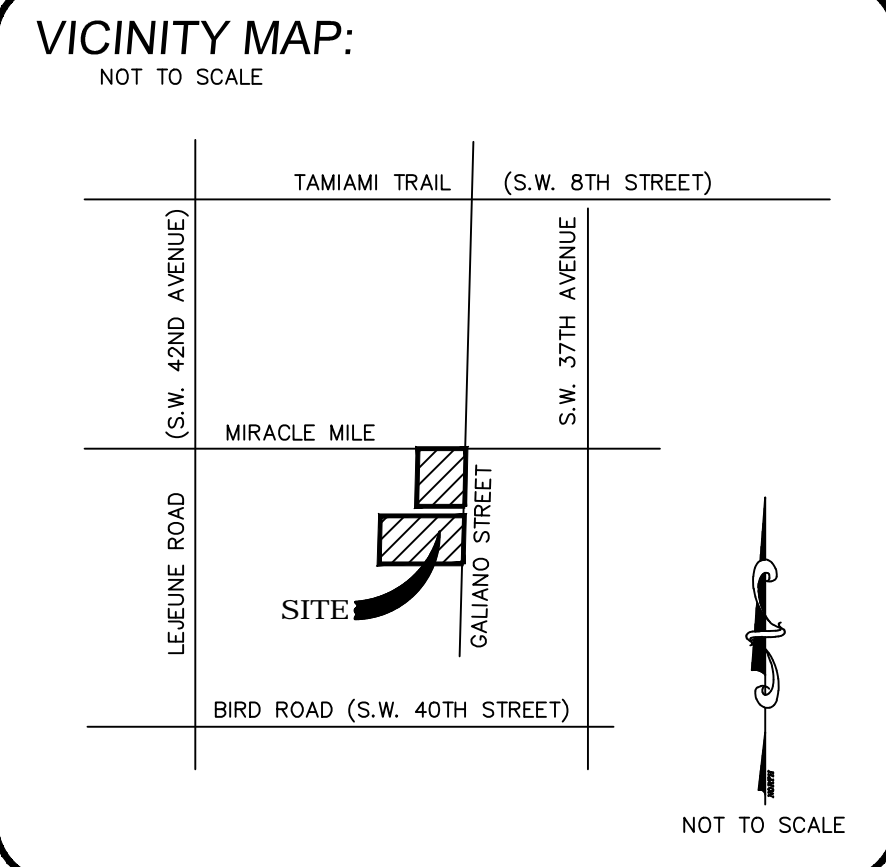

FOR: Jorge L. Navarro, Esq.

JLN: dv

Enclosures

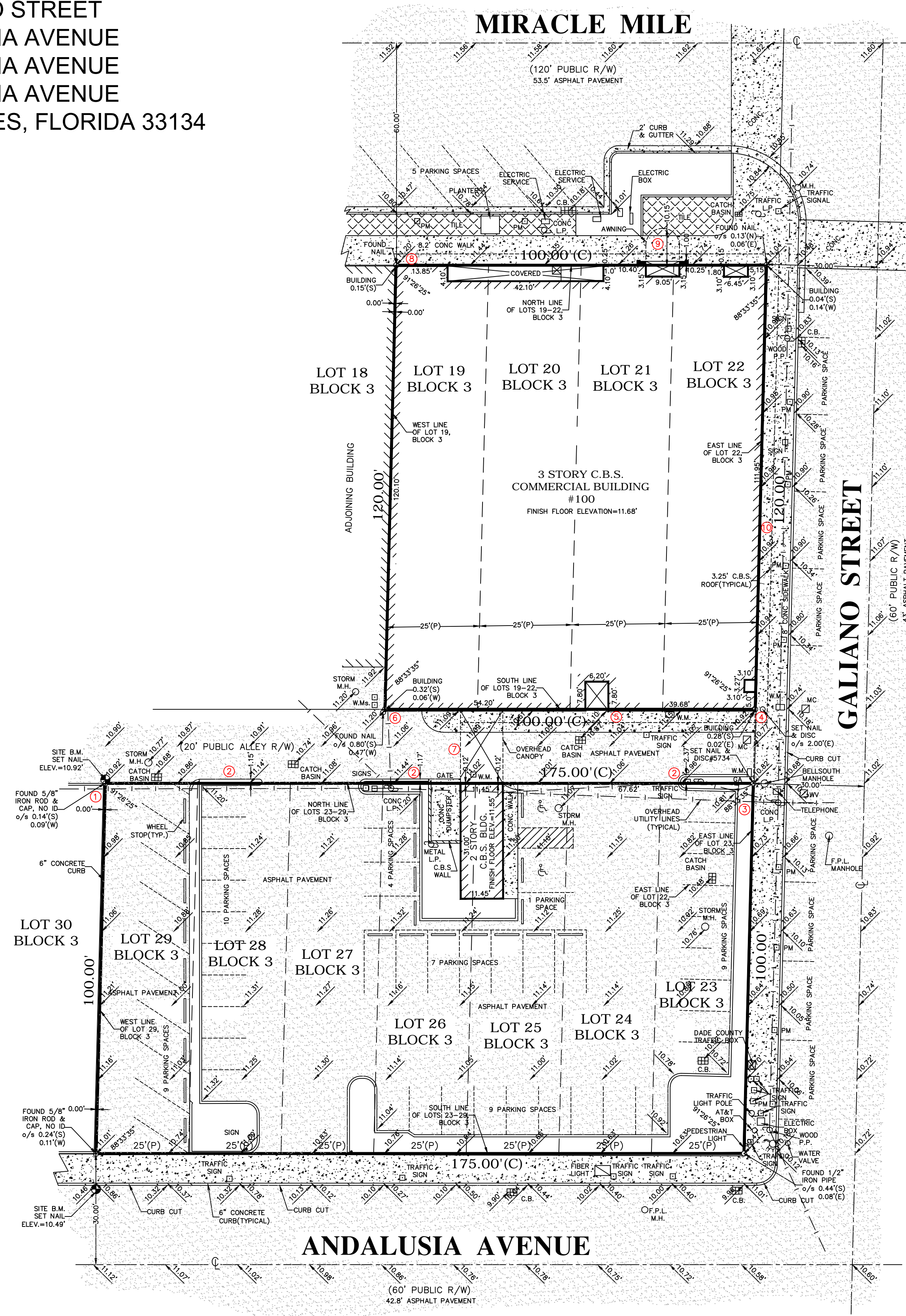
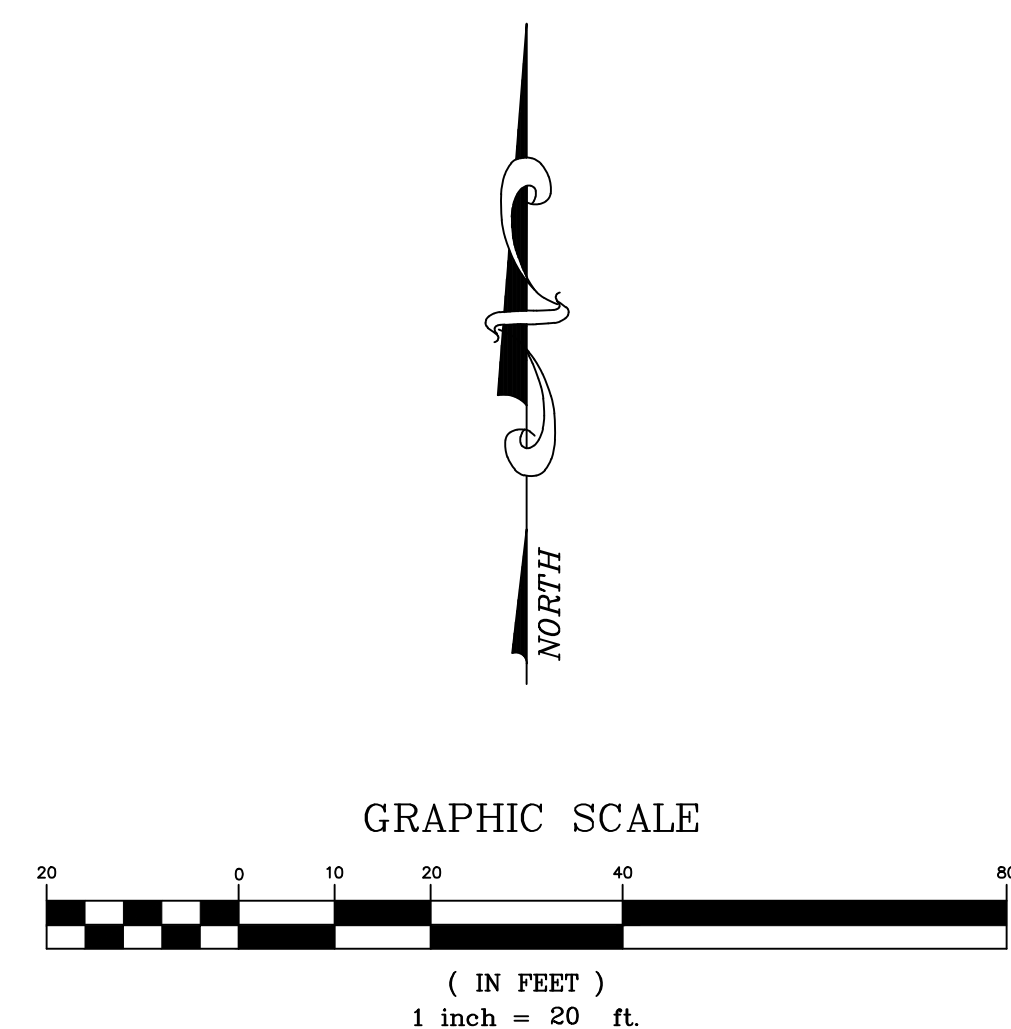
cc: Devon Vickers, Esq.

MIA 186559240v7



PROJECT ADDRESS:

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



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

- CERTIFY TO:**
1. PONCECART MIRACLE MILE, LLC
 2. STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A.
 3. FIRST AMERICAN TITLE INSURANCE COMPANY
 4. QTIBANK, 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:**
- ① - OVERHEAD UTILITY LINES CROSS OVER PROPERTY LINE.
 - ② - CONCRETE CURB, ASPHALT PAVEMENT, C.B.S. WALL, CONCRETE AND OVERHEAD UTILITY LINES CROSS OVER PROPERTY LINE.
 - ③ - OVERHEAD UTILITY LINES CROSS OVER PROPERTY LINE.
 - ④ - C.B.S. BUILDING CROSSES OVER PROPERTY LINE.
 - ⑤ - OVERHEAD C.B.S. ROOF CROSSES OVER PROPERTY LINE.
 - ⑥ - BUILDING CROSSES OVER PROPERTY LINE.
 - ⑦ - OVERHEAD CANOPY ENCROACHES OVER 20' ALLEY.
 - ⑧ - OVERHEAD C.B.S. ROOF CROSSES OVER PROPERTY LINE.
 - ⑨ - DECORATIVE BUILDING ENTRANCE AND AWNING CROSSES OVER PROPERTY LINE.
 - ⑩ - OVERHEAD C.B.S. ROOF CROSSES OVER PROPERTY LINE.

- GENERAL NOTES:**
- 1) TYPE OF SURVEY: BOUNDARY
 - 2) 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.
 - 3) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - 4) 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.
 - 5) UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
 - 6) ELEVATIONS SHOWN HEREON (IF ANY) ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, UNLESS OTHERWISE NOTED.
 - 7) UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
 - 8) FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
 - 9) 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.
 - 10) ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).
 - 11) THE REFERENCE BENCHMARK FOR THE ELEVATIONS SHOWN HEREON IS MIAMI-DADE COUNTY ENGINEERING BENCHMARK "N-19", ELEVATION = 11.65'
 - 12) 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
 - 13) AREA OF PROPERTY = 29,491 SQUARE FEET (0.6770 ACRES) +/-
 - 14) DATE FIELDWORK PERFORMED: 06/22/07 (FIELD BOOK 270, PAGE 60)
 - 15) 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 5J-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

- LEGEND:**
- C = CALCULATED MEASUREMENT
 - ⊕ = 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

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.

Parcel Identification Numbers: 03-4117-005-0570, 03-4117-005-0580, 03-4117-005-0590, 03-4117-005-0600, 03-4117-005-0630, 03-4117-005-06640

100 MIRACLE MILE

100 MIRACLE MILE
CORAL GABLES, FLORIDA

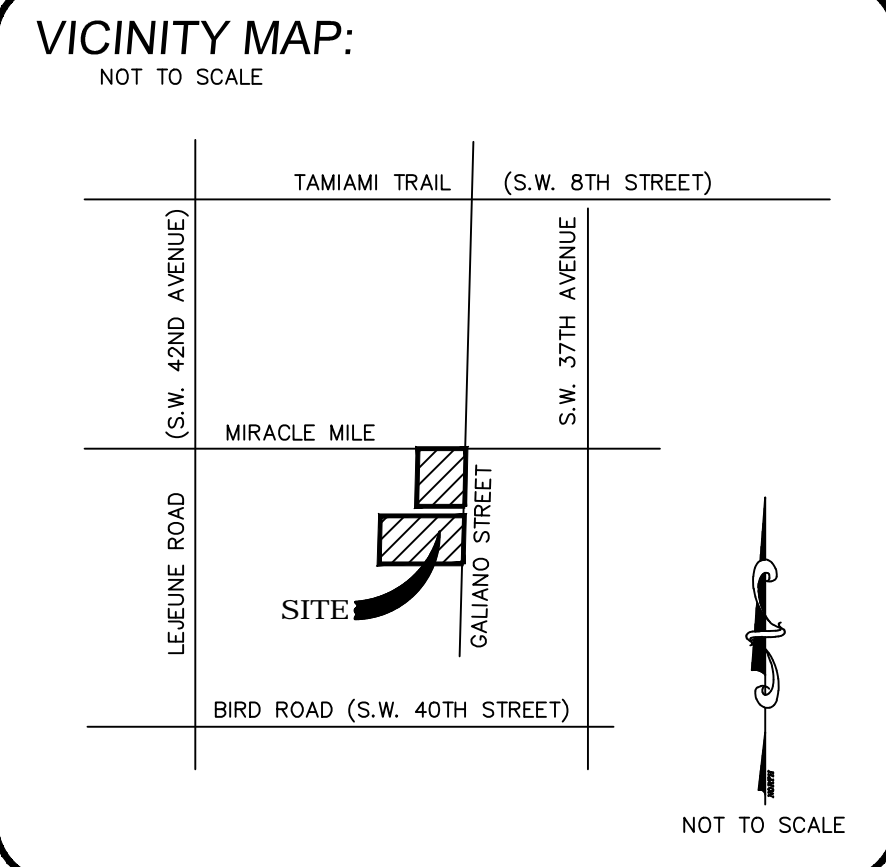
BEHAR · FONT

PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS

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

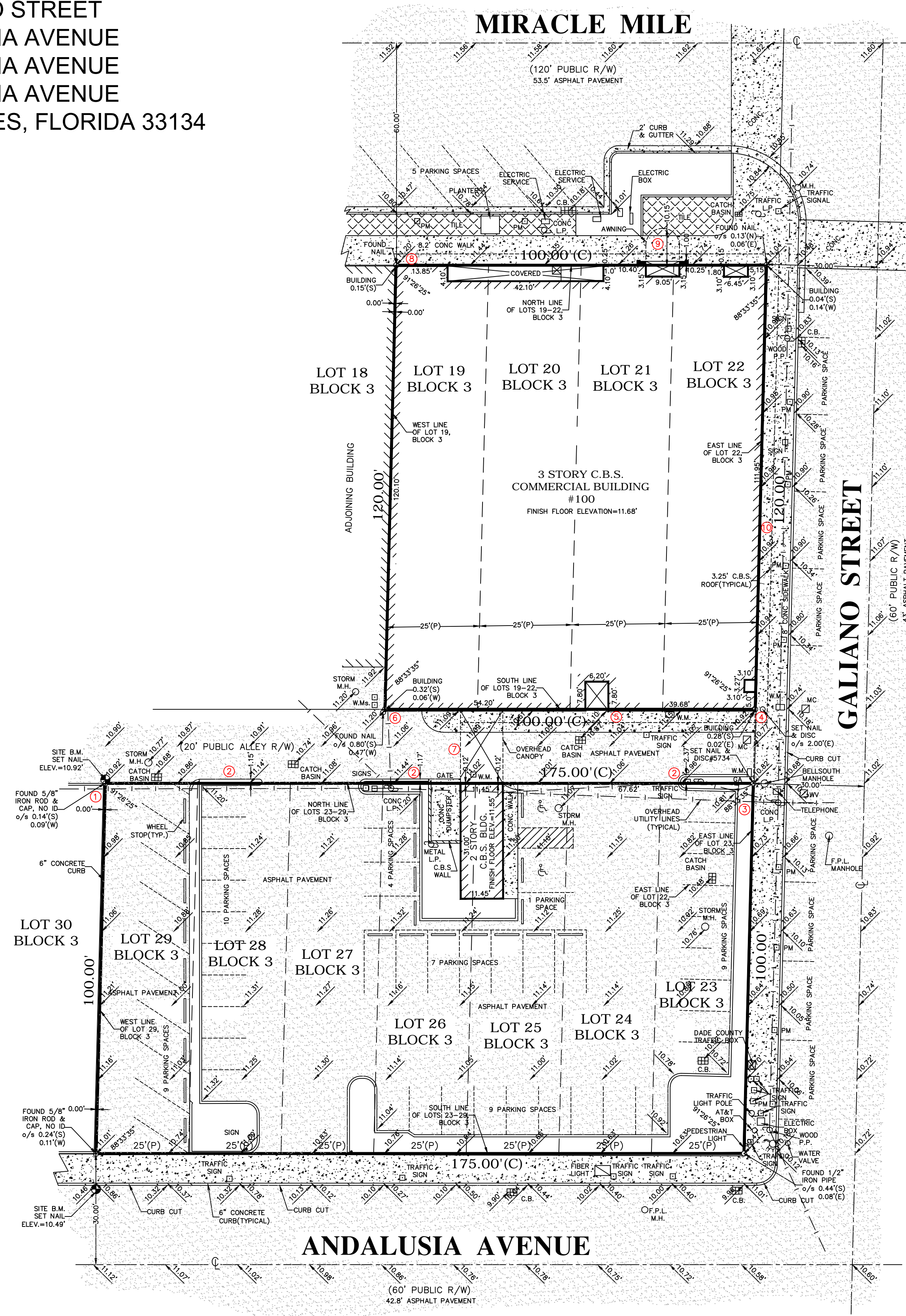
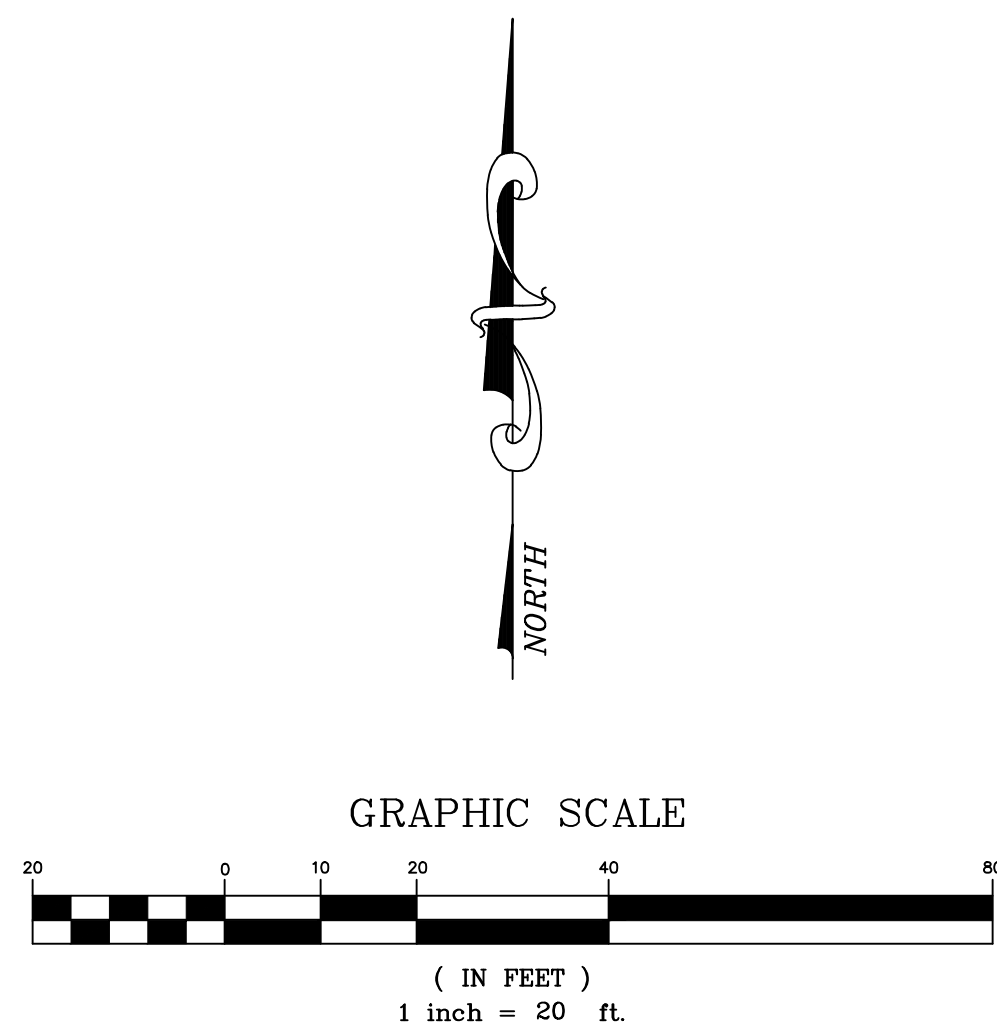
ATLANTA, GEORGIA · NEW HAVEN, CONNECTICUT





PROJECT ADDRESS:

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



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

- CERTIFY TO:**
1. PONCECART MIRACLE MILE, LLC
 2. STEARNS WEAVER MILLER WEISSLER ALHADEFF & SITTERSON, P.A.
 3. FIRST AMERICAN TITLE INSURANCE COMPANY
 4. QTIBANK, 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:**
- ① - OVERHEAD UTILITY LINES CROSS OVER PROPERTY LINE.
 - ② - CONCRETE CURB, ASPHALT PAVEMENT, C.B.S. WALL, CONCRETE AND OVERHEAD UTILITY LINES CROSS OVER PROPERTY LINE.
 - ③ - OVERHEAD UTILITY LINES CROSS OVER PROPERTY LINE.
 - ④ - C.B.S. BUILDING CROSSES OVER PROPERTY LINE.
 - ⑤ - OVERHEAD C.B.S. ROOF CROSSES OVER PROPERTY LINE.
 - ⑥ - BUILDING CROSSES OVER PROPERTY LINE.
 - ⑦ - OVERHEAD CANOPY ENCROACHES OVER 20' ALLEY.
 - ⑧ - OVERHEAD C.B.S. ROOF CROSSES OVER PROPERTY LINE.
 - ⑨ - DECORATIVE BUILDING ENTRANCE AND AWNING CROSSES OVER PROPERTY LINE.
 - ⑩ - OVERHEAD C.B.S. ROOF CROSSES OVER PROPERTY LINE.

- GENERAL NOTES:**
- 1) TYPE OF SURVEY: BOUNDARY
 - 2) 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.
 - 3) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - 4) 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.
 - 5) UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
 - 6) ELEVATIONS SHOWN HEREON (IF ANY) ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, UNLESS OTHERWISE NOTED.
 - 7) UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
 - 8) FENCE AND WALL OWNERSHIP IS NOT DETERMINED.
 - 9) 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.
 - 10) ALL EASEMENTS SHOWN ON THE ATTACHED DRAWING ARE PER THE RECORD PLAT (UNLESS OTHERWISE NOTED).
 - 11) THE REFERENCE BENCHMARK FOR THE ELEVATIONS SHOWN HEREON IS MIAMI-DADE COUNTY ENGINEERING BENCHMARK "N-19", ELEVATION = 11.65'
 - 12) 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
 - 13) AREA OF PROPERTY = 29,491 SQUARE FEET (0.6770 ACRES) +/-
 - 14) DATE FIELDWORK PERFORMED: 06/22/07 (FIELD BOOK 270, PAGE 60)
 - 15) 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 5J-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

- LEGEND:**
- C = CALCULATED MEASUREMENT
 - ⊕ = 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

| | | | |
|-----------------------|--|-------------|--|
| 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. | | | | ALLOWED | PROVIDED |
|--|-----------|--------|-------|-------------------|-------------------|
| 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 GABLES ZONING CODE) MAX 25% OF PERMITTED GROSS FAR AND APPROVED | 94,387.20 | SQ.FT. | X 25% | 23596.8 | |
| TOTAL | | | | 117,984.00 | 117,320.00 |

| F.A.R. | FLOOR | AREA | # FLOORS | TOTAL | AREAS NOT INCLUDED IN FAR |
|--------------------------|------------------|--------|----------|----------------|---------------------------|
| EXISTING BUILDING | | | | | |
| | GROUND FLOOR | 10,540 | 1 | 10,540 | 2,293 |
| | 2ND LEVEL | 8,966 | 1 | 8,966 | 5,986 |
| | 3RD LEVEL | 7,050 | 1 | 7,050 | 0 |
| | 4TH LEVEL | 0 | 1 | 0 | 0 |
| | 5TH REC DECK | 645 | 1 | 645 | 736 |
| PROPOSED BUILDING | | | | | |
| | GROUND FLOOR | 2,515 | 1 | 2,515 | 10,380 |
| | 2ND LEVEL | 0 | 1 | 0 | 16,066 |
| | 3RD LEVEL | 0 | 1 | 0 | 16,166 |
| | 4TH LEVEL | 0 | 1 | 0 | 16,480 |
| | 5TH LEVEL | 0 | 1 | 0 | 16,480 |
| | 6TH REC DECK | 7,964 | 1 | 7,964 | 910 |
| | 7TH - 11TH LEVEL | 7,964 | 8 | 63,712 | 9,100 |
| | 12TH-16TH LEVEL | 7,964 | 2 | 15,928 | 910 |
| TOTAL | | | | 117,320 | 95,507 |

| DENSITY | REQUIRED | PROVIDED |
|--|----------|-----------|
| (As per 4-201.E.13 City of Coral Gables Zoning Code) | | |
| NO MINIMUM NO MAXIMUM | NONE | 130 UNITS |

| BUILDING SETBACKS | REQUIRED | PROVIDED |
|--|---|---|
| (As per 4-201.E.14 City of Coral Gables Zoning Code) | | |
| 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 (GALIANO) | 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 | REQUIRED | PROVIDED |
|-----------------|---------------|----------|
| | UP TO 190'-6" | 175'-0" |

| PARKING | REQUIRED | PROVIDED |
|--|---------------|------------|
| 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: | | 166 |
| As per shared parking matrix & Section 5-1410 (B)(2) | | |

| HANDICAPPED PARKING | REQUIRED | PROVIDED |
|--|----------|----------|
| (As per Florida Accessibility Code For Building Const.) | | |
| 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 | REQUIRED | PROVIDED |
|--|----------|----------|
| Section 5-1409 (F)(1) | | |
| 2% of the required off-street parking spaces .02 X 212 = 4.24 | 5 | 7 |

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

| PARKING | SPACES | HANDICAP | E. CHARGING | TOTAL |
|--------------|---------------|----------|-------------|------------|
| GROUND FLOOR | 0 | 0 | 0 | 0 |
| 2ND LEVEL | 33 | 2 | 2 | 37 |
| 3RD LEVEL | 36 | 2 | 2 | 40 |
| 4TH LEVEL | 37 | 2 | 2 | 41 |
| 5TH LEVEL | 38 + 20 Lifts | 2 | 1 | 61 |
| TOTAL | | 8 | 8 | 179 |

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

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

| MIXED USE PERCENTAGES | REQUIRED | PROVIDED |
|---|----------------|---------------|
| (As per 4-201.D.5 City of Coral Gables Zoning Code) | | |
| COMMERCIAL | | |
| Min. 8% Total SQ.FT. Total F.A.R. | | |
| 2ND FLOOR OFFICE | | 4,236 |
| EXISTING BANK | | 10,540 |
| NEW PROPOSED RETAIL | | 2,515 |
| | 117,320X .08 = | 9,385.60 |
| | | 17291 = 14.7% |

| RESIDENTIAL | REQUIRED | PROVIDED |
|------------------------------------|-----------------|----------------|
| Max. 85% Total SQ.FT. Total F.A.R. | | |
| 2ND FLOOR | | 4,730 |
| 3RD FLOOR | | 7,050 |
| REC DECK | | 7,964 |
| 7TH-11TH LEVEL | | 63,712 |
| 12TH-16TH LEVEL | | 15,928 |
| | 117,320 X .85 = | 99,722.00 |
| | | 99,384 = 84.7% |

| 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 | 6 |
| 4TH LEVEL | | | | 0 | 0 | 1 | 0 |
| 5TH LEVEL | | | | 0 | 0 | 1 | 0 |
| 6TH LEVEL | | | | 8 | 2 | 1 | 10 |
| 7TH-11TH LEVELS | | | | 8 | 3 | 5 | 88 |
| 12TH-16TH LEVEL | | | | 5 | 5 | 5 | 20 |
| TOTAL | 13 | 2 | 15 UNITS | 73 | 42 | 115 UNITS | 130 UNITS |
| % | | | | | | 1 BR | 86 |
| | | | | | | 2 BR | 44 |
| | | | | | | | 66% |
| | | | | | | | 34% |

NOTES:

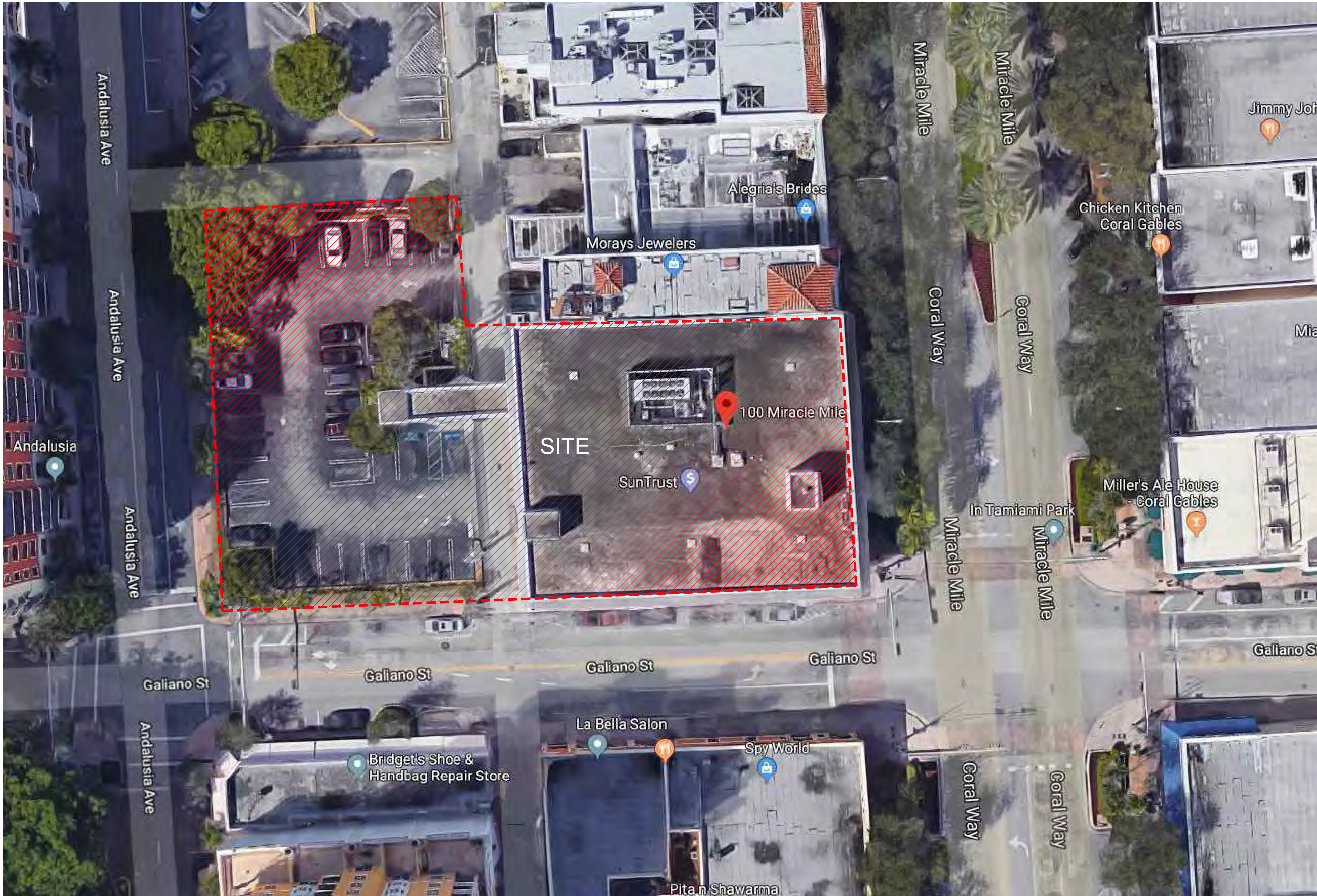
FLORIDA GREEN BUILDING COUNCIL EQUIVALENT TO LEED SILVER CERTIFICATION WILL BE PROVIDED.

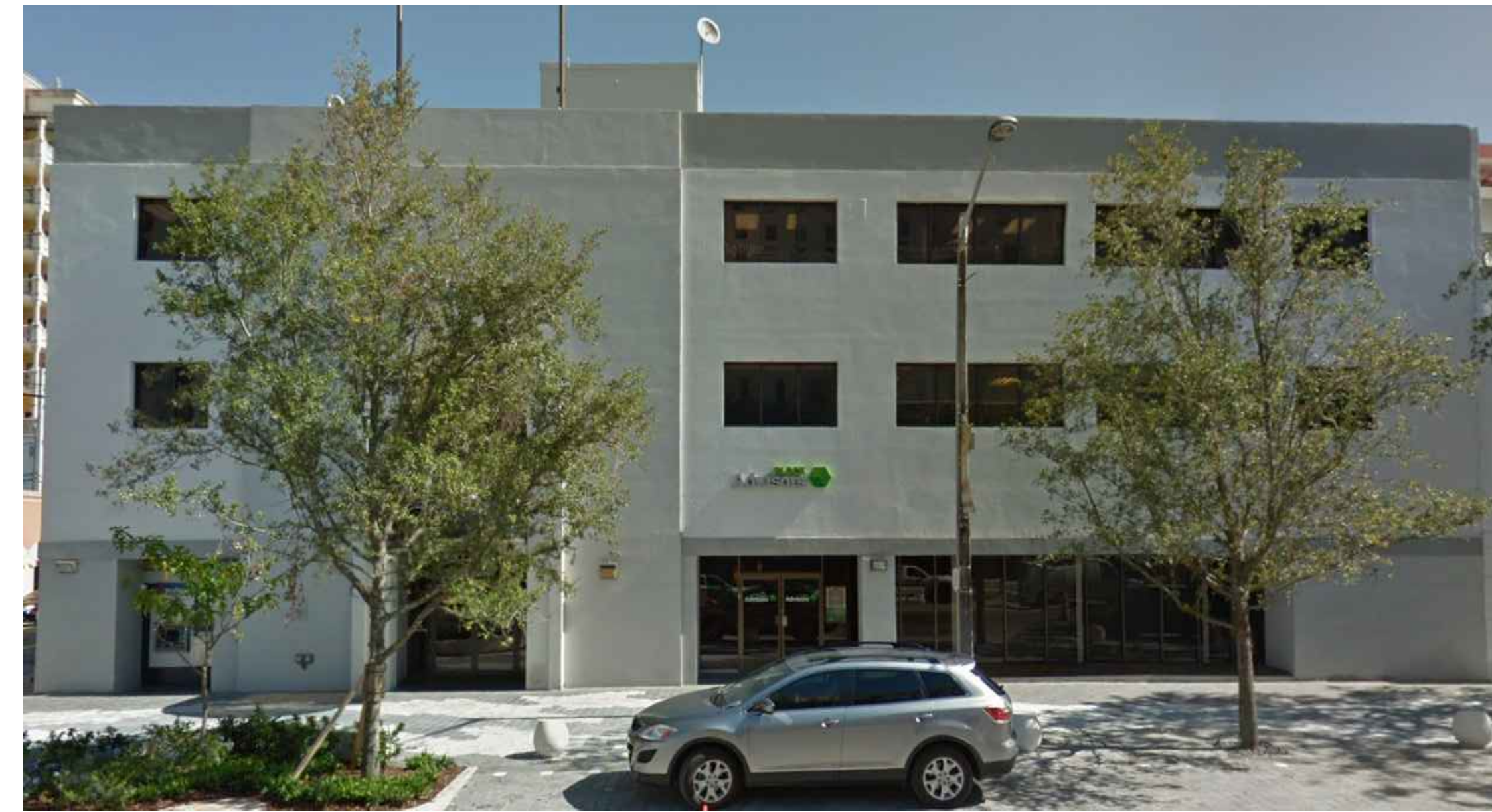


ROBERT BEHAR AR No. 14339

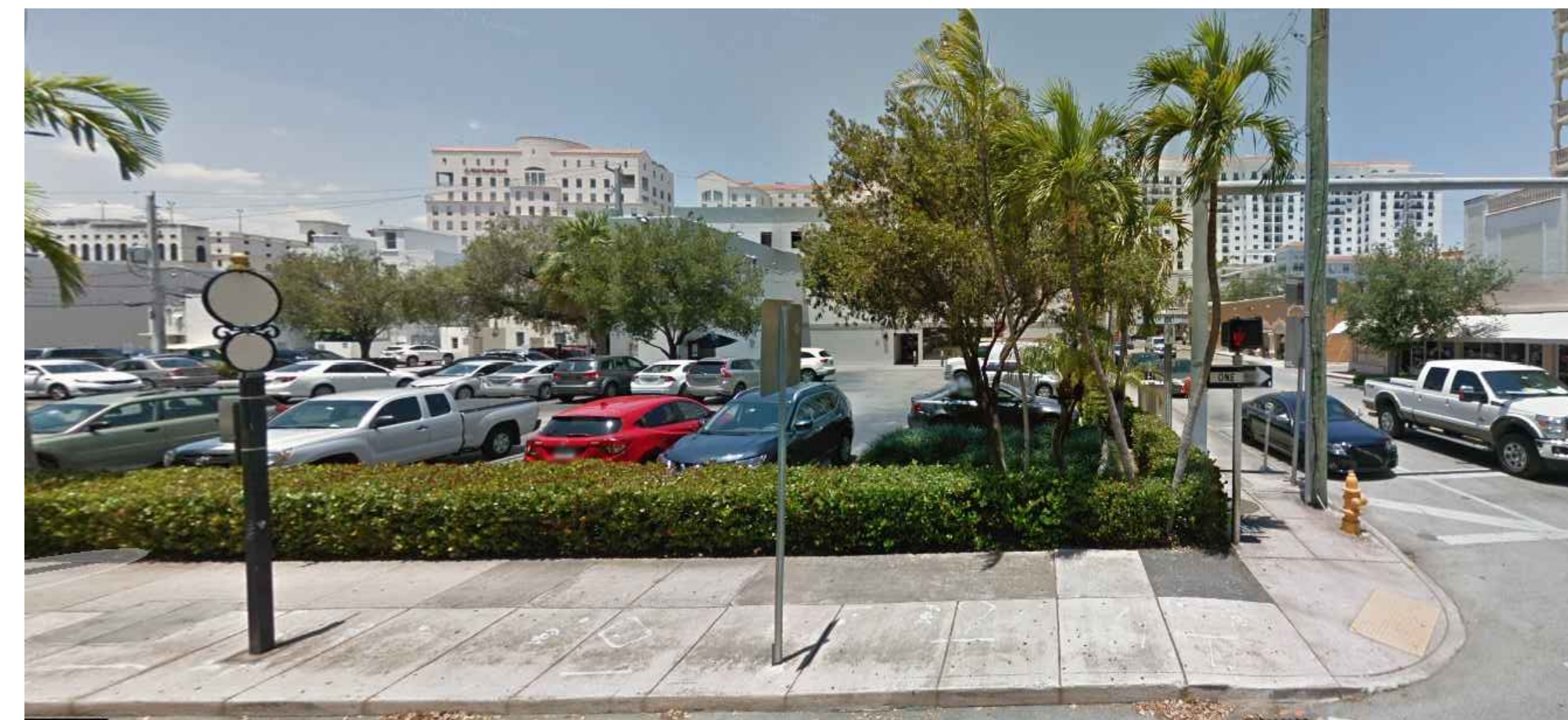
100 MIRACLE MILE
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 CORAL GABLES, FLORIDA
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DATE: 08-27-18
 PROJECT NO: 17-054
 DRAWING NAME:
 SHEET NO:
CP- 0.01

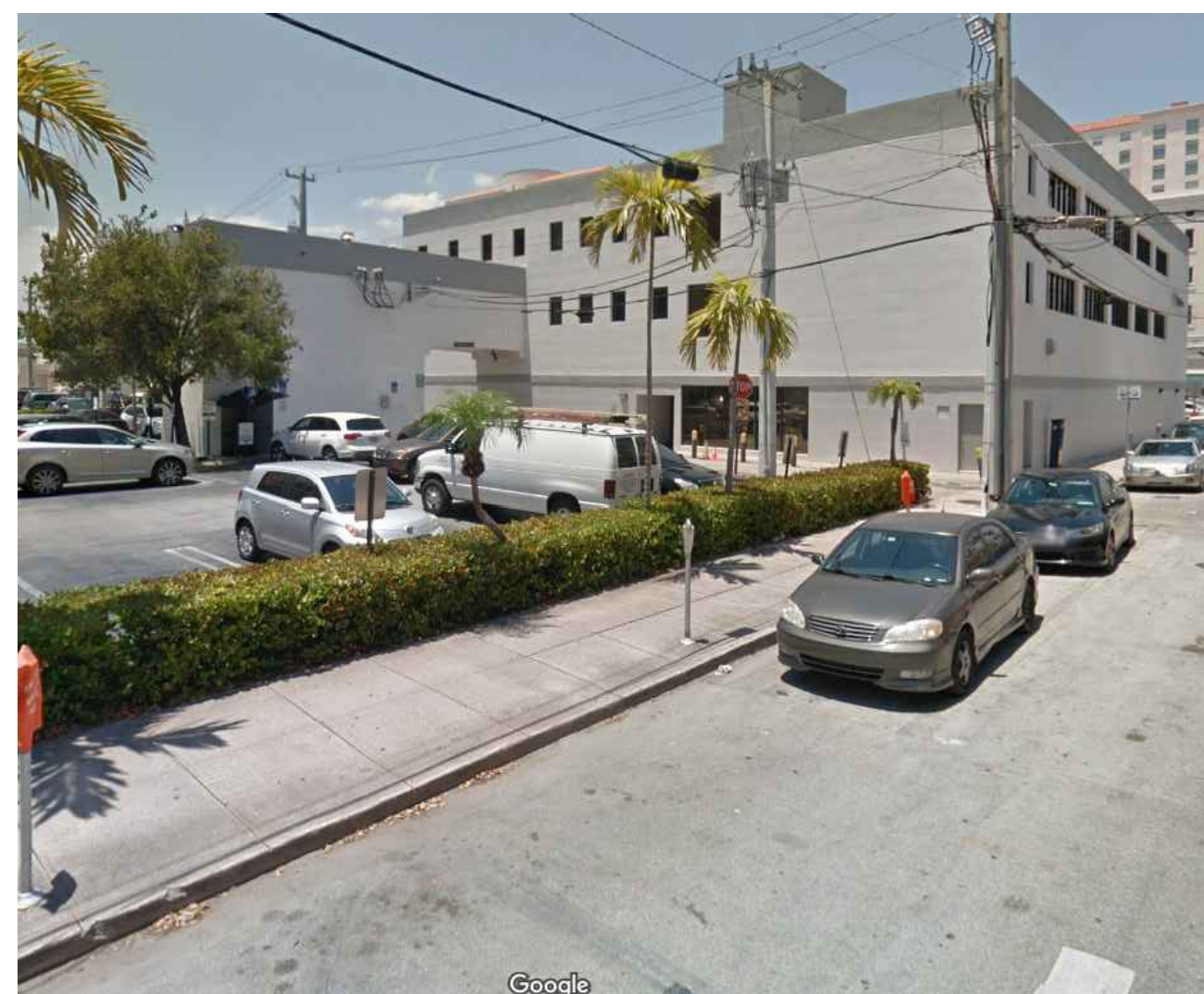




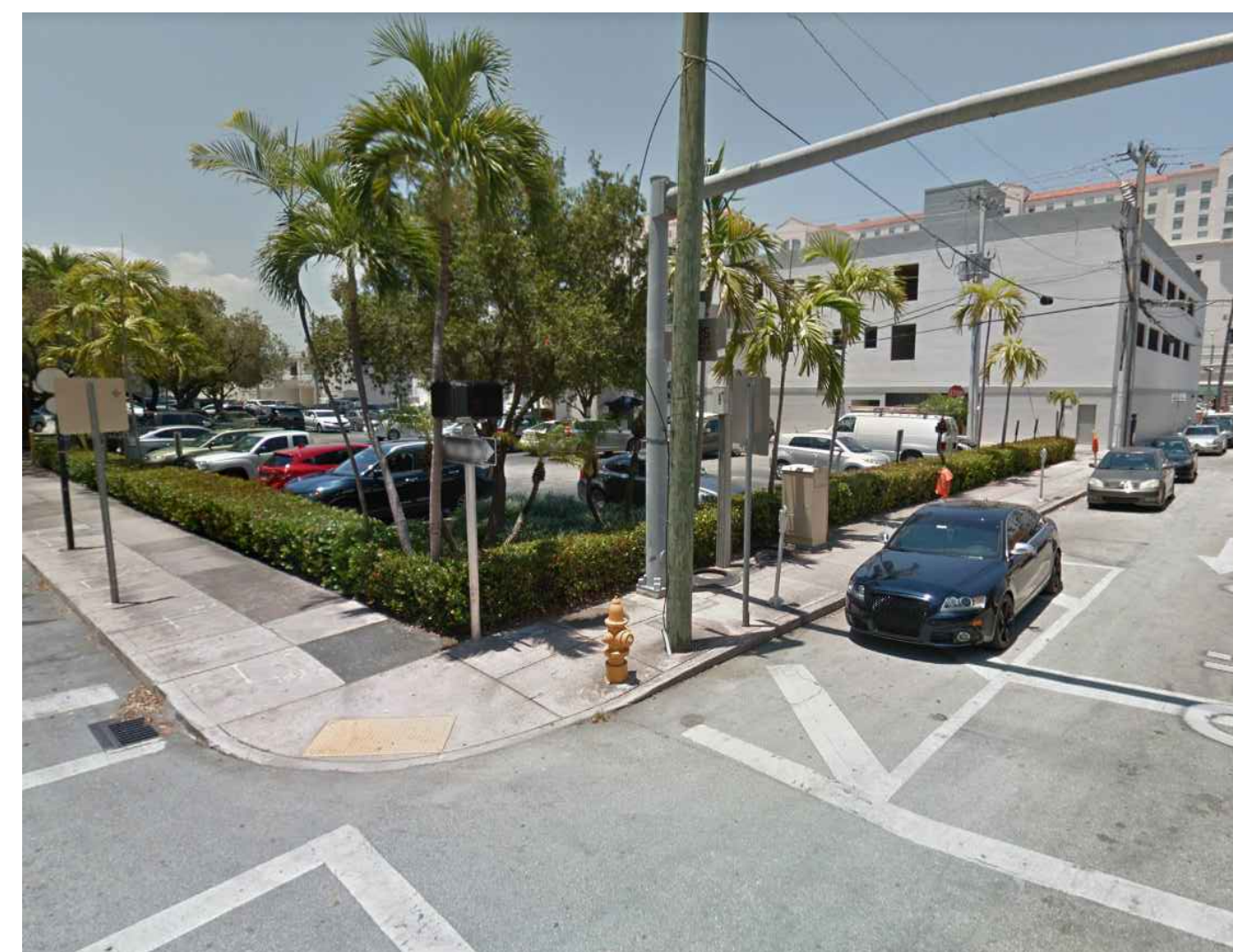
1. EXISTING BANK BUILDING - FROM MIRACLE MILE



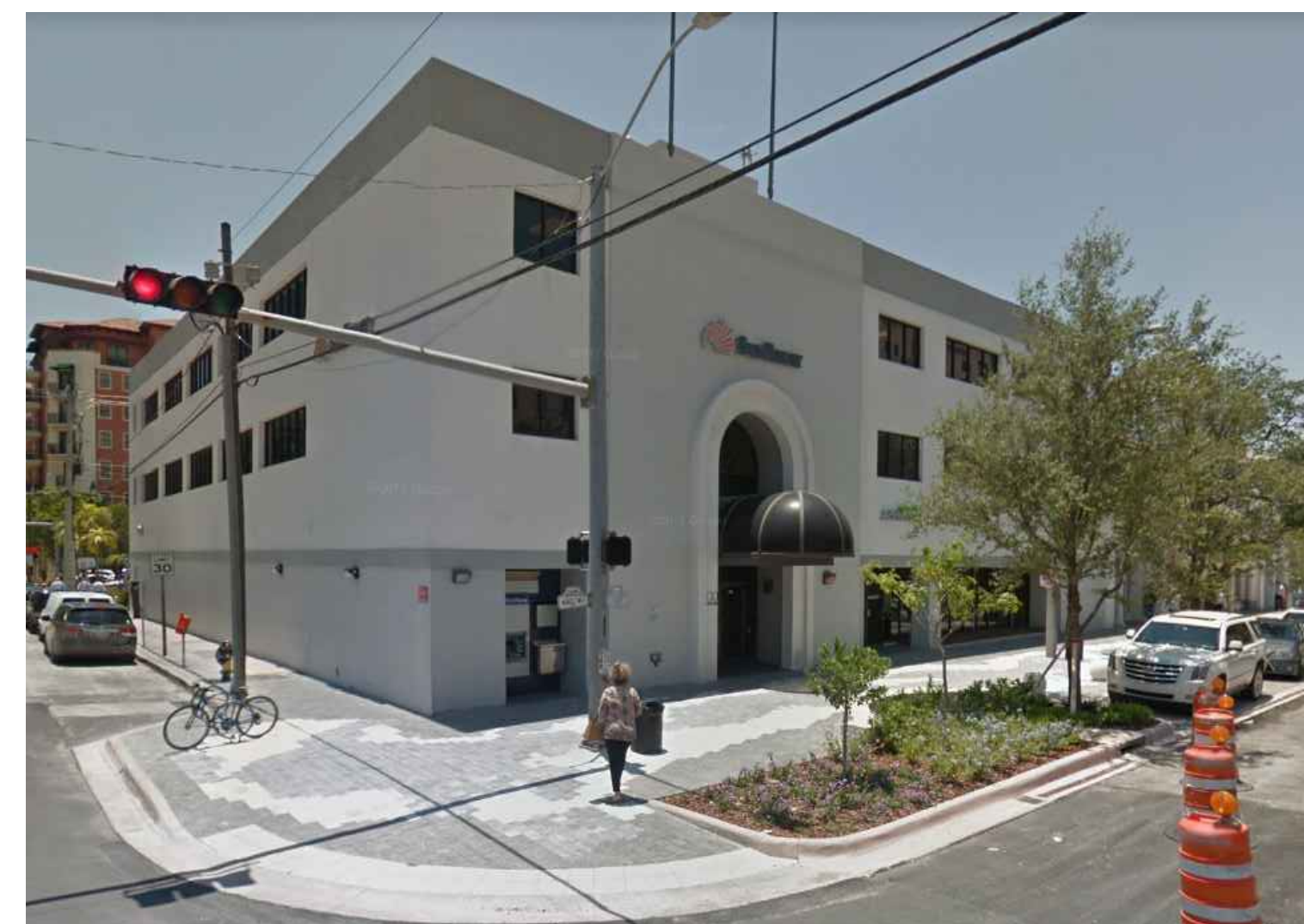
4. PROPOSED BUILDING SITE- FROM ANDALUSIA



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



Google Earth
 4533 Ponce de Leon Boulevard
 Coral Gables, Florida 33146
 305.435.7400

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 ATLANTA, GEORGIA · NEW HAVEN, CONNECTICUT

SEAL:

ROBERT BEHAR AR No. 14339

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 CORAL GABLES, FLORIDA

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CP- 1.2



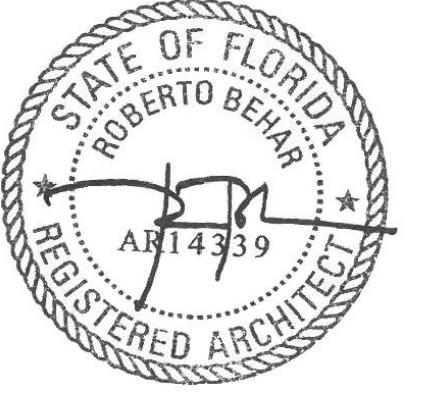
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SEAL:



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DATE: 08-27-18

PROJECT NO: 17-054

DRAWING NAME:

SHEET NO:

CP- 1.3



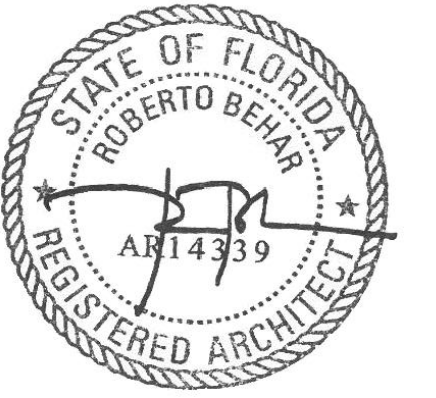
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DATE: 08-27-18

PROJECT NO: 17-054

DRAWING NAME:

SHEET NO:

CP- 1.4



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SEAL:

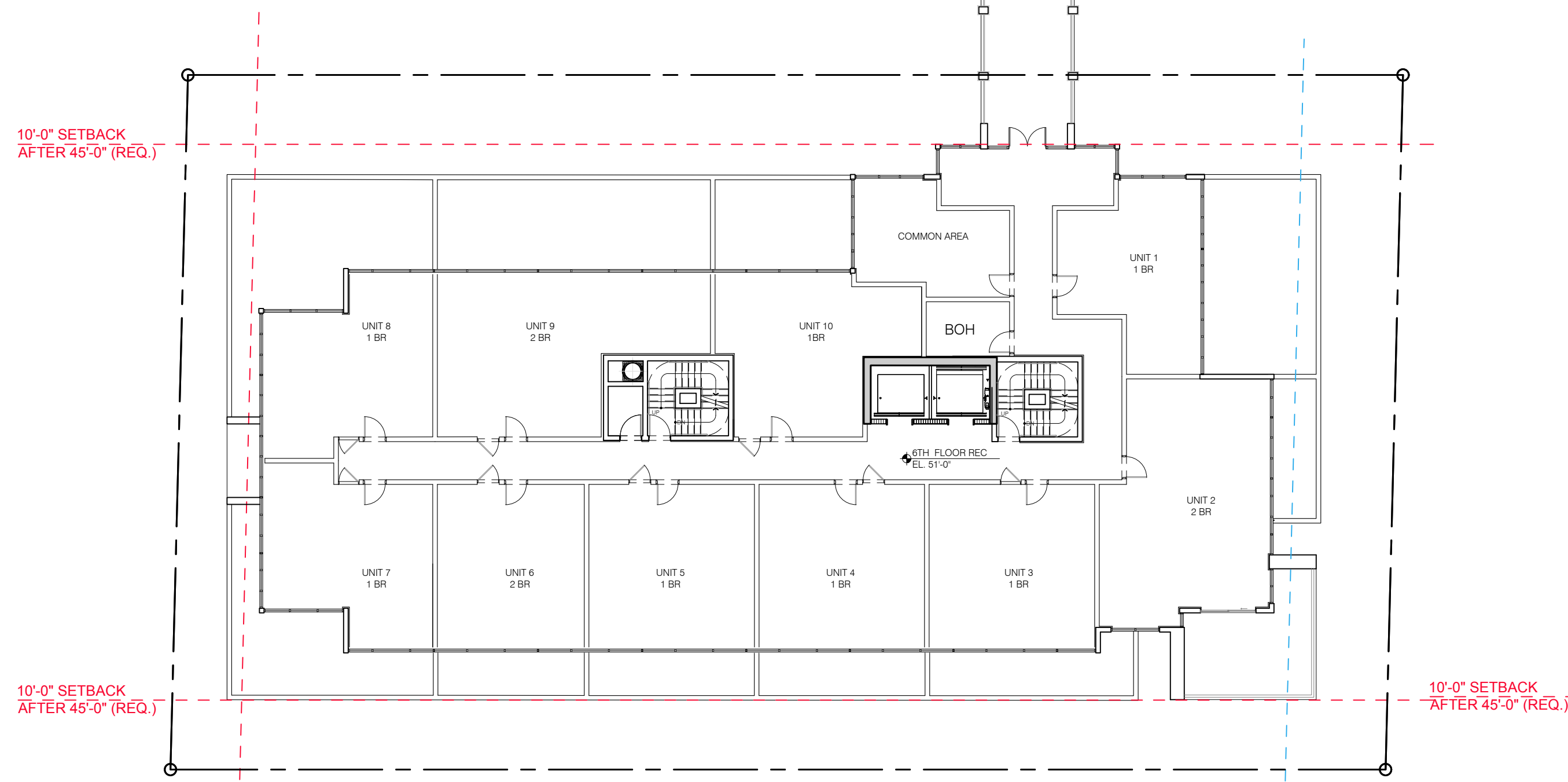
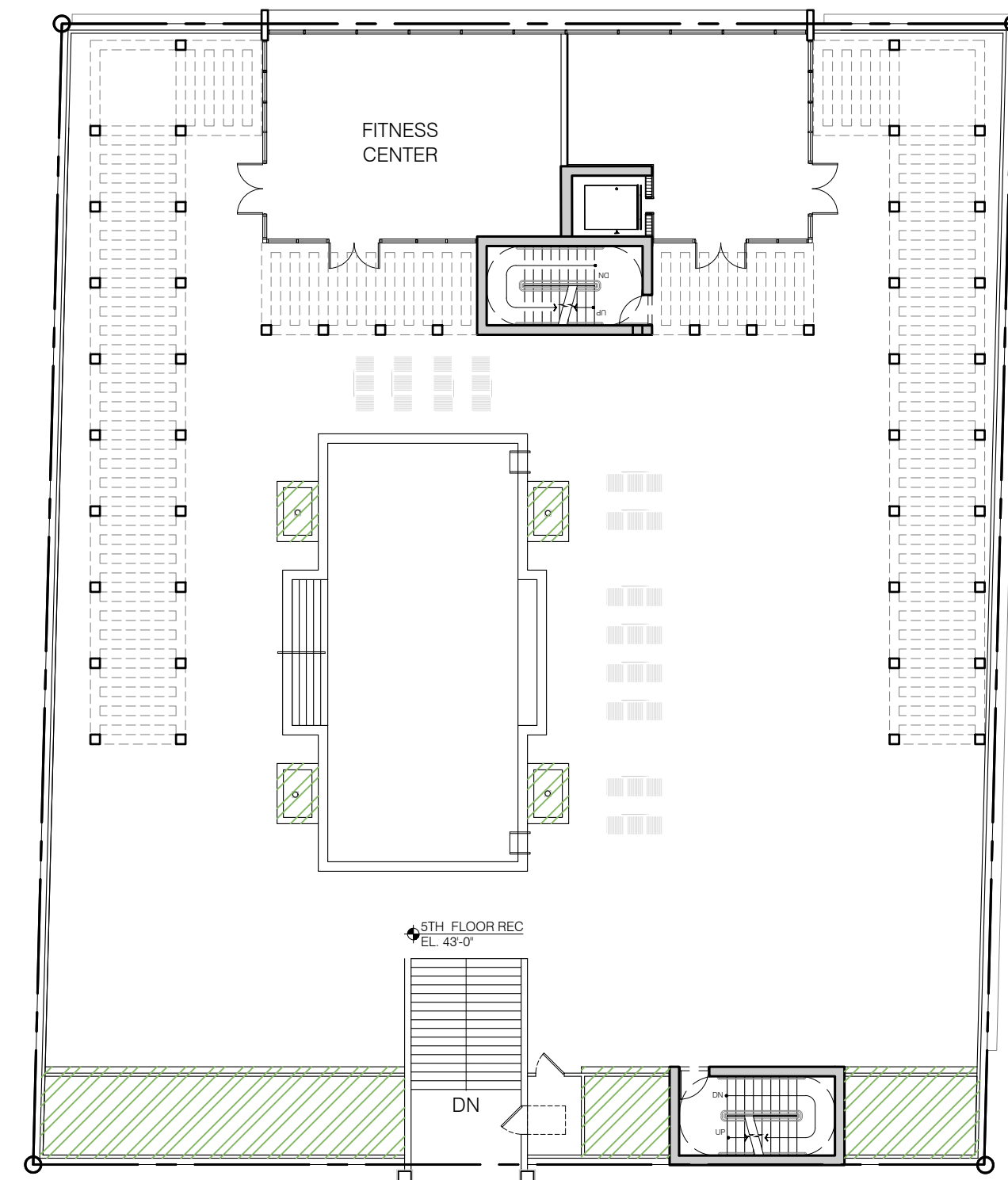
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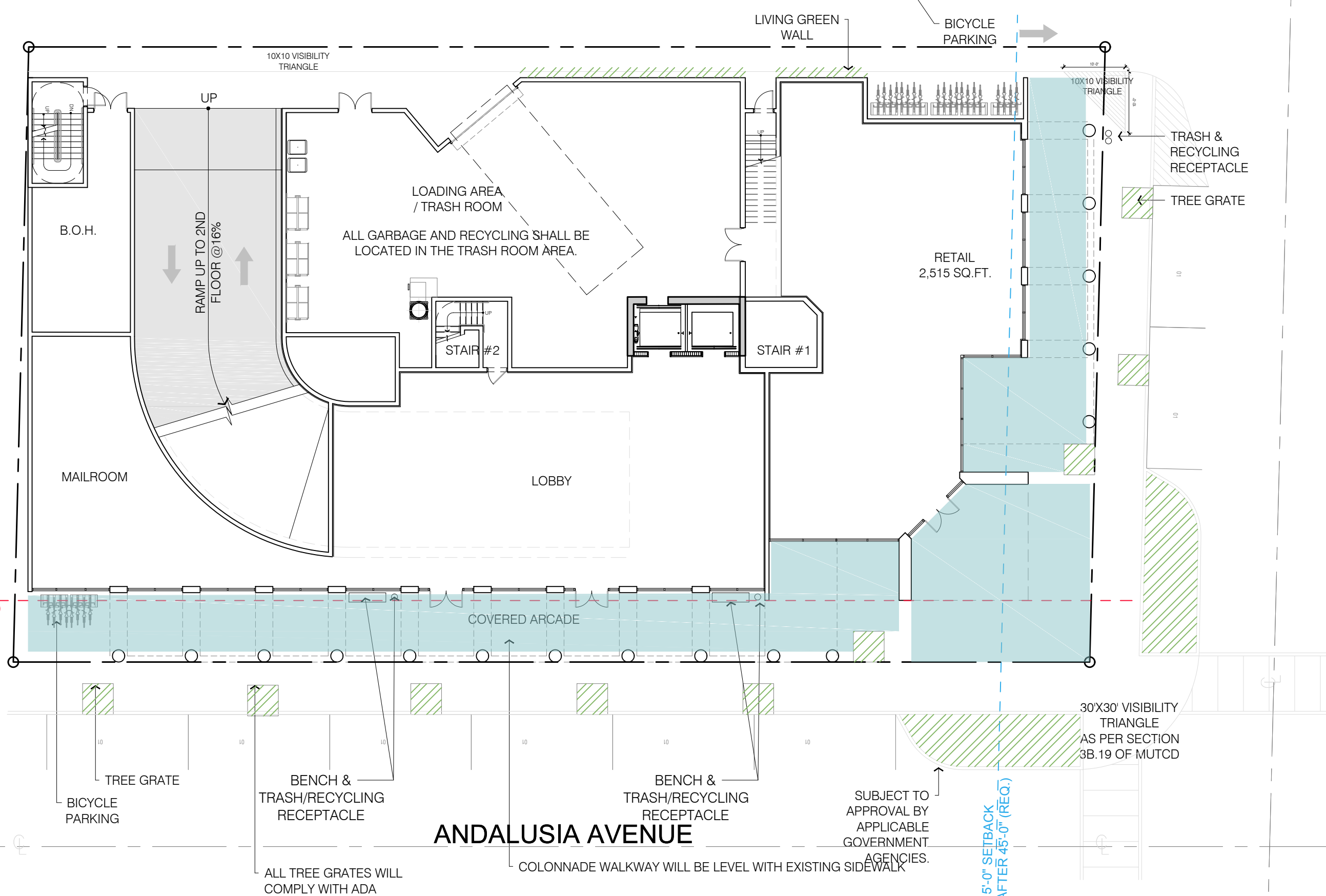
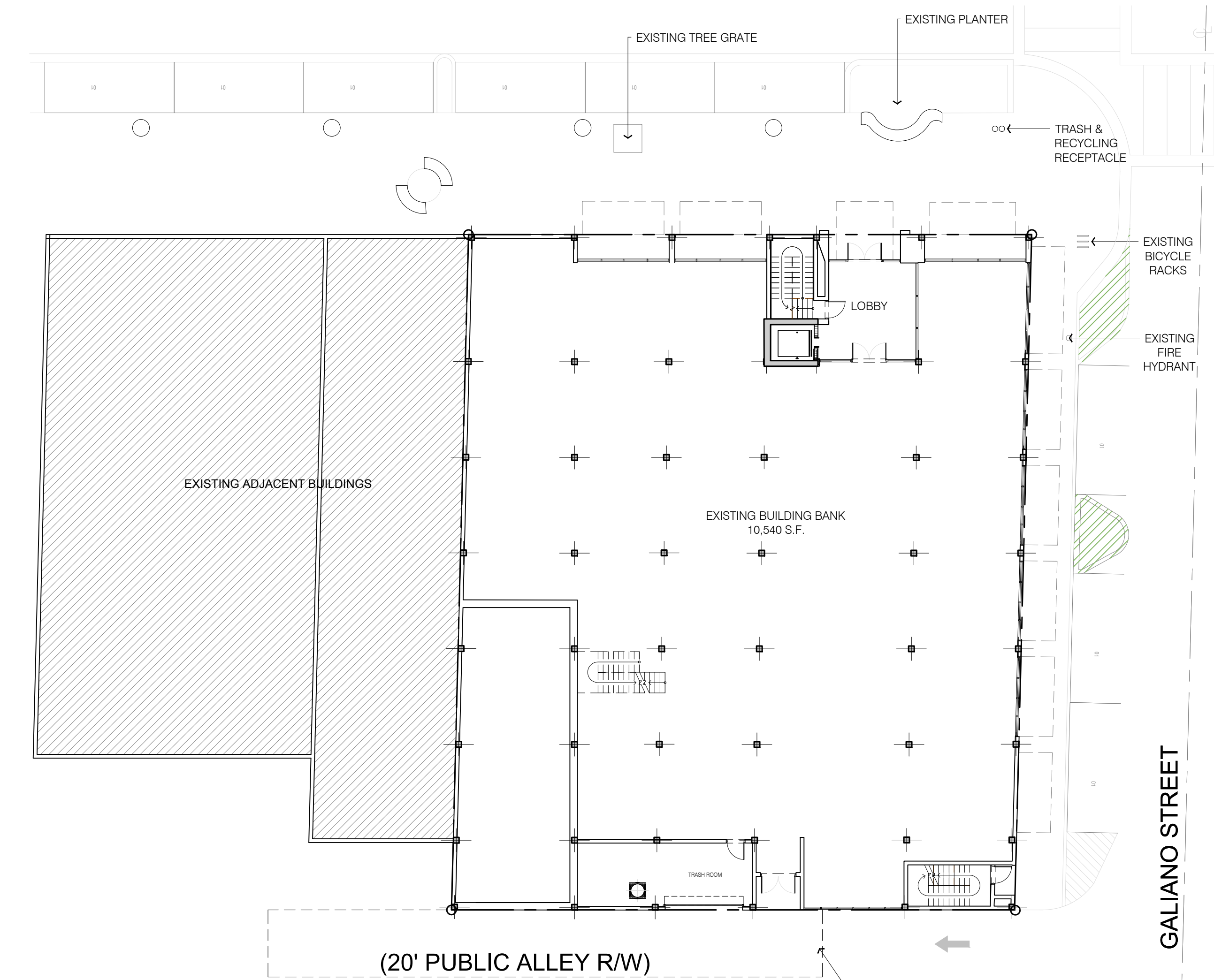
DATE: 08-27-18
 PROJECT NO: 17-054
 DRAWING NAME:
 SHEET NO:
R- 1.1

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



| LEGEND | | |
|--|---|---------------|
| [Solid Grey] | TOTAL NET LOT AREA | 29,496 SQ.FT. |
| [Light Blue] | TOTAL ARCADE AREA | 3,036 SQ.FT. |
| [Hatched Green] | GROUND F. GREEN AREA (WITHIN PROPERTY LINE) | 131 SQ.FT. |
| [Dotted Green] | GROUND F. GREEN AREA (RIGHT OF WAY) | 827 SQ.FT. |
| [Hatched Green] | 75% OF TOTAL ARCADE AREA | 2,277 SQ.FT. |
| [White] | GROUND FLOOR OPEN SPACE AREA | 3,235 SQ.FT. |
| [Hatched Green] | REC. DECK LANDSCAPE GREEN AREA | 725 SQ.FT. |
| [White] | 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. | | |

⊕ GROUND FLOOR PLAN
SCALE: N.T.S.



⊕ REC. DECK FLOOR PLAN
SCALE: N.T.S.

⊕ MEDITERRANEAN BONUS

BEHAR·FONT
PARTNERS, P.A.
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4533 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33146
TEL: (305) 374-0442 FAX: (305) 374-0443
CERTIFICATION NO. AR2431

SEAL:
STATE OF FLORIDA
ROBERTO BEHAR
ART 14339
REGISTERED ARCHITECT

ROBERT BEHAR AR No. 14339

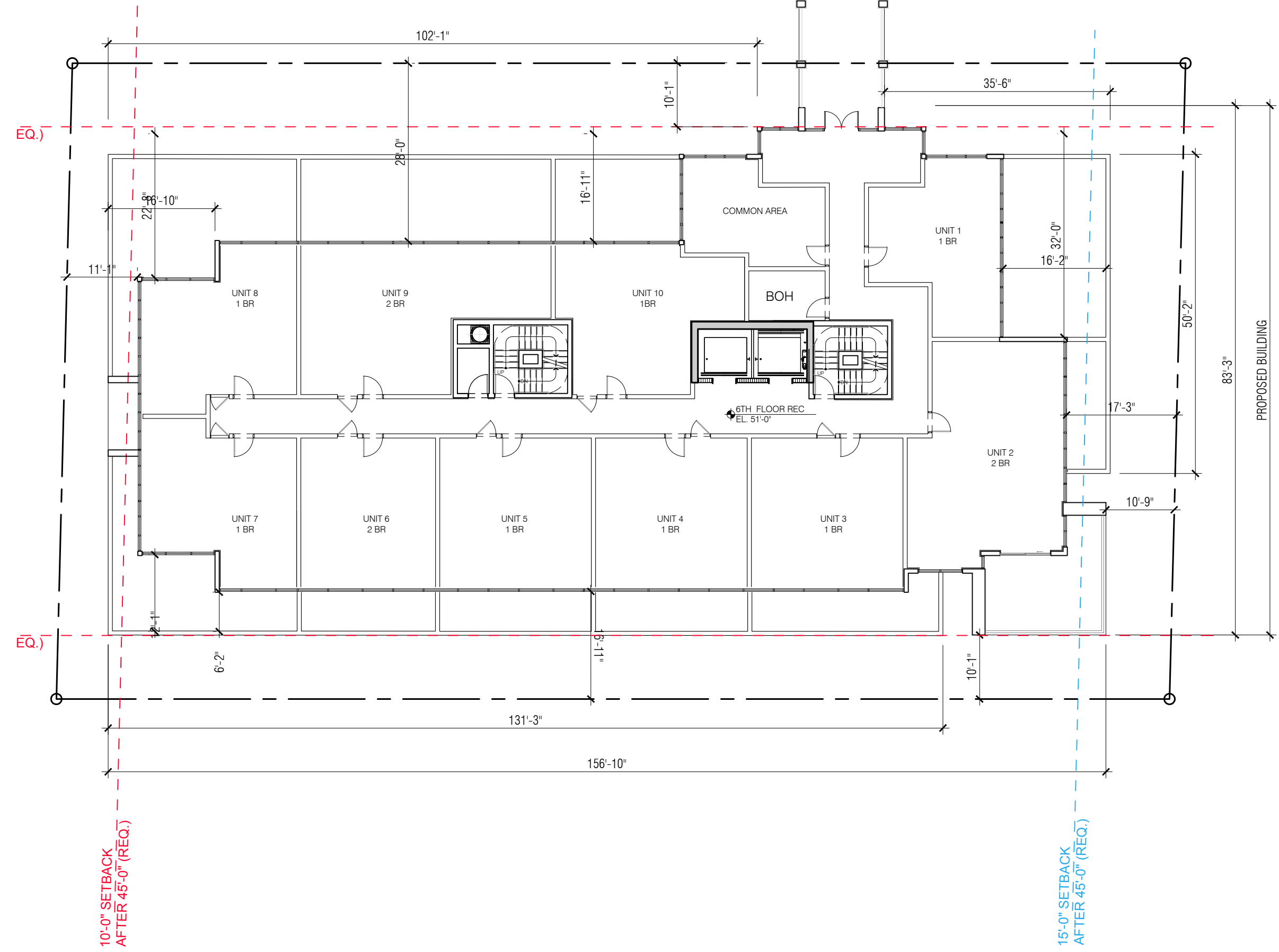
100 MIRACLE MILE
100 MIRACLE MILE
CORAL GABLES, FLORIDA

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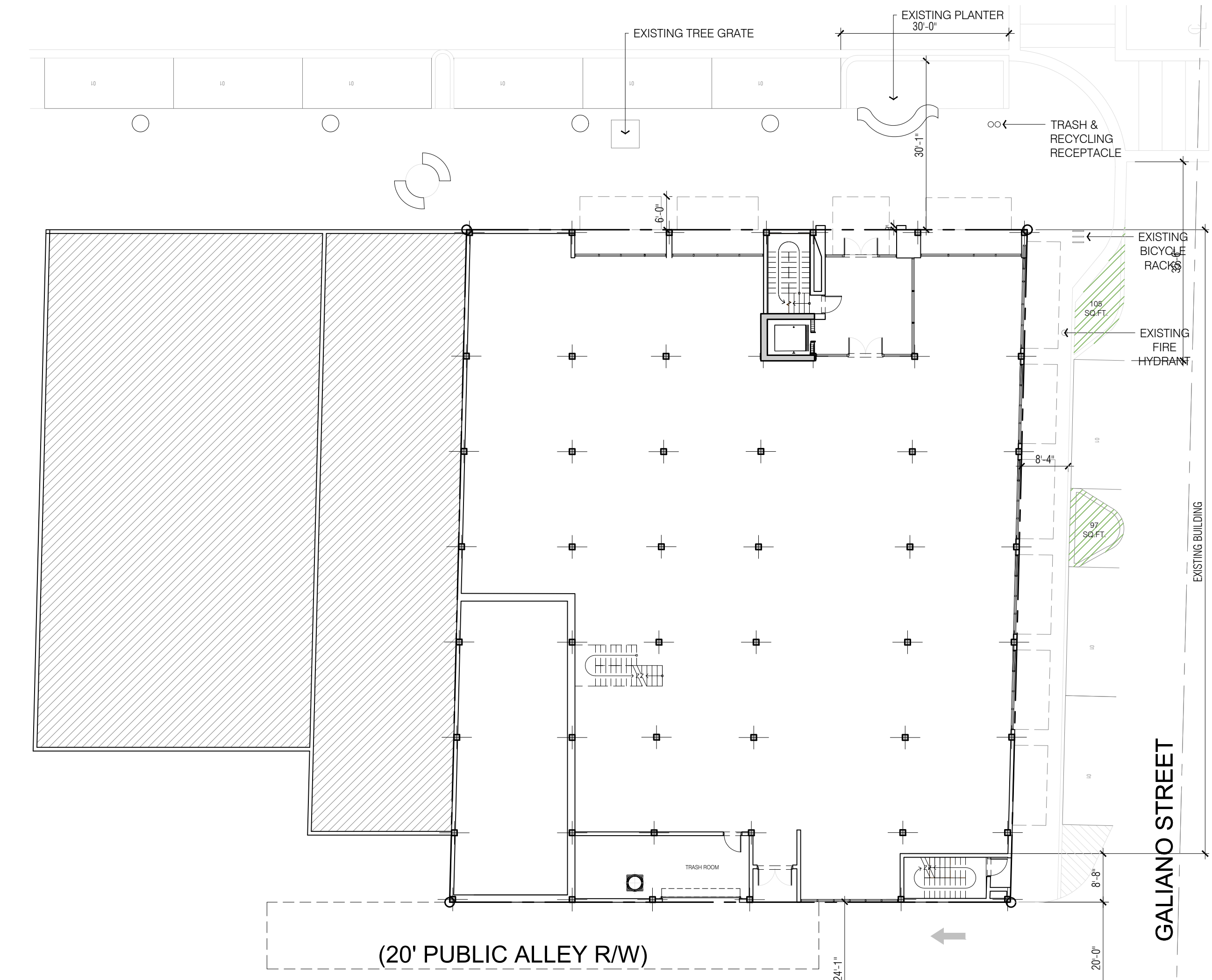
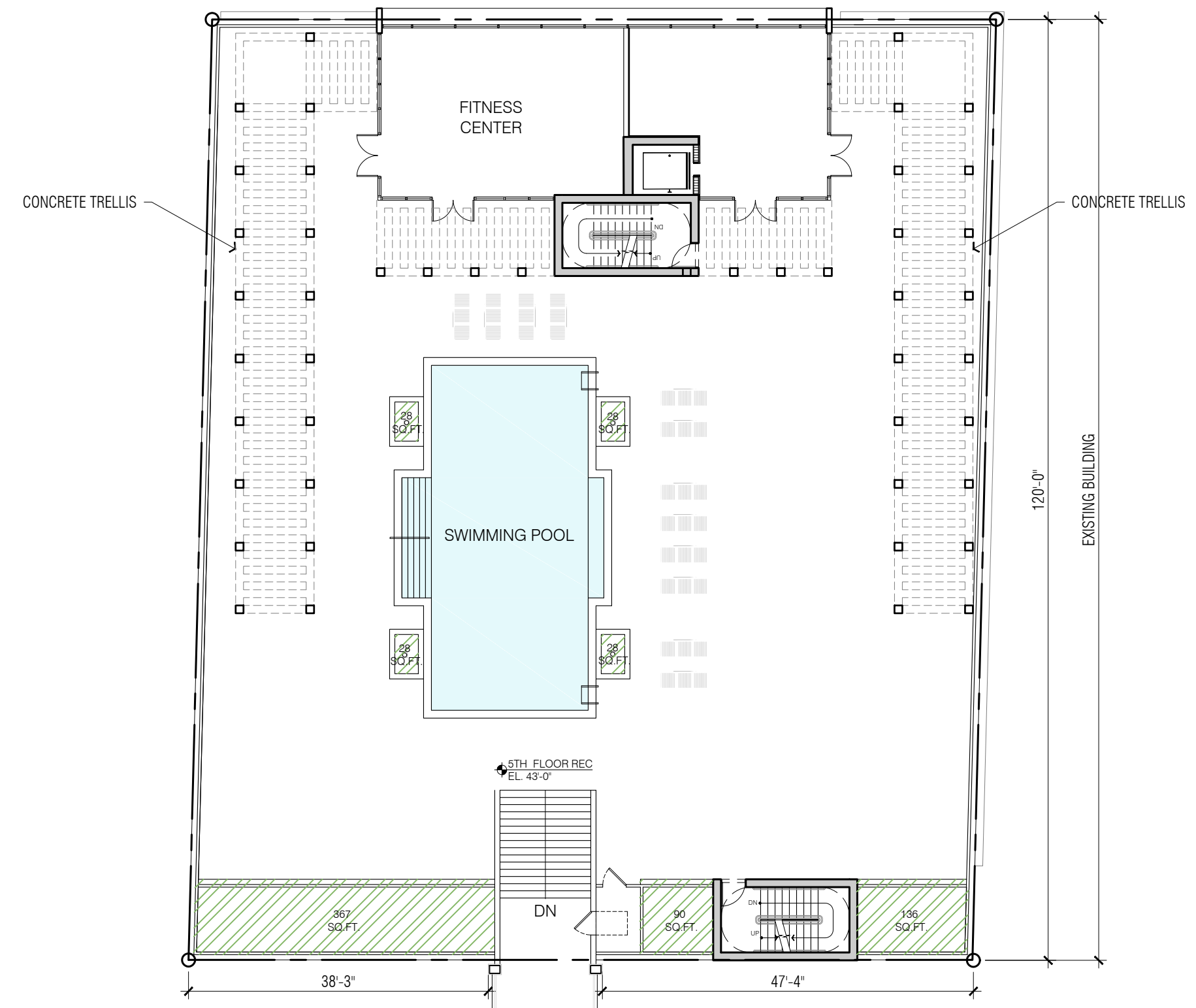
DATE: 08-27-18
PROJECT NO: 17-054
DRAWING NAME:
SHEET NO:
A-0.1

| 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. |

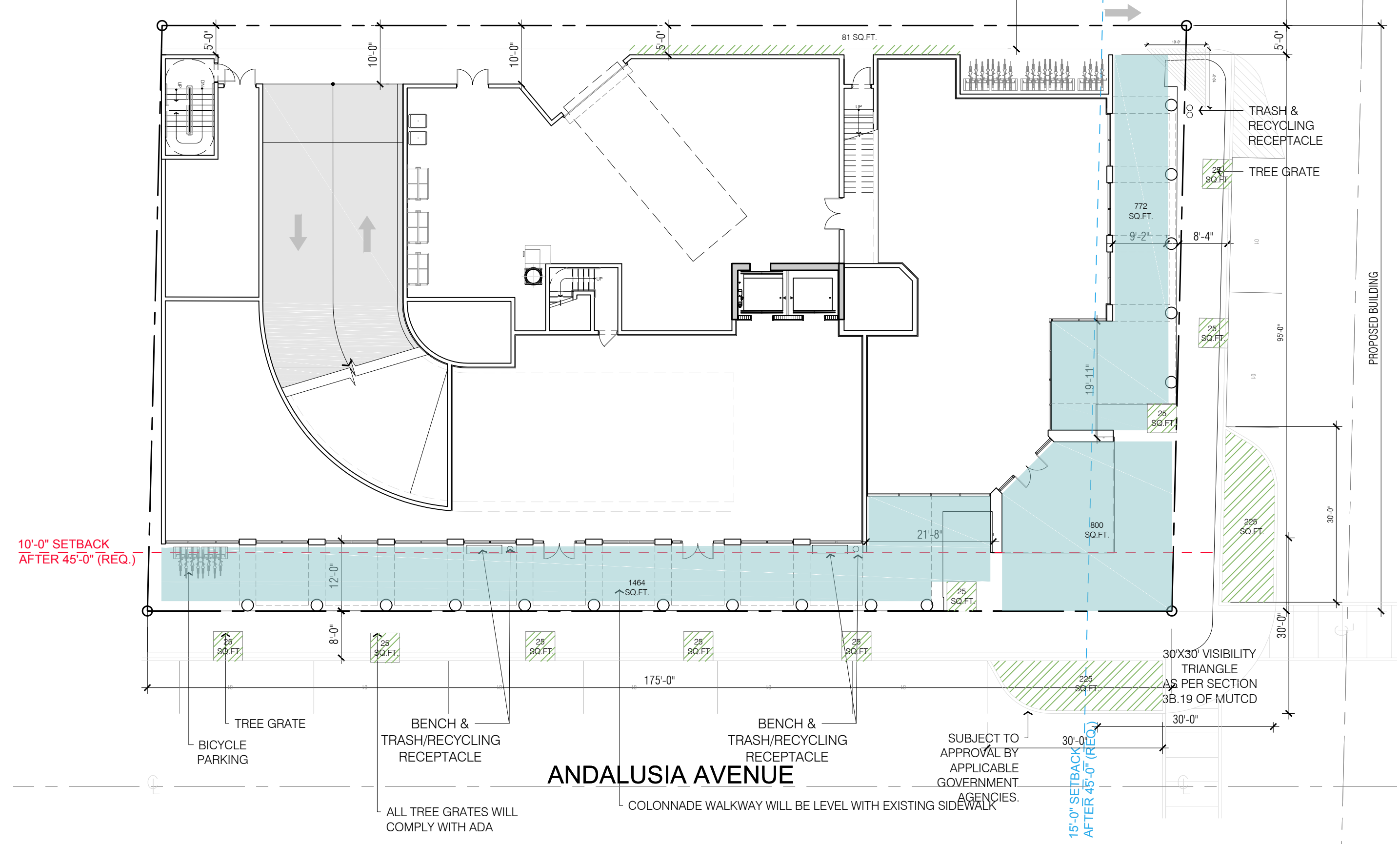
| LANDSCAPE | |
|---------------------|---|
| | TOTAL NET LOT AREA = 29,496 S.F. (100%) |
| | TOTAL OPEN SPACE AREA = 12,538 SF. (43%) |
| | TOTAL GROUND FLOOR OPEN SPACE + TOTAL REC DECK OPEN SPACE |
| FOOT PRINT BUILDING | 38,781 SQ. FT. |



REC. DECK

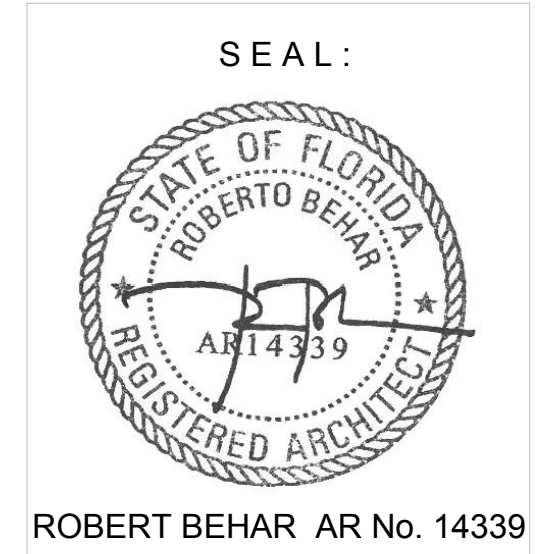


GROUND FLOOR



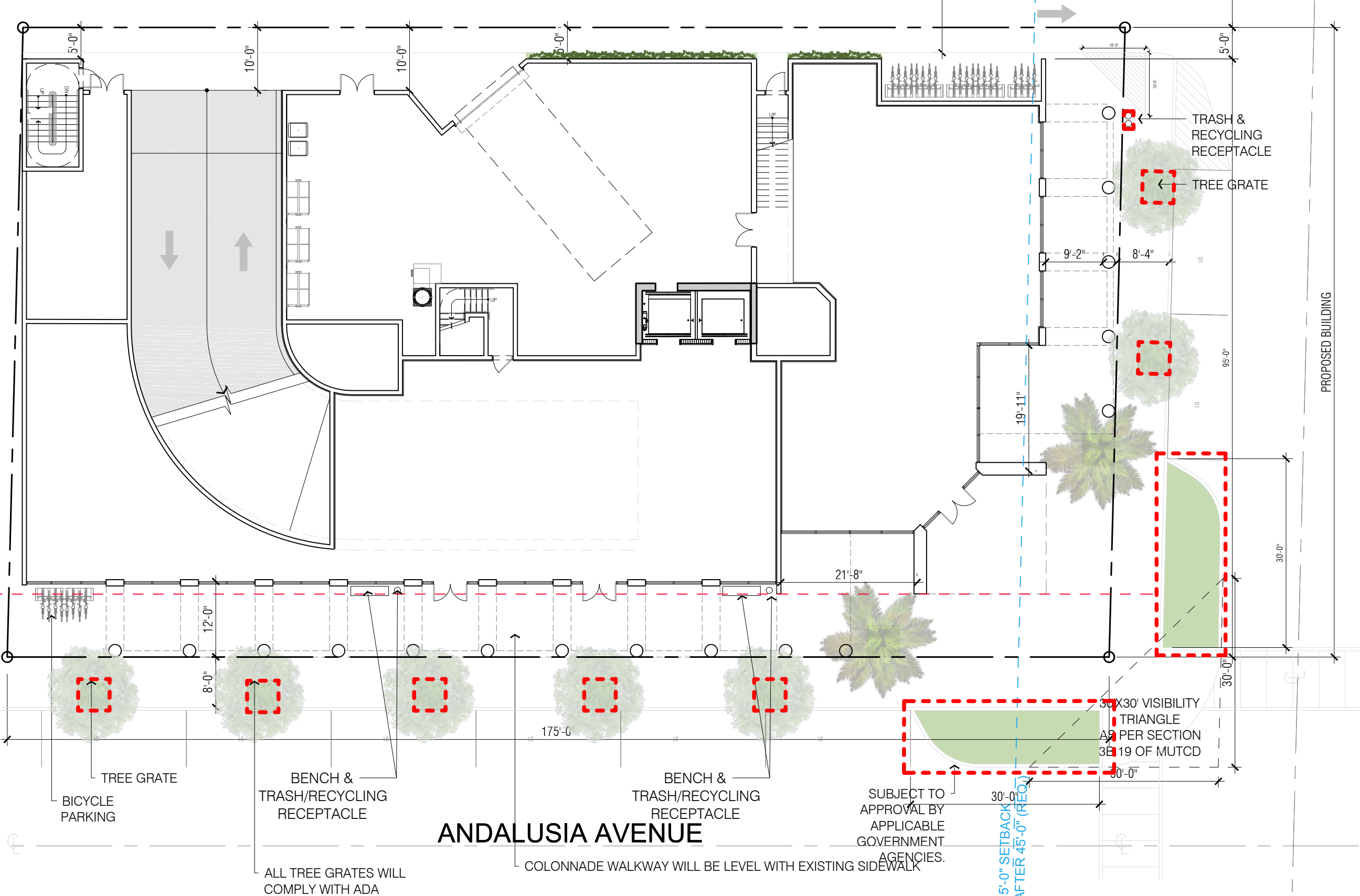
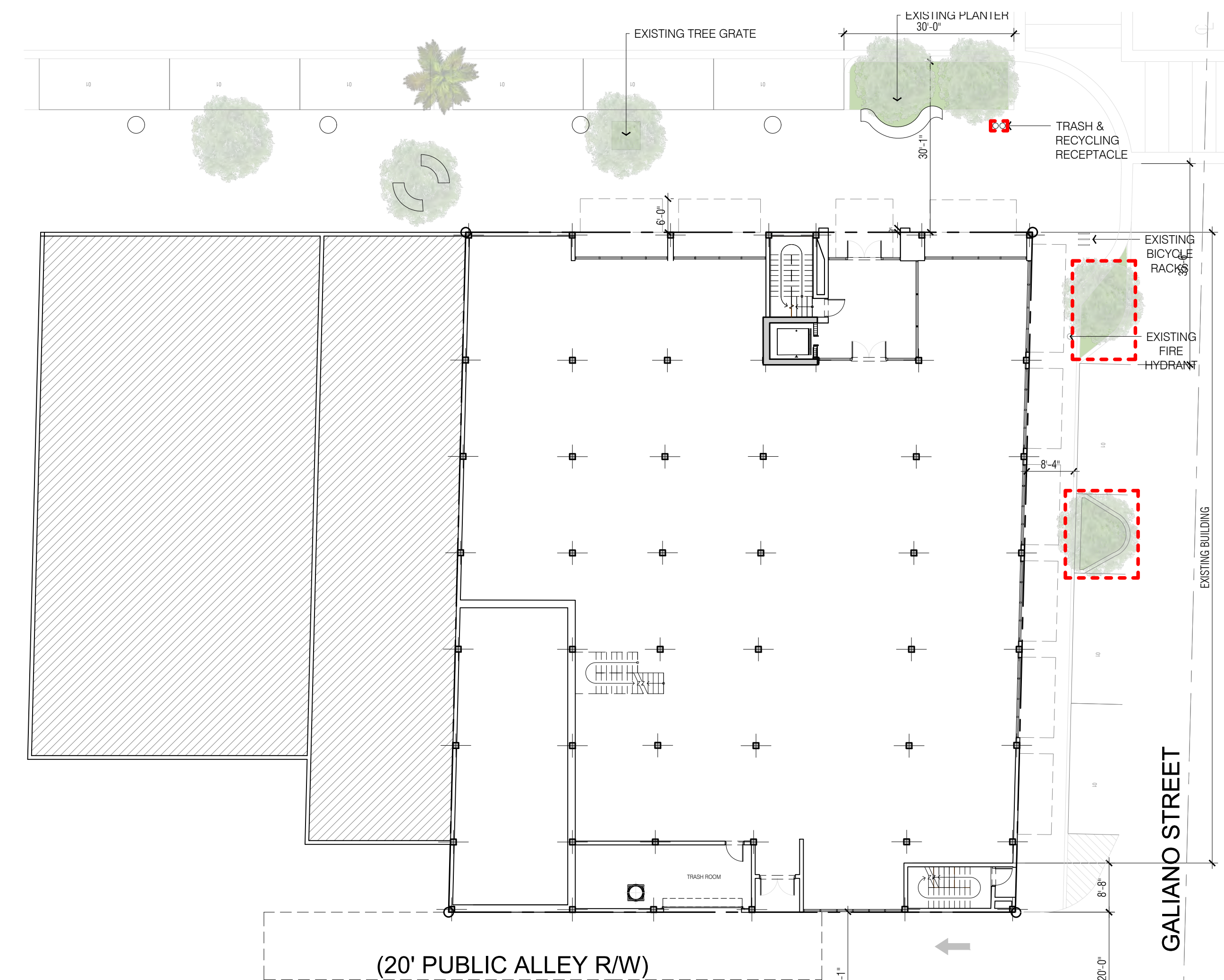
LANDSCAPE/OPEN SPACE DIAGRAM

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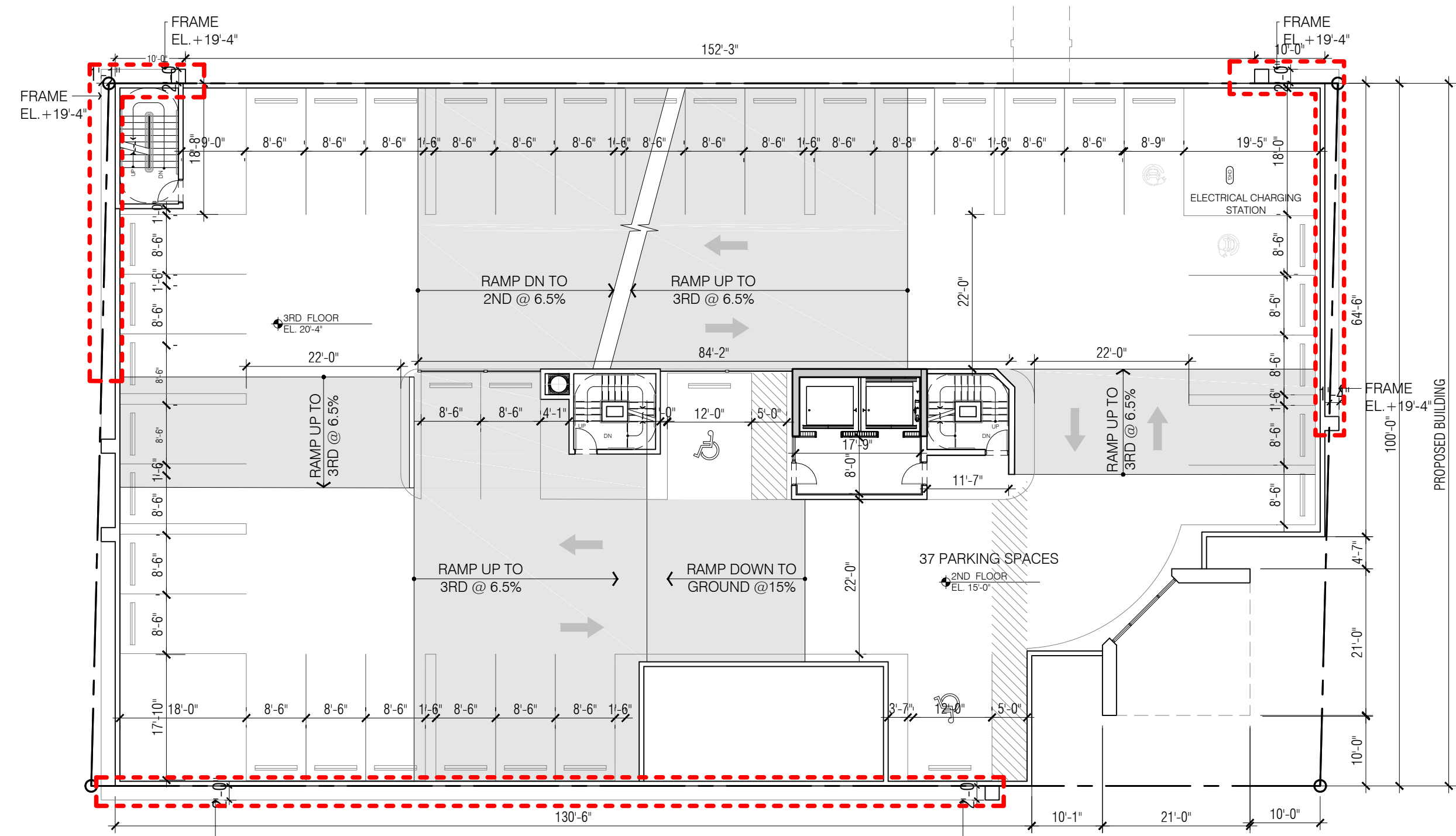
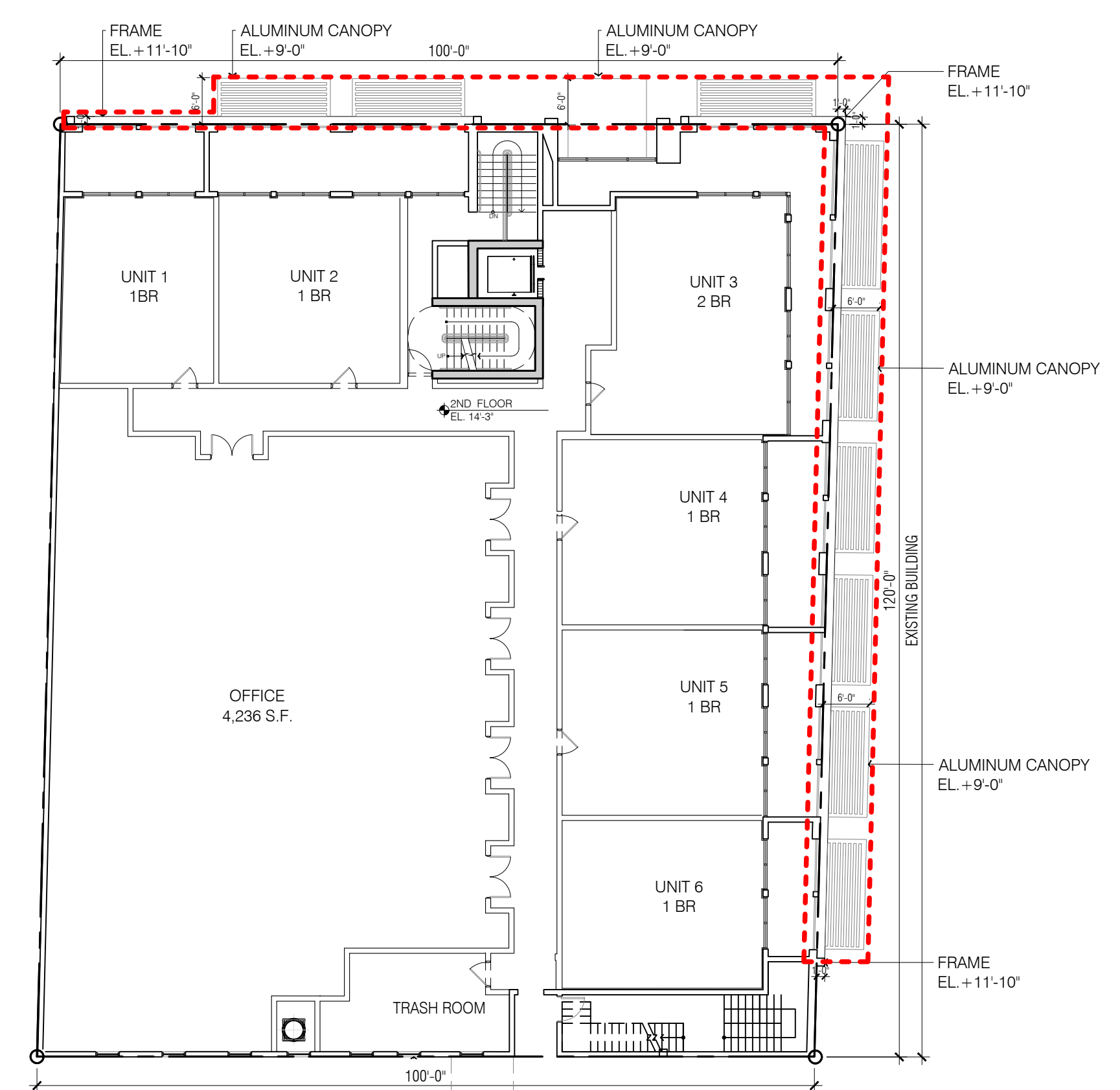


100 MIRACLE MILE
 100 MIRACLE MILE
 CORAL GABLES, FLORIDA

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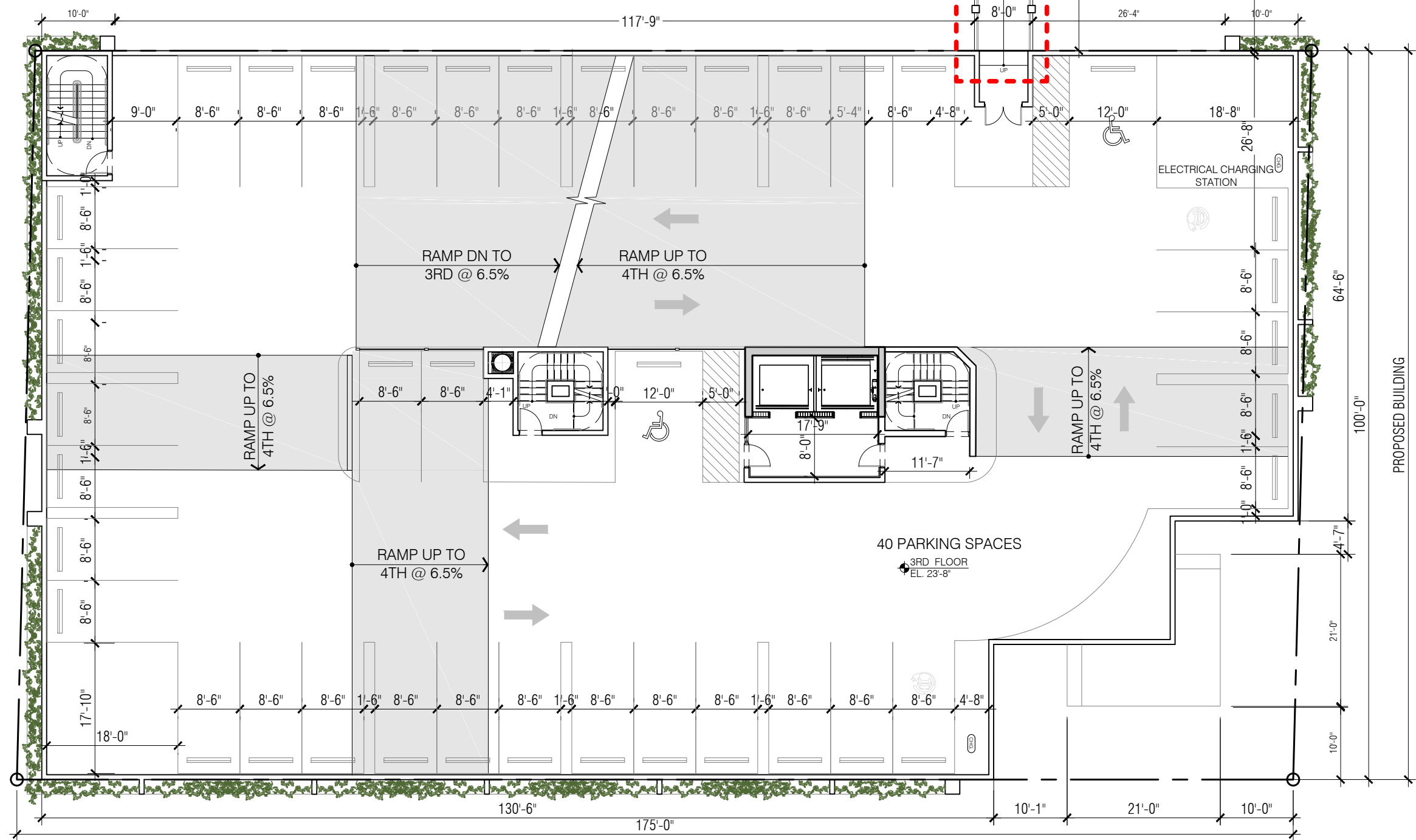
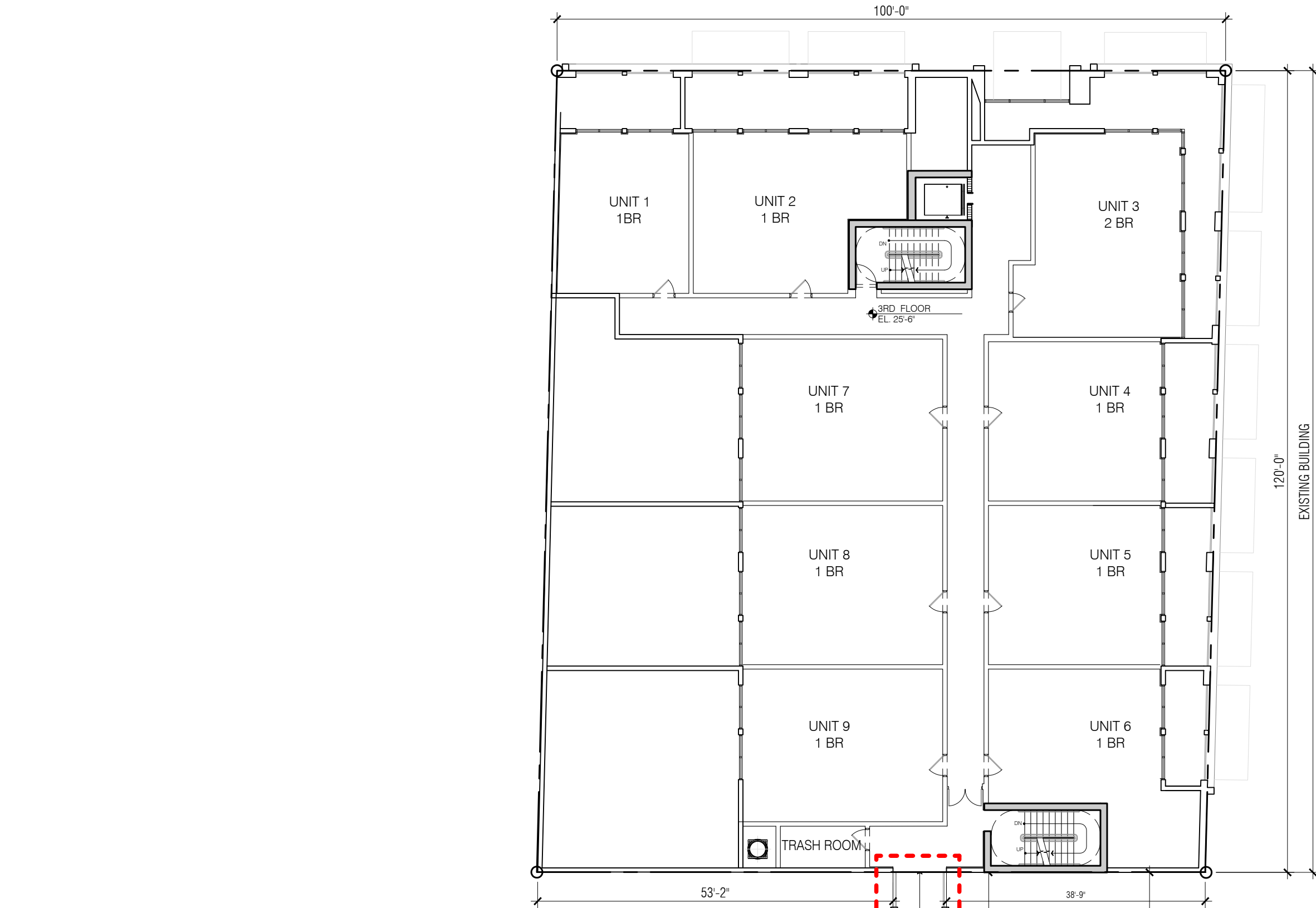
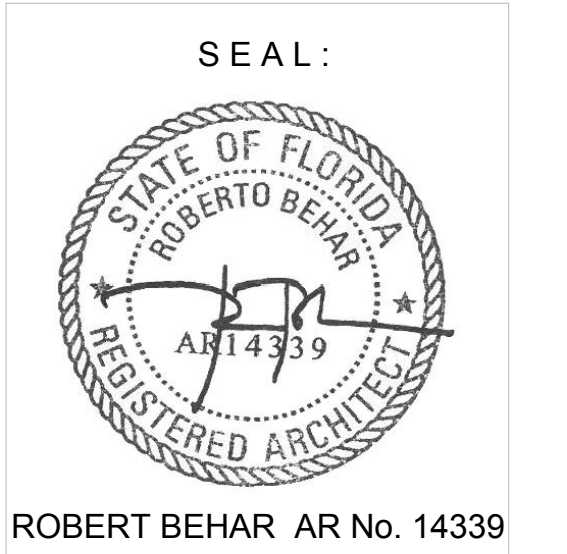


GROUND FLOOR

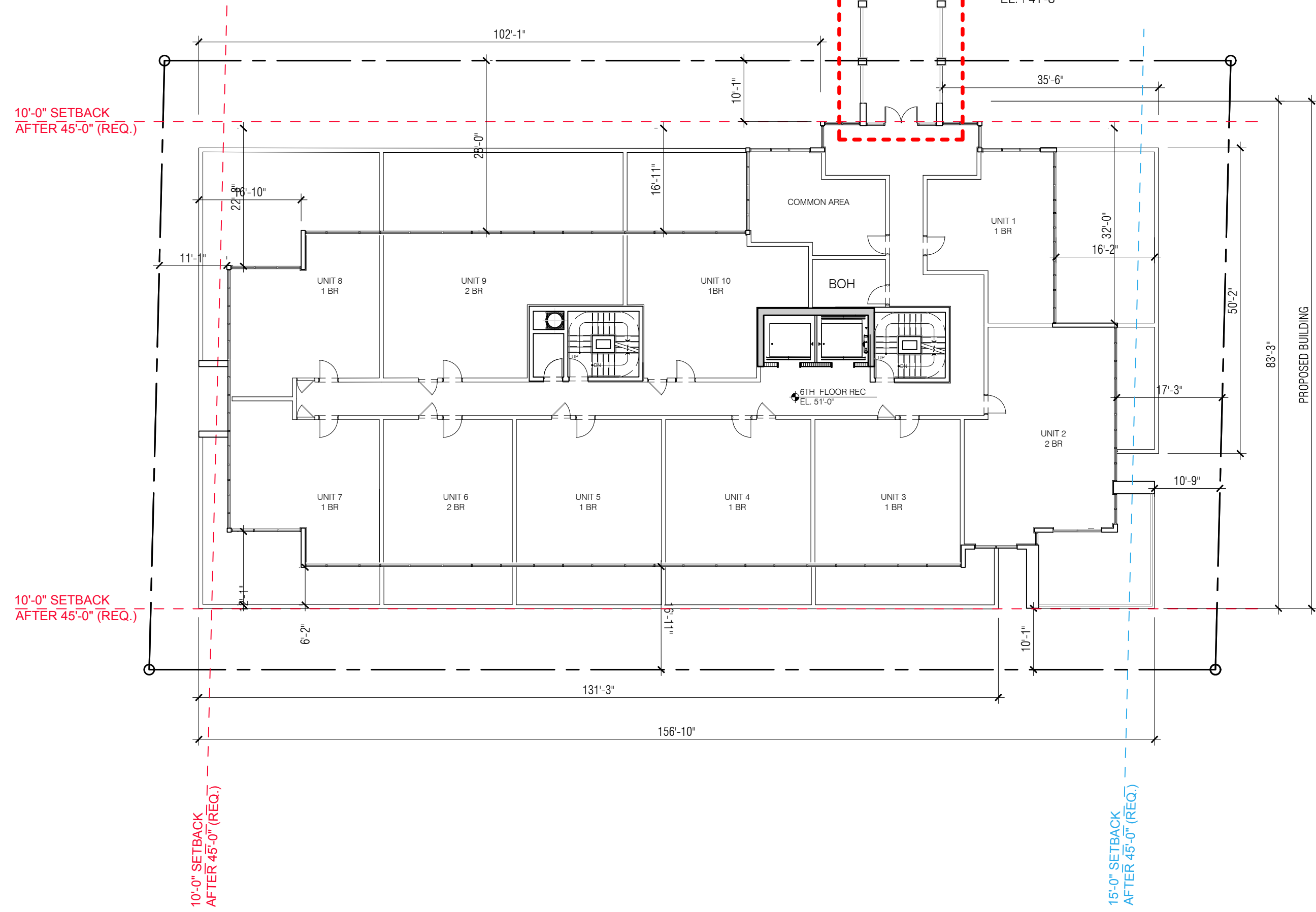
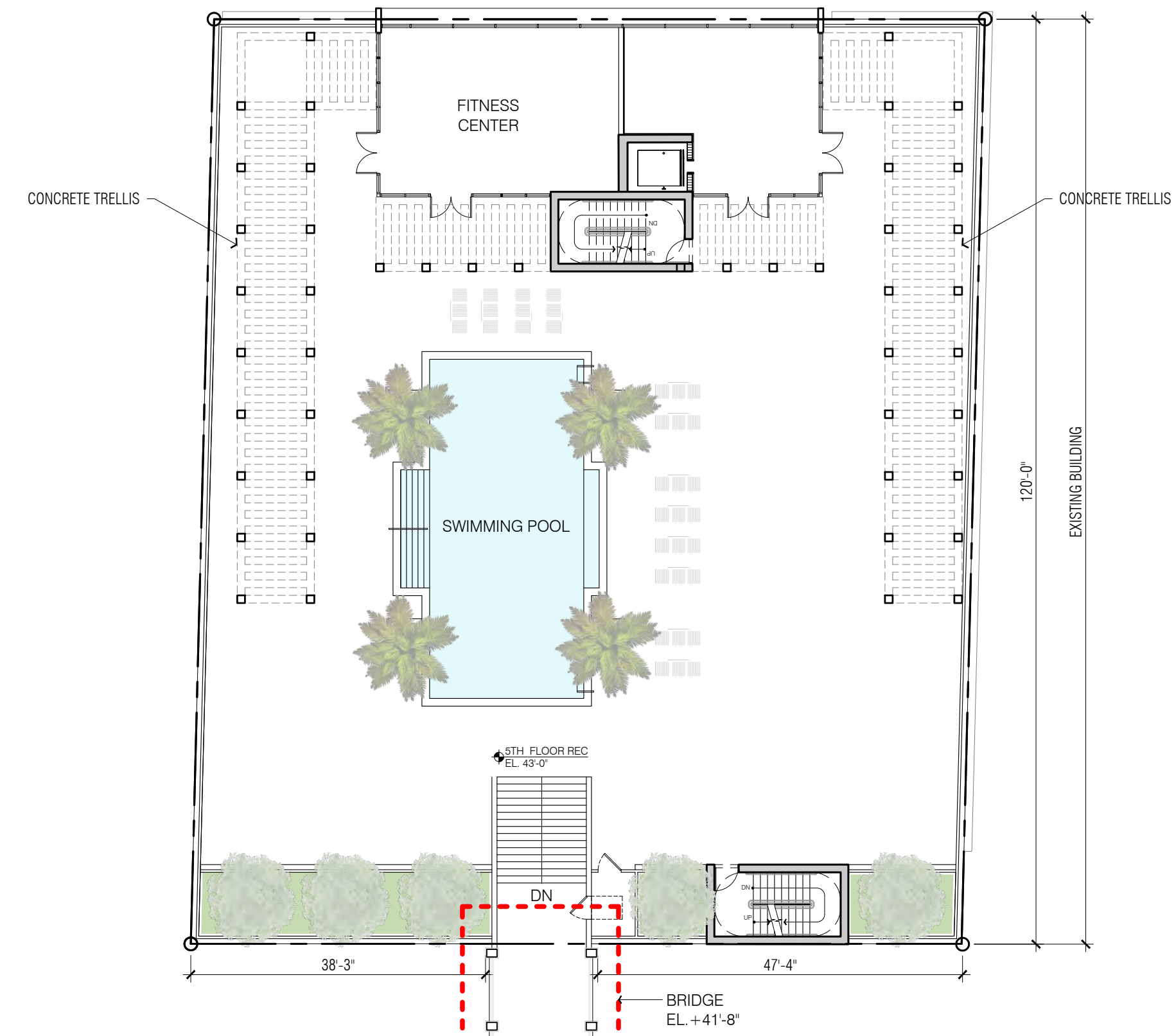


2ND FLOOR

ENCROACHMENT PLAN



3RD FLOOR

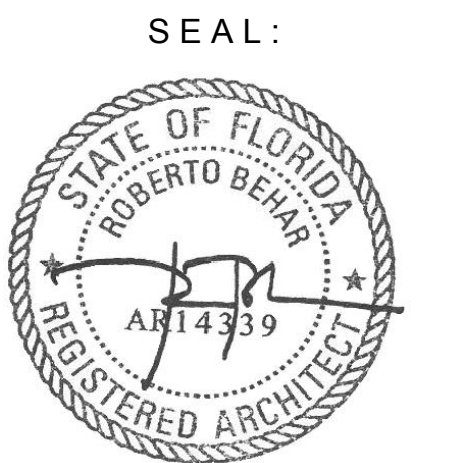


REC DECK

ENCROACHMENT PLAN

100 MIRACLE MILE
100 MIRACLE MILE
CORAL GABLES, FLORIDA

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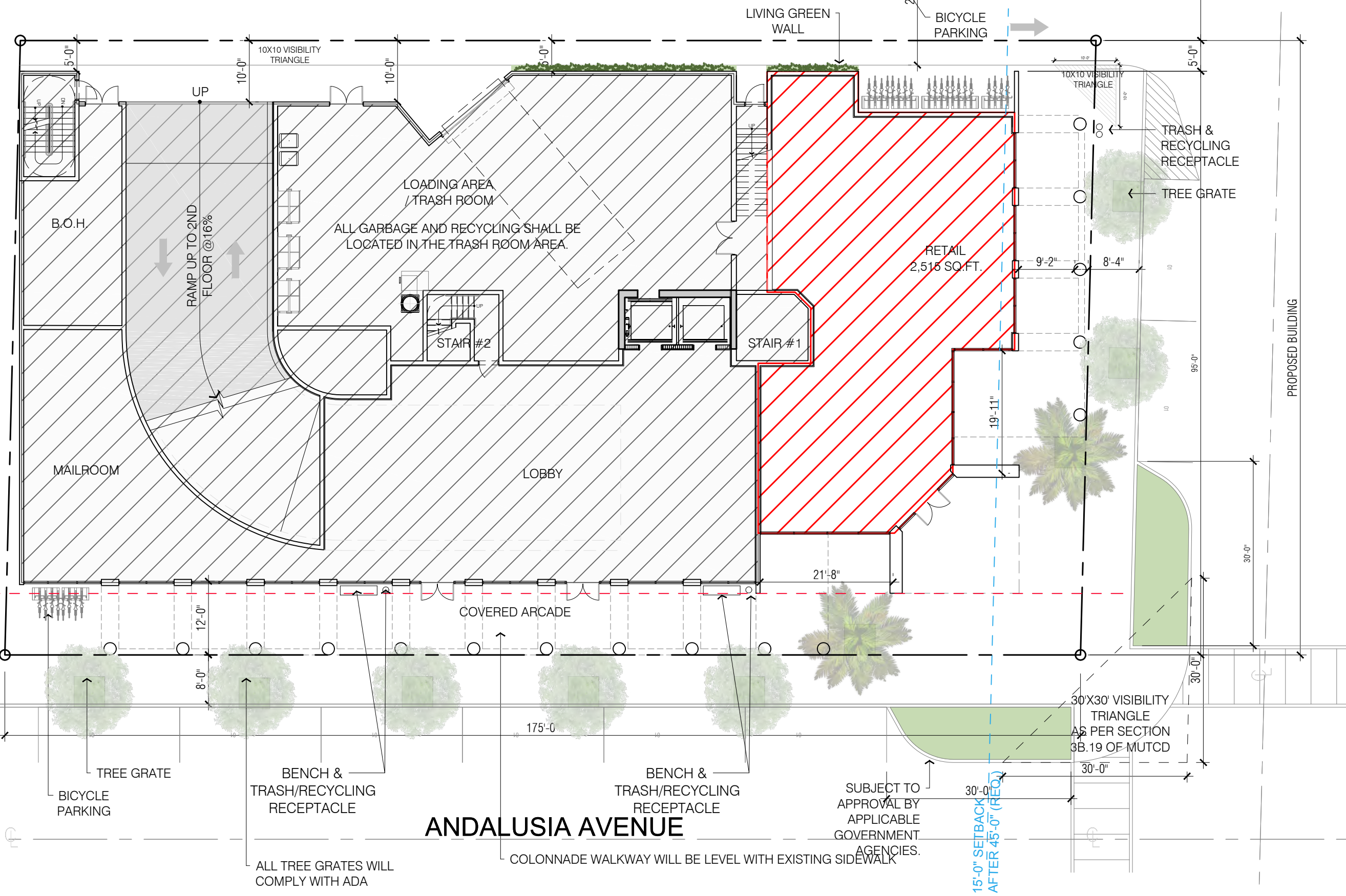
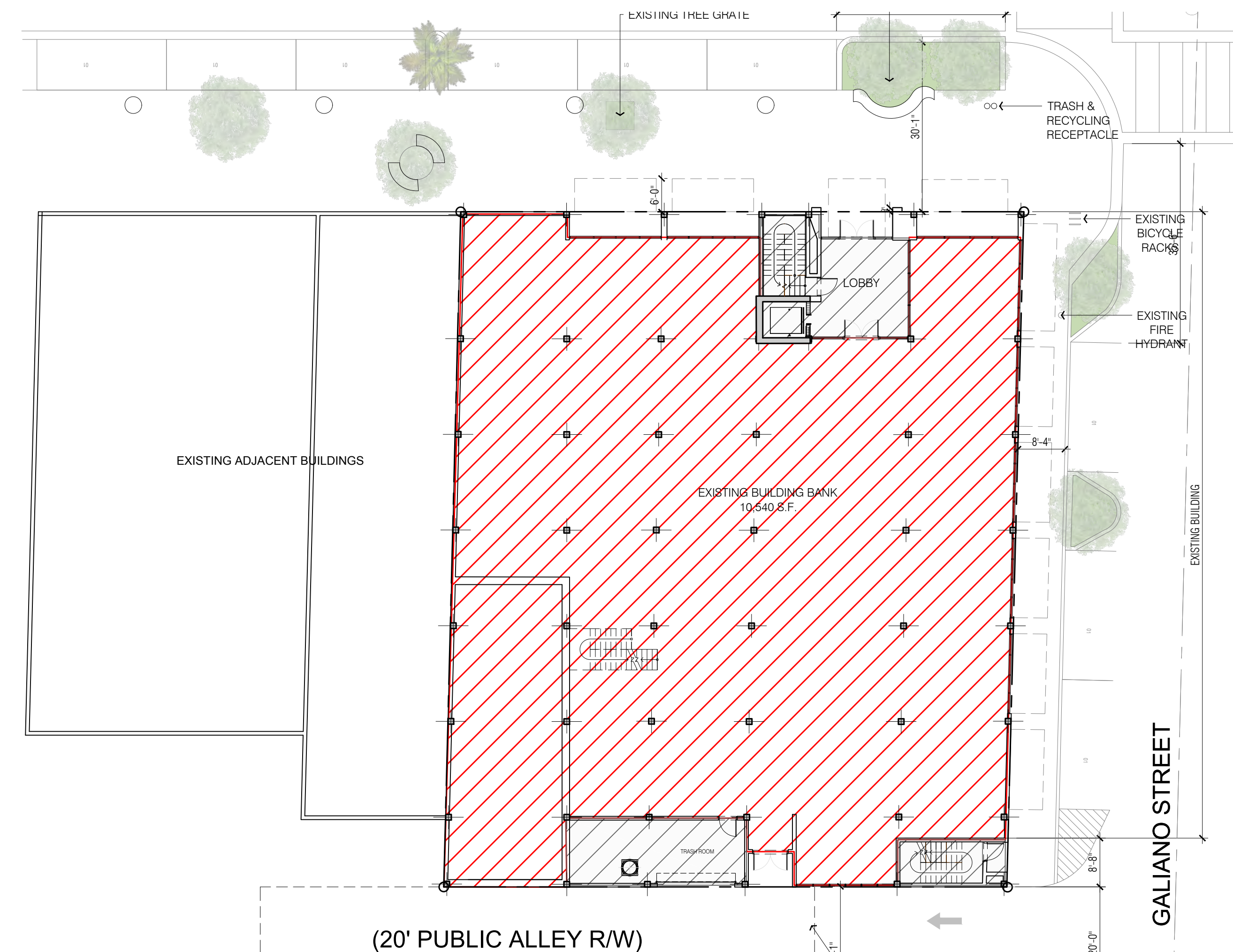
ROBERT BEHAR AR No. 14339

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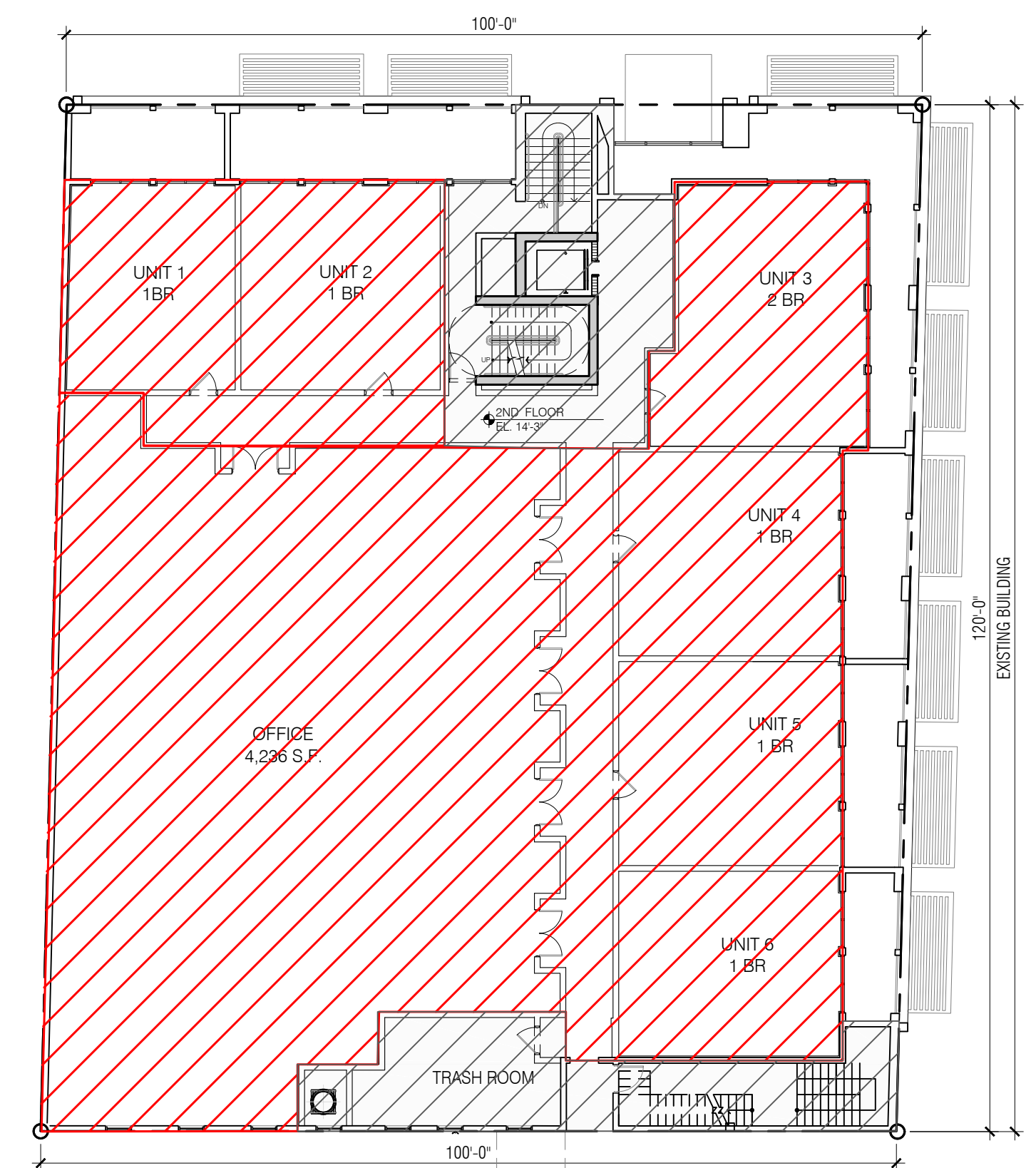
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100 MIRACLE MILE
 CORAL GABLES, FLORIDA

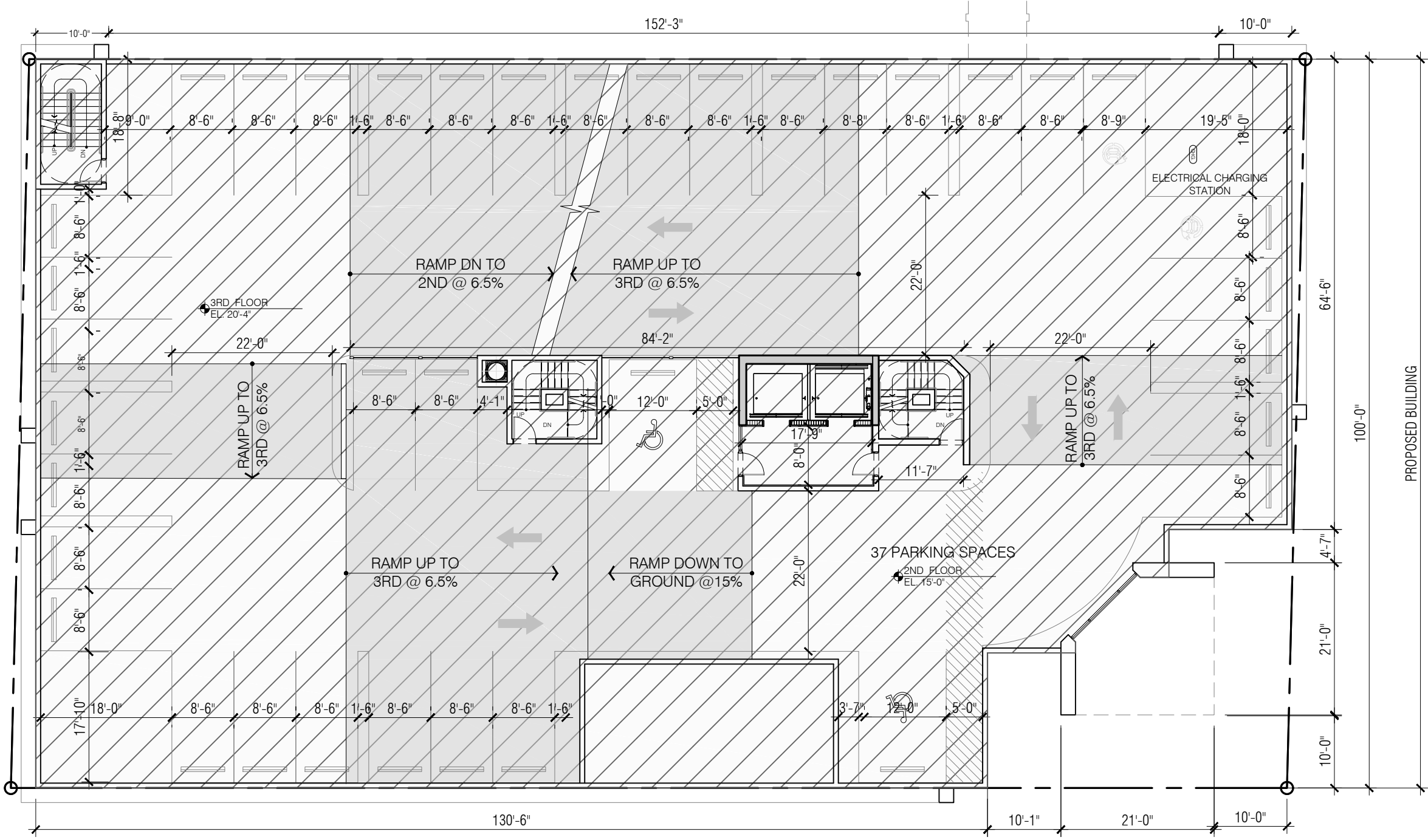
DATE: 08-27-18
 PROJECT NO: 17-054
 DRAWING NAME:
 SHEET NO:
A-0.4



GROUND FLOOR

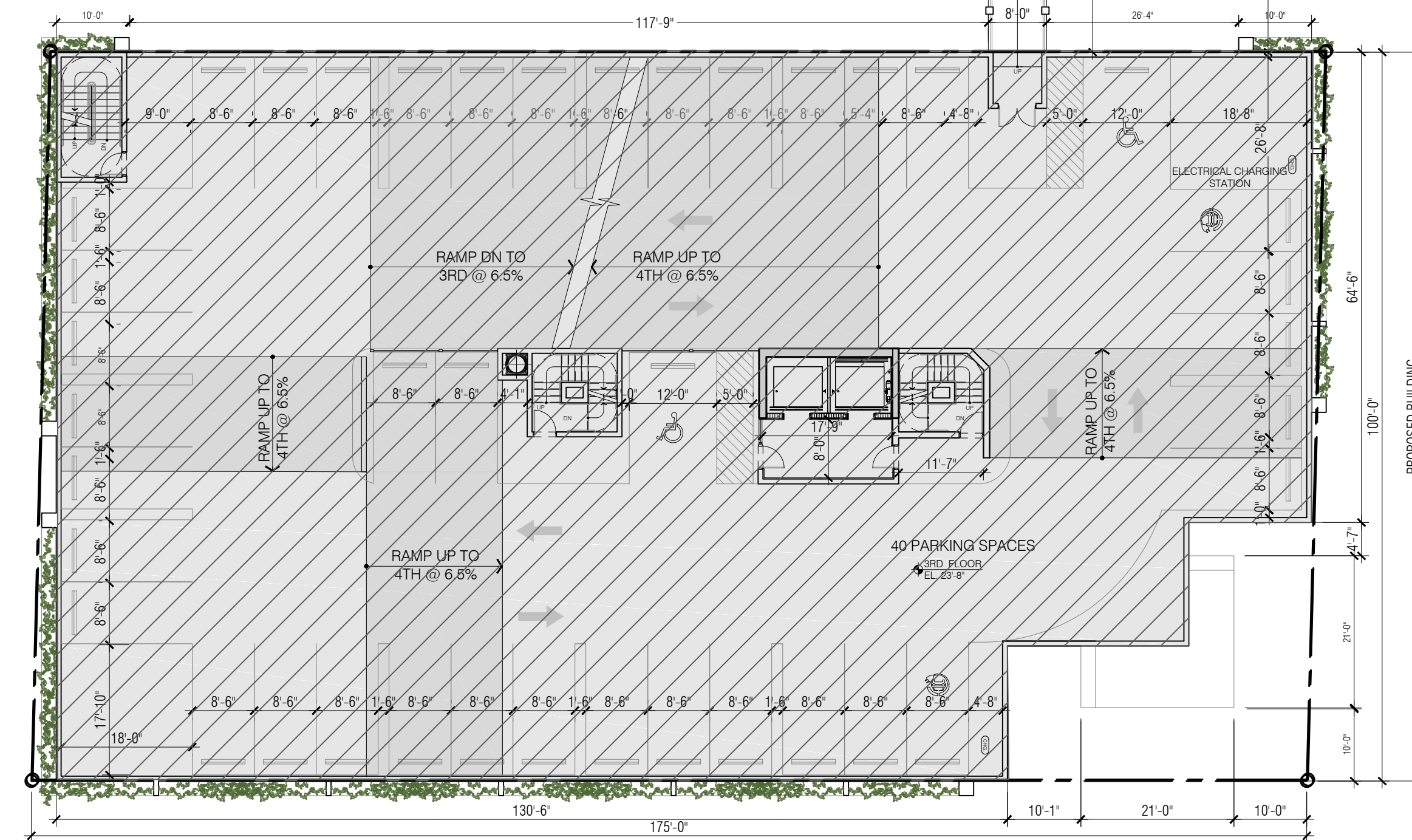
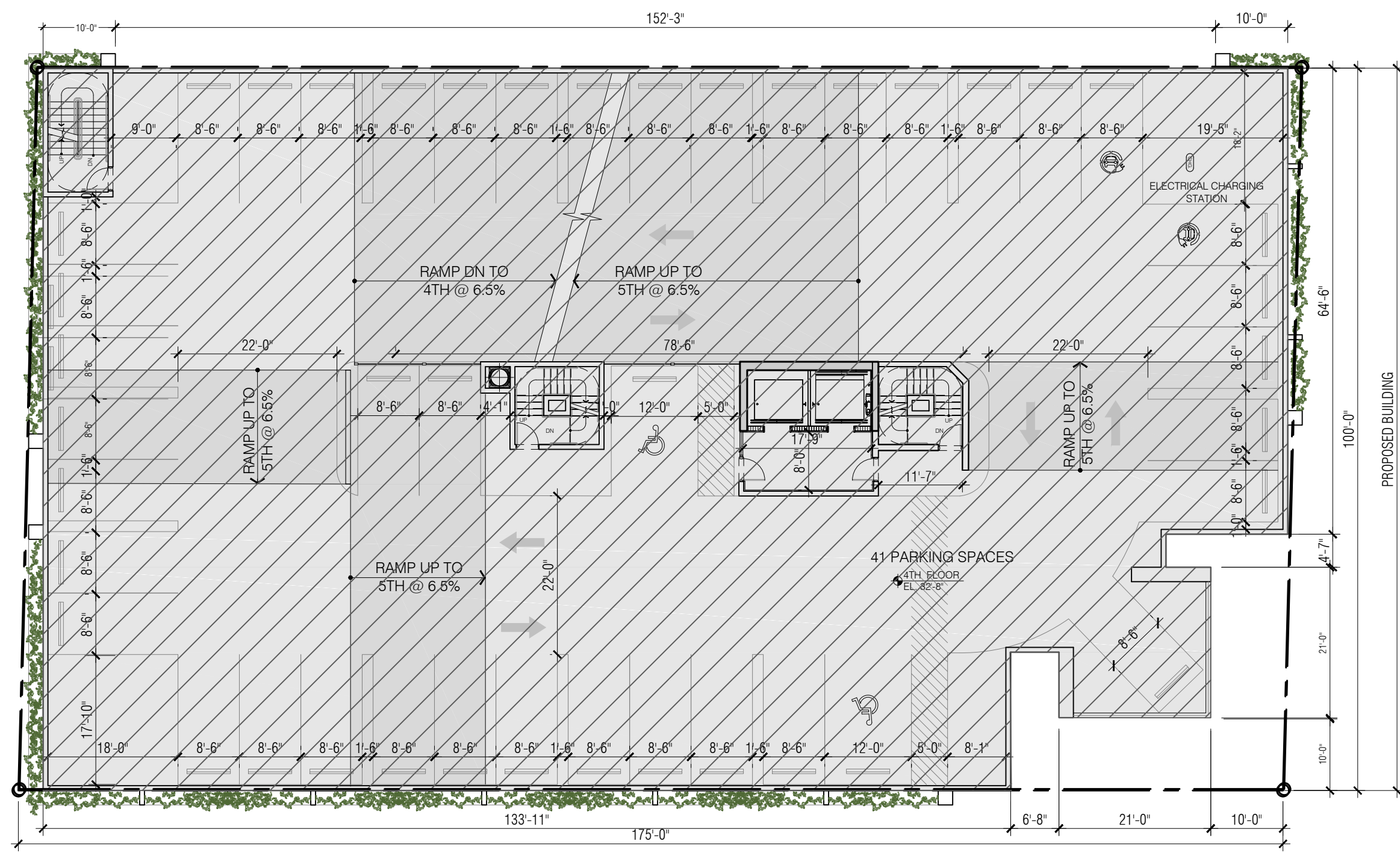
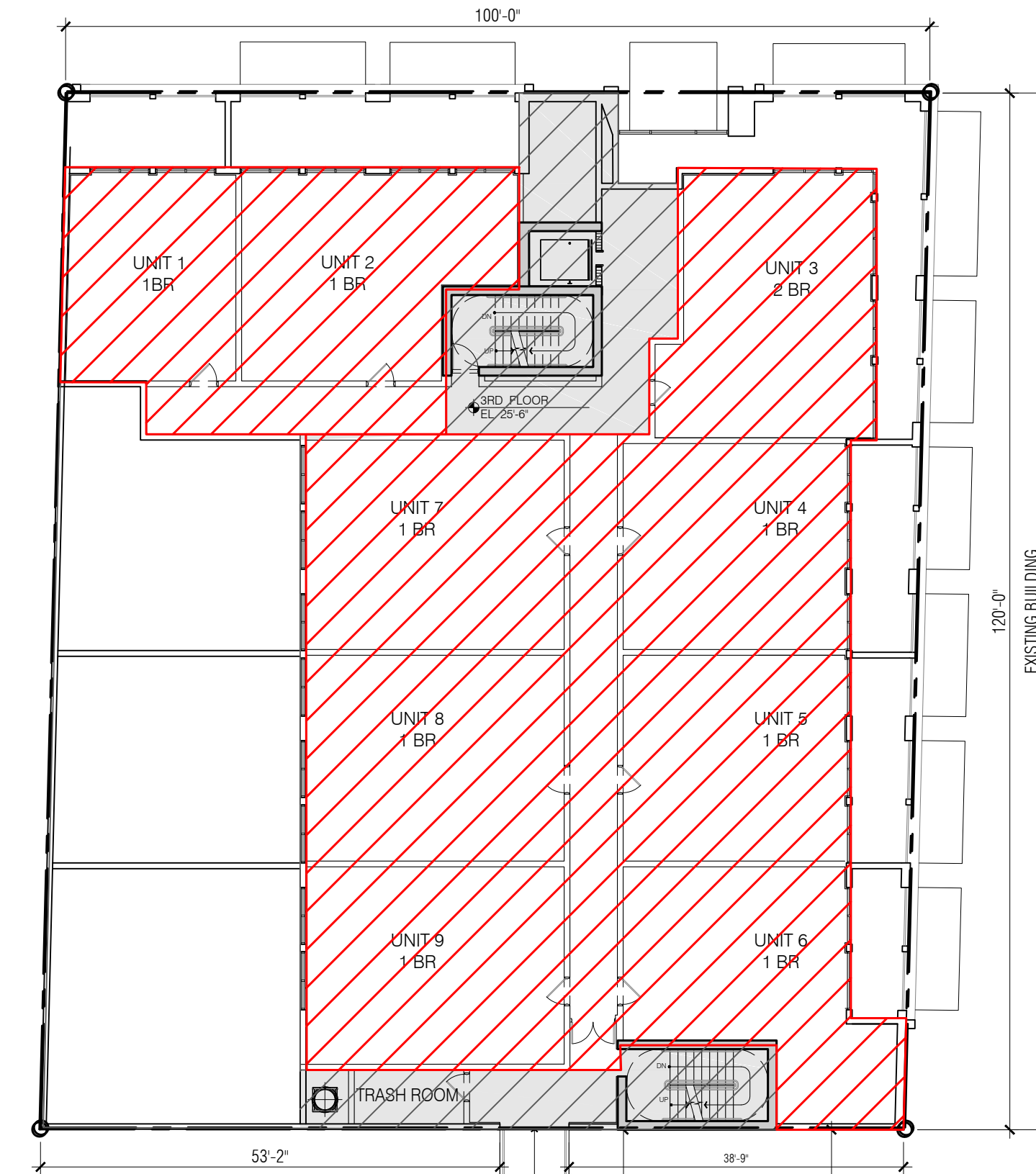
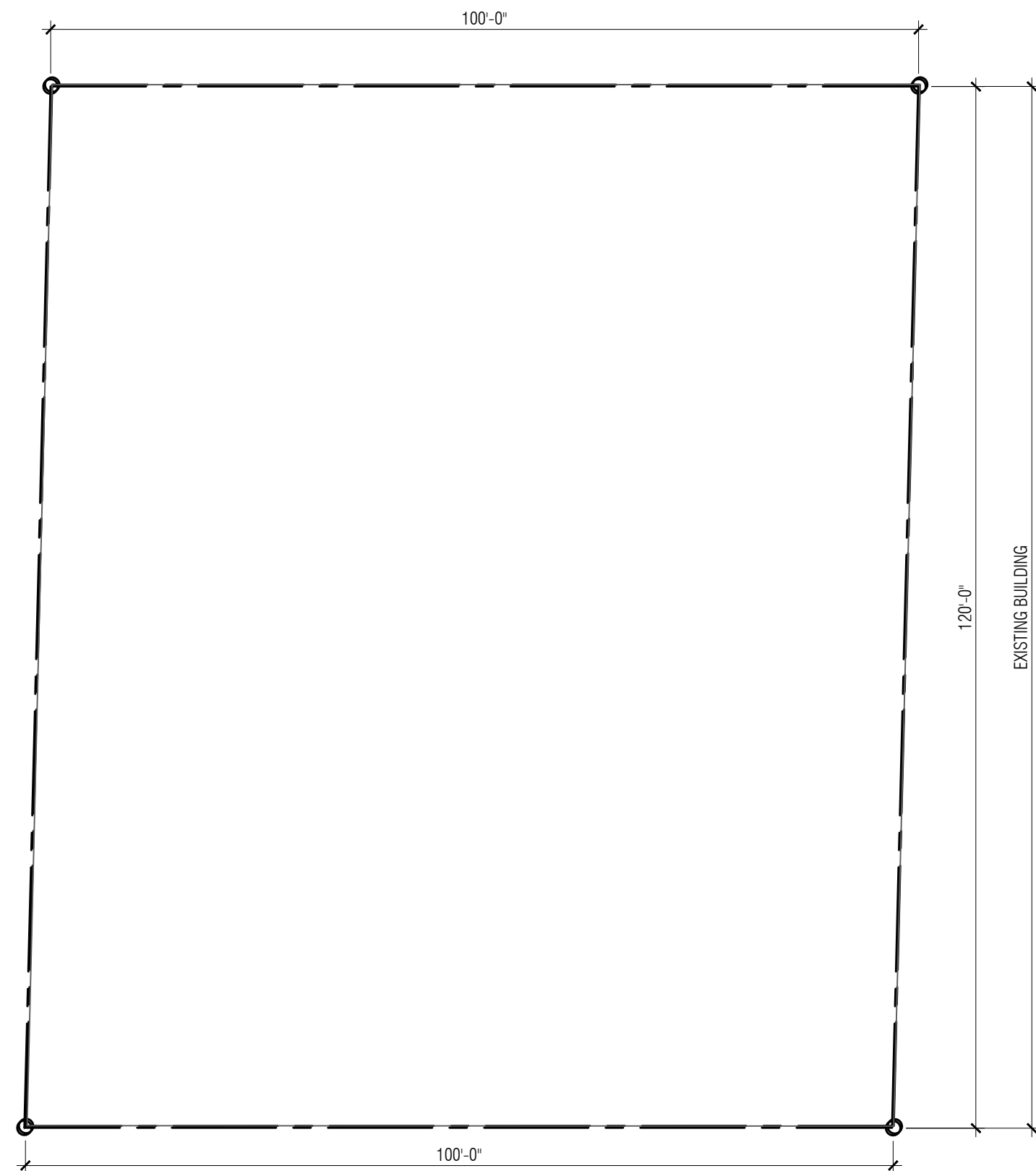
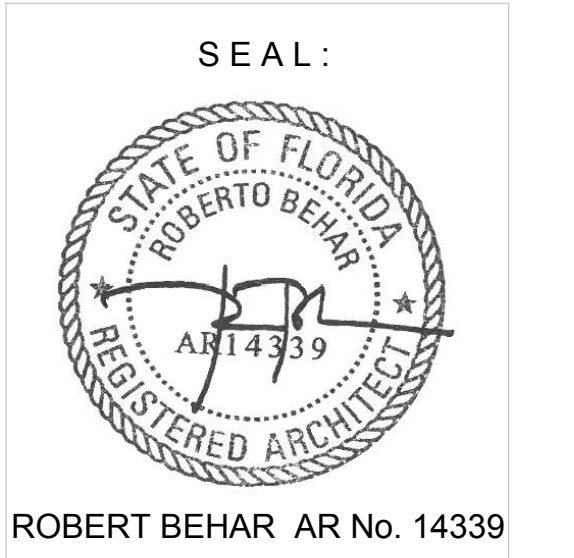


2ND FLOOR



FAR DIAGRAM

| LEGEND | |
|--------|---------|
| | FAR |
| | NON-FAR |



4TH-5TH FLOOR

LEGEND

FAR

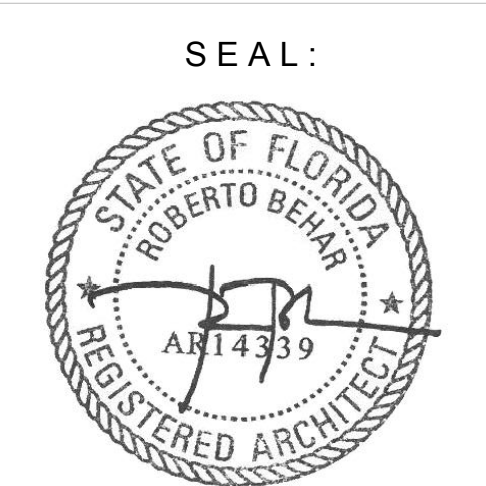
NON-FAR

3RD FLOOR

FAR DIAGRAM

100 MIRACLE MILE
 100 MIRACLE MILE
 CORAL GABLES, FLORIDA

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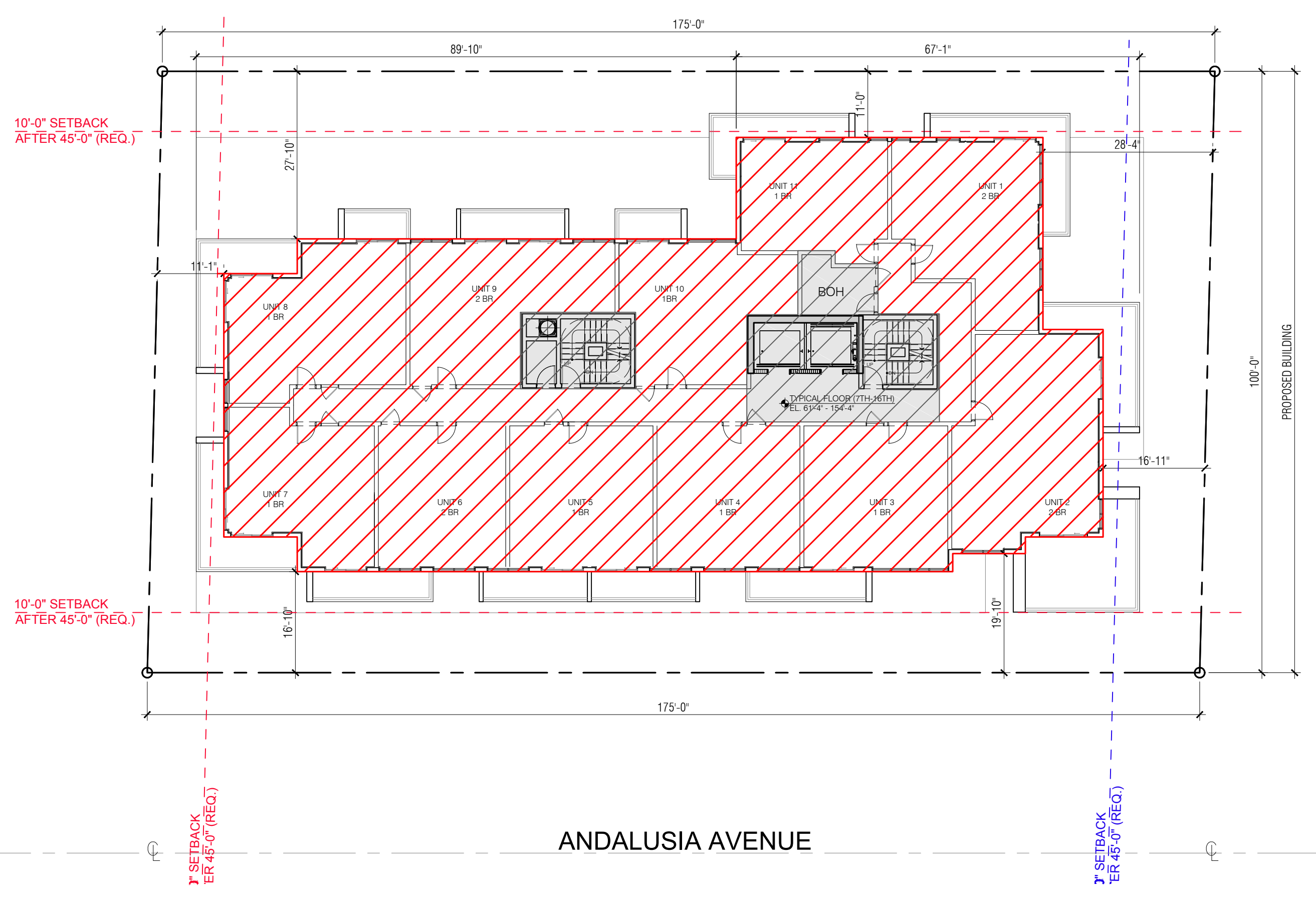
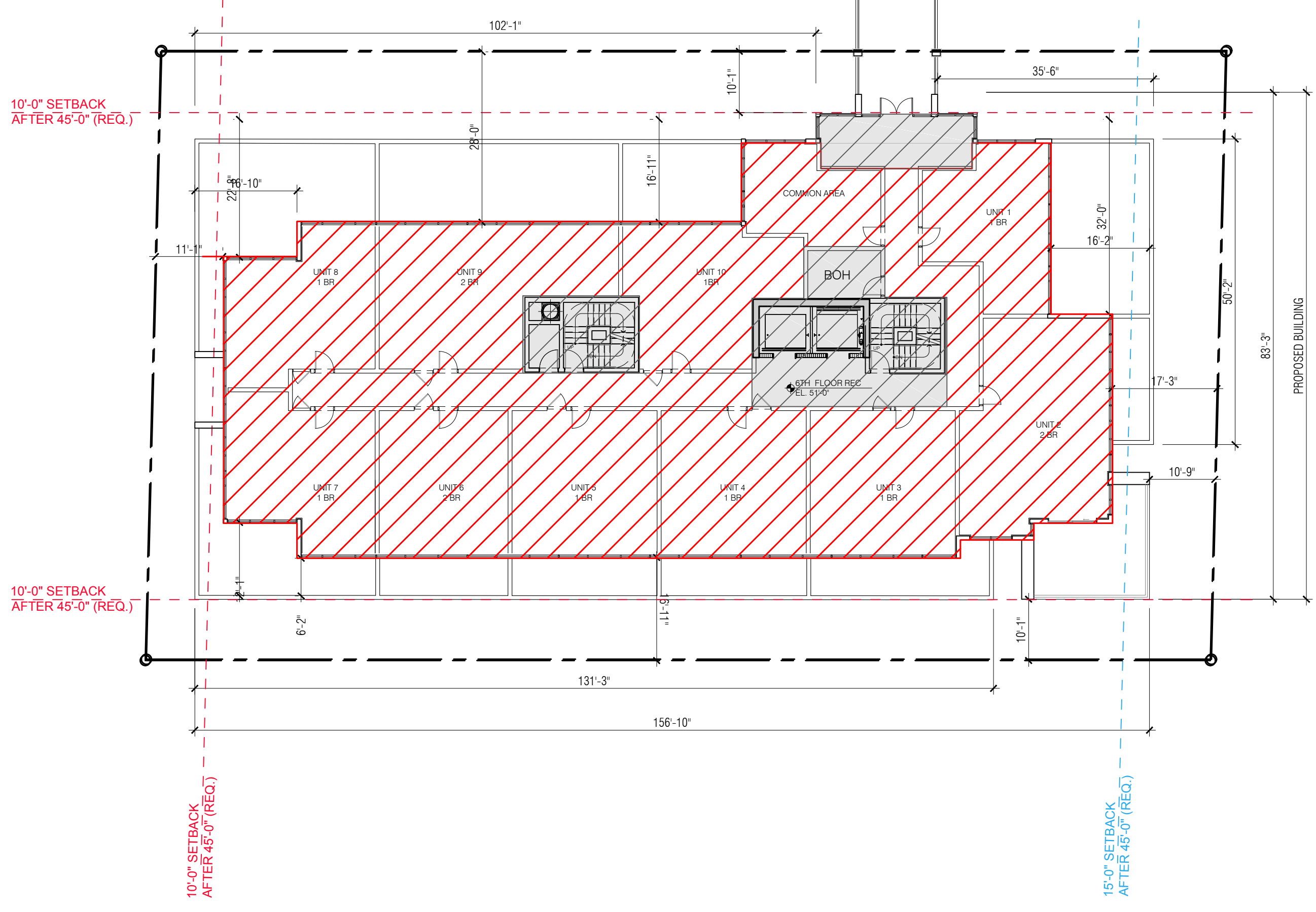
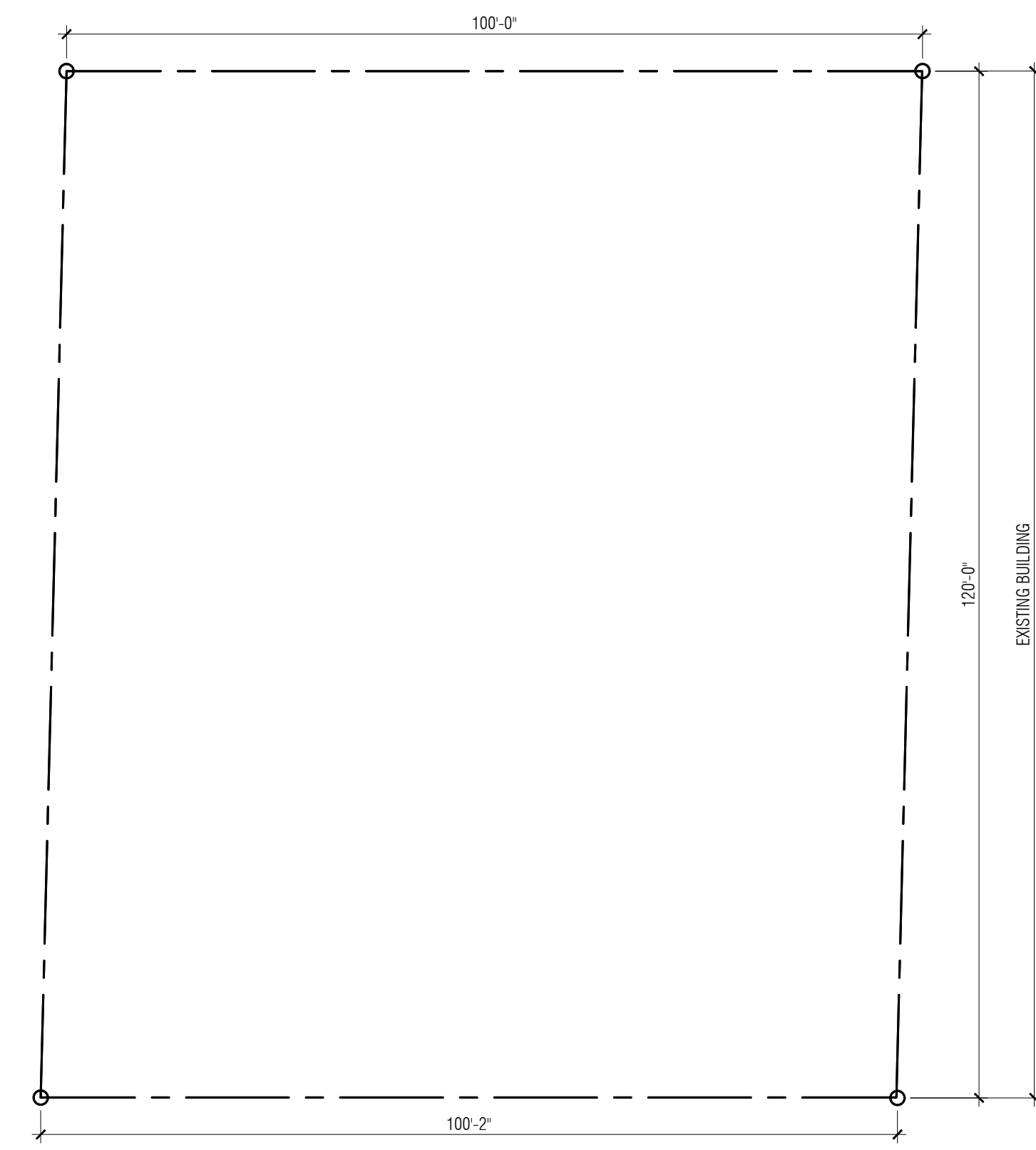
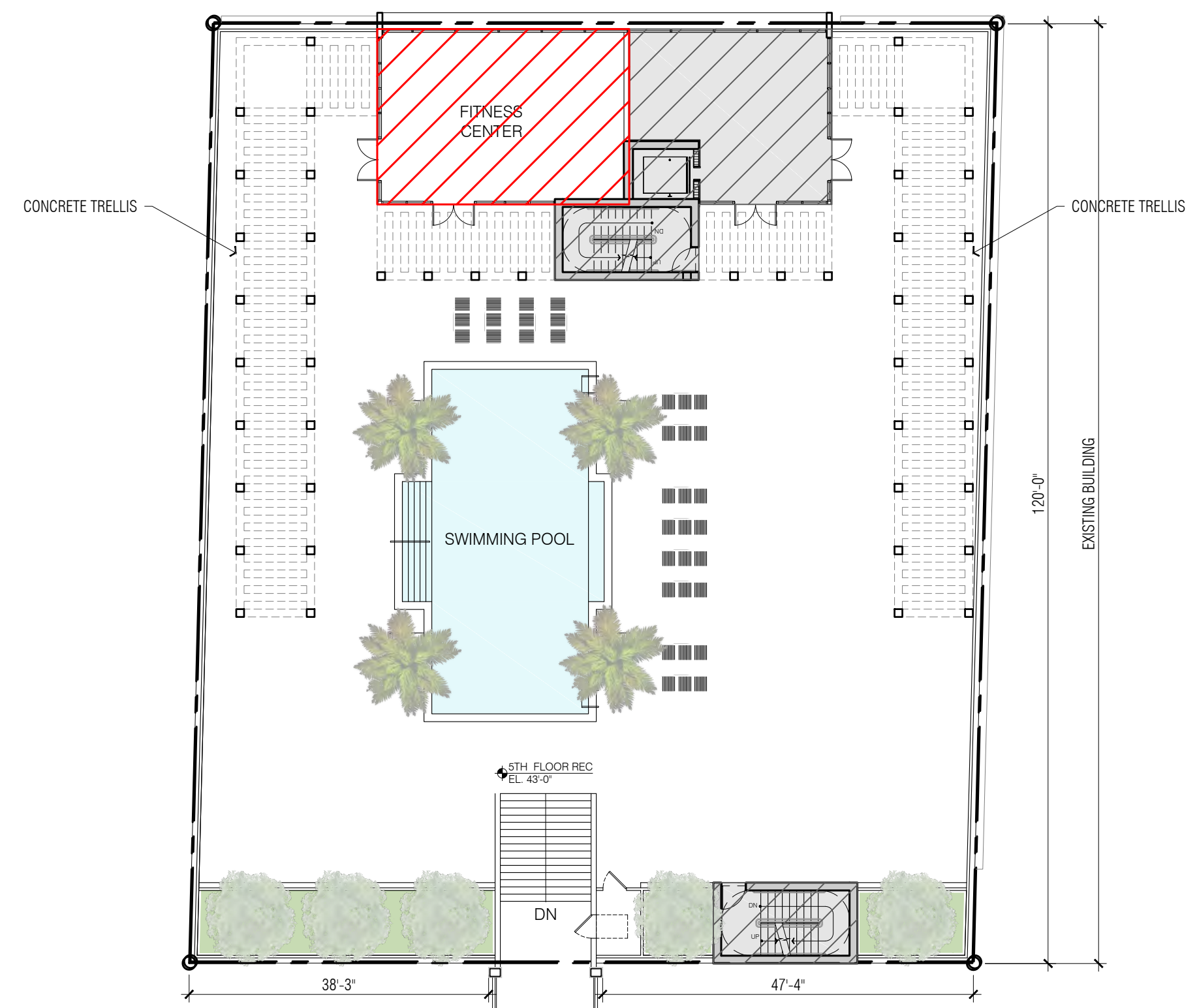


ROBERT BEHAR AR No. 14339

GALIANO STREET

100 MIRACLE MILE
 100 MIRACLE MILE
 CORAL GABLES, FLORIDA

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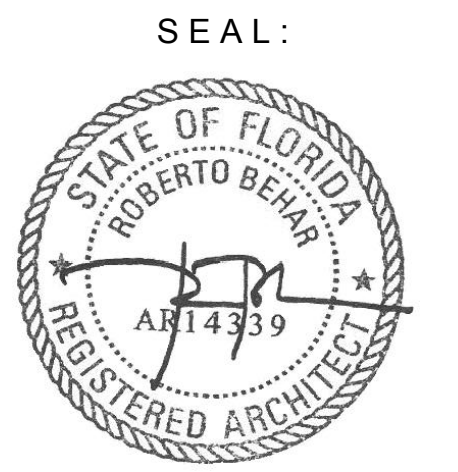
REC. DECK LEVEL

LEGEND

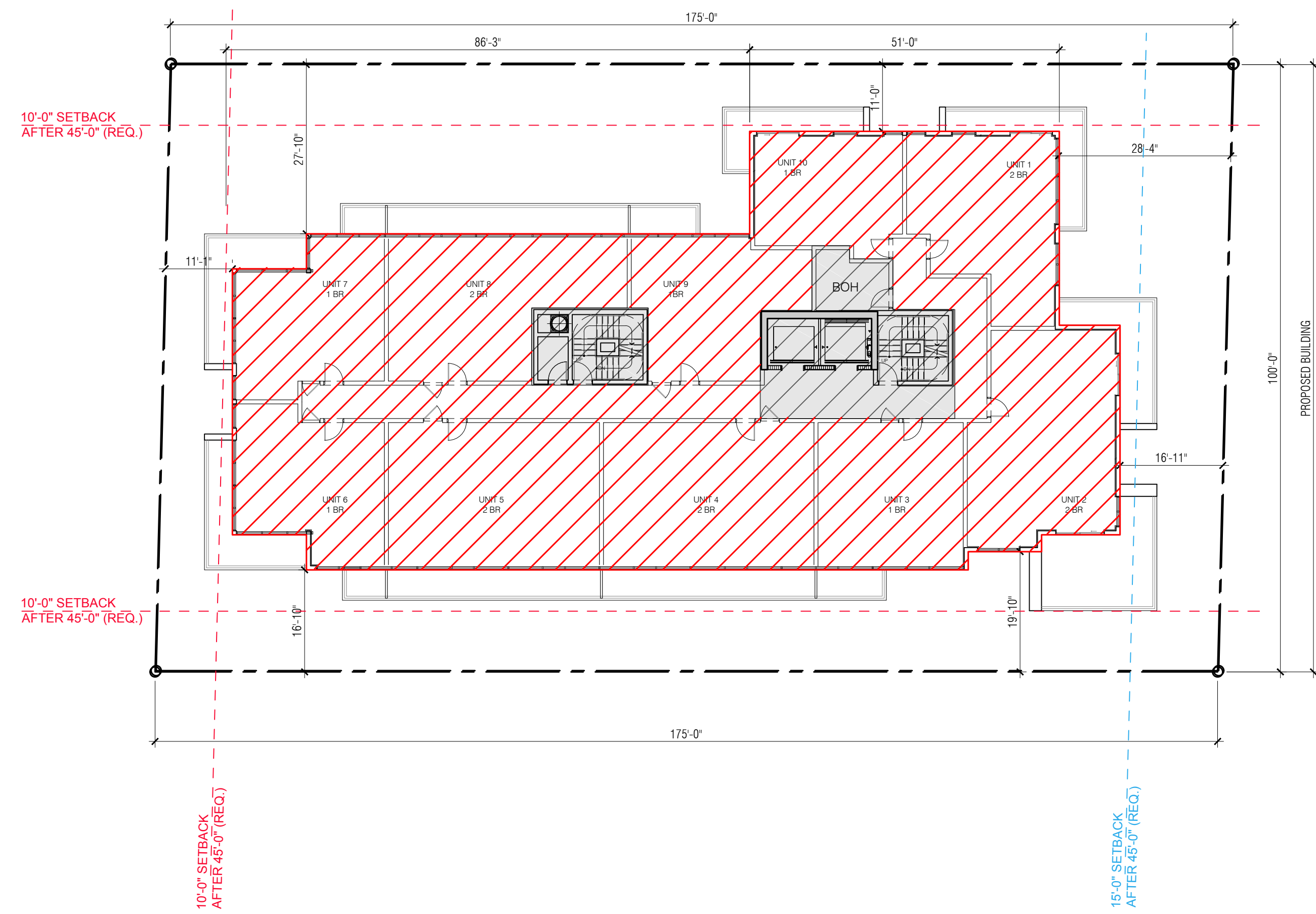
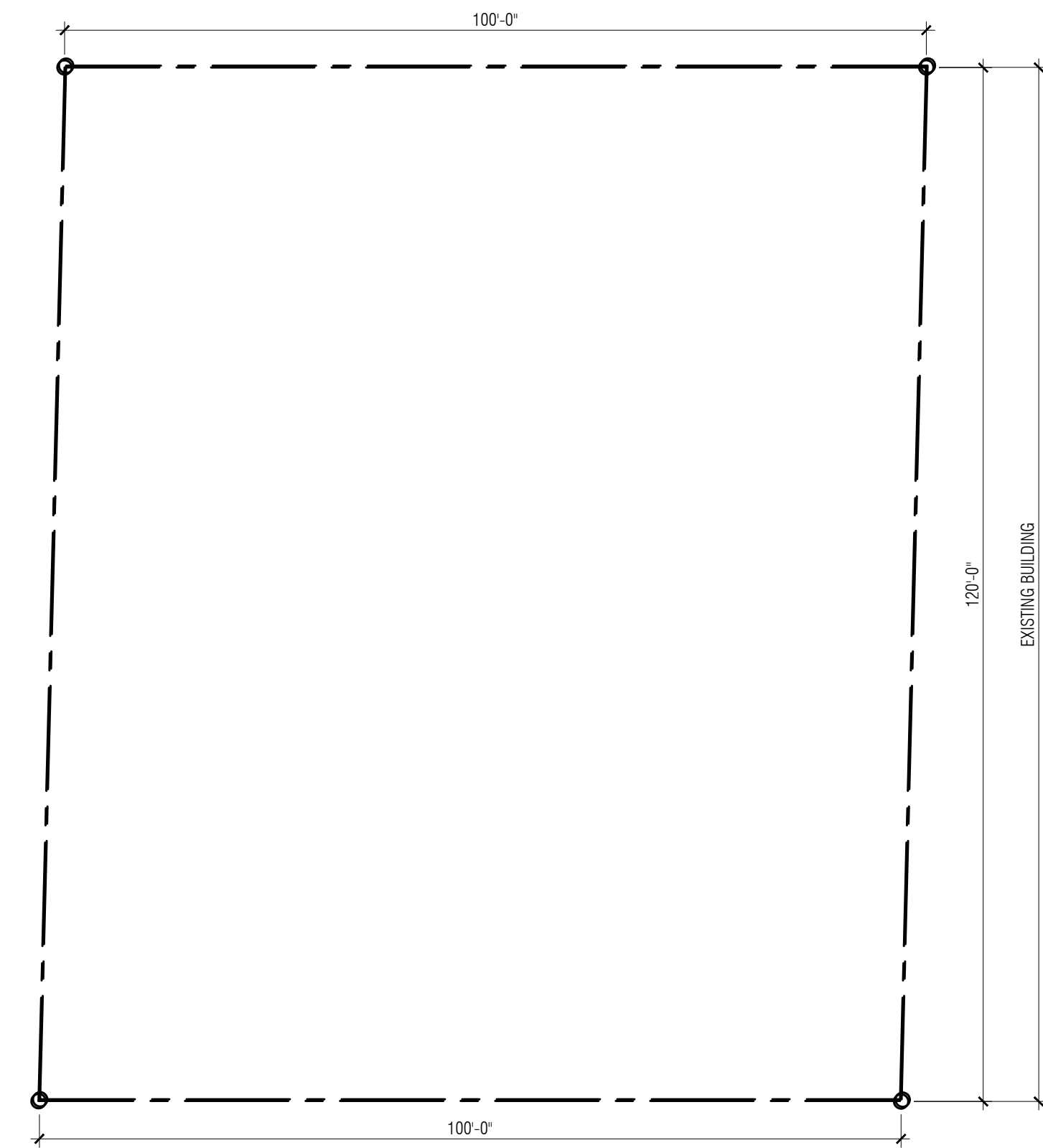
| | |
|--|---------|
| | FAR |
| | NON-FAR |

TYP FLOOR (7TH-11TH)

FAR DIAGRAM



ROBERT BEHAR AR No. 14339



| LEGEND | |
|--------|---------|
| | FAR |
| | NON-FAR |

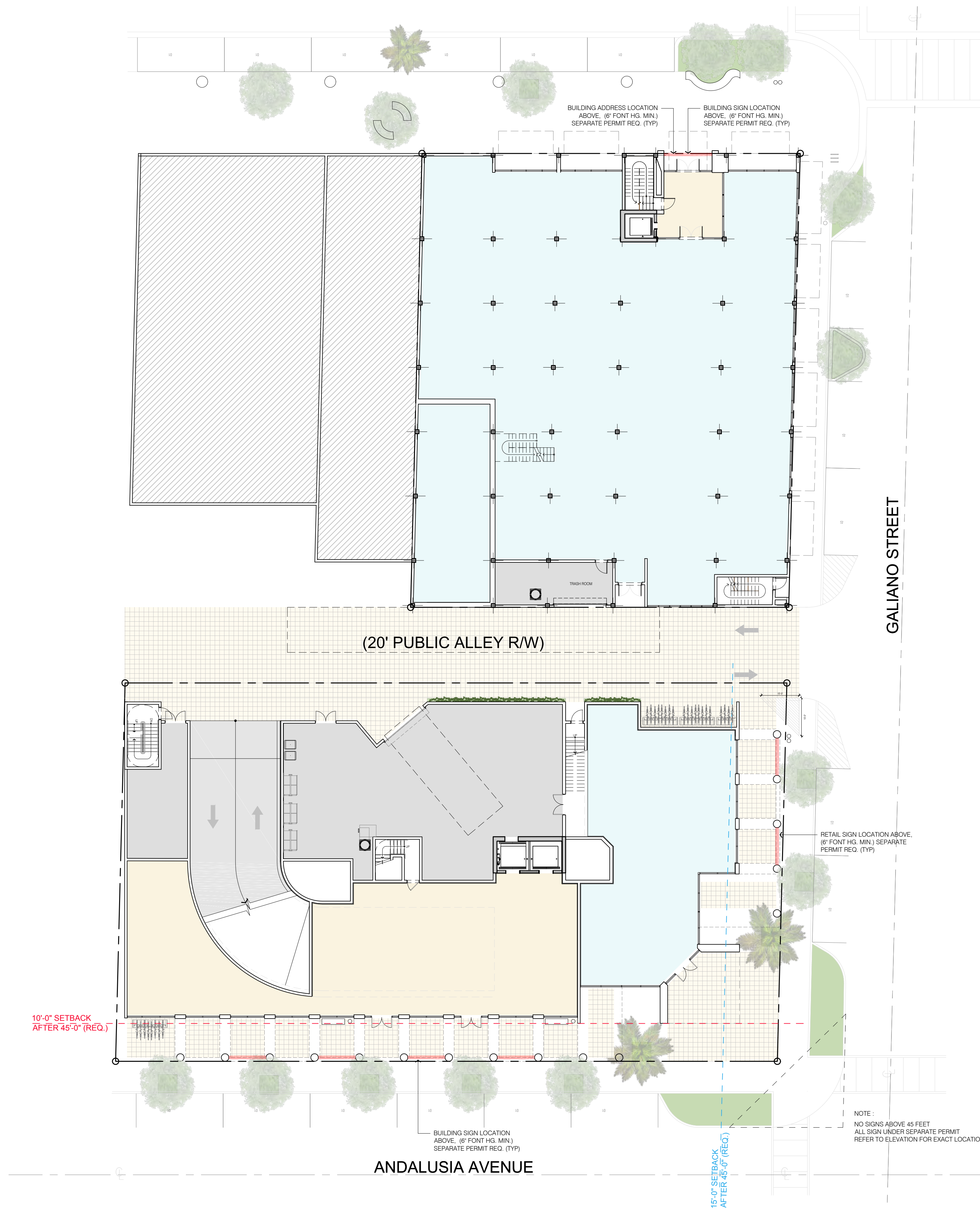
12TH-16TH LEVEL

FAR VS. NON-FAR DIAGRAM

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 100 MIRACLE MILE
 CORAL GABLES, FLORIDA

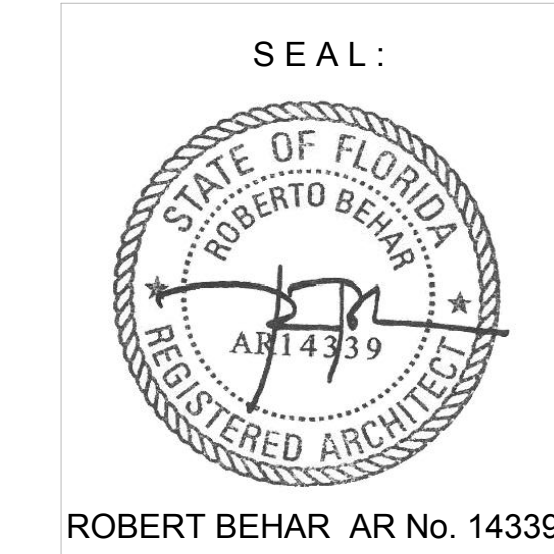
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 DRAWING NAME:
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A-0.4.3



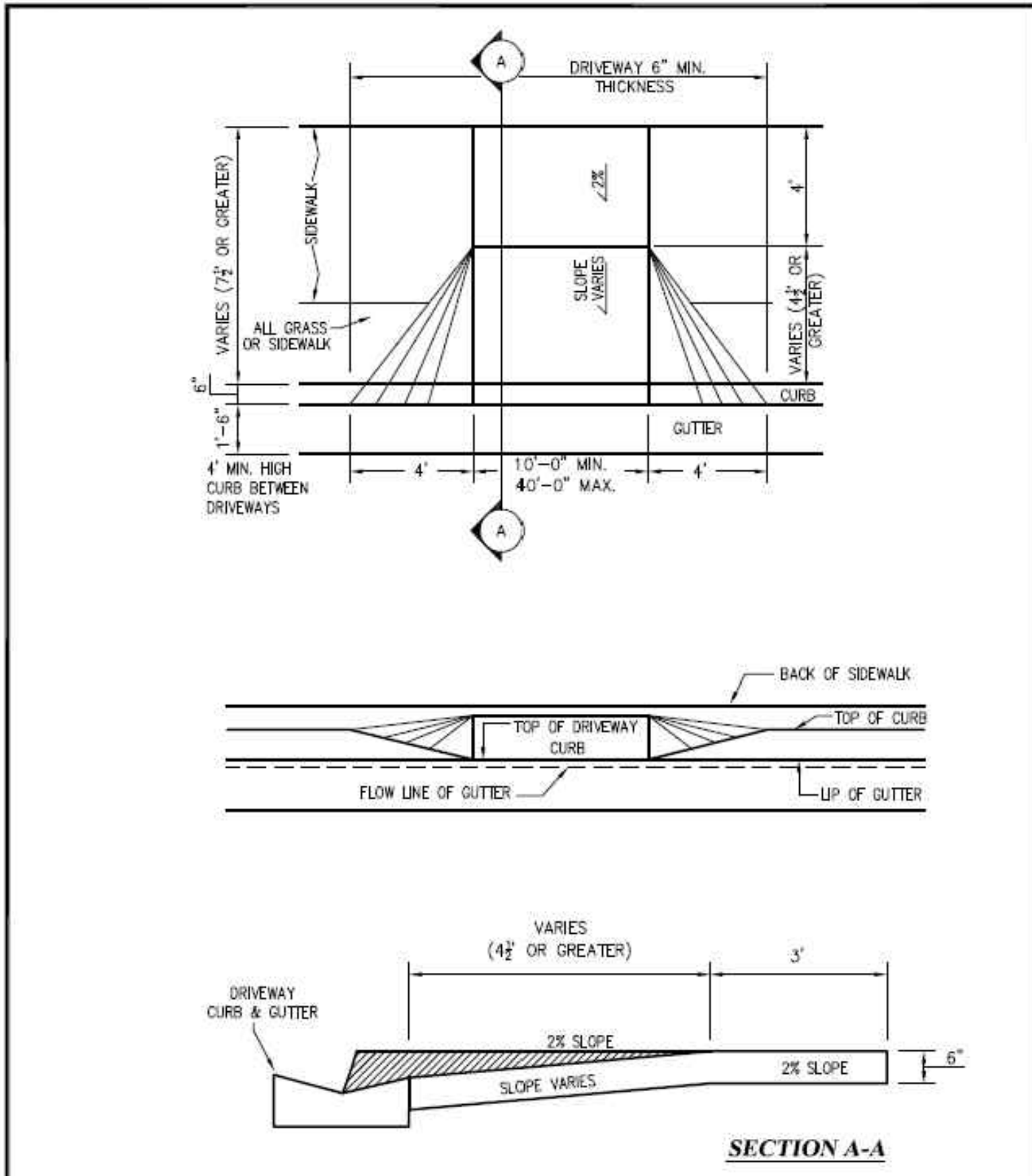
GROUND FLOOR

SIGNAGE PLAN



100 MIRACLE MILE
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 CORAL GABLES, FLORIDA

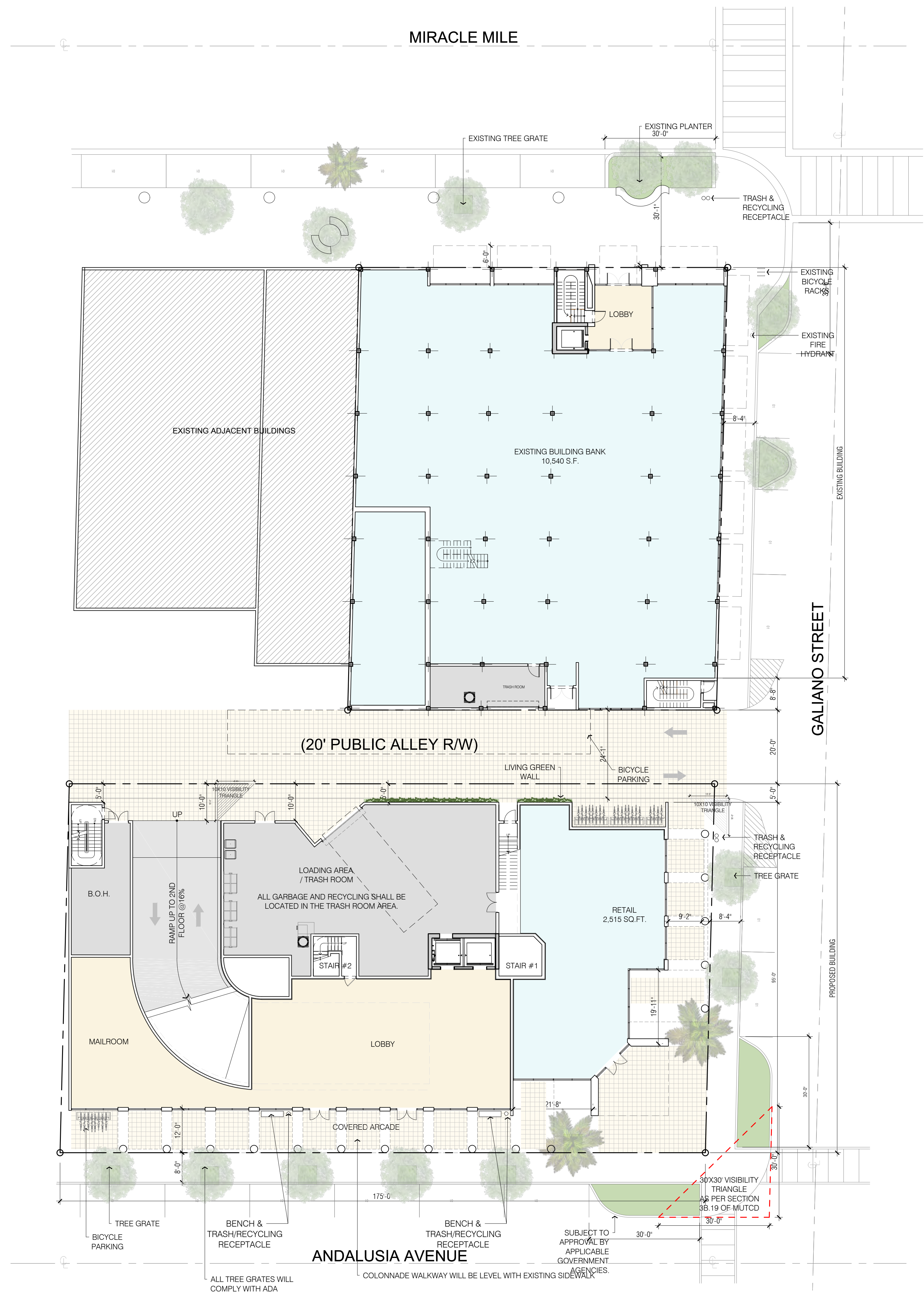
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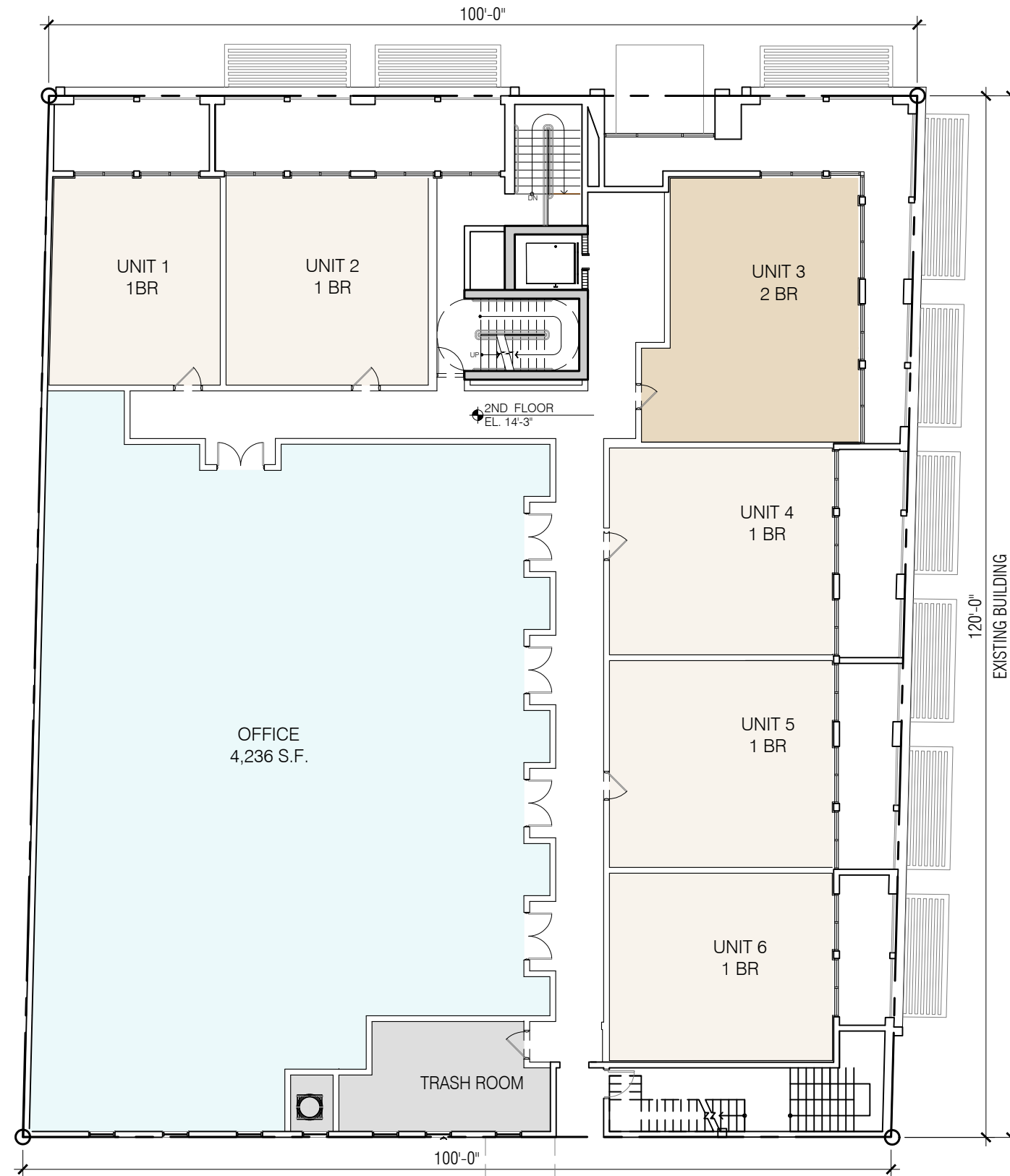
STANDARD DRIVEWAY DETAILS FOR SIDEWALK/PARKWAY GREATER THAN 7'-6" IN WIDTH



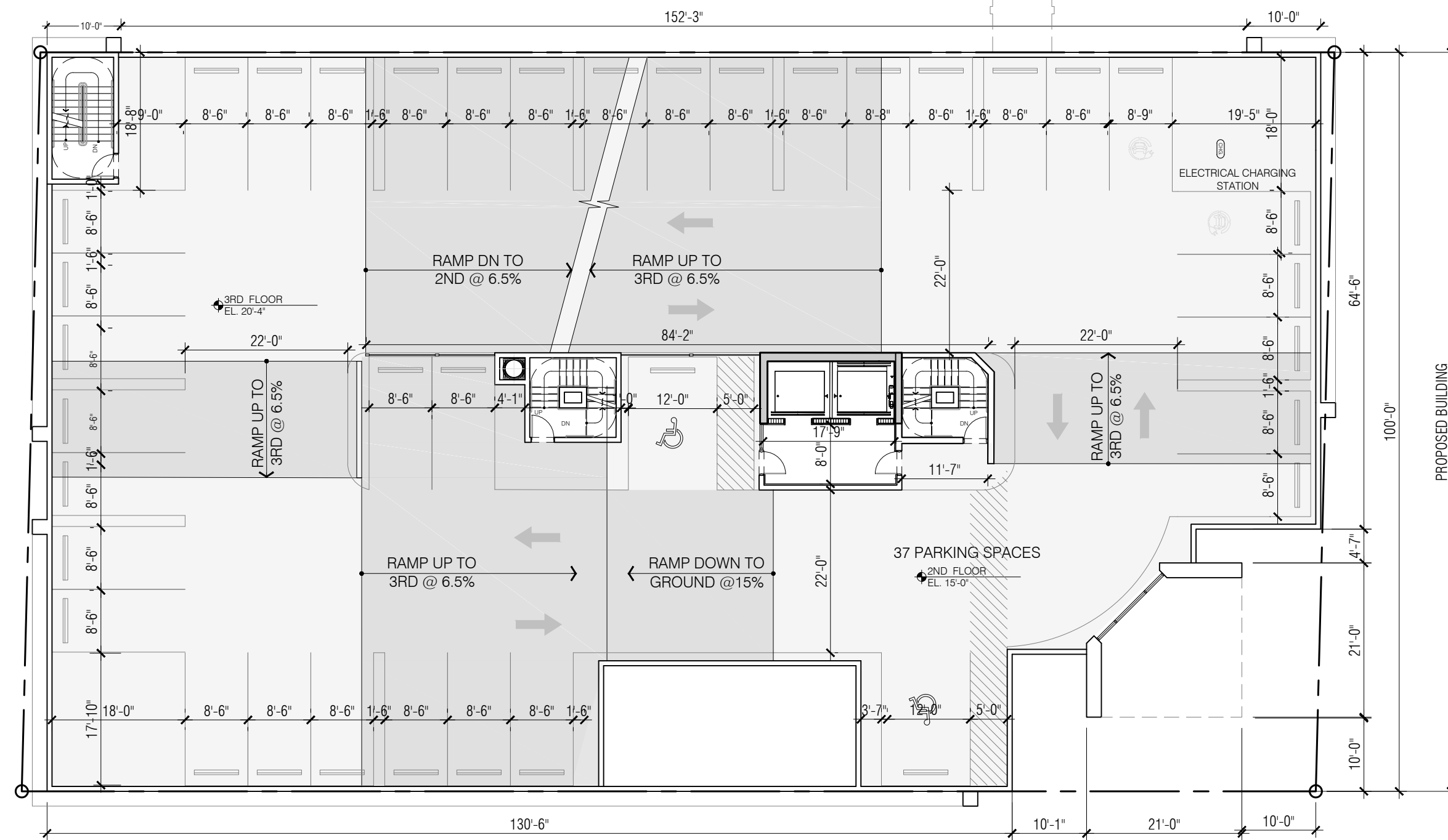
- NOTES:
- ALL STREET PROFILES SHALL COMPLY WITH SECTION 5-1504(M) OF THE ZONING CODE
 - ALL DRIVEWAY APPROACHES SHALL BE RECONSTRUCTED AS NEEDED TO MEET ADA REQUIREMENTS AND PUBLIC WORKS STANDARDS. EXISTING DRIVEWAY APPROACHES NO LONGER IN USE SHALL BE CLOSED OUT.
 - ALL DAMAGED CURBS AND SIDEWALKS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



MIRACLE MILE



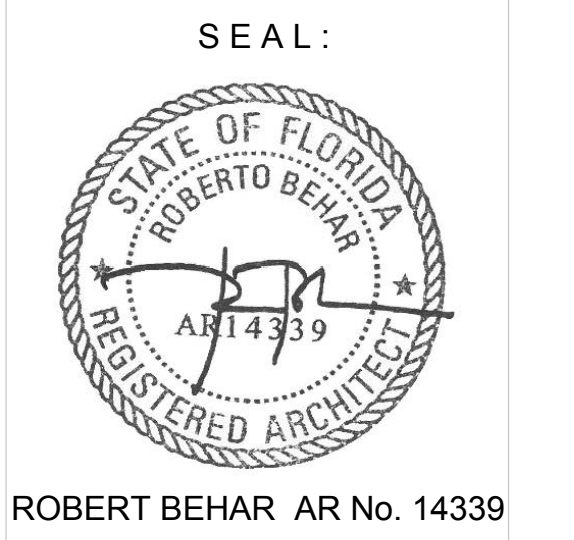
GALIANO STREET



ANDALUSIA AVENUE

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4533 PONCE DE LEON BOULEVARD
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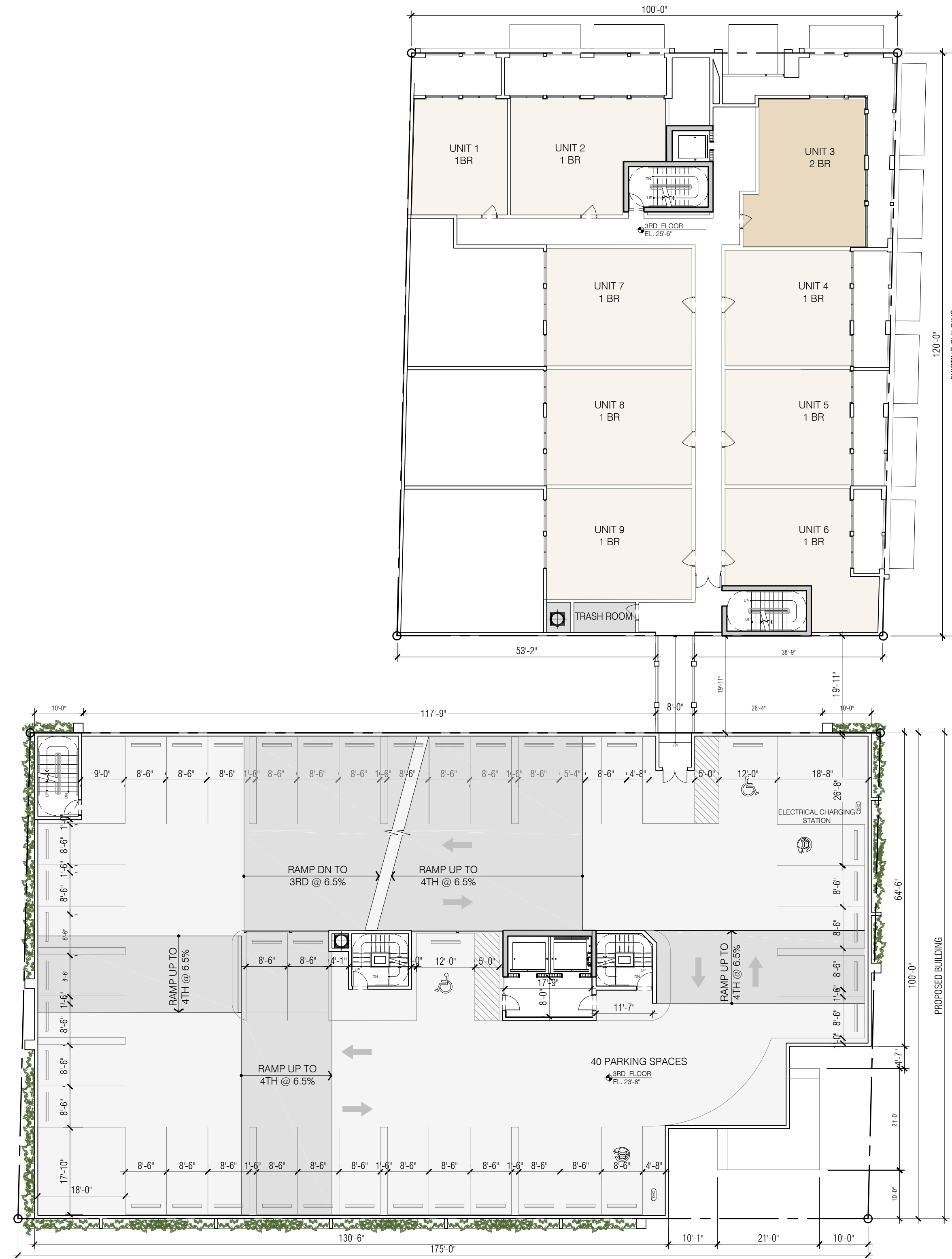
100 MIRACLE MILE
100 MIRACLE MILE
CORAL GABLES, FLORIDA

⊕ 2ND FLOOR PLAN

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

DATE: 08-27-18
PROJECT NO: 17-054
DRAWING NAME:
SHEET NO:
A-1.1

MIRACLE MILE

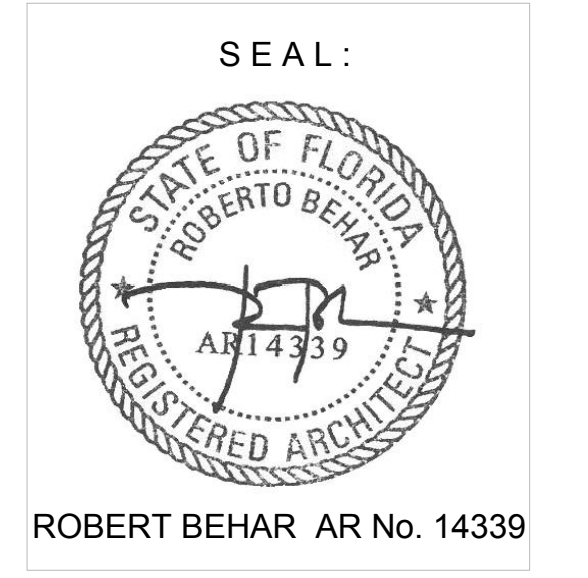


ANDALUSIA AVENUE

GALIANO STREET

3RD PARKING FLOOR PLAN

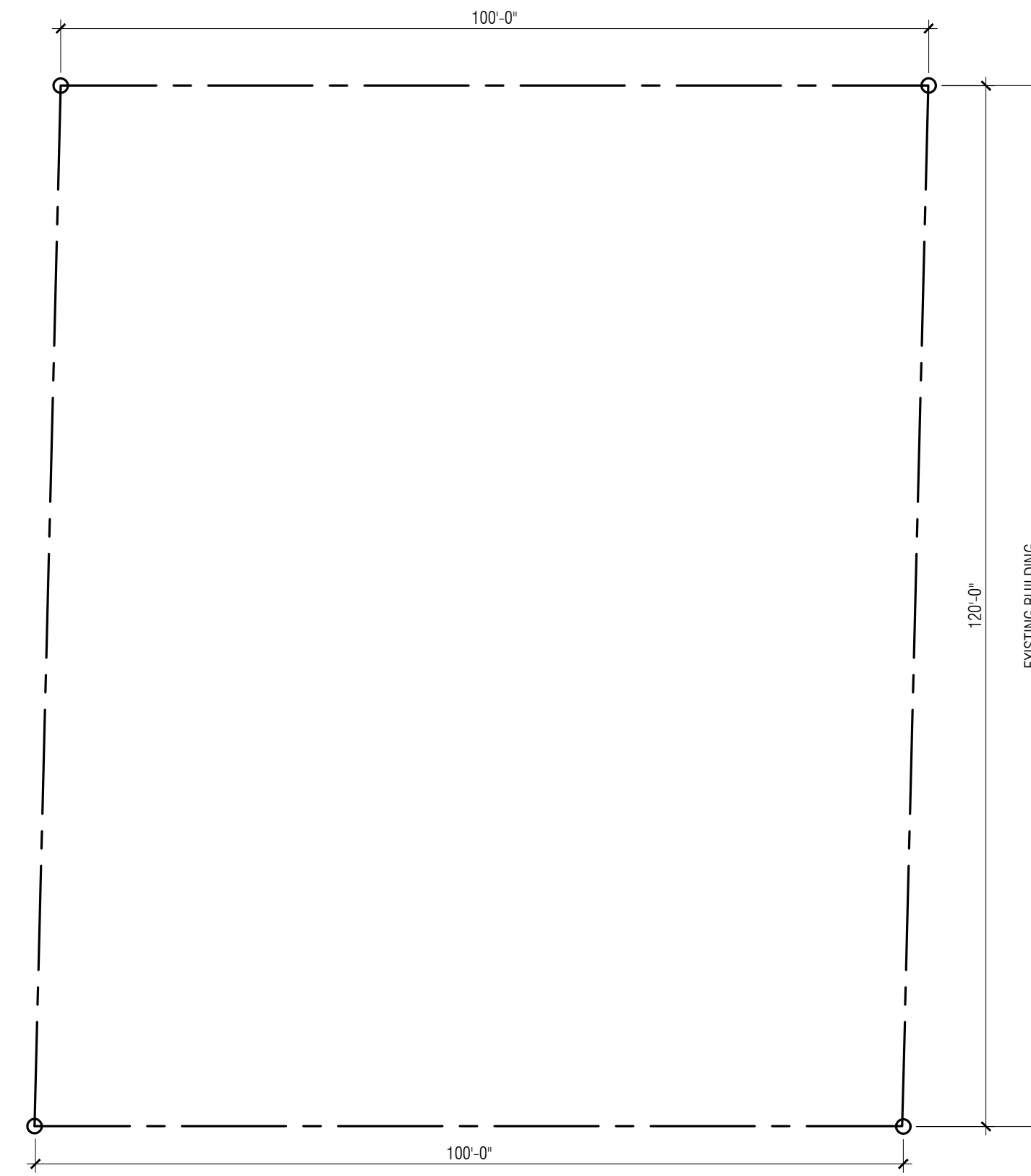
SCALE: 1/16"=1'-0"



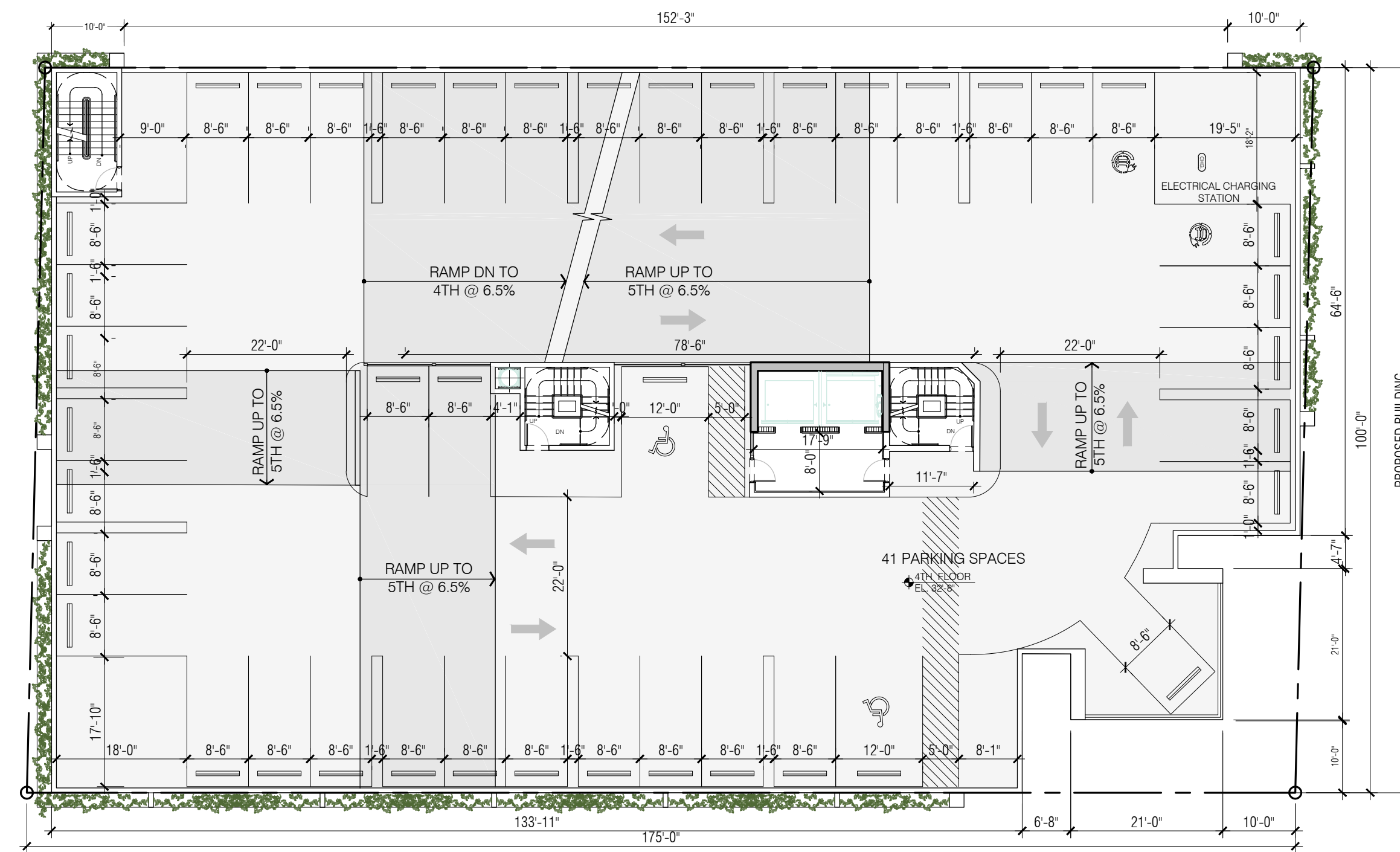
100 MIRACLE MILE
 100 MIRACLE MILE
 CORAL GABLES, FLORIDA

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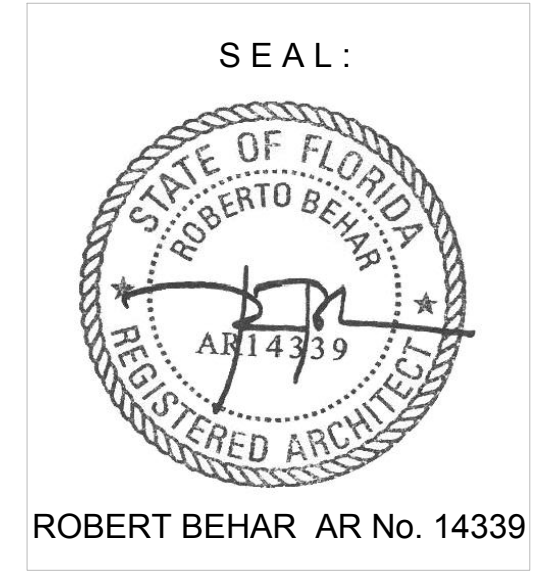
MIRACLE MILE



GALIANO STREET

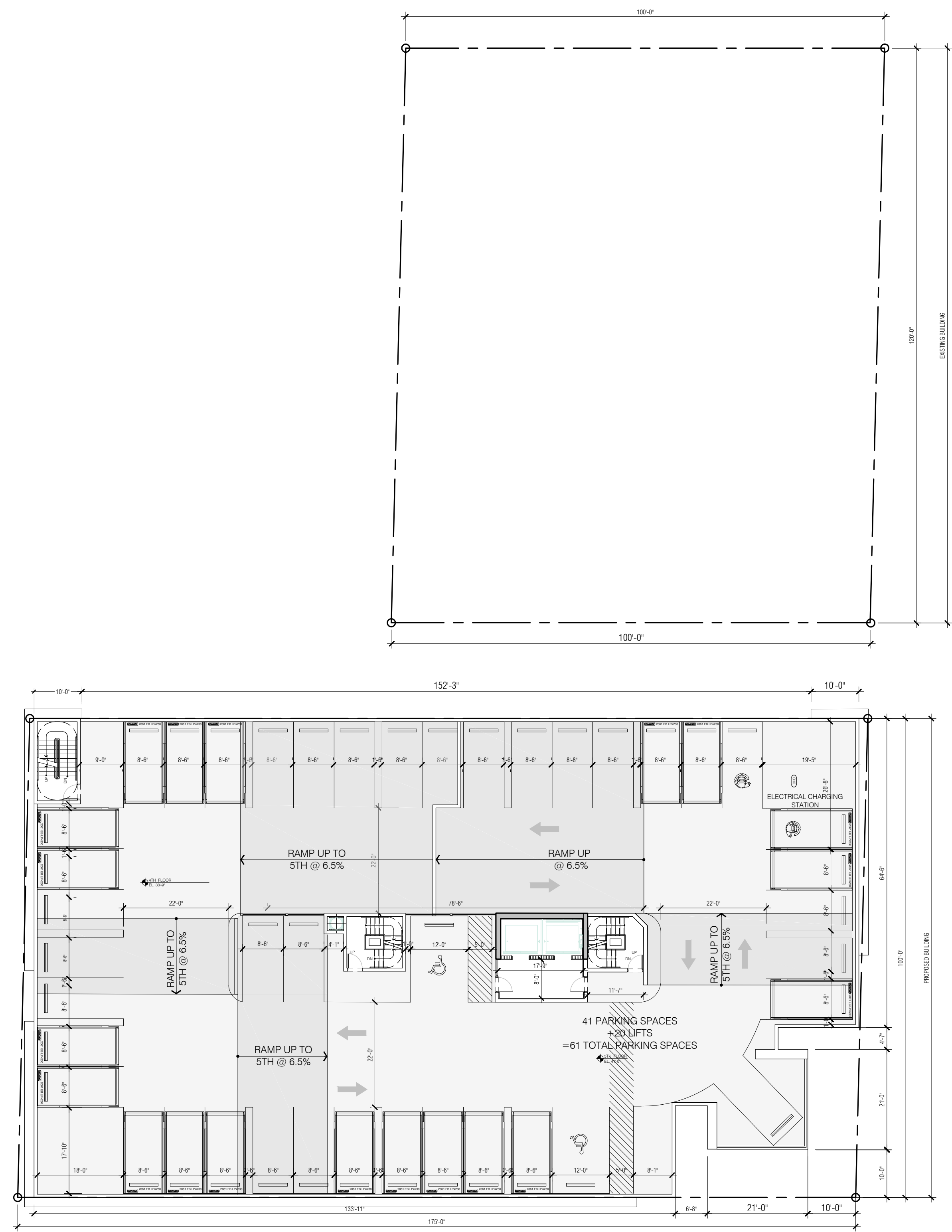
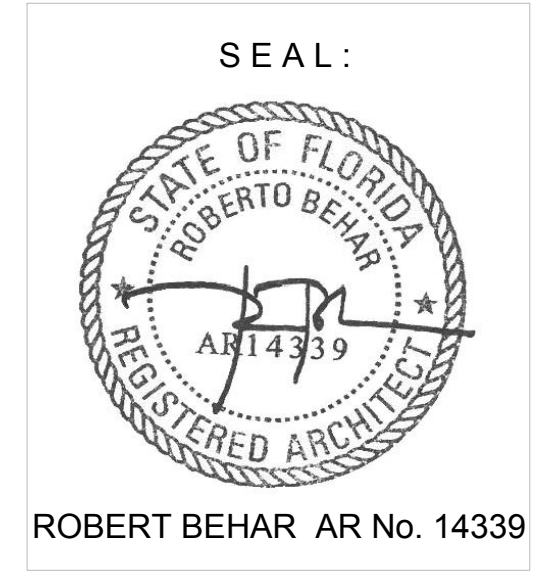


ANDALUSIA AVENUE



100 MIRACLE MILE
 100 MIRACLE MILE
 CORAL GABLES, FLORIDA

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100 MIRACLE MILE
 100 MIRACLE MILE
 CORAL GABLES, FLORIDA

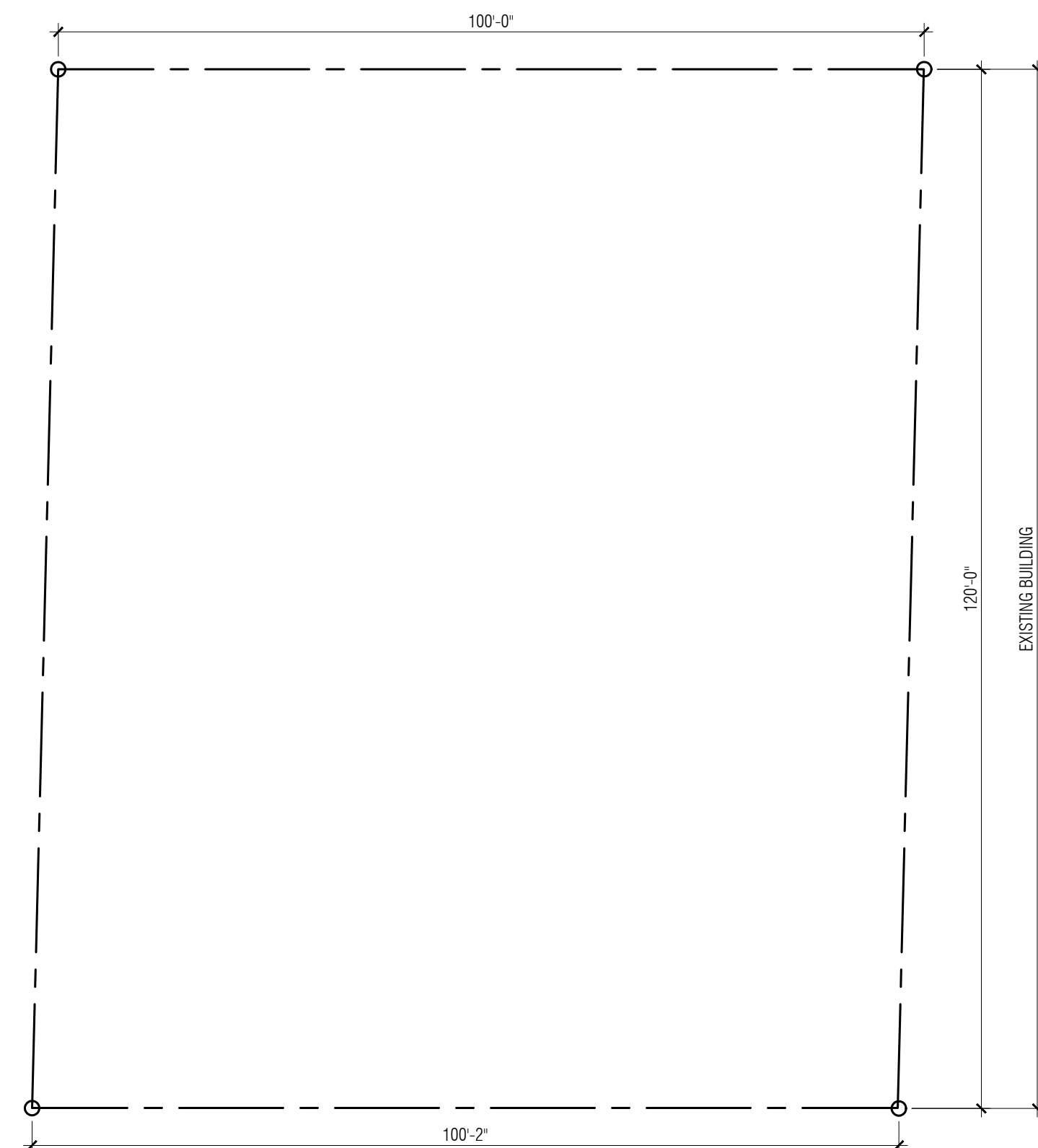
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⊕ 5TH PARKING FLOOR PLAN

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

DATE: 08-27-18
 PROJECT NO: 17-054
 DRAWING NAME:
 SHEET NO:
A-1.4

MIRACLE MILE

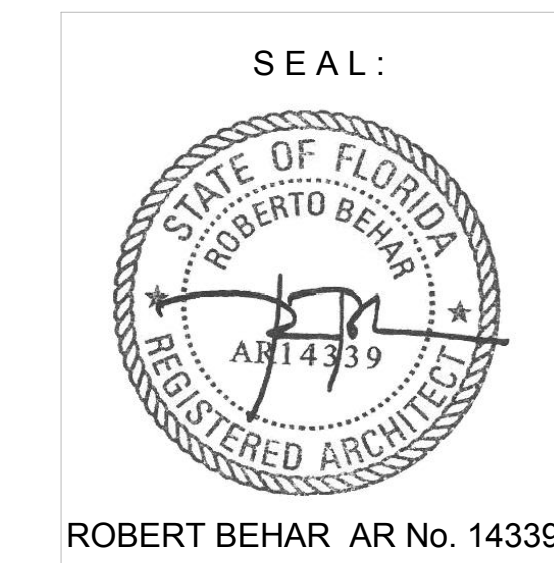


GALLIANO STREET



ANDALUSIA AVENUE

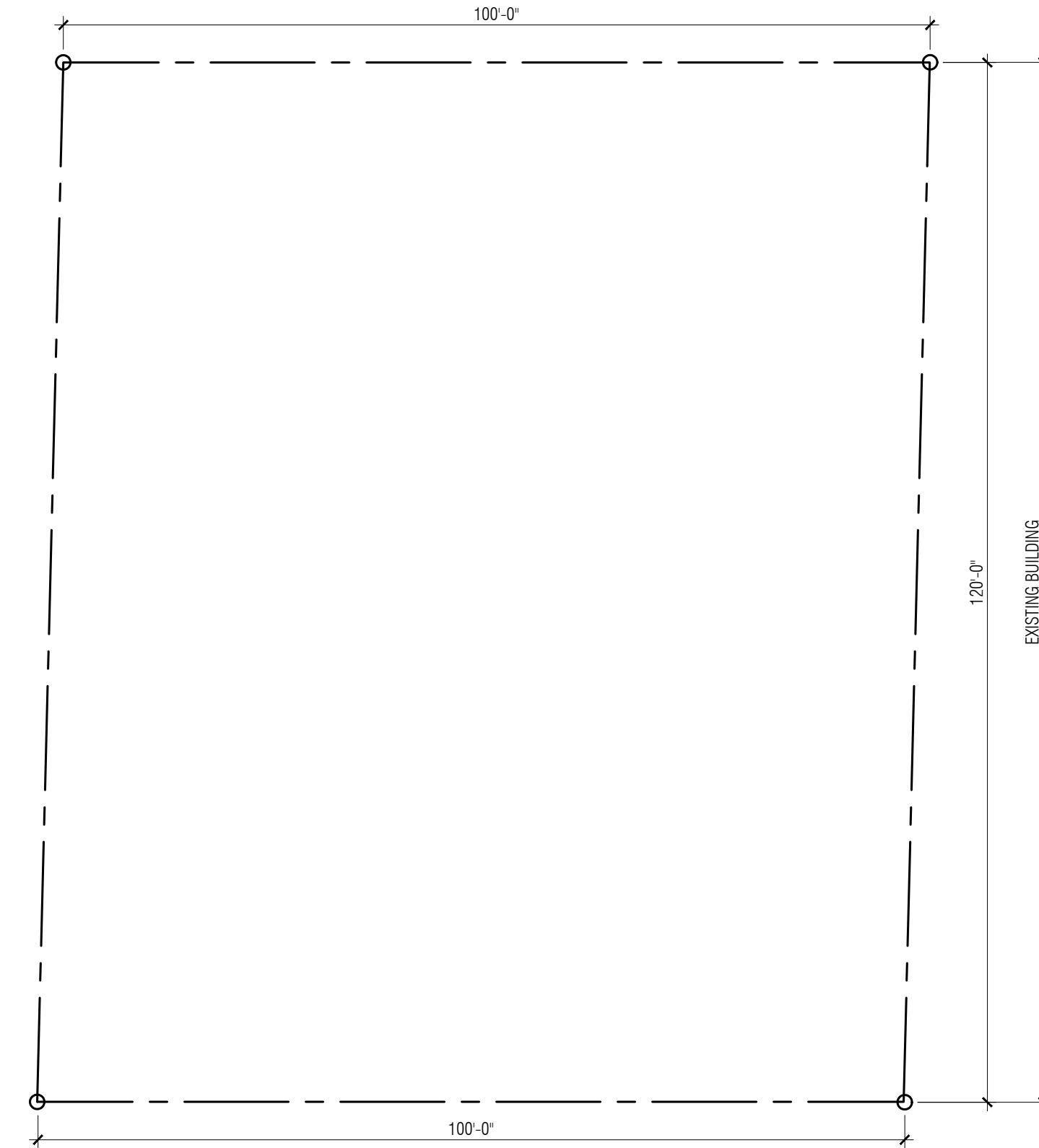
TYPICAL FLOOR PLAN (7TH-11TH LEVEL)
SCALE: 1/16"=1'-0"



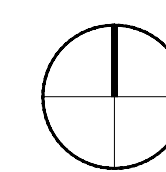
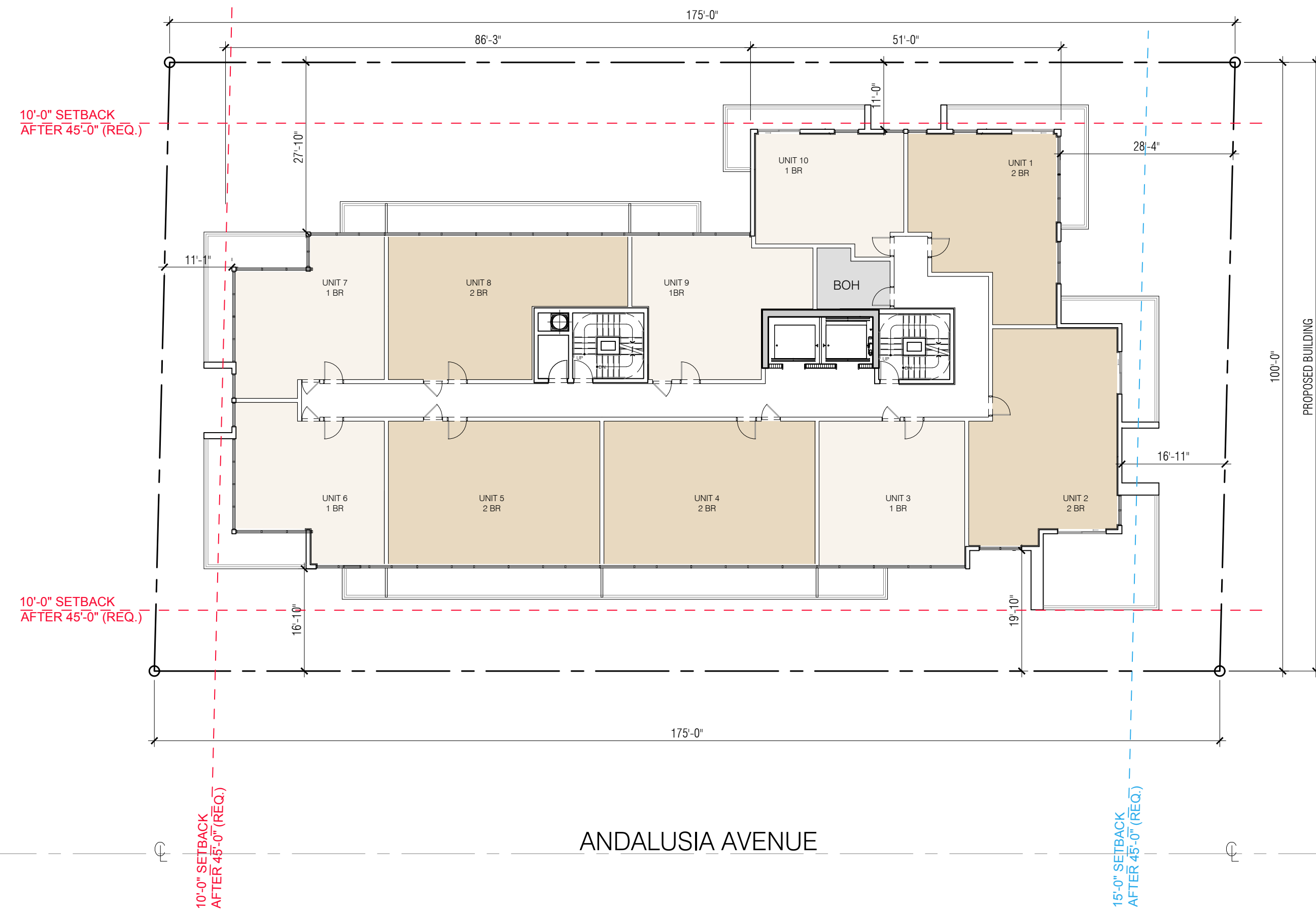
100 MIRACLE MILE
100 MIRACLE MILE
CORAL GABLES, FLORIDA

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MIRACLE MILE

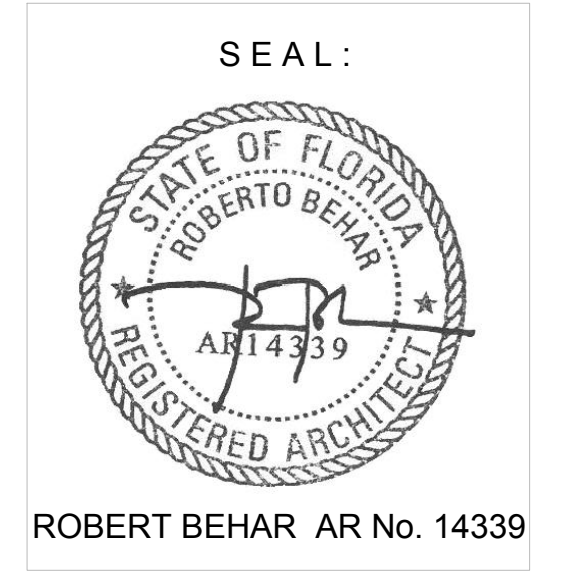


GALIANO STREET



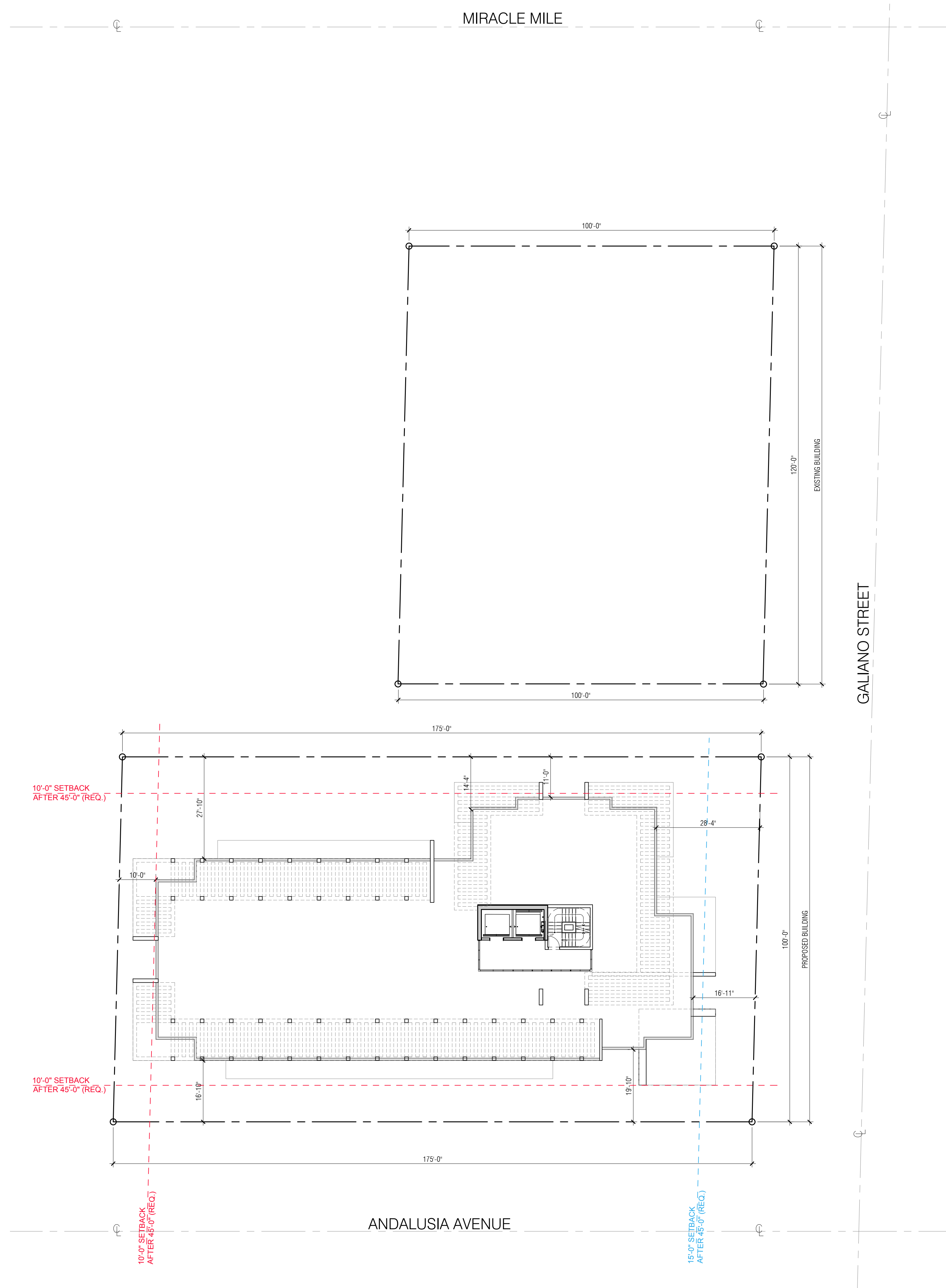
12TH-16TH LEVEL FLOOR PLAN

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



100 MIRACLE MILE
 100 MIRACLE MILE
 CORAL GABLES, FLORIDA

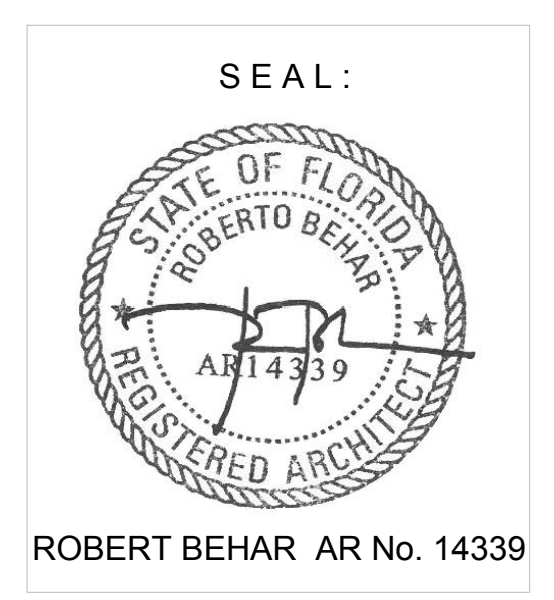
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ROOF PLAN
SCALE: 1/16"=1'-0"

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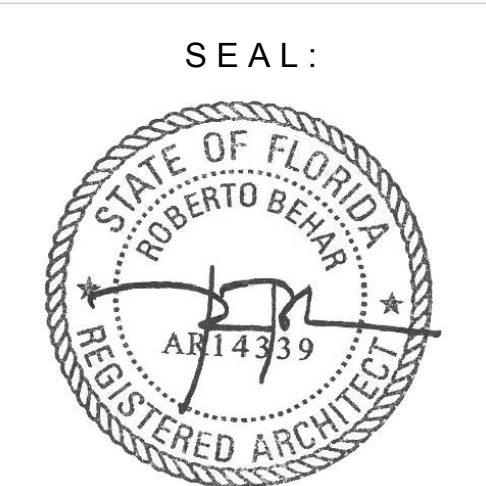
4533 PONCE DE LEON BOULEVARD
CORAL GABLES, FLORIDA 33146
TEL: (305) 740-5442 FAX: (305) 740-5443
CERTIFICATION NO. A24251
ATLANTA, GEORGIA · NEW HAVEN, CONNECTICUT



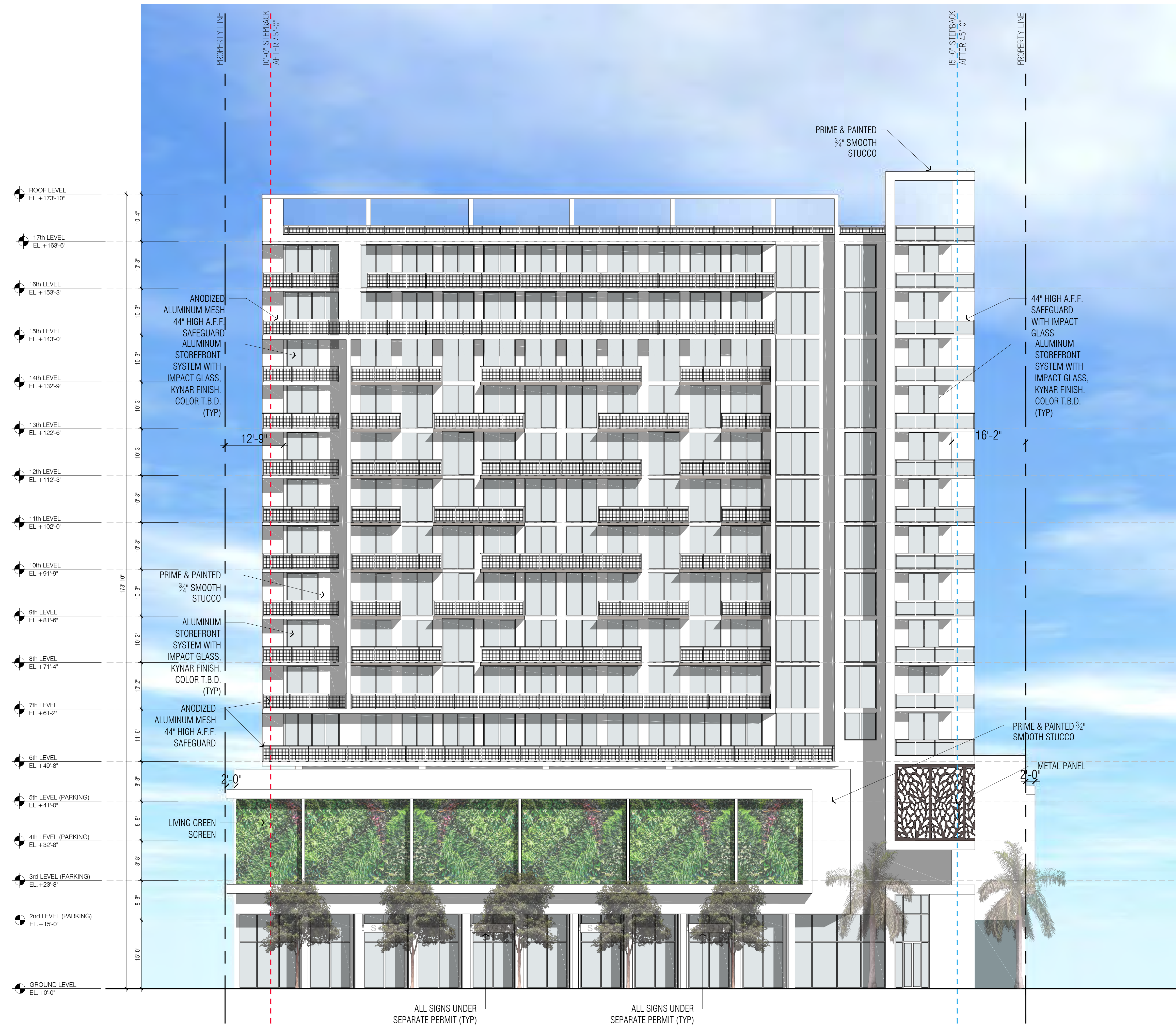
100 MIRACLE MILE
100 MIRACLE MILE
CORAL GABLES, FLORIDA

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DATE: 08-27-18
PROJECT NO: 17-054
DRAWING NAME:
SHEET NO:
A-1.8



ROBERT BEHAR AR No. 14339



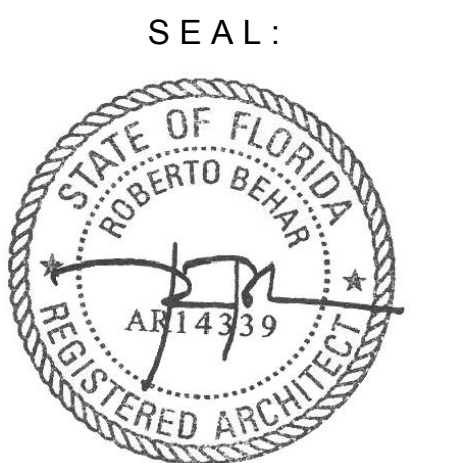
SOUTH ELEVATION (ANDALUSIA)

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

100 MIRACLE MILE
 100 MIRACLE MILE
 CORAL GABLES, FLORIDA

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 DRAWING NAME:
 SHEET NO:
A-2.0



ROBERT BEHAR AR No. 14339

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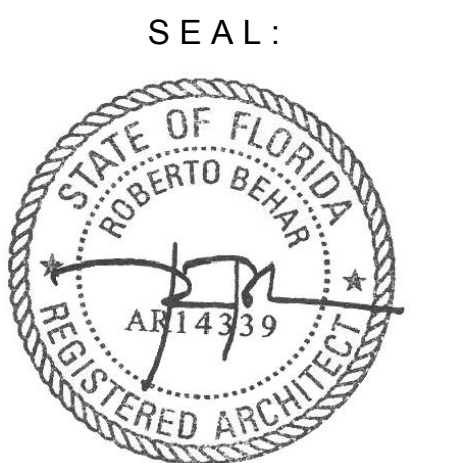
100 MIRACLE MILE
 100 MIRACLE MILE
 CORAL GABLES, FLORIDA

DATE: 08-27-18
 PROJECT NO: 17-054
 DRAWING NAME:
 SHEET NO:
A-2.1



EAST ELEVATION (GALIANO STREET)

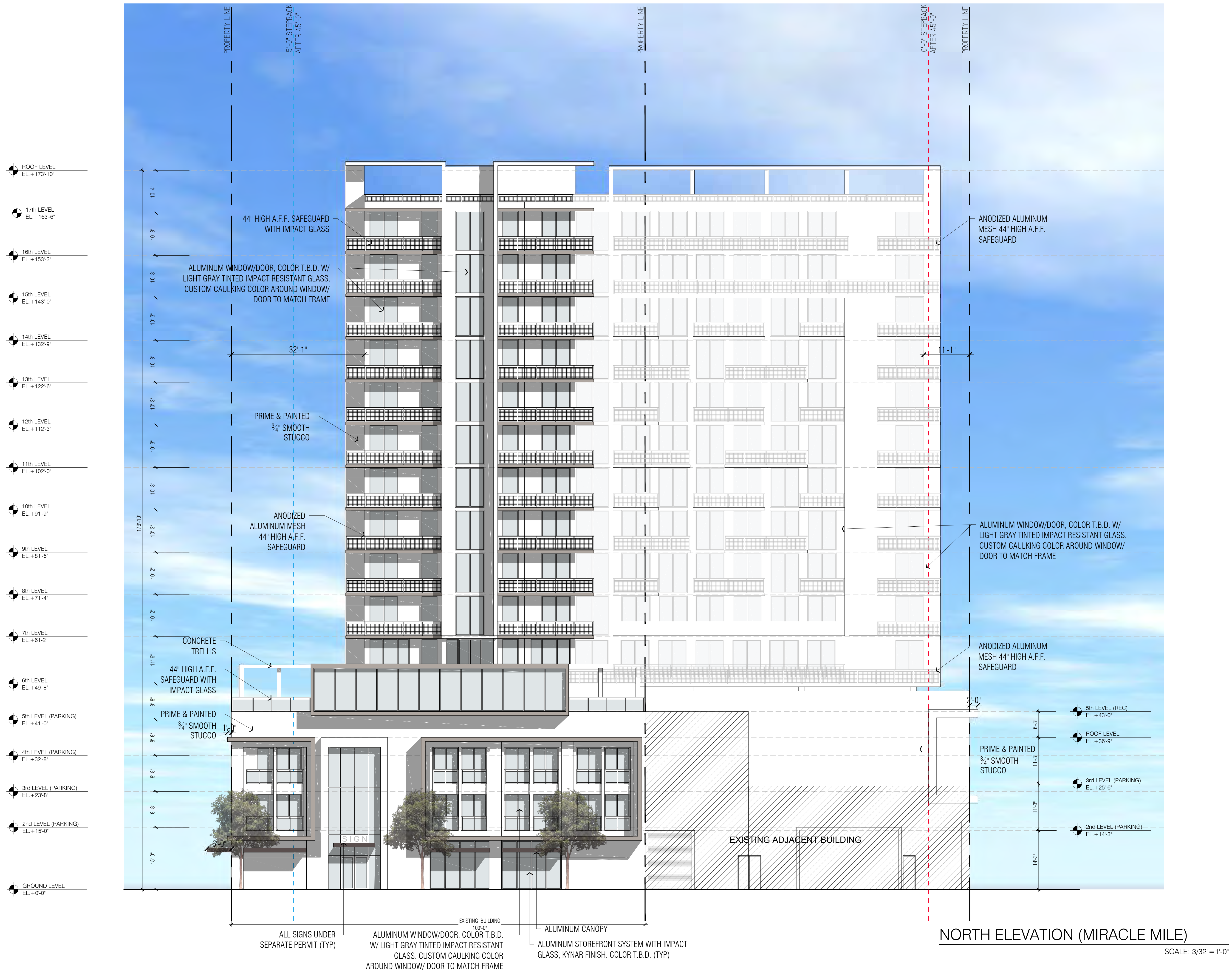
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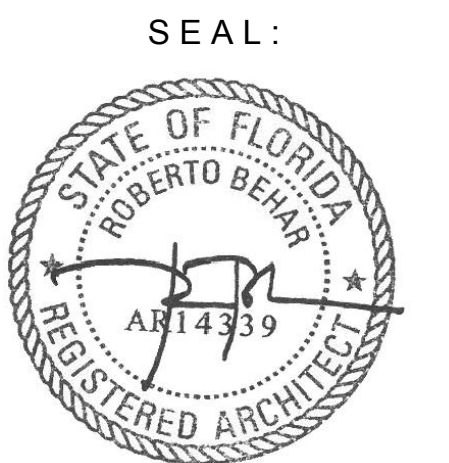
ROBERT BEHAR AR No. 14339

100 MIRACLE MILE
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 CORAL GABLES, FLORIDA

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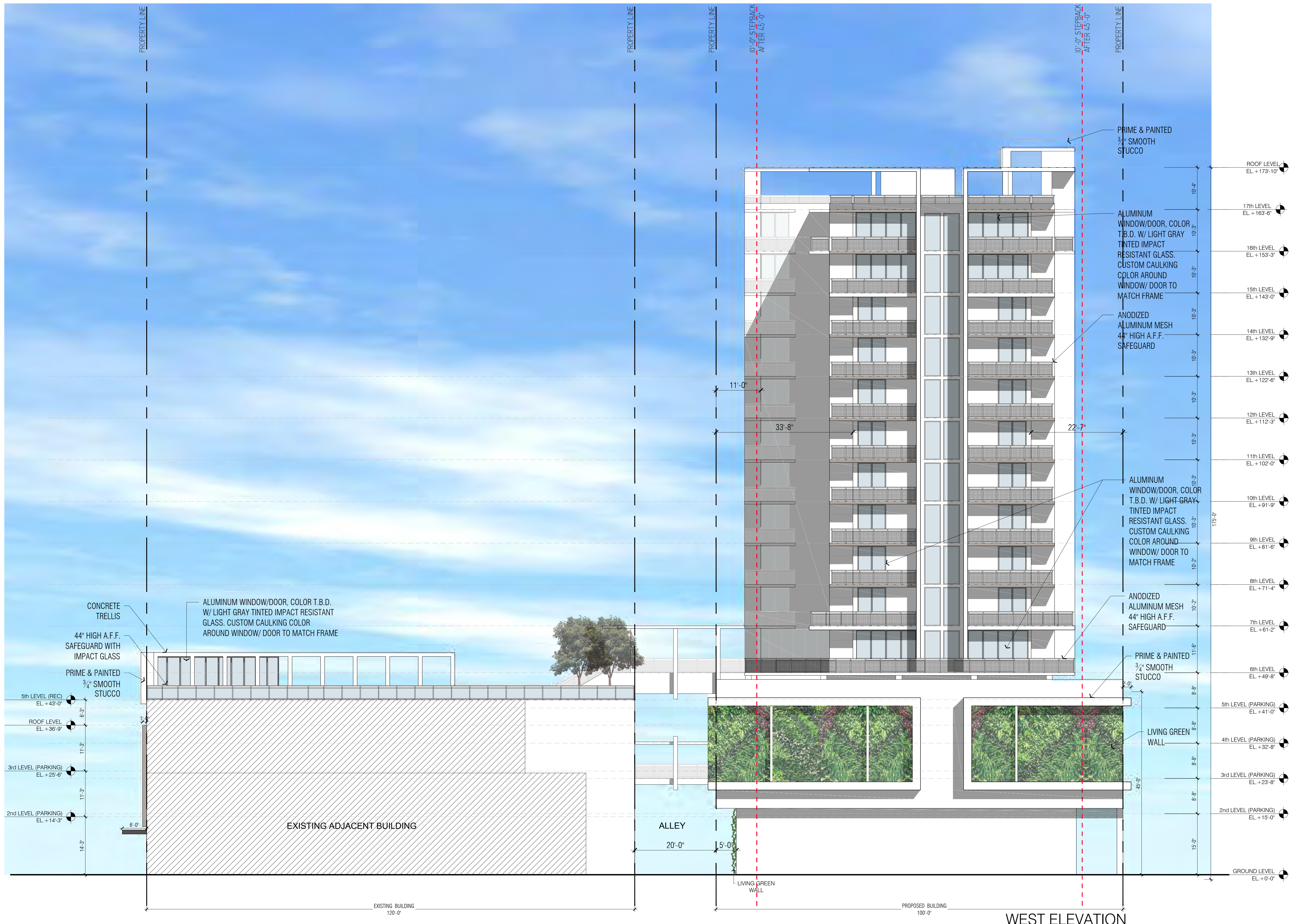
NORTH ELEVATION (MIRACLE MILE)
 SCALE: 3/32" = 1'-0"



ROBERT BEHAR AR No. 14339

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100 MIRACLE MILE
100 MIRACLE MILE
CORAL GABLES, FLORIDA

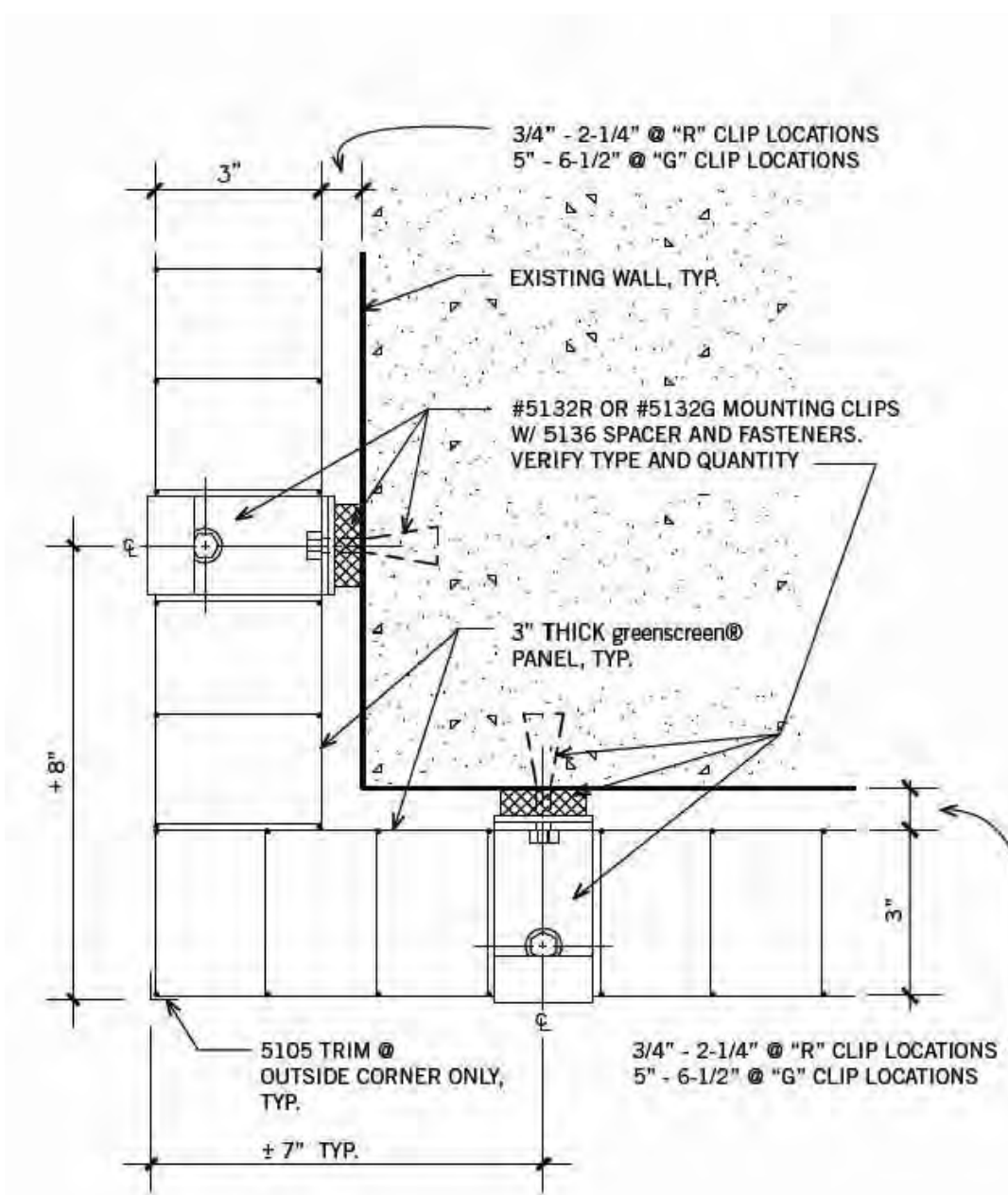
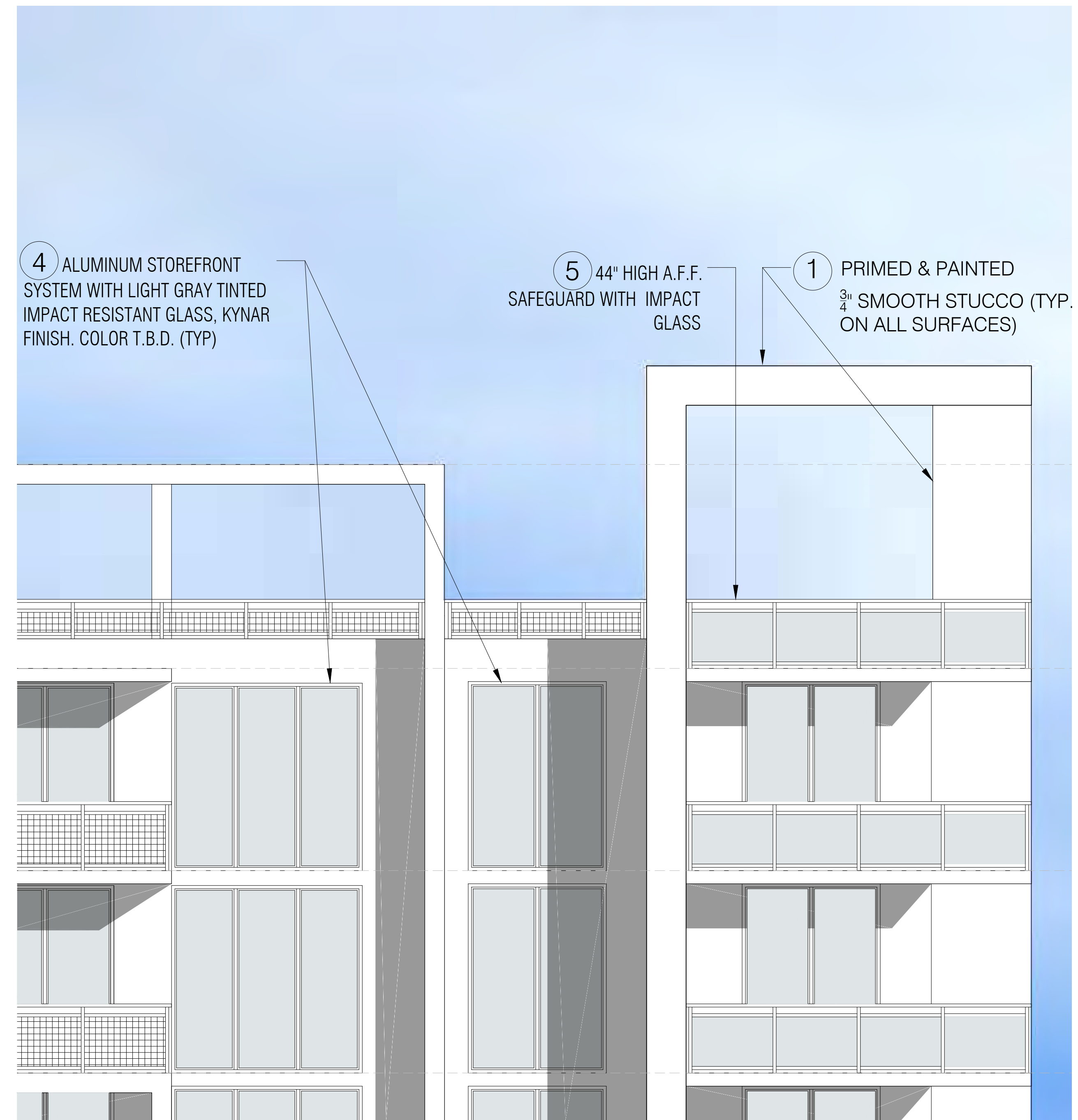
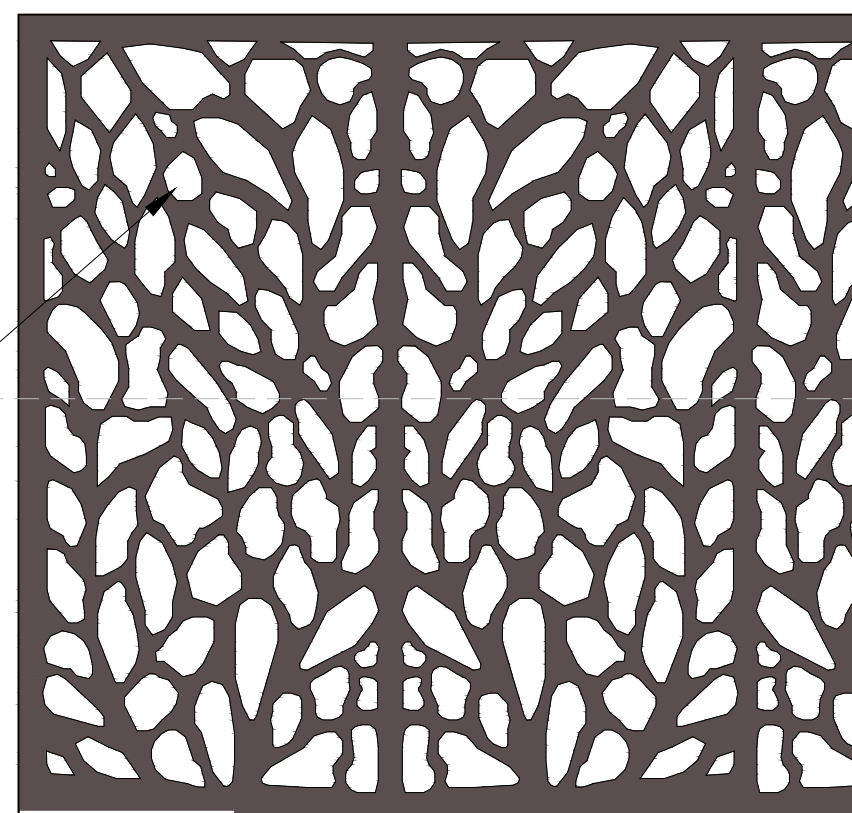
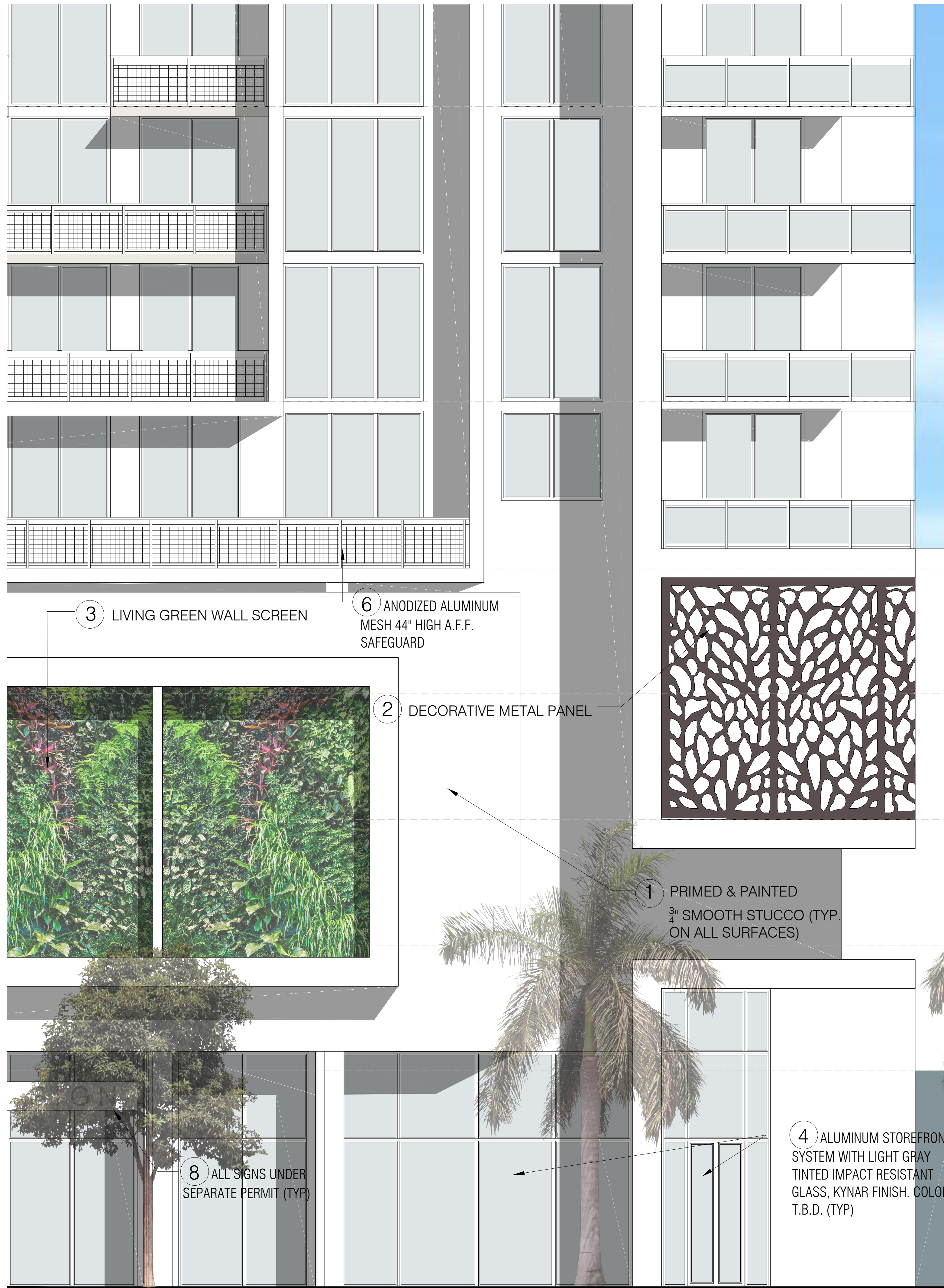


WEST ELEVATION

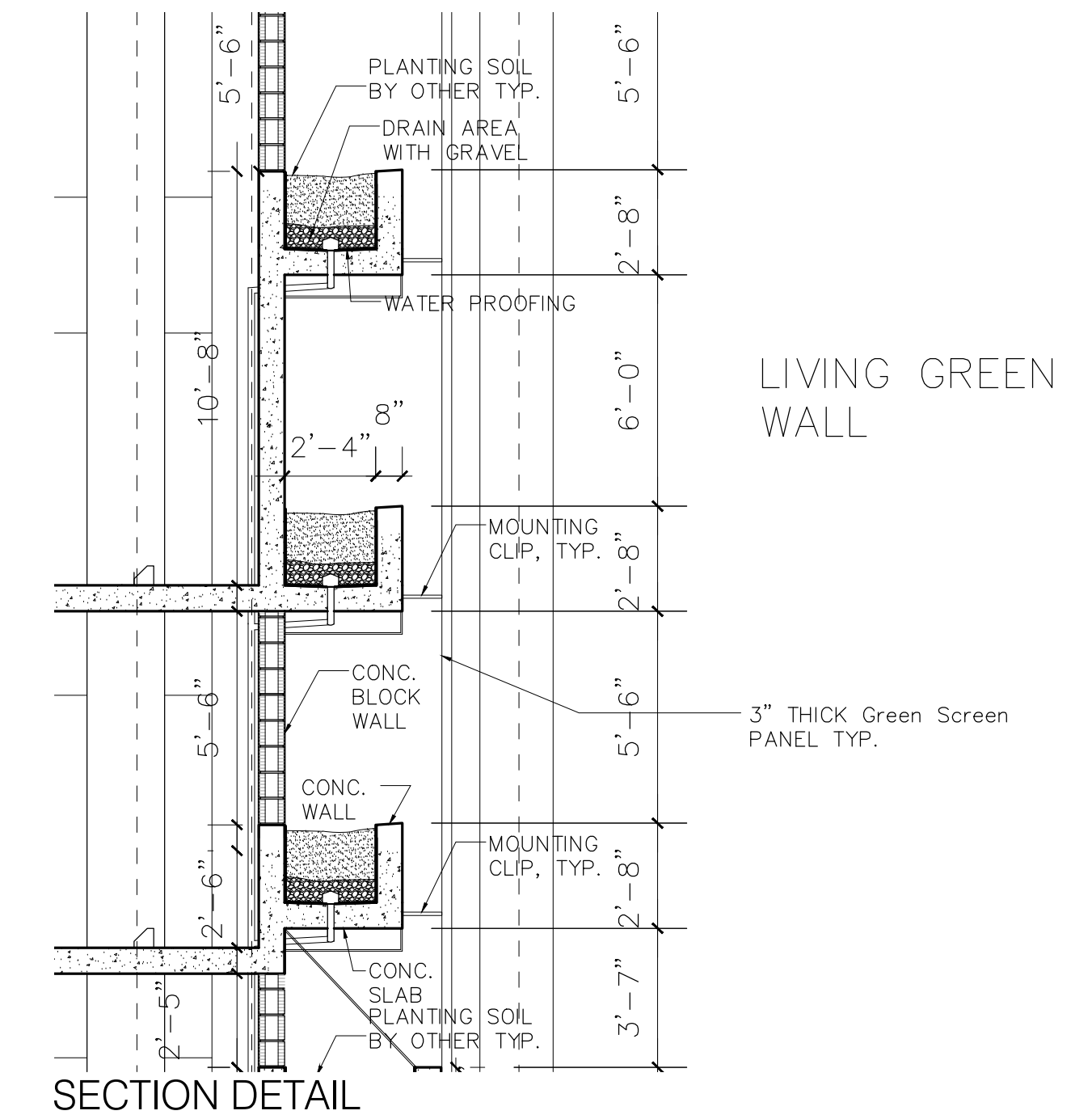
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DATE: 08-27-18
PROJECT NO: 17-054
DRAWING NAME:
SHEET NO:

A-2.3

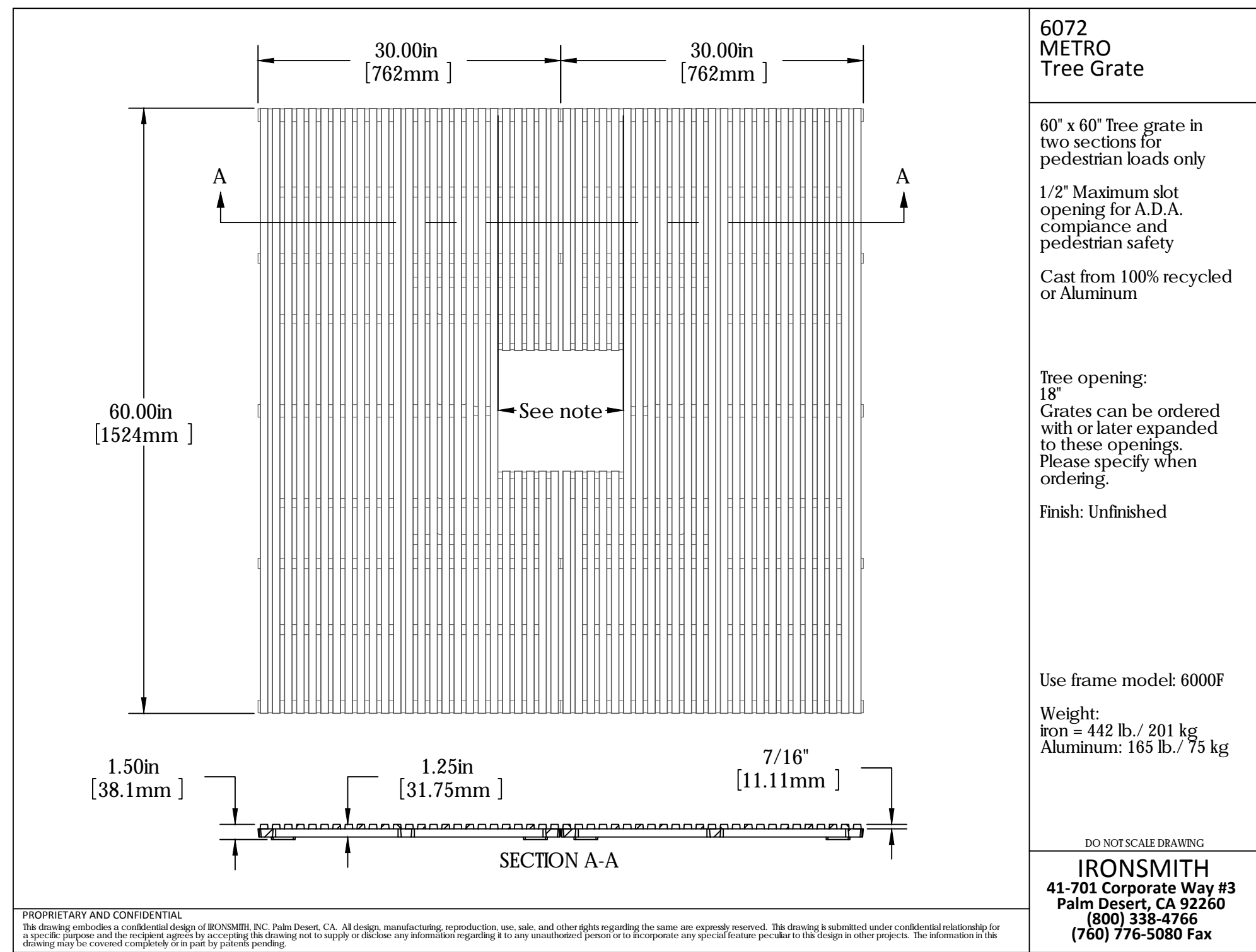


CORNER DETAIL
LIVING GREEN WALL DETAIL



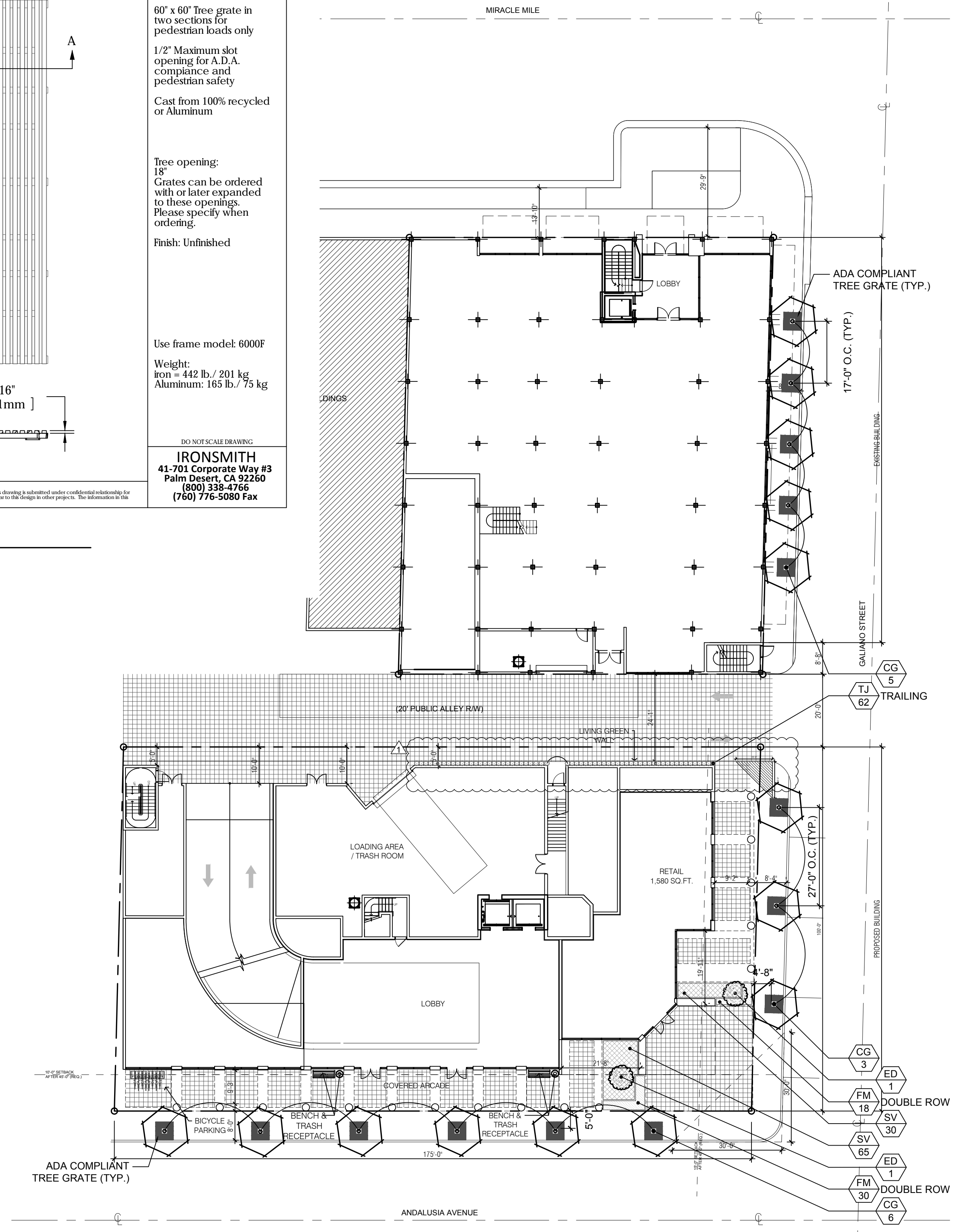
SECTION DETAIL





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

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LANDSCAPE LIST

| TREES | | | |
|--------|-------|--------------------------------|--------------------------------|
| SYMBOL | QUAN. | PROPOSED MATERIAL | DESCRIPTION |
| CE | 5 | *Conocarpus erectus 'sericeus' | 10' HT. X 4' SPR. 2" DBH. |
| CG | 14 | SILVER BUTTONWOOD | F.G. |
| CG | 14 | Caesalpinia granadillo | 20' HT. X 8' SPR. 6" CAL. MIN. |
| CG | 14 | BRIDALVEIL TREE | F.G., 8' C.T. MIN. |
| CS | 2 | *Conocarpus erectus 'sericeus' | 12' HT., STANDARD |
| CS | 2 | SILVER BUTTONWOOD | F.G. |
| ED | 2 | Elaeocarpus decipiens | 12' HT., STANDARD |
| ED | 2 | JAPANESE BLUEBERRY | F.G. |
| PD | 4 | Phoenix dactylifera 'Medjool' | 10' C.T. |
| PD | 4 | MEDJOOOL DATE PALM | F.G. |

| SHRUBS AND GROUNDCOVERS | | | |
|-------------------------|-------------|--------------------------------------|-------------------------------|
| SYMBOL | QUAN. | PROPOSED MATERIAL | DESCRIPTION |
| CE | 55 | *Conocarpus erectus | 24" HT. X 24" SPR. / 24" O.C. |
| CE | 55 | GREEN BUTTONWOOD | 3 GAL. |
| CV | 12 | Codiaeum variegatum 'Sloppy Painter' | 18" HT. X 18" SPR. / 18" O.C. |
| CV | 12 | YELLOW-GREEN CROTON | 3 GAL. |
| DE | 89 | Duranta erecta 'Gold Mound' | 18" HT. X 18" SPR. / 18" O.C. |
| DE | 89 | GOLD MOUND DURANTA | 3 GAL. |
| FM | 72 | Ficus microcarpa 'Green Island' | 15" HT. X 15" SPR. / 15" O.C. |
| FM | 72 | GREEN ISLAND FICUS | 3 GAL. |
| SV | 95 | Schefflera arboricola 'Trinette' | 18" HT. X 18" SPR. / 18" O.C. |
| SV | 95 | VARIEGATED SCHEFFLERA | 3 GAL. |
| TJ | 62 | Trachelospermum jasminoides | 18" HT. X 18" SPR. / 18" O.C. |
| TJ | 62 | Confederate Jasmine | 3 GAL., TRAILING |
| LAWN | As Required | Stenotaphrum secundatum 'Floratum' | SOLID EVEN SOD |
| LAWN | As Required | ST. AUGUSTINE GRASS | SOLID EVEN SOD |

* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

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

| OPEN SPACE | REQUIRED/ ALLOWED | PROVIDED |
|---|-------------------|----------|
| A. Square Feet of open space required by Article 5, Development Standards: Net lot area = 29,496 s.f. x 10% = 2,950 s.f. | 2,950 | 3,280 |

TREES

| Requirement | REQUIRED/ ALLOWED | 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/ ALLOWED | PROVIDED |
|---|-------------------|----------|
| A. 175 linear feet along Andalusia Street = | 5 | 5 |
| B. 100 linear feet along Galliano Avenue = | 3 | 3 |

G. Total Trees Required: 27 / 27

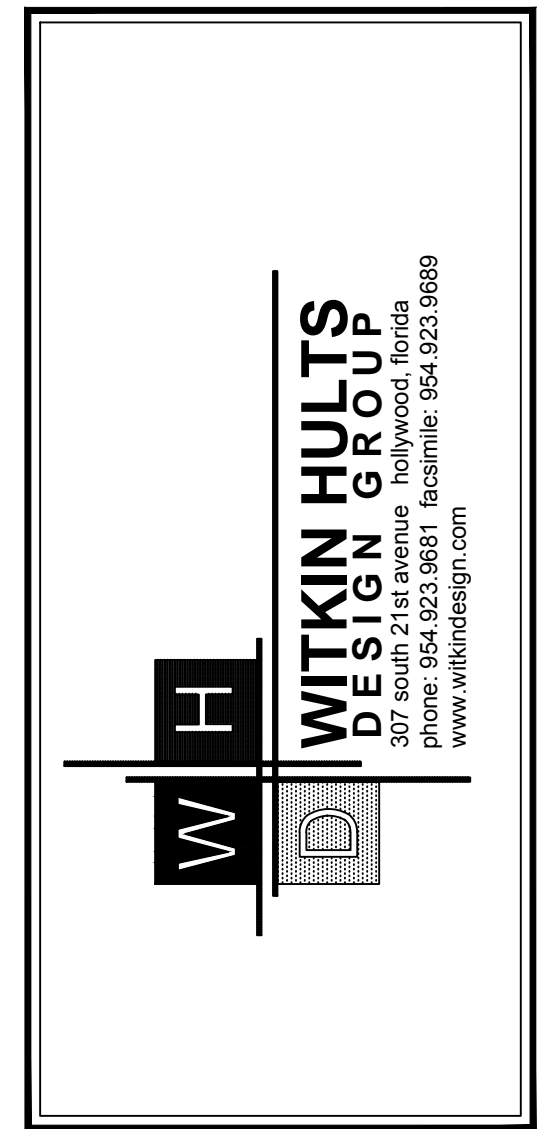
SHRUBS

| Requirement | REQUIRED/ ALLOWED | PROVIDED |
|---|-------------------|----------|
| A. No. trees required x 10 = No. of shrubs required | 270 | 313 |

Ground: 500 sq.ft.
 Rec. Lvl.: 703 sq.ft.
 75% of Arcade: 2,077 sq.ft.
 TOTAL: 3,358 sq.ft.

GROUND LANDSCAPE PLAN NORTH

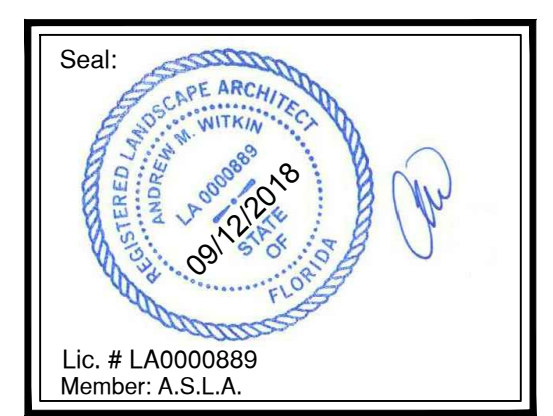
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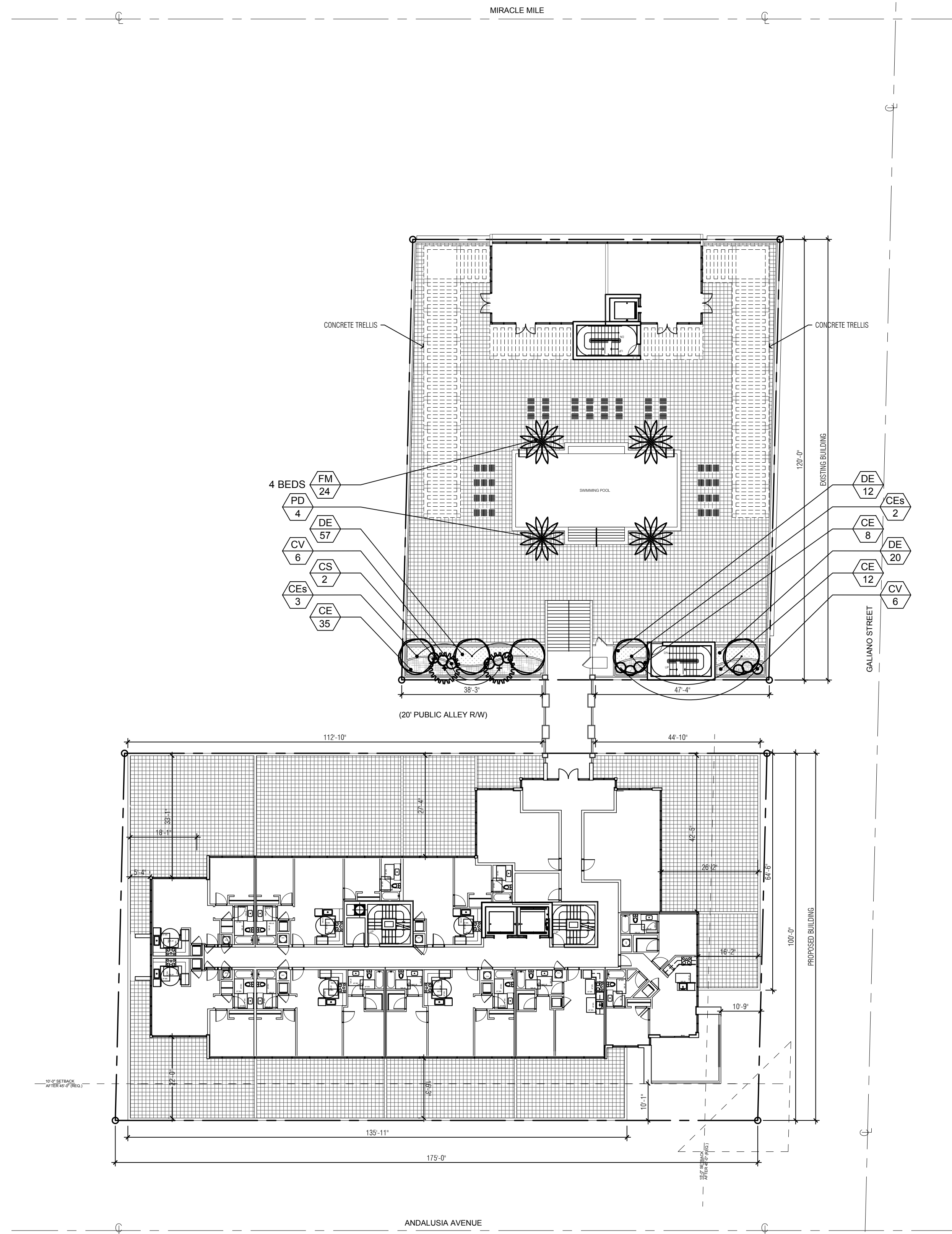
100 MIRACLE MILE
 CORAL GABLES, FL
 LANDSCAPE PLAN

Revisions:

| 11 | Date: | By: |
|------------------|------------|-----|
| 11 New Site Plan | 07/26/2018 | LDC |
| 21 New Site Plan | 09/12/2018 | LDC |



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 |
| ☉ | 5 | *Conocarpus erectus 'sericeus' | 10' HT. X 4' SPR. 2" DBH. |
| ☉ | | SILVER BUTTWOOD | F.G. |
| ⬠ | 14 | Caesalpinia granadillo | 20' HT. X 8' SPR. 6" CAL. MIN. |
| ⬠ | | BRIDALVEIL TREE | F.G., 8' C.T. MIN. |
| ☉ | 2 | *Conocarpus erectus 'sericeus' | 12' HT., STANDARD |
| ☉ | | SILVER BUTTWOOD | F.G. |
| ☉ | 2 | Elaeocarpus decipiens | 12' HT., STANDARD |
| ☉ | | JAPANESE BLUEBERRY | F.G. |
| ☉ | 4 | Phoenix dactylifera 'Medjool' | 10' C.T. |
| ☉ | | MEDJOOL DATE PALM | F.G. |

| SHRUBS AND GROUNDCOVERS | | | |
|-------------------------|-------------|--------------------------------------|-------------------------------|
| SYMBOL | QUAN. | PROPOSED MATERIAL | DESCRIPTION |
| ☉ | 55 | *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. |
| ☉ | 89 | Duranta erecta 'Gold Mound' | 18" HT. X 18" SPR. / 18" O.C. |
| ☉ | | GOLD MOUND DURANTA | 3 GAL. |
| ☉ | 72 | Ficus microcarpa 'Green Island' | 15" HT. X 15" SPR. / 15" O.C. |
| ☉ | | GREEN ISLAND FICUS | 3 GAL. |
| ☉ | 95 | Schefflera arboricola 'Trinette' | 18" HT. X 18" SPR. / 18" O.C. |
| ☉ | | VARIEGATED SCHEFFLERA | 3 GAL. |
| ☉ | 62 | 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

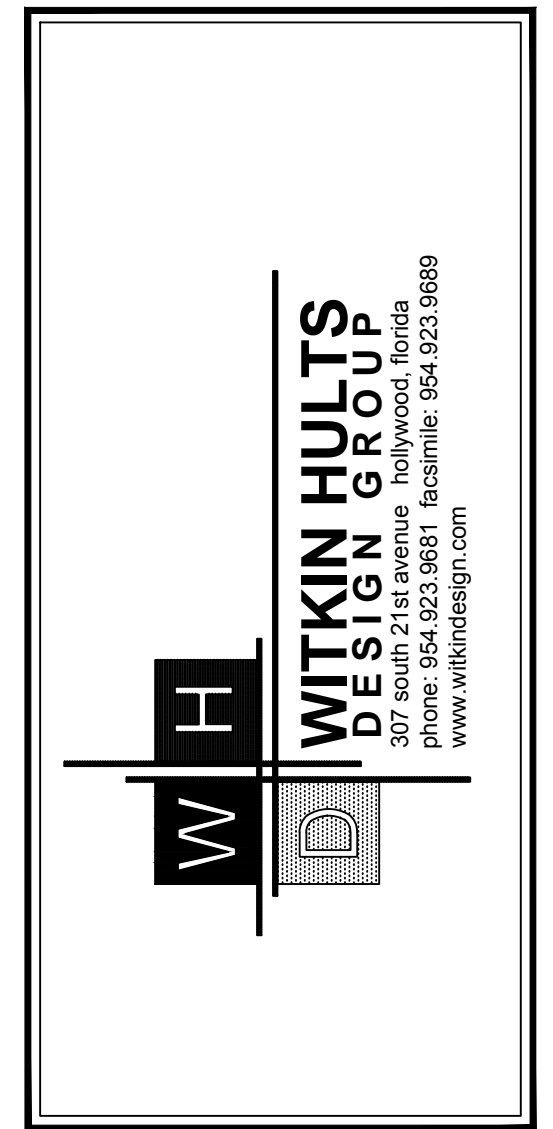
Zoning District: "C" with MXD Overlay Net Lot Area 0.68 acres 29,496 s.f.

| 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 | 3,280 |
| TREES | | |
| A. No. of Trees required: 28 x 0.68 = 19 | 19 | 19 |
| B. % Palms Allowed: No. Trees required x 25% = | 5 | 4 |
| C. % Natives required: No. Trees required x 30% = | 6 | 7 |
| STREET TREES (maximum average spacing of 35' o.c.): | | |
| A. 175 linear feet along Andalusia Street = | 5 | 5 |
| B. 100 linear feet along Galiano Avenue = | 3 | 3 |
| G. Total Trees Required | 27 | 27 |
| SHRUBS | | |
| A. No. trees required x 10= No. of shrubs required | 270 | 313 |

Ground: 500 sq.ft.
Rec. Lvl.: 703 sq.ft.
75% of Arcade: 2,077 sq.ft.
TOTAL: 3,358 sq.ft.

REC. LEVEL LANDSCAPE PLAN NORTH

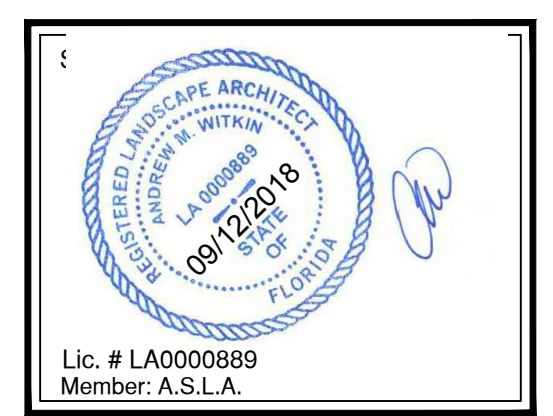
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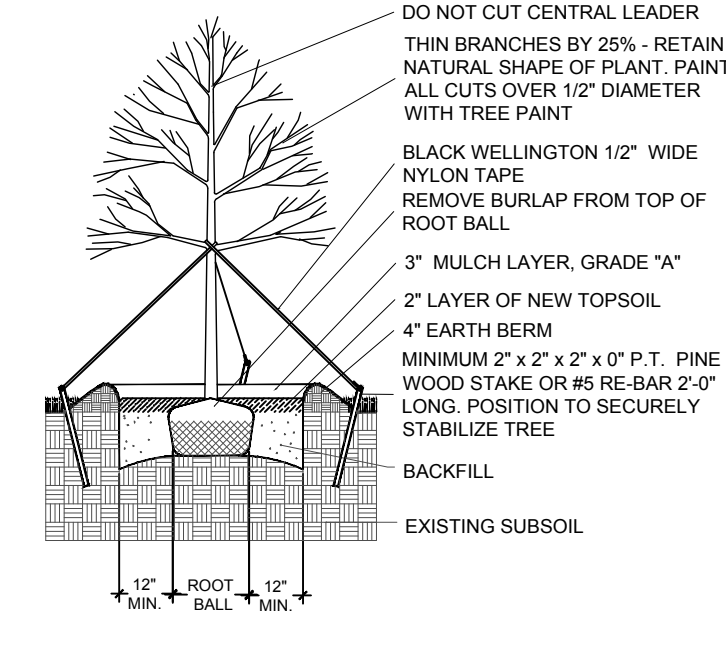
100 MIRACLE MILE
CORAL GABLES, FL
LANDSCAPE PLAN

Revisions: Date: By:

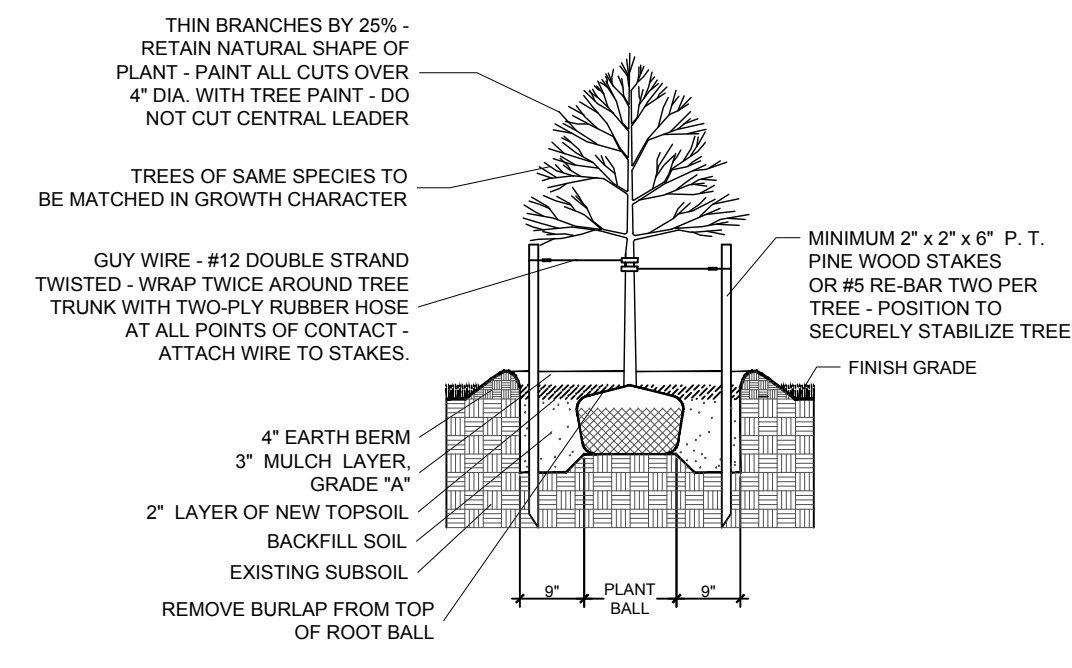
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|------------------|------------|-----|
| 1) New Site Plan | 07.26.2018 | LDC |
| 2) New Site Plan | 09.12.2018 | LDC |



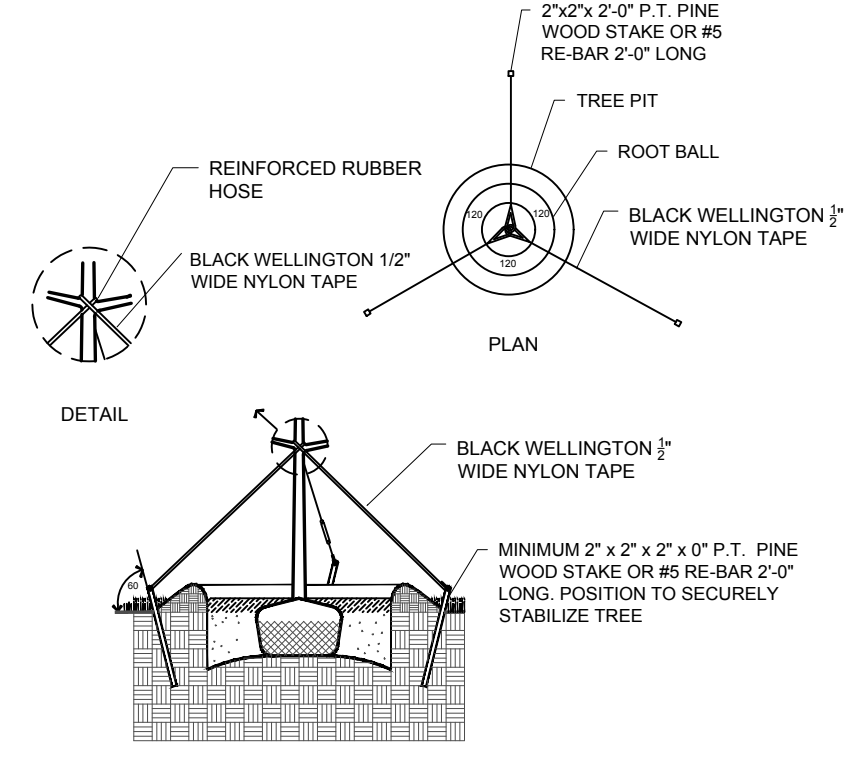
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Date: 06/04/2018
Scale: See Left
Drawn by: LDC
Sheet No.:
L-2
Cad Id.: 2018-034



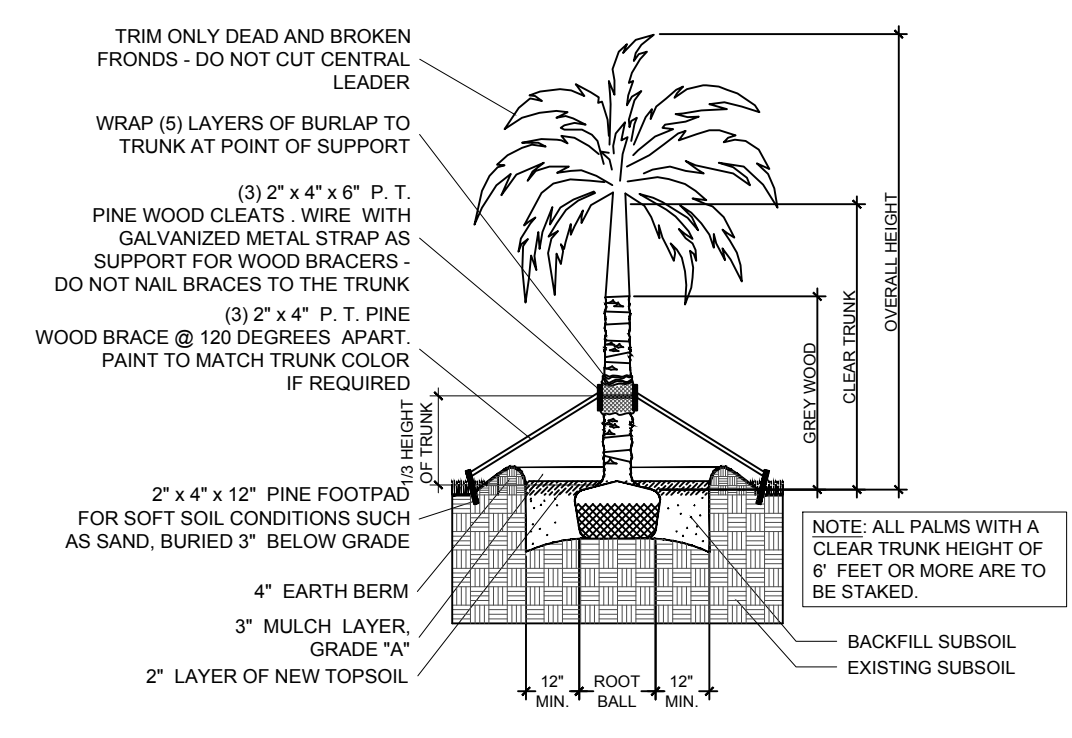
LARGE TREE PLANTING DETAIL



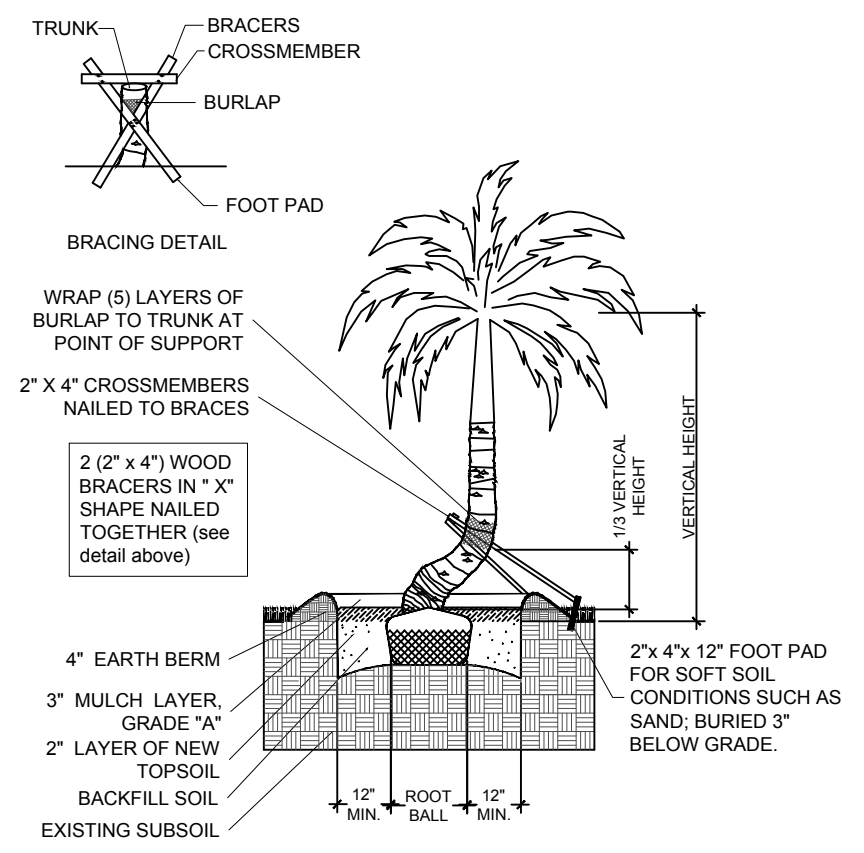
SMALL TREE PLANTING DETAIL



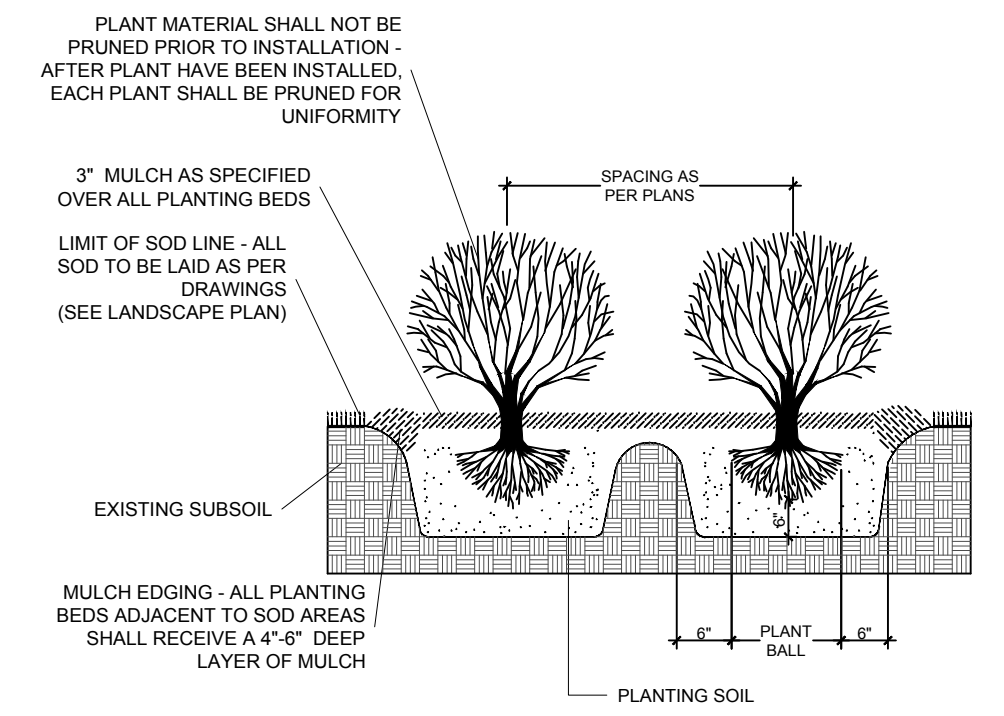
TYPICAL TREE GUYING DETAIL



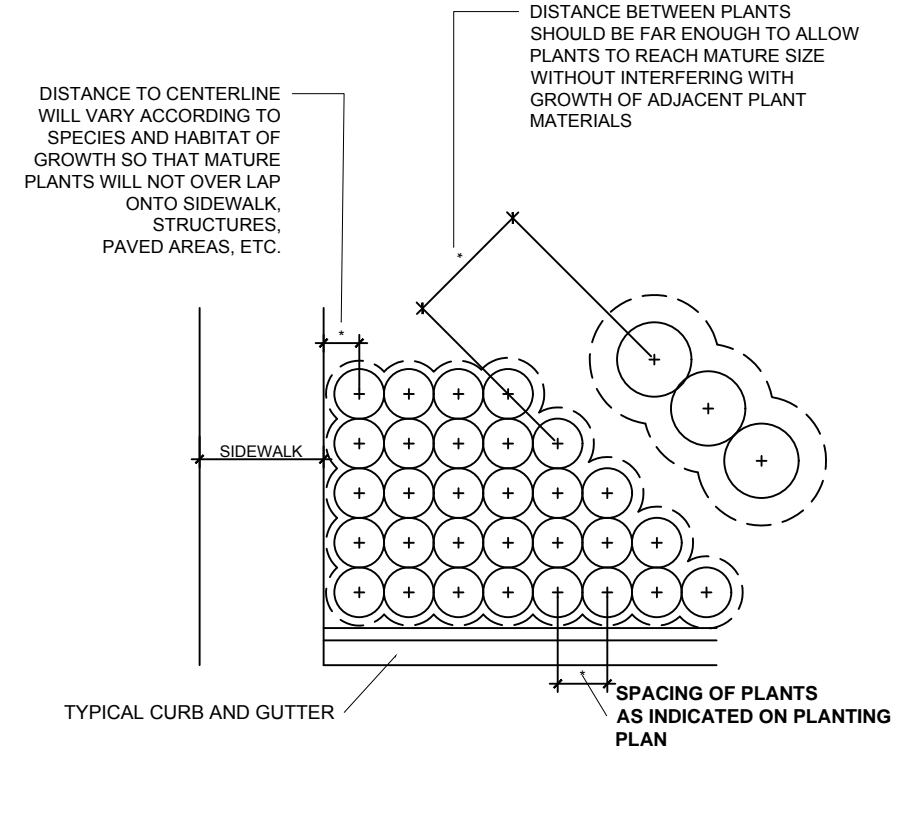
STRAIGHT TRUNK PALM PLANTING DETAIL



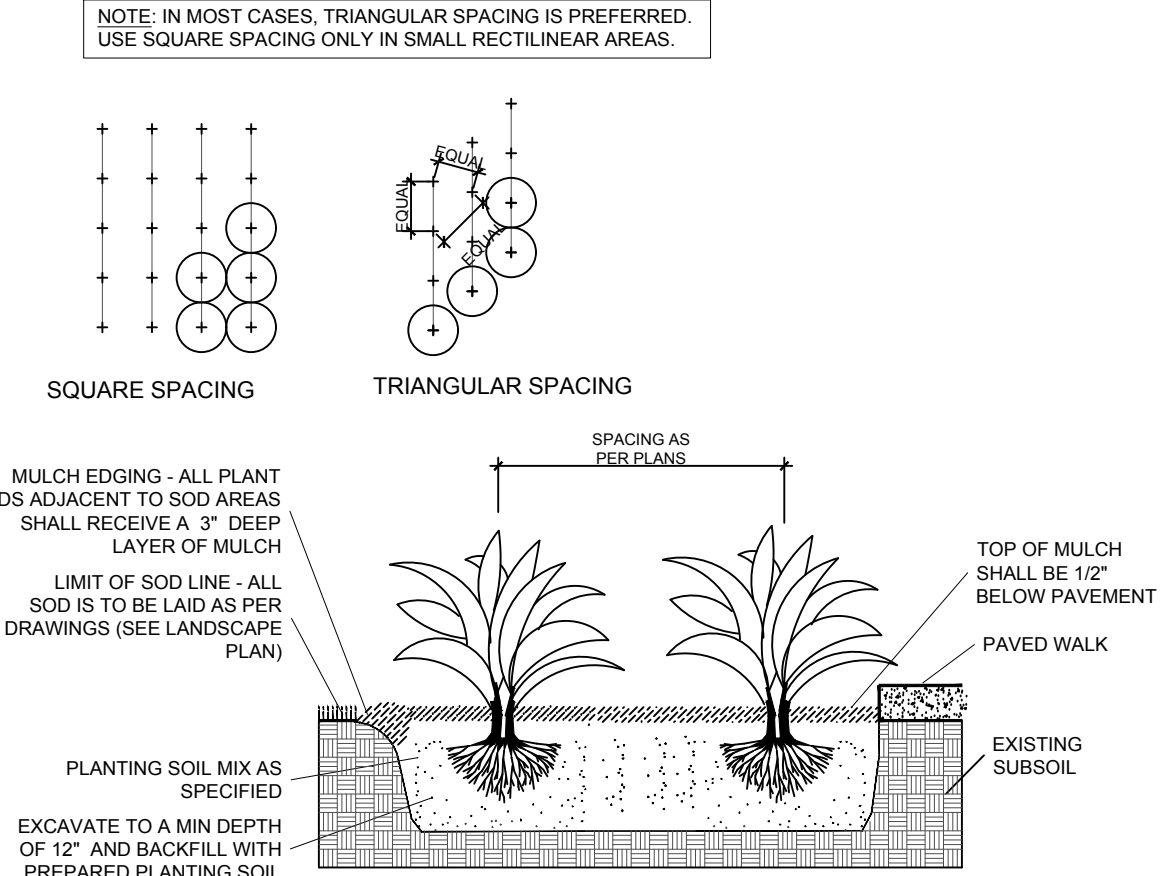
CURVED TRUNK PALM PLANTING DETAIL



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 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 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: |
|------------|-------|-----|
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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

| | | | |
|-----------------------|--|-------------|--|
| 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. | | | | ALLOWED | PROVIDED |
|---|-----------|--------|-------|-------------------|-------------------|
| 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 GABLES ZONING CODE) MAX 25% OF PERMITTED GROSS FAR AND APPROVED | 94,387.20 | SQ.FT. | X 25% | 23596.8 | |
| TOTAL | | | | 117,984.00 | 117,320.00 |

| F.A.R. | FLOOR | AREA | # FLOORS | TOTAL | AREAS NOT INCLUDED IN FAR |
|--------------------------|------------------|--------|----------|----------------|---------------------------|
| EXISTING BUILDING | | | | | |
| | GROUND FLOOR | 10,540 | 1 | 10,540 | 2,293 |
| | 2ND LEVEL | 8,966 | 1 | 8,966 | 5,986 |
| | 3RD LEVEL | 7,050 | 1 | 7,050 | 0 |
| | 4TH LEVEL | 0 | 1 | 0 | 0 |
| | 5TH REC DECK | 645 | 1 | 645 | 736 |
| PROPOSED BUILDING | | | | | |
| | GROUND FLOOR | 2,515 | 1 | 2,515 | 10,380 |
| | 2ND LEVEL | 0 | 1 | 0 | 16,066 |
| | 3RD LEVEL | 0 | 1 | 0 | 16,166 |
| | 4TH LEVEL | 0 | 1 | 0 | 16,480 |
| | 5TH LEVEL | 0 | 1 | 0 | 16,480 |
| | 6TH REC DECK | 7,964 | 1 | 7,964 | 910 |
| | 7TH - 11TH LEVEL | 7,964 | 8 | 63,712 | 9,100 |
| | 12TH-16TH LEVEL | 7,964 | 2 | 15,928 | 910 |
| TOTAL | | | | 117,320 | 95,507 |

| DENSITY | REQUIRED | PROVIDED |
|--|----------|-----------|
| (As per 4-201.E.13 City of Coral Gables Zoning Code) | | |
| NO MINIMUM NO MAXIMUM | NONE | 130 UNITS |

| BUILDING SETBACKS | REQUIRED | PROVIDED |
|--|---|---|
| (As per 4-201.E.14 City of Coral Gables Zoning Code) | | |
| 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 (GALIANO) | 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 | REQUIRED | PROVIDED |
|-----------------|---------------|----------|
| | UP TO 190'-6" | 175'-0" |

| PARKING | REQUIRED | PROVIDED |
|--|---------------|------------|
| 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: | | 166 |
| As per shared parking matrix & Section 5-1410 (B)(2) | | |

| HANDICAPPED PARKING | REQUIRED | PROVIDED |
|---|----------|----------|
| (As per Florida Accessibility Code For Building Const.) | | |
| 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 | REQUIRED | PROVIDED |
|--|----------|----------|
| Section 5-1409 (F)(1) | | |
| 2% of the required off-street parking spaces .02 X 212 = 4.24 | 5 | 7 |

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

| PARKING | SPACES | HANDICAP | E. CHARGING | TOTAL |
|--------------|---------------|----------|-------------|------------|
| GROUND FLOOR | 0 | 0 | 0 | 0 |
| 2ND LEVEL | 33 | 2 | 2 | 37 |
| 3RD LEVEL | 36 | 2 | 2 | 40 |
| 4TH LEVEL | 37 | 2 | 2 | 41 |
| 5TH LEVEL | 38 + 20 Lifts | 2 | 1 | 61 |
| TOTAL | | 8 | 8 | 179 |

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

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

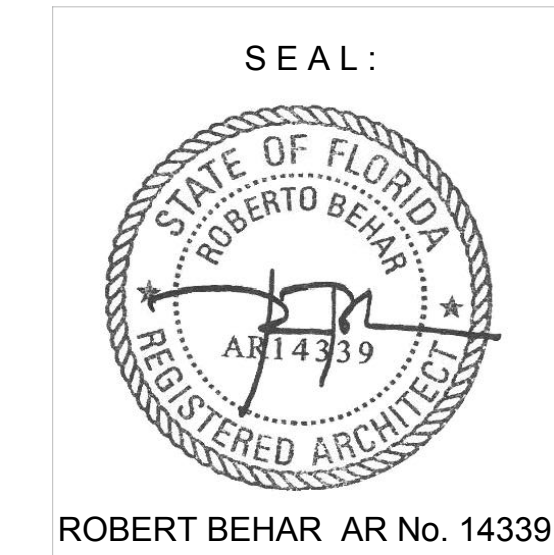
| MIXED USE PERCENTAGES | REQUIRED | PROVIDED |
|---|----------------|---------------|
| (As per 4-201.D.5 City of Coral Gables Zoning Code) | | |
| COMMERCIAL | | |
| Min. 8% Total SQ.FT. Total F.A.R. | | |
| 2ND FLOOR OFFICE | | 4,236 |
| EXISTING BANK | | 10,540 |
| NEW PROPOSED RETAIL | | 2,515 |
| | 117,320X .08 = | 9,385.60 |
| | | 17291 = 14.7% |

| RESIDENTIAL | REQUIRED | PROVIDED |
|------------------------------------|-----------------|----------------|
| Max. 85% Total SQ.FT. Total F.A.R. | | |
| 2ND FLOOR | | 4,730 |
| 3RD FLOOR | | 7,050 |
| REC DECK | | 7,964 |
| 7TH-11TH LEVEL | | 63,712 |
| 12TH-16TH LEVEL | | 15,928 |
| | 117,320 X .85 = | 99,722.00 |
| | | 99,384 = 84.7% |

| UNIT MIX | 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 | 6 |
| 4TH LEVEL | | | | 0 | 0 | 1 | 0 |
| 5TH LEVEL | | | | 0 | 0 | 1 | 0 |
| 6TH LEVEL | | | | 8 | 2 | 1 | 10 |
| 7TH-11TH LEVELS | | | | 8 | 3 | 5 | 88 |
| 12TH-16TH LEVEL | | | | 5 | 5 | 5 | 20 |
| TOTAL | 13 | 2 | 15 UNITS | 73 | 42 | 115 UNITS | 130 UNITS |
| % | | | | | | 1 BR | 86 |
| | | | | | | 2 BR | 44 |
| | | | | | | | 66% |
| | | | | | | | 34% |

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
 © 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: 08-27-18
 PROJECT NO: 17-054
 DRAWING NAME:
 SHEET NO:
CP- 0.01

December 4, 2018

Mr. Alberto J. Perez
PonceCat Miracle Mile, LLC
2990 Ponce de Leon Boulevard, Suite 500
Coral Gables, FL 33134
305.448.2330 (O) 786.556.3756 (M)
ajp@ajpventures.com

RE: 100 Miracle Mile Shared Parking Analysis - #18116

Dear Albert,

We have completed a parking analysis for the proposed 100 Miracle Mile project. The project will be located at 100 Miracle in Coral Gables, Florida. The purpose of this study is to conduct a shared parking analysis based on the procedures established by the City's Zoning Code (Section 5-1410). The analysis was based on the development program shown in Exhibit 1. The project is providing 179 parking spaces.

**Exhibit 1
Proposed Development Program**

| Land Use | Size / Units |
|--------------------------|--------------|
| Retail | 2,515 SF |
| Bank | 10,540 SF |
| Office | 4,236 SF |
| Multi-Family Residential | |
| 1 Bedroom | 86 DUs |
| 2 Bedrooms | 44 DUs |

Parking Generation

A parking analysis was conducted for the project to determine the number of required parking spaces. The analysis was done using the parking rates published in the City’s Zoning Code (Section 5-1409). The parking requirements based on the City parking rates is shown in Exhibit 2.

**Exhibit 2
Parking Requirements Based on City’s Code**

| Land Use | Units | City of Coral Gables Parking Requirement | Total Parking |
|-----------------------------|--------------|---|----------------------|
| Retail | 2,515 SF | 1 space / 300 SF of GFA | 9 |
| Bank | 10,540 SF | 1 space / 300 SF of GFA | 36 |
| Office | 4,236 SF | 1 space / 300 SF of GFA | 15 |
| Multi-Family Residential | | | |
| 1 Bedroom | 86 | 1 space per unit | 86 |
| 2 Bedrooms | 44 | 1.75 spaces per unit | 77 |
| Total Parking Spaces | | | 223 |

Shared Parking Analysis

Shared parking is the use of parking spaces to serve two or more individual land uses without conflict or encroachment. The ability to share parking spaces is the result of variations in the accumulation of vehicles by hour, by day or by season at the individual land uses. The shared parking principle also accounts for the relationships among the land uses that result in visiting multiple uses on the same auto trip and the mode of transportation used to reach the site.

The main goal of shared parking is to determine a balance between providing enough parking to support a development and reducing the excessive area dedicated to parking thereby reducing overall building massing. Shared parking analysis was conducted for the project based on the procedures outlined in the City’s Zoning Code – Article 5-1410. The required number of parking spaces based on the City’s code was used as the starting point.

City's Shared Parking Matrix

An hourly distribution analysis was conducted for both a typical weekday and a weekend day based on the time-of-day percentages provided by the City's Shared Parking Matrix. The results of the analysis show that the highest accumulation of parking for the project occurs during a typical weekday between 12:00 am and 8:00 am. Exhibit 3 shows the results of the shared parking analysis.

Exhibit 3
Shared Parking Based on City's Shared Parking Matrix

| Land Use | Parking Spaces | Weekday | | | | | | Weekend | | | | | |
|---------------|----------------|------------|----------------|-------------|----------------|------------|----------------|------------|----------------|-------------|----------------|------------|----------------|
| | | Day | | Evening | | Night | | Day | | Evening | | Night | |
| | | 8am - 5pm | | 5:pm - 12am | | 12 am -8am | | 8am - 5pm | | 5:pm - 12am | | 12 am -8am | |
| | | Percentage | Parking Spaces | Percentage | Parking Spaces | Percentage | Parking Spaces | Percentage | Parking Spaces | Percentage | Parking Spaces | Percentage | Parking Spaces |
| Residential | 163 | 60% | 98 | 90% | 147 | 100% | 163 | 80% | 131 | 90% | 147 | 100% | 163 |
| Office / Bank | 51 | 100% | 51 | 10% | 6 | 5% | 3 | 10% | 6 | 5% | 3 | 5% | 3 |
| Retail | 9 | 70% | 7 | 90% | 9 | 5% | 1 | 100% | 9 | 70% | 7 | 5% | 1 |
| Restaurant | 0 | 50% | 0 | 100% | 0 | 10% | 0 | 75% | 0 | 100% | 0 | 10% | 0 |
| Hotel | 0 | 80% | 0 | 100% | 0 | 80% | 0 | 80% | 0 | 100% | 0 | 75% | 0 |
| Entertainment | 0 | 40% | 0 | 100% | 0 | 10% | 0 | 80% | 0 | 100% | 0 | 10% | 0 |
| Other | 0 | 100% | 0 | 100% | 0 | 100% | 0 | 100% | 0 | 100% | 0 | 100% | 0 |
| Total | 223 | | 156 | | 162 | | 167 | | 146 | | 157 | | 167 |

Note: The City's Parking Code for shared parking does not have a category for bank. Therefore the office category is used.

Ridesharing Impact on Parking

Digital ridesharing services, such as Uber and Lyft, are part of a broader suite of innovations that constitute what is sometimes referred to as the sharing economy. Research shows that in major cities, 21% of adults personally use ridesharing services; an additional 9% use ride-sharing with friends, but have not installed the app themselves. Nearly a quarter (24%) of ride-sharing users in metropolitan areas use ridesharing on a weekly or daily basis. Parking represents the top reason (37%) that ridesharing users substitute a ridesharing service in place of driving themselves. In downtown areas such as the Central Business District in Coral Gables, where a large number of employers and businesses are located in proximity to residential uses, ridesharing is frequently utilized in lieu of driving, which reduces parking demand.

Ace Parking — one of the largest parking companies in North America has reported that overnight parking at hotels has declined 5% to 10% due to ridesharing services. At restaurant valet stands, business is down 25% and nightclub valets are seeing a 50% reduction in demand. Although there is not enough data to quantify the effect of ridesharing services on parking, there is evidence that ridesharing services have created an alternative for consumers who would otherwise drive and park. This is especially relevant along Miracle Mile where there are many shops, restaurants, and entertainment venues.

Parking Management Strategies

In addition to shared parking, there are other parking management strategies that could offset the off-street parking needs. The project should develop a Parking Management Plan to ensure an efficient parking system that is convenient to both commercial uses and residents as well as to protect neighborhoods from spill-over parking.

Pedestrian / Bicyclist - The project is located in an area conducive to pedestrian and bicycle activities. The area surrounding the proposed 100 Miracle Mile project has a comprehensive sidewalk network, signalized intersections with clearly marked crosswalks, and pedestrian signals. This environment promotes walking and bicycling as a means of transportation and further reduces the need for off-street parking.

Transit - The area surrounding the project is served by transit: Miami Dade Transit Routes 24, 37 and 42 and the Coral Gables Trolley which provides direct connection to the Douglas Metrorail station. The use of transit is another effective way to reduce the need for off-street parking.

In addition, there are other parking management strategies that could have a significant impact on the reduction of off-street parking. The proposed project will consider using the following strategies to improve the efficiency of the parking areas:

- Provide valet parking during peak demand times.

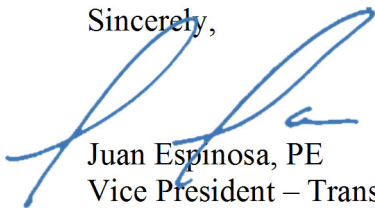
- Encourage businesses to implement commuter trip reduction programs for their employees, including use of parking at one of the surrounding City-owned or managed parking facilities.
- Provide information to residents, employees and visitors about transit, ridesharing and bicycle facilities options. The proposed site plan has been designed to incorporate bike racks and shared bike facilities.

The parking management strategies discussed above could have a significant impact on the reduction of off-street parking. The percent of reduction varies between 5% to 15% depending on the effort that the project puts forward to promote these strategies.

Conclusion

Based on shared parking principles, the proposed 100 Miracle Mile project should provide 167 parking spaces to satisfy their parking demand. The project is providing 179 parking spaces, therefore exceeding the parking demand. It should be noted that the number of parking spaces could be reduced further due to transit availability and pedestrian/bicycling conditions surrounding the project as well as implementing a parking management plan. Should you have any questions or comments, please call me at (305) 447-0900.

Sincerely,



Juan Espinosa, PE
Vice President – Transportation

cc: File

w:\18\18116\shared parking\100 miracle mile shared parking dec 2018.docx

APPLICANT & REPRESENTATIVE'S INFORMATION

APPLICANT: PONCECAT MIRACLE MILE, LLC
2990 PONCE DE LEON BLVD., SUITE 500
CORAL GABLES, FL 33134
305- 305-448-2330

ARCHITECT: BEHAR FONT & PARTNERS, P.A.
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CORAL GABLES, FL 33146
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ROBERT@BEHARFONT.COM

ATTORNEY: JORGE L. NAVARRO, ESQ.
GREENBERG TRAUIG
333 SE 2ND AVENUE, #4100
MIAMI, FL 33131
305-579-0821
NAVARROJO@GTLAW.COM



CFN 2014R0503329
 OR Bk 29233 Pgs 2419 - 2424 (6pgs)
 RECORDED 07/17/2014 13:24:30
 DEED DOC TAX 49,650.00
 SURTAX 37,237.50
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

Consideration: \$8,275,000.00

Prepared by:

Daniel Bradfield, Esq.
 Arnall Golden Gregory LLP
 171 17th Street, NW, Suite 2100
 Atlanta, Georgia 30363

Return to:

Francisco J. Menendez, Esq.
 Stearns Weaver Miller Weissler
 Alhadeff & Sitterson, P.A.
 150 W. Flagler Street, Suite 2200
 Miami, Florida 33130

Property Appraiser Identification Nos.
 03-417-005-0570, 03-417-005-0580,
 03-417-005-0590, 03-417-005-0600,
 03-417-005-0630, 03-417-005-0640

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 17th day of July, 2014, by **SOUTHEAST STB PORTFOLIO, LLC**, a Georgia limited liability company, whose address is c/o The Simpson Organization, Inc., 1401 Peachtree Street, Suite 400, Atlanta, Georgia 30309 (the "Grantor"), to **PONCECAT MIRACLE MILE, LLC**, a Delaware limited liability company, whose address is 2990 Ponce de Leon Boulevard, Suite 500, Coral Gables, Florida 33134 (the "Grantee");

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid by the Grantee, receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee forever, subject to the matters described herein, that certain land situate, lying and

being in Miami-Dade County, Florida, and more particularly described on Exhibit A attached hereto and made a part hereof (the "Property");

TOGETHER WITH all the tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property;

PROVIDED THAT the Property is conveyed subject to all easements, restrictions, covenants, agreements, conditions and other matters of record that lawfully affect the Property or any part thereof (provided, however, that this reference shall not serve to reimpose same) and all encroachments and other matters that may be revealed by a survey or inspection of the Property;

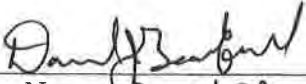
TO HAVE AND TO HOLD the same in fee simple forever;

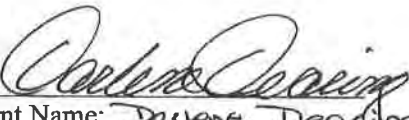
AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor, except for the matters set forth on Exhibit B attached hereto and made a part hereof, but against none other.

[SIGNATURE ON NEXT PAGE]

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed on its behalf by its duly authorized officer on the day and year first above written.

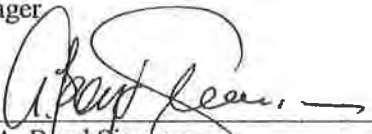
Signed, sealed, and delivered in the presence of:


Print Name: Daniel S Bradford


Print Name: Darlene Deering

SOUTHEAST STB PORTFOLIO, LLC,
a Georgia limited liability company

By: TSO Deep South, Inc.,
a Delaware corporation,
its manager

By: 
A. Boyd Simpson
President

STATE OF GEORGIA
COUNTY OF FULTON

BEFORE ME, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared A. Boyd Simpson, as President of TSO Deep South, Inc., a Delaware corporation, the manager of Southeast STB Portfolio, LLC, a Georgia limited liability company and who is personally known to me and who under oath executed the foregoing under the authority duly vested in him by the corporation and as the act and deed of such corporation.

WITNESS my hand and official seal in the State and County last aforesaid this 15th day of July, 2014.

My Commission Expires:

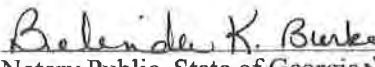

Notary Public, State of Georgia
Notary Name: _____



EXHIBIT A

Description of the Property

PARCEL 1

The following described land situated, lying and being in the County of Dade and State of Florida, to-wit:

Lots 19, 20, 21 and 22 in Block 3 of CRAFTS SECTION of CORAL GABLES, a subdivision according to the plat thereof recorded in Plat Book 10, at Page 40, of the Public Records of Dade County, Florida, together with all improvements located thereon.

BEING the same real estate conveyed to Coral Gables First National Bank, a United States banking corporation (now known as SunTrust Bank) from Kudana, Inc., by deed dated February 1, 1956, recorded February 8, 1956, in the Public Records of the County of Dade, Florida in Official Records Book 4223, Page 452.

PARCEL 2

The following described land, situate, lying and being in Dade County, Florida, to-wit:

Lot TWENTY-THREE (23) of Block THREE (3) of CRAFTS SECTION of Coral Gables, according to the Plat thereof, as recorded in Plat Book 10, at Page 40 of the Public Records of Dade County, Florida.

BEING the same real estate conveyed to Flagship National Bank of Miami, a national banking corporation (now known as SunTrust Bank) from Harry Lindborg and Doris Marion Lindborg, his wife, by Warranty Deed dated May 25, 1981, recorded in the Public Records of the County of Dade, Florida, in Official Records Book 11117, at Page 2697.

PARCEL 3

The following described land situated, lying and being in the County of Dade and State of Florida, to-wit:

Lots 24, 25, 26 and 27 of Block 3 of CORAL GABLES, CRAFTS SECTION, according to plat thereof recorded in Plat Book 10, at Page 40 of the Public Records of Dade County, Florida.

BEING the same real estate conveyed to The Coral Gables First National Bank (now known as SunTrust Bank) from Kudana, Inc., by deed dated February 10, 1950, recorded February 10, 1950, in the Public Records of the County of Dade, Florida in Official Records Book 3238, at Page 568.

PARCEL 4

The following described land situated, lying and being in the County of Dade and State of Florida, to-wit:

Lots 28 & 29, Block 3 of CORAL GABLES CRAFTS SECTION, Plat Book 10, at Page 40, of the Public Records of Dade County, Florida.

BEING the same real estate conveyed to SunTrust Bank, Miami N.A. (now known as SunTrust Bank) from Emilio F. Fox and Frances F. Fox, by Warranty Deed dated December 16, 1998, recorded December 18, 1998, in the Public Records of the County of Dade, Florida in Official Records Book 18397, at Page 2894.

EXHIBIT B

Permitted Exceptions

1. The lien of the taxes for the year 2014 and all subsequent years, which are not yet due and payable.
2. Terms and provisions of that certain Lease dated December 19, 2007 by and between STB Portfolio, LLC, a Georgia limited liability company (Landlord), and SunTrust Bank, a Georgia banking corporation (Tenant), as evidenced by that certain Memorandum of Lease dated December 19, 2007, recorded on December 28, 2007 in OR Book 26132, page 4492, and as affected by Termination of Right of First Offer and Right of First Refusal recorded December 9, 2013 in OR Book 28941, Page 3145.
3. Terms and provisions of that certain Hold Harmless & Restrictive Covenant Encroachment Agreement recorded August 30, 2012, in OR Book 28252, Page 383.