



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 SE 2nd Avenue, #4400, Miami, Florida 33131

Telephone: Business 305-579-0821 Fax _____

Other _____ Email navarrojo @ gtlaw.com

Property information

Current land use classification(s): Mixed Use (Adopted via Ordinance 2019-18)

Current zoning classification(s): Commercial

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

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

Supporting information (to be completed by Planning Staff)

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

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



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- Property survey and legal description.
- 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.
- Warranty Deed.
- Zoning Analysis (Preliminary).
- Zoning Code text amendment justification.
- 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 copy. One (1) thumb-drive of the entire application including all 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.

Applicant/agent/property owner affirmation and consent

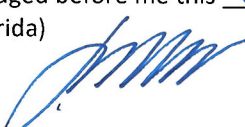
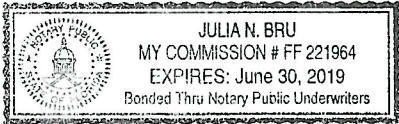
(I) (We) affirm and certify to all of the following:

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:</i>	Property owner(s) print name: Alberto J. Perez authorized representative for Ponccat Miracle Mile, LLC.	
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 <u>5th</u> day of <u>June</u> ²⁰¹⁹ by <u>Alberto J. Perez</u>		
(Signature of Notary Public - State of Florida)		
 		
(Print, Type or Stamp Commissioned Name of Notary Public)		
<input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____		



City of Coral Gables Planning Division Application

Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:
Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:

Address:

Telephone:	Fax:	Email:
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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.
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Address: 333 SE 2nd Avenue, #4100, Miami, Florida 33131

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

STATE OF FLORIDA/COUNTY OF Miami-Dade

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 _____

March 10, 2020

VIA ELECTRONIC DELIVERY & HAND DELIVERY

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

Re: 100 Miracle / Statement of Use for Transfer of Development Rights Planning and Zoning Application / Property 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 (the “Property” or “Receiving Property”)

Dear Mr. Trias:

On behalf of Poncecat Miracle Mile, LLC (the “**Applicant**”), please accept this correspondence in connection with the enclosed Planning and Zoning Board Application for the approval of the above-referenced Property as a “Receiving Site” pursuant to the City of Coral Gables Zoning Code (the “**Zoning Code**”). As discussed further below, the Applicant requests the approval of approximately 23,597 square feet of TDRs for the development of a mixed-use project previously approved at the Receiving Property in accordance with Sections 3-1005 and 3-1006 of the Zoning Code (the “**Application**”). Approval of the Application will permit the use of said TDRs for the development of the pedestrian friendly, mixed use development approved at the Property by the City of Coral Gables Commission.

TRANSFER OF DEVELOPMENT RIGHTS APPROVAL HISTORY

On March 26, 2019 under Resolution 2019-86 (the “**Resolution**”), the City Commission approved the development of the Property with a 14-story mixed use project consisting of 13,000 square feet of ground floor retail and 130 upper level residential units (the “**Approved Project**”). As reflected in the enclosed site plan entitled “100 Miracle Mile” and prepared by Behar Font & Partners (the “**Site Plan**”), the Approved Project contains approximately 117,320 square feet of total floor area, of which 23,596.8 square feet was included for the use of Transfer of Development Rights (**TDRs**) to the Receiving Property.

In furtherance of the development approvals needed for the Approved Project, the Historic Preservation Board (the “**HPB**”) approved the issuance of Certificates of Transfer totaling 23,597 square feet from two (2) historically designated properties in accordance with Section 3-1004 of the Zoning Code. A copy of the Certificates of Transfer from each sending site is enclosed for your convenience.

TRANSFER OF DEVELOPMENT RIGHTS: RECEIVING SITE ANALYSIS

The Applicant is now requesting approval for the receipt and use of approximately 23,597 square feet of TDRs at the Receiving Property. Pursuant to Section 3-1005 of the Zoning Code, the Receiving Property is zoned Commercial (C) and is located within the boundaries of the Central Business District. Additionally, the utilization of 23,597 square feet of TDRs for the development of the Approved Project is within the allowable FAR increase. For these reasons coupled with the reasons outlined below, the use of said TDRs for the development of the Approved Project satisfies the applicable criteria pursuant to the Section 3-1006 of the Zoning Code and, therefore, should be approved as a Receiving Property.

a. Applicable site plan review requirements per Article 3, Division 2, General Development Review Procedures and conditional use review requirements per Article 3, Division 4, Conditional Uses.

In accordance with Article 3 of the Zoning Code, the Board of Architects issued preliminary approval for Mediterranean Architectural Bonus, Level 1 on September 6, 2018. Additionally, the City Commission adopted the Resolution with the condition that the Approved Project is developed in substantial compliance with the Site Plan. As reflected in the Site Plan, the Approved Project contains a total of 117,320 square feet of floor area, including 23,596.8 square feet of floor area reserved for the application of TDRs to the Receiving Property.

In compliance with Section 3 of the Resolution, the Applicant seeks to secure the approvals needed in order to obtain and fully secure the TDRs for the development of the Approved Project. As part of this process, the HPB approved the transfer of 17,009 square feet and 6,588 square feet of TDRs from historically designated properties located at 235 Majorca Avenue and 111 Salamanca Avenue, as respective sending properties. Additionally, the HPB determined that the Approved Project did not adversely affect the historic, architectural, or aesthetic character of the surrounding historic properties in accordance with Section 3-1006(A) of the Zoning Code. As such, the required City departments and boards have reviewed the Approved Project in accordance with the review guidelines and procedures provided in Article 3 of the Zoning Code for site plan review and TDR approval.

b. The extent to which the application is consistent with the Zoning Code and City Code otherwise applicable to the subject property or properties, including but not limited to density, bulk, size, area and use, and the reasons why such departures are determined to be in the public interest.

The Approved Project is in full compliance with Section 4-201 of the Zoning Code and is consistent with the City's vision for mixed use development on Miracle Mile and within the Central Business District. Specifically, the development of the Approved Project with ground floor commercial uses and upper level residences will enhance the aesthetic, physical and environmental character of the Downtown Coral Gables area and further activate the Miracle Mile and Andalusia corridors.

100 Miracle Mile
Transfer of Development Rights (Receiving Site)
March 10, 2020

- c. The physical design of the proposed site plan and the manner in which the design makes use of adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open areas, and furthers the amenities of light and air, recreation and visual enjoyment.*

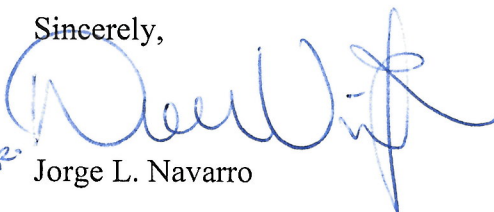
The Approved Project's design seamlessly integrates the diverse fabric of the Miracle Mile architecture by incorporating traditional stucco material coupled with the contemporary application of glass and aluminum. While the Approved Project's traditional stucco material complements the nearby historically designed properties, the glass façade and large windows are compatible with the contemporary design and modern aesthetic envisioned for Miracle Mile by the original developer George Zain. Specifically, the development of the upper level residential units with large windows will allow future residents to stay connected to the vibrant Miracle Mile and Andalusia streetscape directly below. Additionally, the Approved Project is designed with two pedestrian bridges on the third and fifth floors in order to provide the proper clearance and ensure that the Alley directly below will remain open to the public for pedestrian and vehicular traffic.

- d. The conformity of the proposal with the Goals, Objectives and Policies of the City's Comprehensive Plan.*

The Approved Project has been designed to further the goals, objectives and policies of the City's Comprehensive Plan by creating a high quality, mixed-use development where residents and neighbors can live, shop, eat and entertain along the Miracle Mile Corridor and within the Downtown Coral Gables area.

Based on the foregoing, the Approved Project meets the criteria established pursuant to the Sections 3-1005 and 3-1006 of the Zoning Code and therefore, should be approved as a Receiving Property for the use of approximately 23,596.8 square feet of TDRs. We look forward to your favorable consideration of our Application. As always, should you have any questions or require any additional information, please do not hesitate to contact me at 305-579-0821.

Sincerely,


FER. Jorge L. Navarro

Enclosures



Historical Resources &
Cultural Arts

March 5, 2020

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

☎ 305.460.5093
✉ hist@coralgables.com

Jorge Navarro
Greenberg Traurig, P.A.
333 S.E. 2nd Avenue
Suite 4400
Miami, FL 33131

Re: Case File TDR 2020-001 Consideration of the Transfer of Development Rights - **100 Miracle Mile** legally described as Lots 19 to 29, Block 3, Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat book 10, Page 40 of the Public Records of Miami-Dade County, Florida.

Dear Mr. Navarro:

This letter is to confirm the results of the Historic Preservation Board meeting of Wednesday, March 4, 2020. The board met to review a request for the approval of the Stabilization / Maintenance Plan for the property (Sending Site) at **111 Salamanca Avenue**, a Local Historic Landmark, legally described as Lots 10 & 11 and the East 30 Feet of Lot 12, Block 29, Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69 of the Public Records of Miami-Dade County, Florida. The Board also reviewed the proposed mixed-use development to be located at 100 Miracle Mile (Receiving Site) to determine if it would adversely affect the historic, architectural, or aesthetic character of the three Local Historic Landmarks that are within 500 feet of the property. These properties are 169 Miracle Mile (Colonnade Hotel), 136 Miracle Mile (former Burger Fi), and 130 Miracle Mile (A Well Groomed Gentleman).

We are pleased to inform you that the Historic Preservation Board approved the following:

APPROVAL of the Conditions Assessment Report and Maintenance Plan and Schedule

AND

APPROVAL of the issuance of Certificates of Transfer of 6,588 square feet from **111 Salamanca Avenue**, legally described as Lots 10 & 11 and the East 30 feet of Lot 12, Block 29, Coral Gables Douglas Section, according to the Plat thereof, as recorded in Plat Book 25, Page 69 of the Public Records of Miami-Dade County, Florida

AND

A RECOMMENDATION TO THE CITY COMMISSION that no building permit for the receiving site proposal at 100 Miracle Mile is to be issued until the remedial work is completed on the historic property.

The Historic Preservation Board also determined that the proposed development at 100 Miracle Mile will not adversely affect the historic, architectural, or aesthetic character of the Local Historic Landmarks within 500 feet of the property.

Please note that a Restrictive Covenant is required on both the sending and receiving properties outlining any and all applicable conditions of approval. The Restrictive Covenant shall require review and approval by the City Attorney prior to recordation. The Certificates of Transfer of Development Rights are valid for up to two years from the date of issuance.

Please do not hesitate to contact this office if you have any further questions in regard to this matter.

Sincerely,



Kara Kautz

Interim Historical Resources and Cultural Arts Director

cc: File TDR 2020-001 - 100 Miracle Mile
File TDR 2019-002 - 111 Salamanca Avenue
PonceCat Miracle Mile, LLC, 2990 Ponce de Leon Blvd., #500, Coral
Gables, FL 33134
C. Michael Saenz, 111 Salamanca Avenue, #3, Coral Gables, FL 33134
Miriam Soler Ramos, Esq. City Attorney
Gustavo Ceballos, Assistant City Attorney
Suramy Cabrera, Development Services Director
Devin Cejas, Deputy Development Services Director
Ramon Trias, Planning & Zoning Director



Historical Resources &
Cultural Arts

March 5, 2020

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

☎ 305.460.5093
✉ hist@coralgables.com

Jorge Navarro
Greenberg Traurig, P.A.
333 S.E. 2nd Avenue
Suite 4400
Miami, FL 33131

Re: Case File TDR 2020-001 Consideration of the Transfer of Development Rights -
100 Miracle Mile legally described as Lots 19 to 29, Block 3, Coral Gables
Crafts Section, according to the Plat thereof, as recorded in Plat book 10, Page 40
of the Public Records of Miami-Dade County, Florida.

Dear Mr. Navarro:

This letter is to confirm the results of the Historic Preservation Board meeting of Wednesday, March 4, 2020. The board met to review a request for the approval of the Stabilization / Maintenance Plan for the property (Sending Site) at **235 Majorca Avenue**, a Local Historic Landmark, legally described as Lots 42 to 45 Inclusive, Block 7, Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County, Florida. The Board also reviewed the proposed mixed-use development to be located at 100 Miracle Mile (Receiving Site) to determine if it would adversely affect the historic, architectural, or aesthetic character of the three Local Historic Landmarks that are within 500 feet of the property. These properties are 169 Miracle Mile (Colonnade Hotel), 136 Miracle Mile (former Burger Fi), and 130 Miracle Mile (A Well Groomed Gentleman).

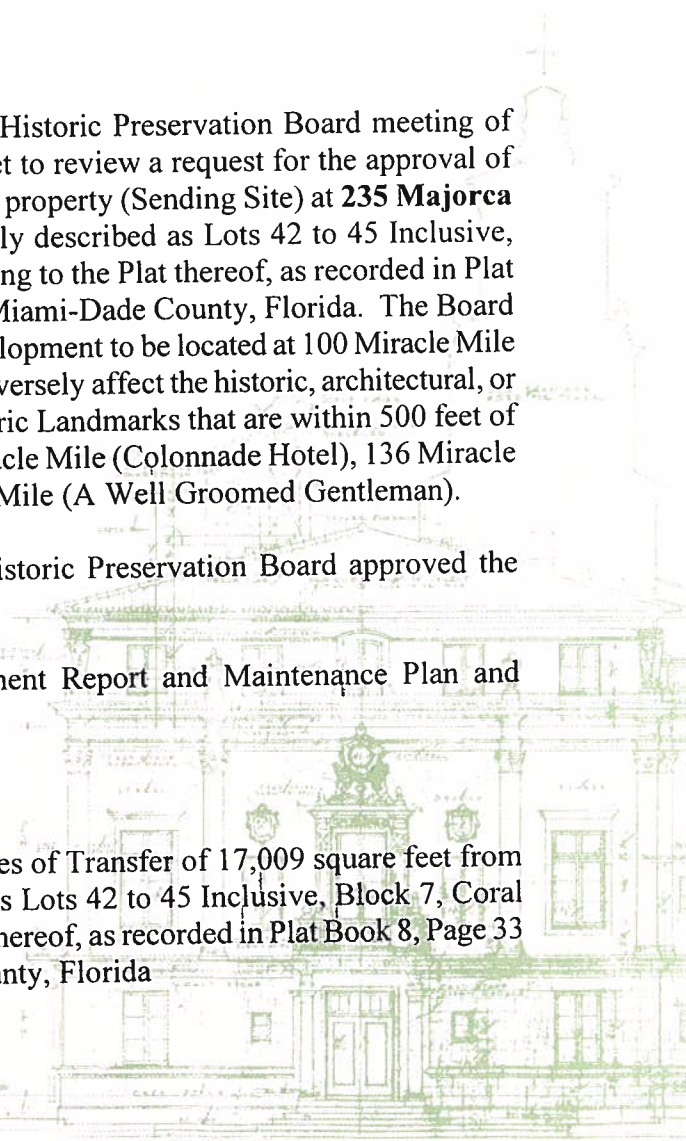
We are pleased to inform you that the Historic Preservation Board approved the following:

APPROVAL of the Conditions Assessment Report and Maintenance Plan and Schedule

AND

APPROVAL of the issuance of Certificates of Transfer of 17,009 square feet from **235 Majorca Avenue**, legally described as Lots 42 to 45 Inclusive, Block 7, Coral Gables Section "K," according to the Plat thereof, as recorded in Plat Book 8, Page 33 of the Public Records of Miami-Dade County, Florida

AND



A RECOMMENDATION TO THE CITY COMMISSION that no building permit for the receiving site proposal at 100 Miracle Mile is to be issued until the remedial work is completed on the historic property.

The Historic Preservation Board also determined that the proposed development at 100 Miracle Mile will not adversely affect the historic, architectural, or aesthetic character of the Local Historic Landmarks within 500 feet of the property.

Please note that a Restrictive Covenant is required on both the sending and receiving properties outlining any and all applicable conditions of approval. The Restrictive Covenant shall require review and approval by the City Attorney prior to recordation. The Certificates of Transfer of Development Rights are valid for up to two years from the date of issuance.

Please do not hesitate to contact this office if you have any further questions in regard to this matter.

Sincerely,



Kara Kautz

Interim Historical Resources and Cultural Arts Director

cc: File TDR 2020-001 - 100 Miracle Mile
File TDR 2019-003 - 235 Majorca Avenue
PonceCat Miracle Mile, LLC, 2990 Ponce de Leon Blvd., #500, Coral
Gables, FL 33134
RGS LLC, 2000 Ponce de Leon Boulevard, #651, Coral Gables, FL
33134
Ariela Holdings, Inc., 1820 NE 163 Street, Suite 100, North Miami Beach,
FL 33162
Namsier LLC, 975 Harbor View South, Hollywood, FL 33019
Miriam Soler Ramos, Esq. City Attorney
Gustavo Ceballos, Assistant City Attorney
Suramy Cabrera, Development Services Director
Devin Cejas, Deputy Development Services Director
Ramon Trias, Planning & Zoning Director

100 MIRACLE MILE

100 MIRACLE MILE
CORAL GABLES, FLORIDA

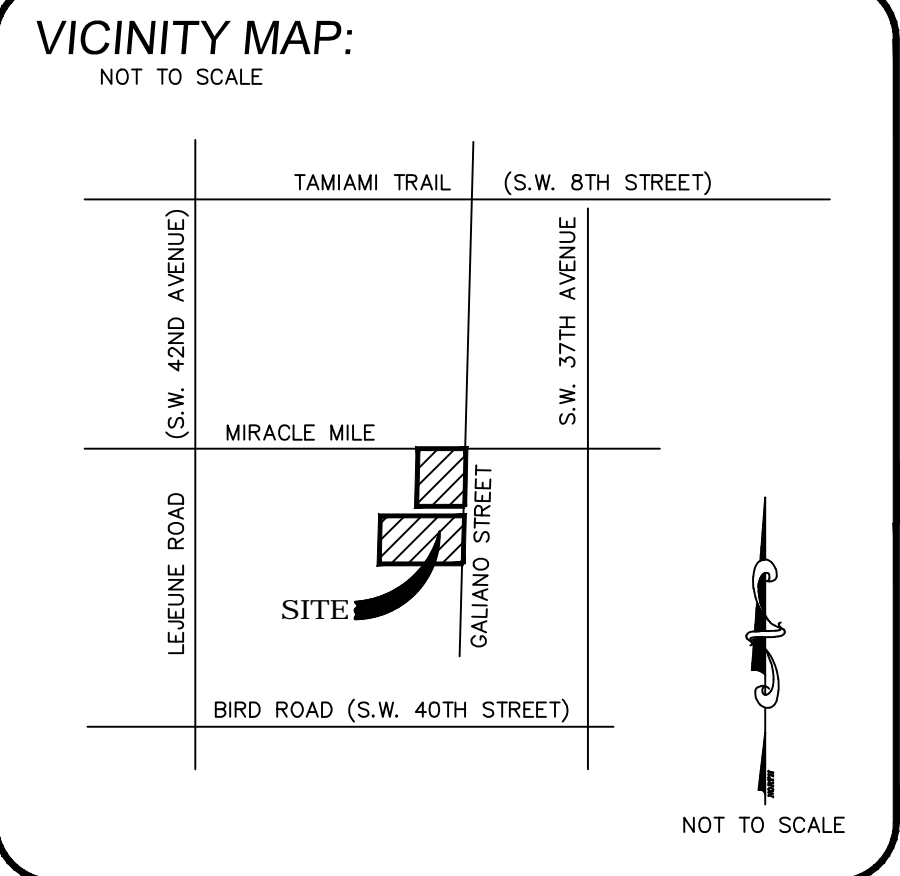
BEHAR · FONT

PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS

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

ATLANTA, GEORGIA · NEW HAVEN, CONNECTICUT





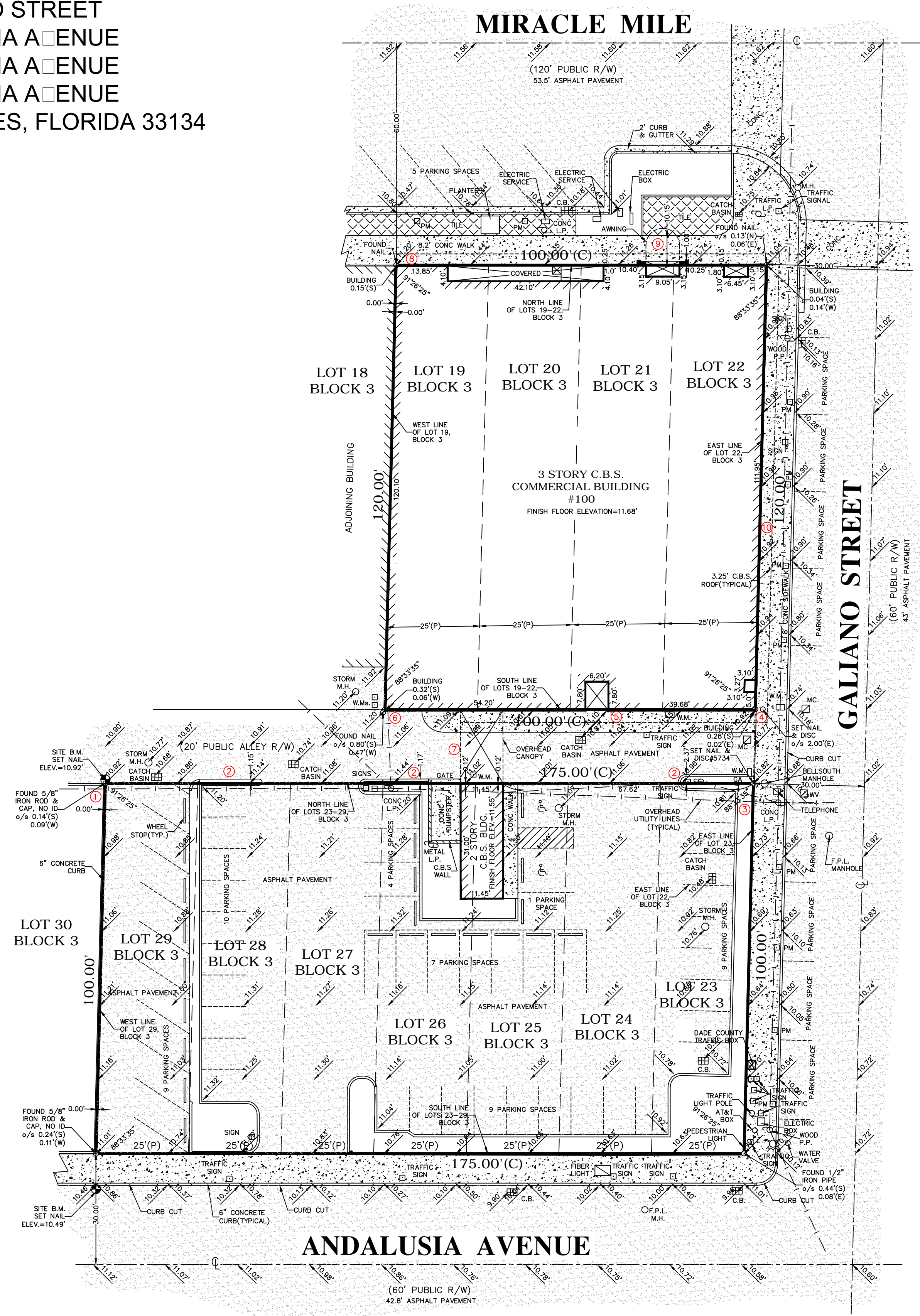
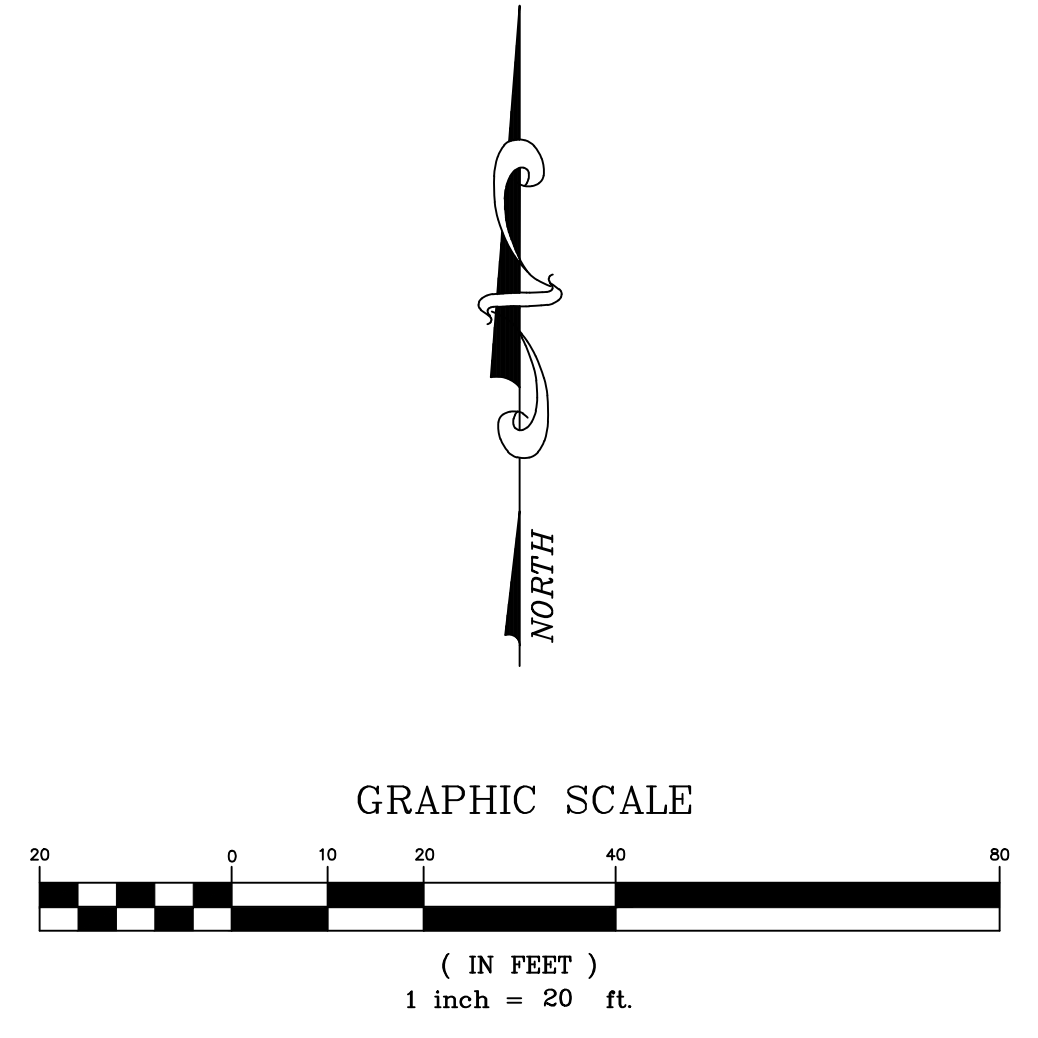
PROJECT ADDRESS:
 101 ANDALUSIA AVENUE
 2414 GALIANO STREET
 125 ANDALUSIA AVENUE
 145 ANDALUSIA AVENUE
 151 ANDALUSIA AVENUE
 CORAL GABLES, FLORIDA 33134

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

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

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

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



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

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

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

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

REVISIONS:

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

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

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

MAXIMUM F.A.R.			
CORAL GABLES:	29,496.00	SQ.FT.	X 3.0
DEVELOPMENT BONUS STANDARD	29,496.00	SQ.FT.	X0.2
	TOTAL		94,387.20
PURCHASED TDR	94,387.20	SQ.FT.	X 25%
	TOTAL		117,984.00
			117,980.00

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

DENSITY		
	REQUIRED	PROVIDED
(As per 4-201.E.13 City of Coral Gables Zoning Code)	NONE	128 UNITS
	NO MINIMUM NO MAXIMUM	

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 (GALJANO)	0'-0" UP TO 45'-0" 15'-0" AFTER 45'-0"	0'-0" UP TO 45'-0" 16'-11" ABOVE 45'-0"
WEST INTERIOR SIDE (ABUTTING ALLEY)	0'-0" UP TO 45'-0" 10'-0" AFTER 45'-0"	0'-0" UP TO 45'-0" 11'-1" ABOVE 45'-0"
NORTH INTERIOR SIDE (ABUTTING ALLEY)	0'-0" UP TO 45'-0" 10'-0" AFTER 45'-0"	5'-0" UP TO 23'-8" 0'-0" UP TO 45'-0" 11'-0" ABOVE 45'-0"

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

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

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

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

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

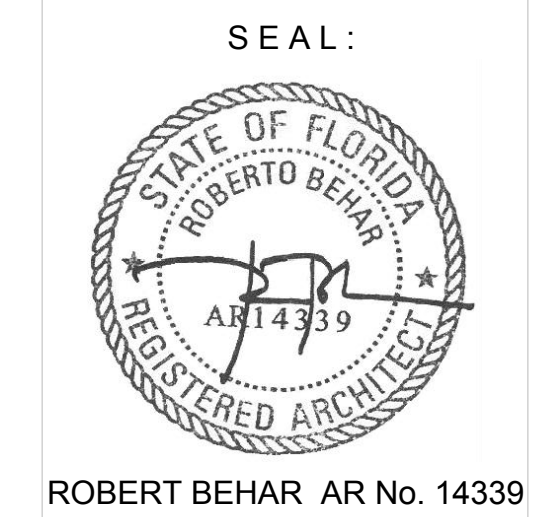
COMMERCIAL		
Min. 8% Total SQ.FT. Total F.A.R.		
2ND FLOOR OFFICE		4,550
EXISTING BANK		10,540
NEW PROPOSED RETAIL		2,607
	117,980 X .08 =	9,438.40
		17,697.00

RESIDENTIAL		
Max. 85% Total SQ.FT. Total F.A.R.		
2ND FLOOR		4,558
3RD FLOOR		7,101
6TH REC DECK		10,442
7TH-9TH LEVEL		29,433
10TH-13TH LEVEL		39,000
14TH LEVEL		9,749
	117,980 X .85 =	100,283.00
		100,283

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

NOTES:

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



ROBERT BEHAR AR No. 14339

100 MIRACLE MILE
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CORAL GABLES, FLORIDA

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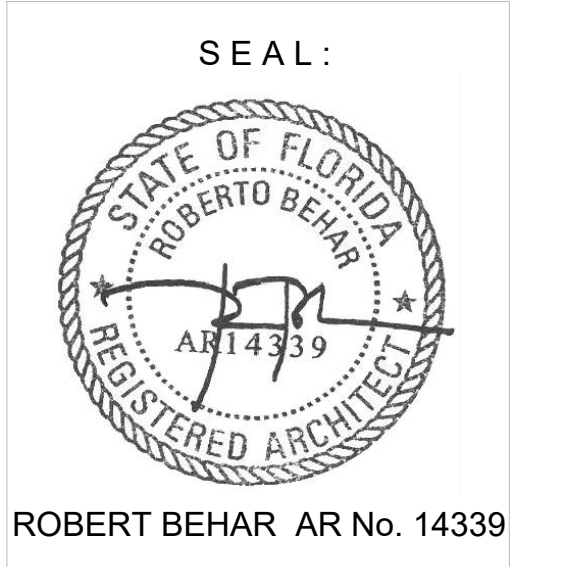
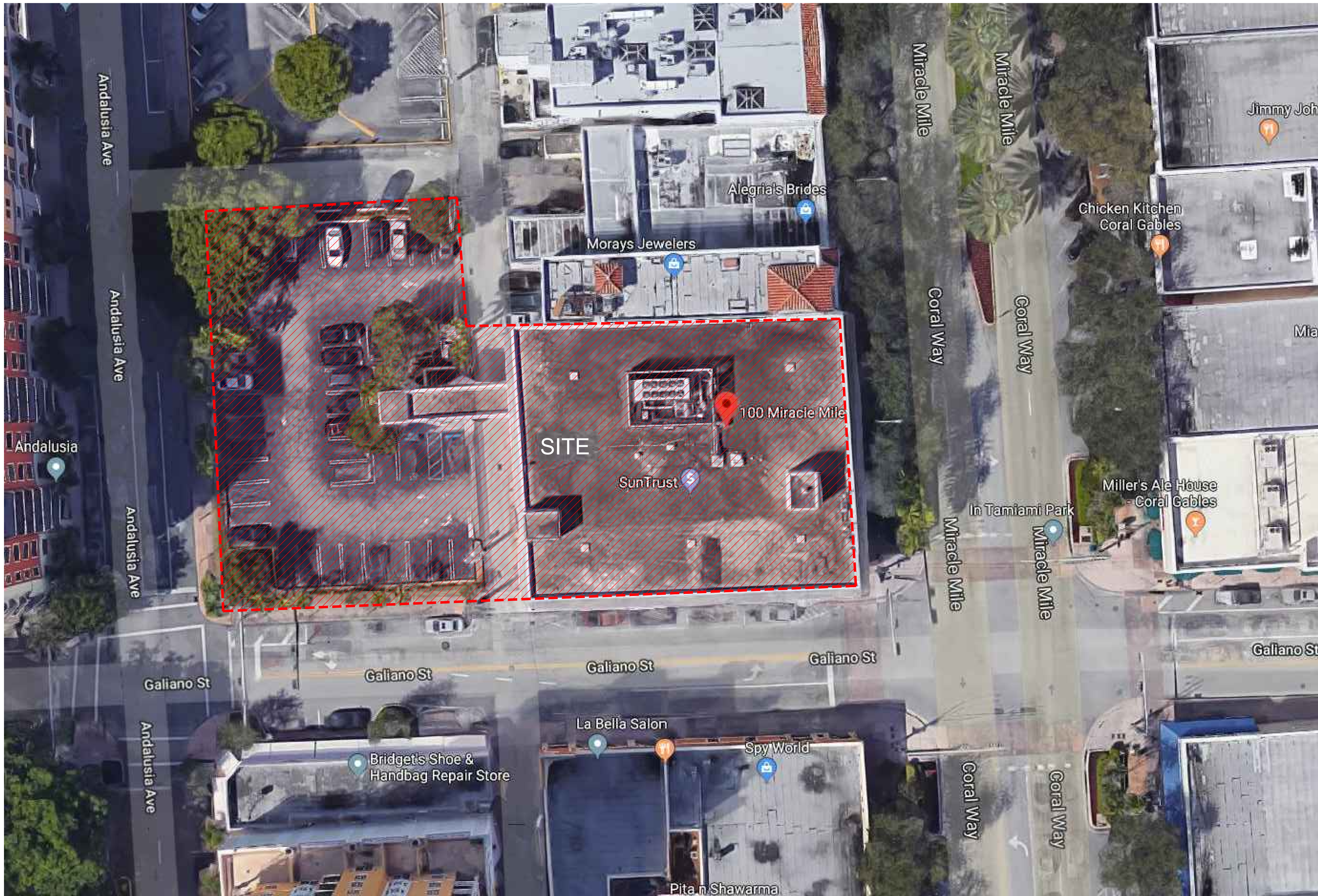
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PROJECT NO: 17-054

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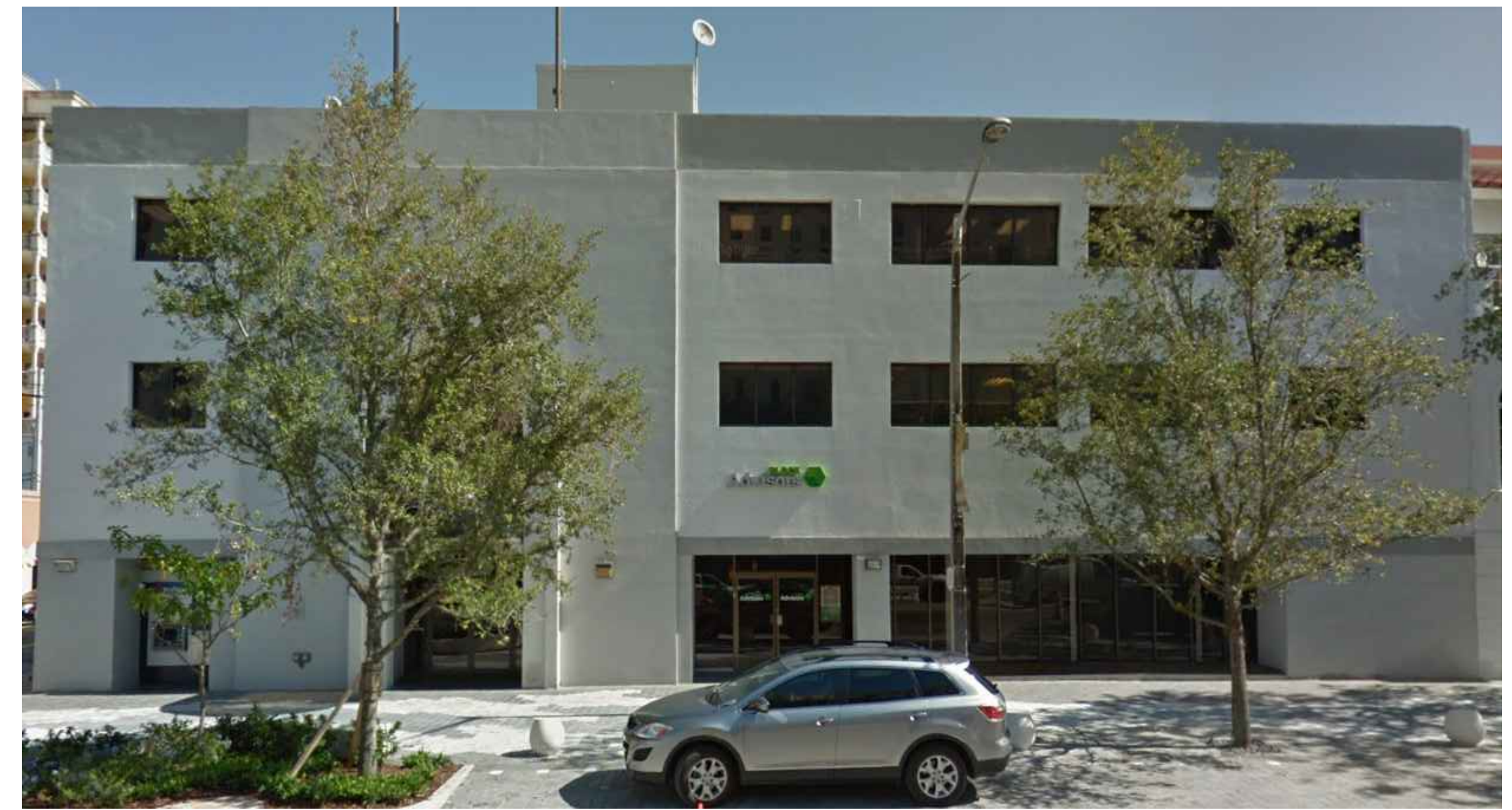
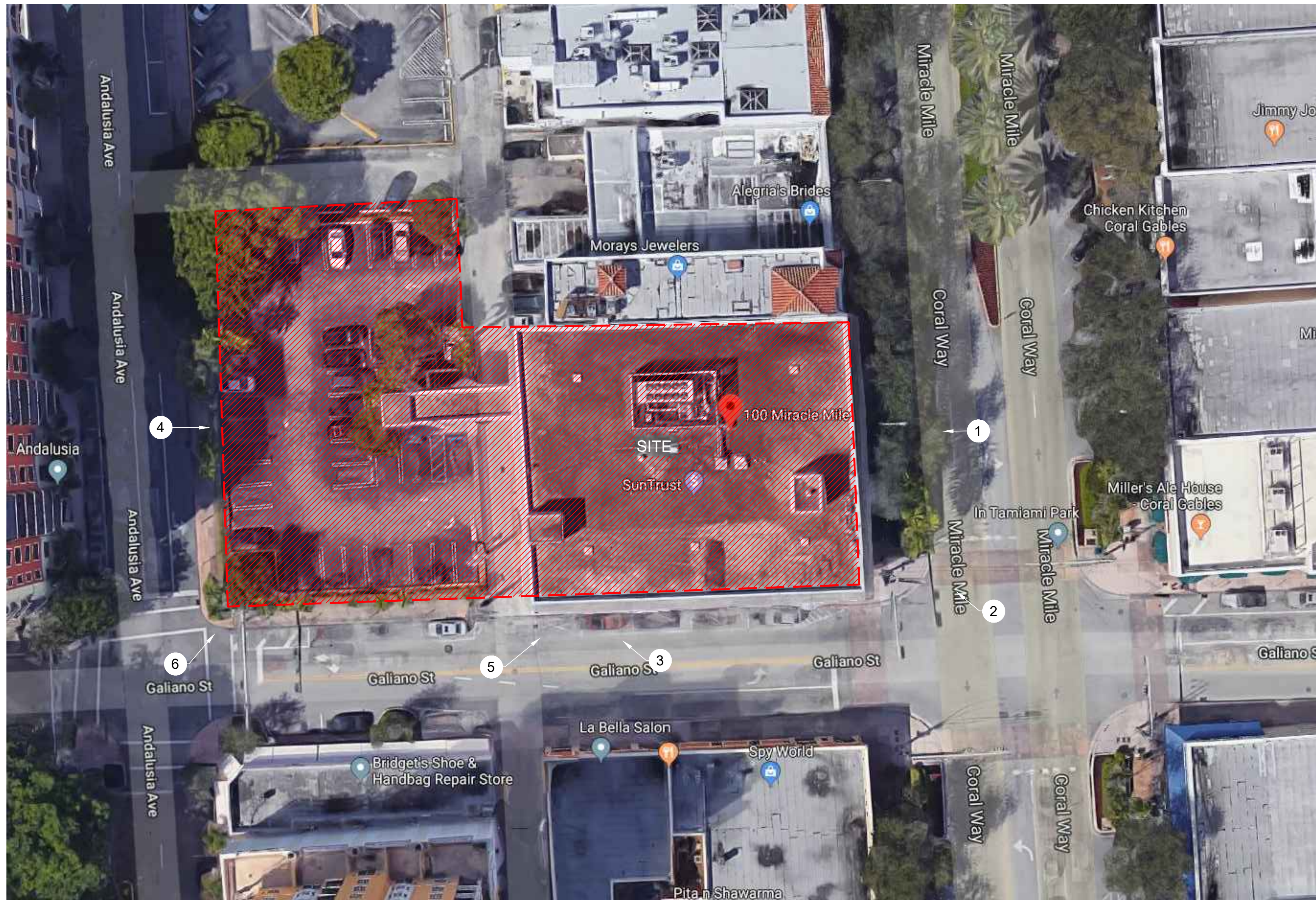
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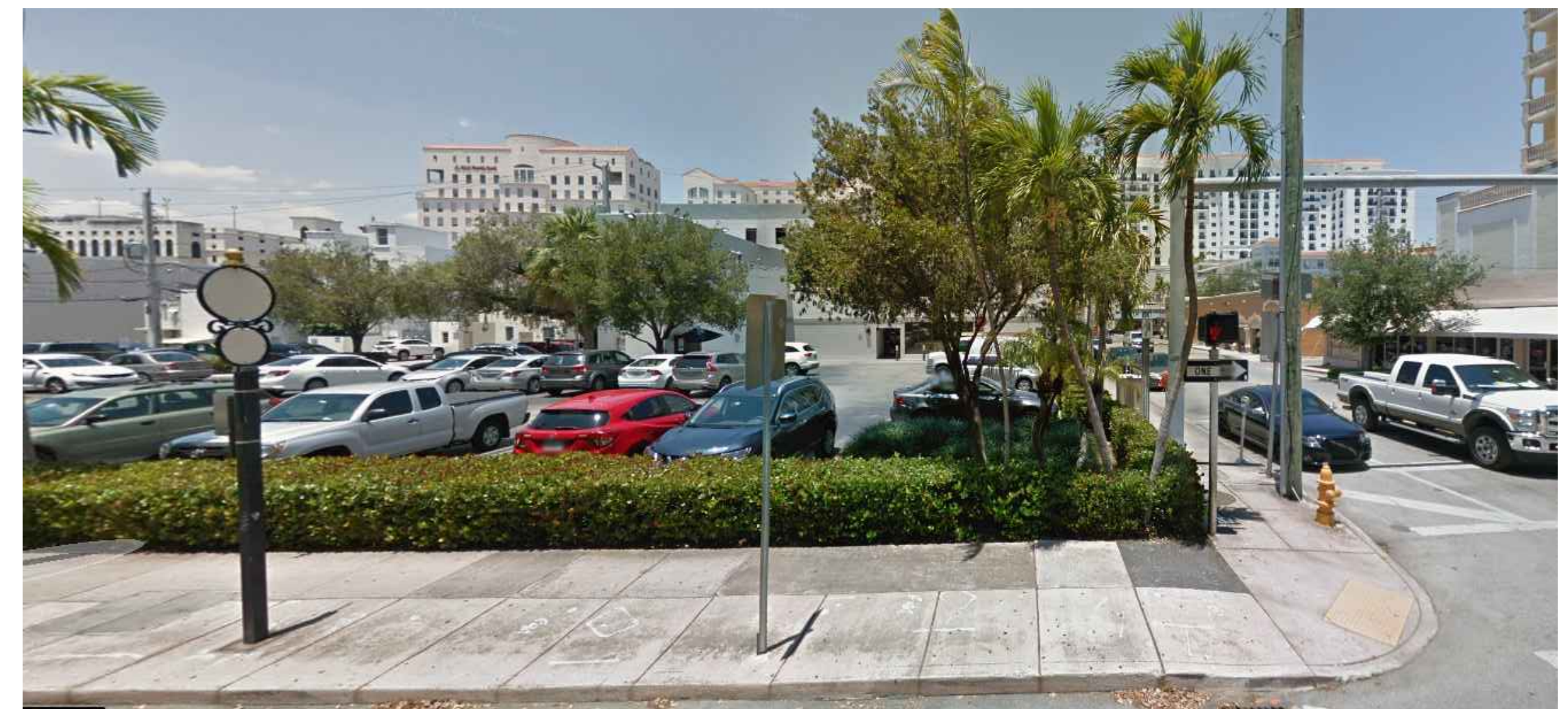


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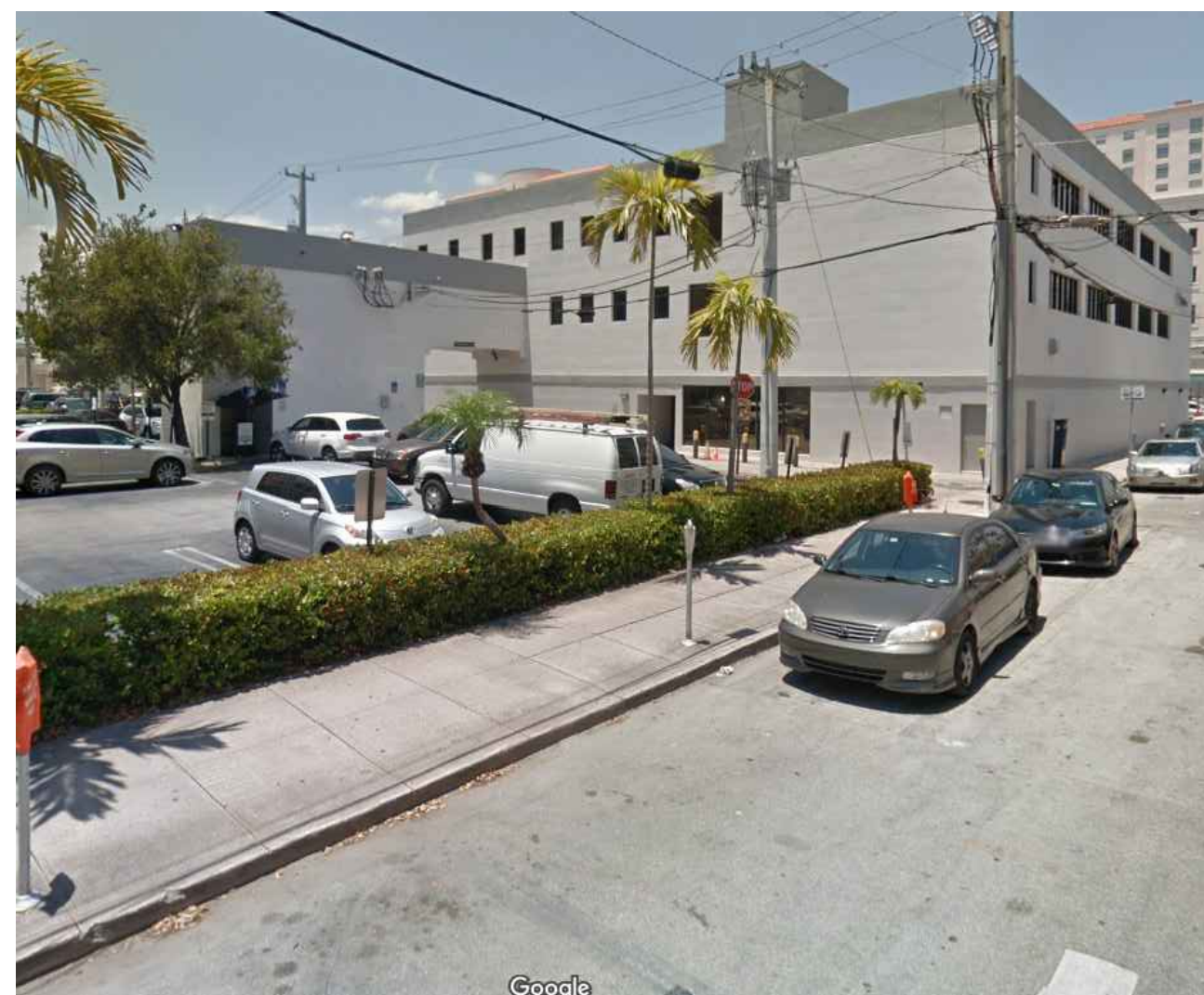
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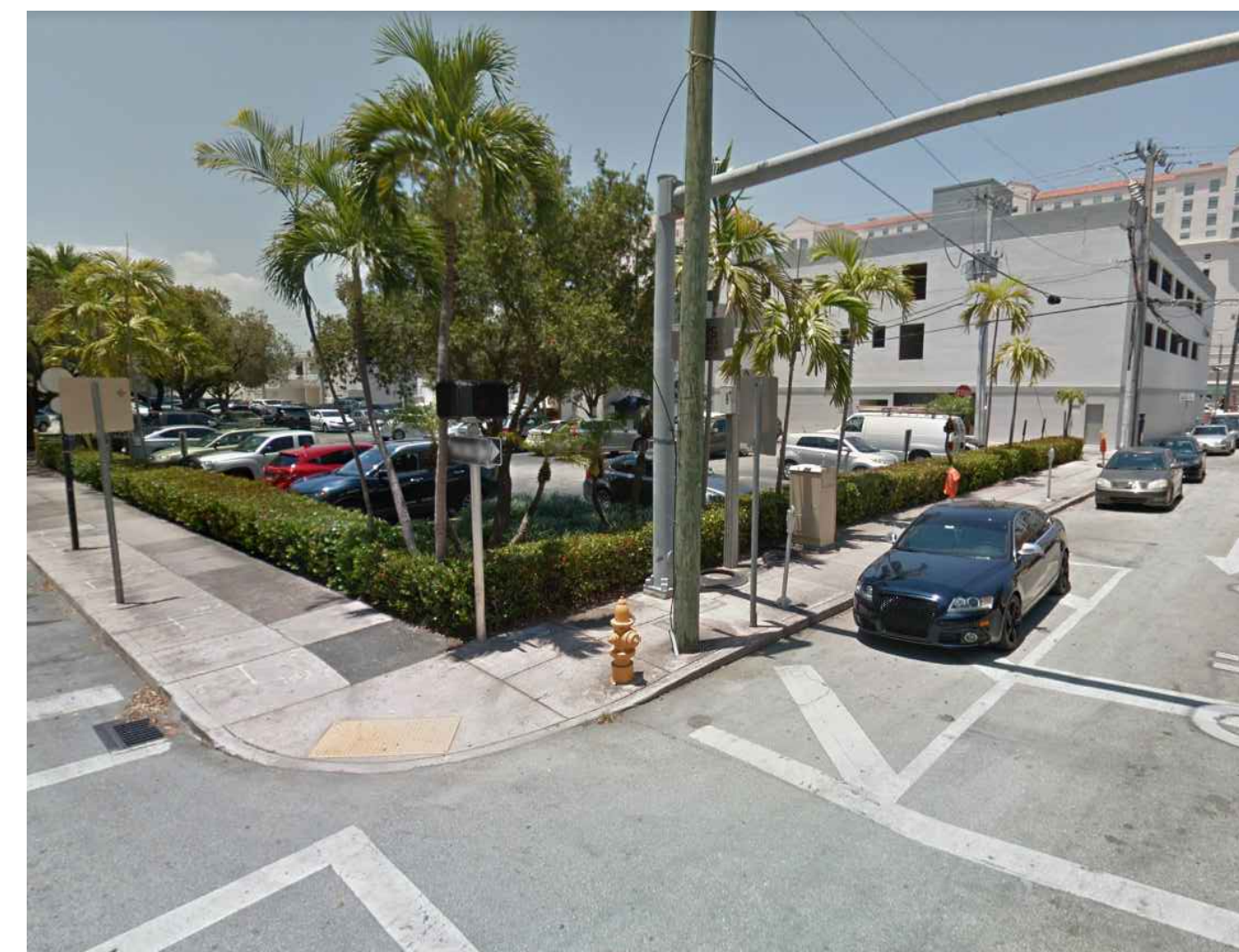
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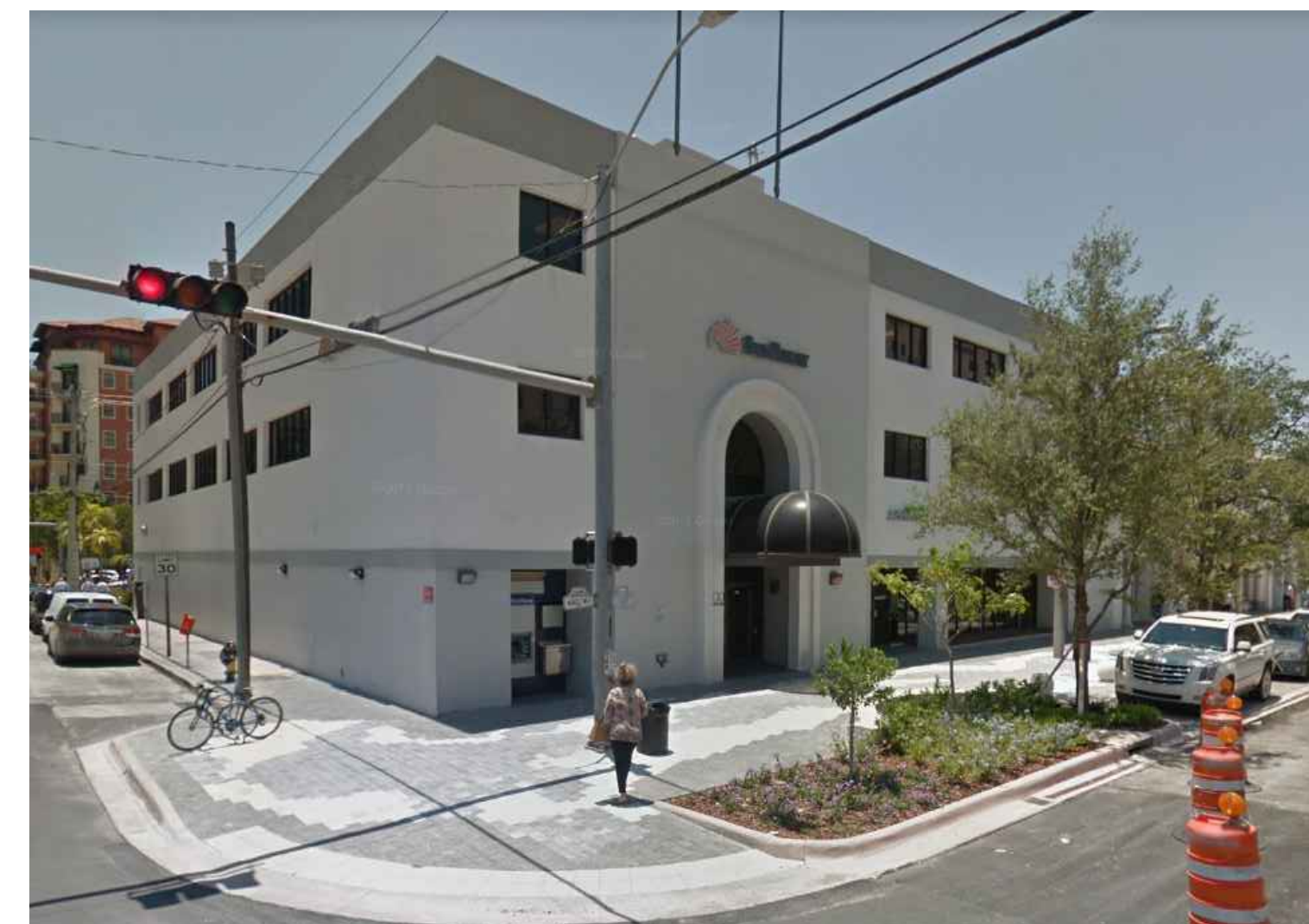
4. PROPOSED BUILDING SITE- FROM ANDALUSIA



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



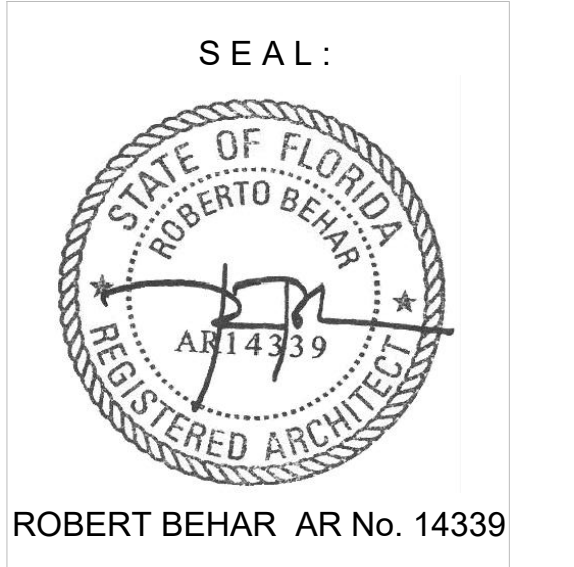
6. PROPOSED BUILDING SITE- FROM GALIANO & ANDALUSIA



2. EXISTING BANK BUILDING - FROM GALIANO & MIRACELE MILE



3. EXISTING BANK BUILDING - FROM GALIANO



ROBERT BEHAR AR No. 14339

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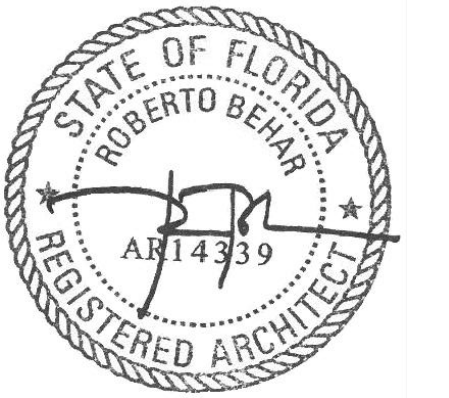
BEHAR · FONT

PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS

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

ATLANTA, GEORGIA · NEW HAVEN, CONNECTICUT

SEAL:



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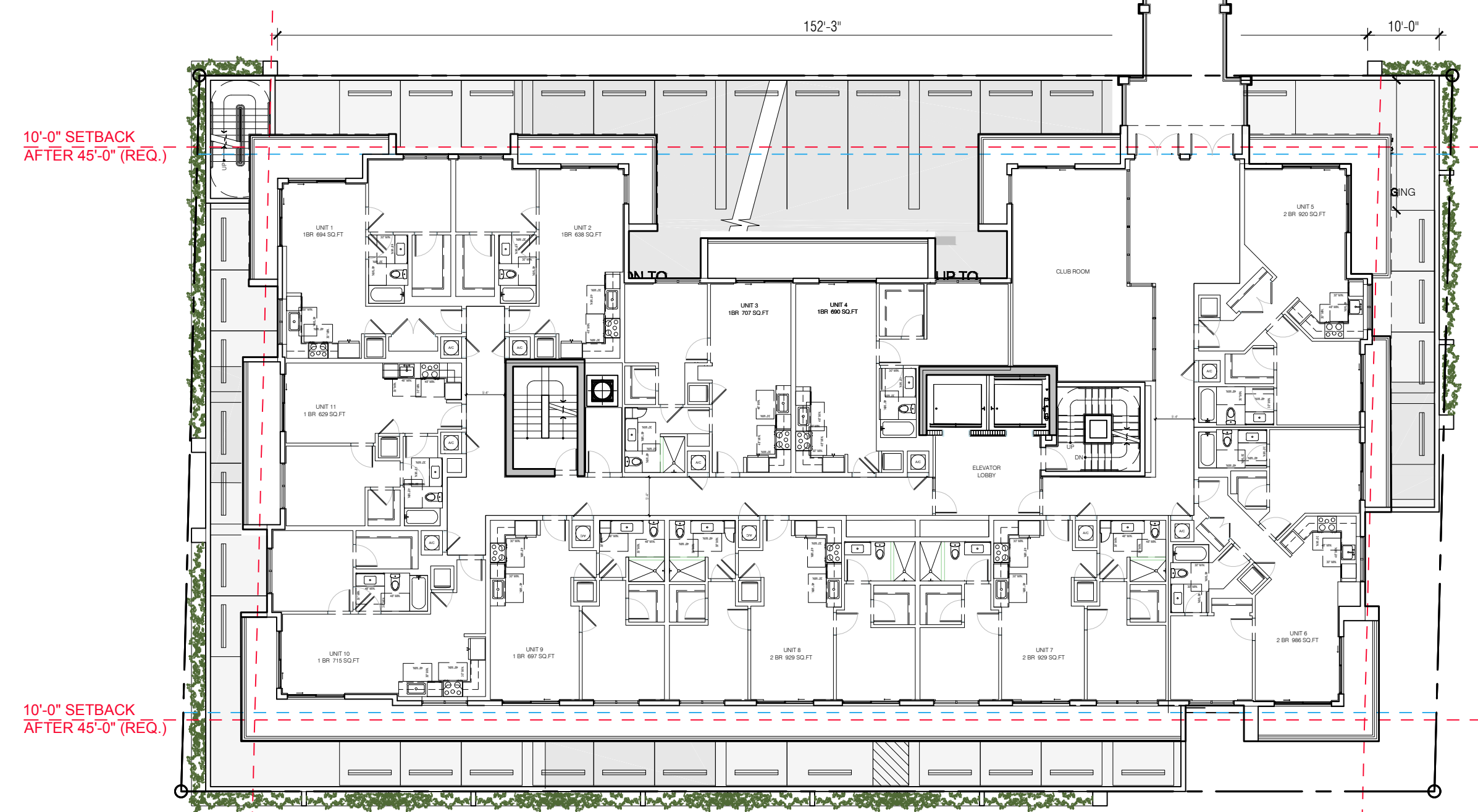
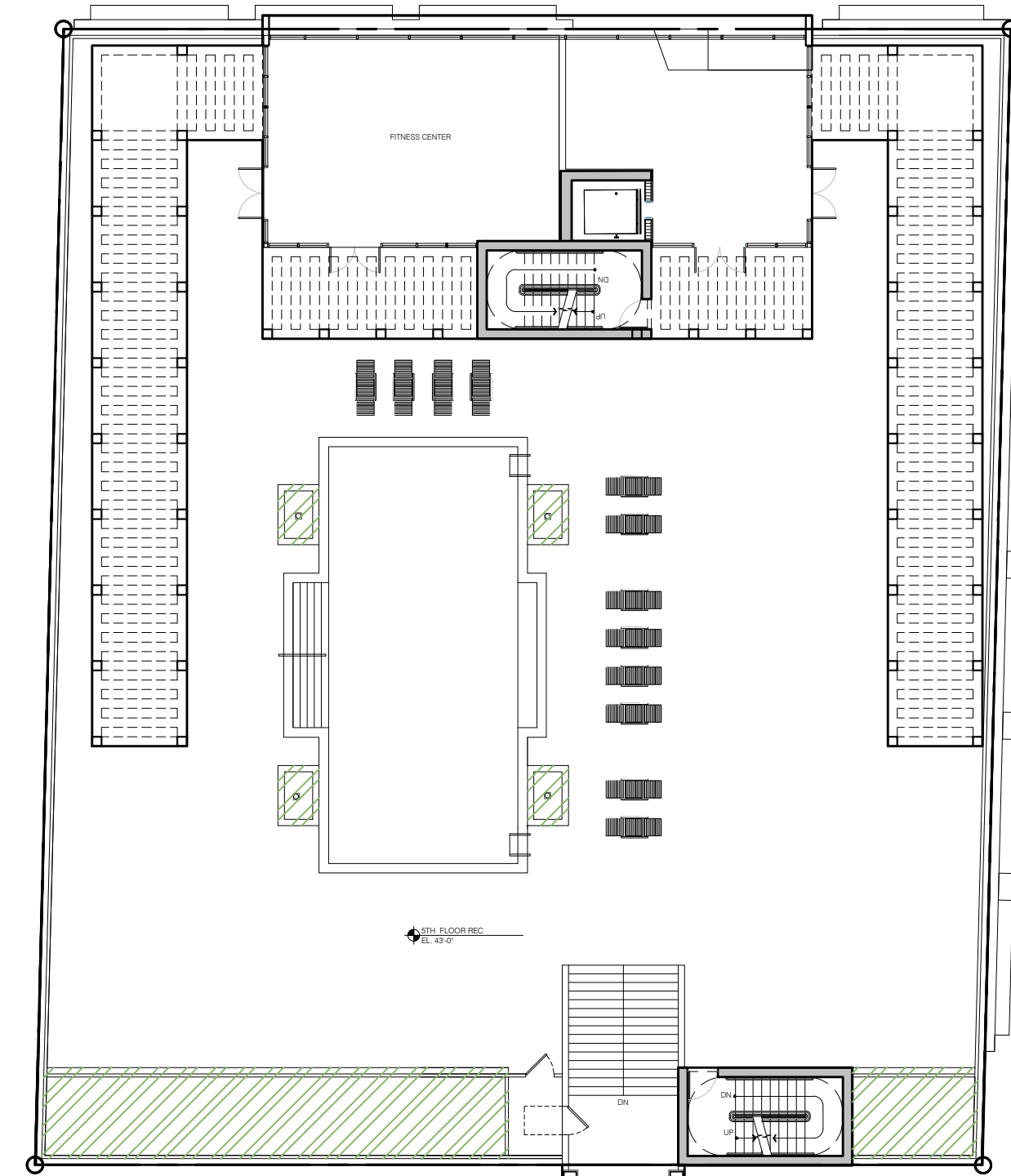
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DEVELOPMENT BONUS STANDARDS

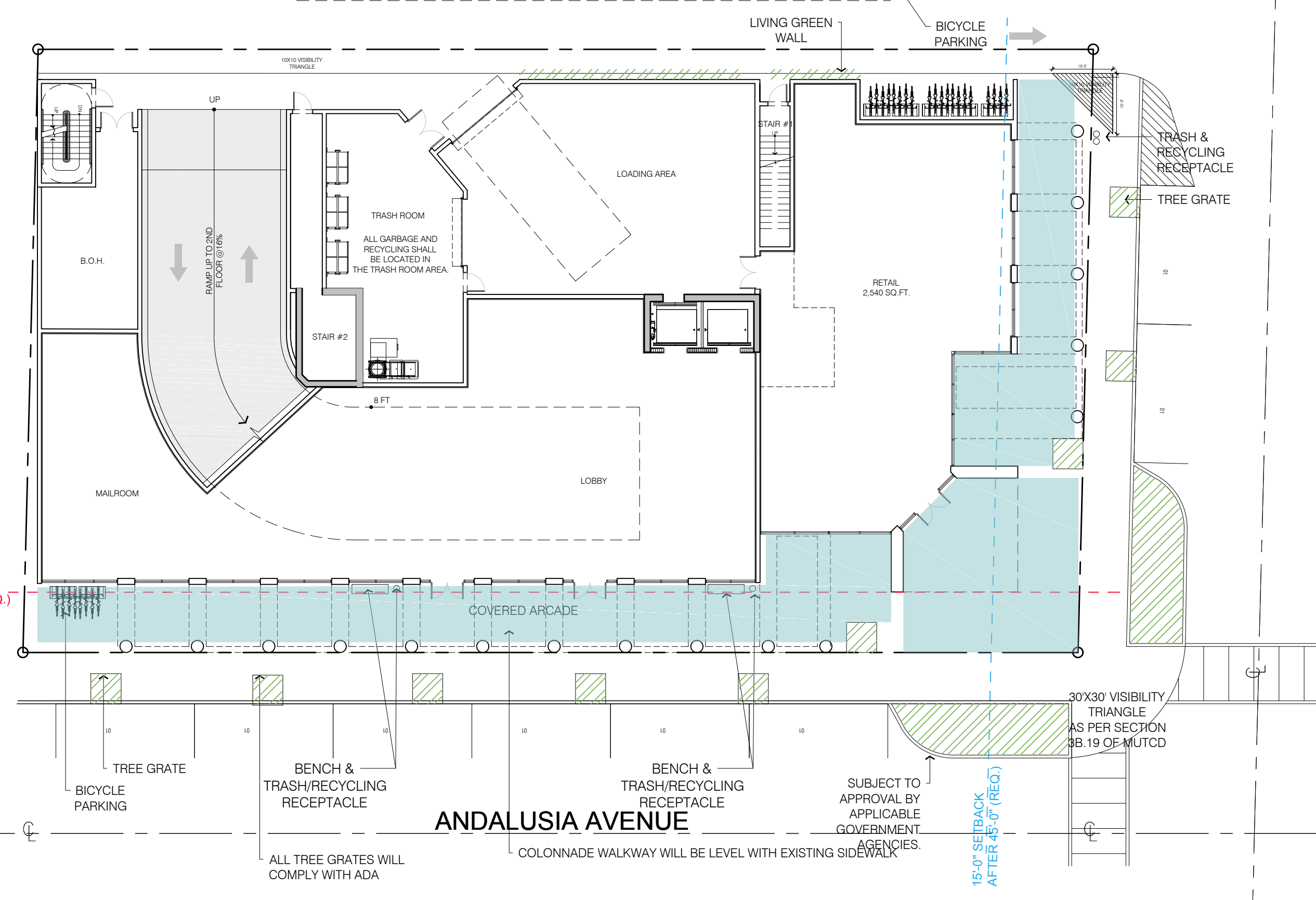
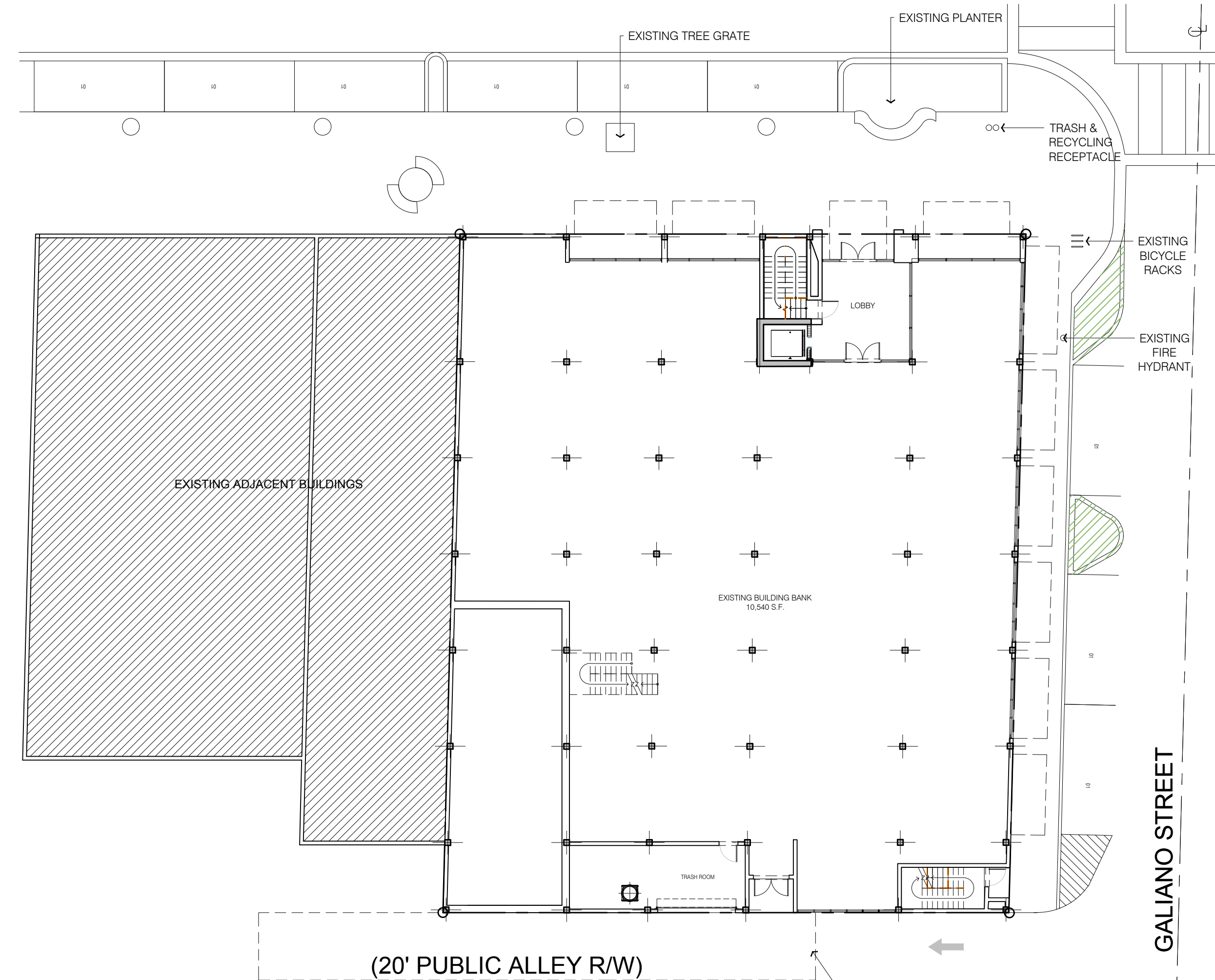
(REQUIRED STANDARDS) TABLE 1 (ALL REQUIRED)

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



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

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CERTIFICATION NO. AA2453

SEAL:

ROBERT BEHAR AR No. 14339

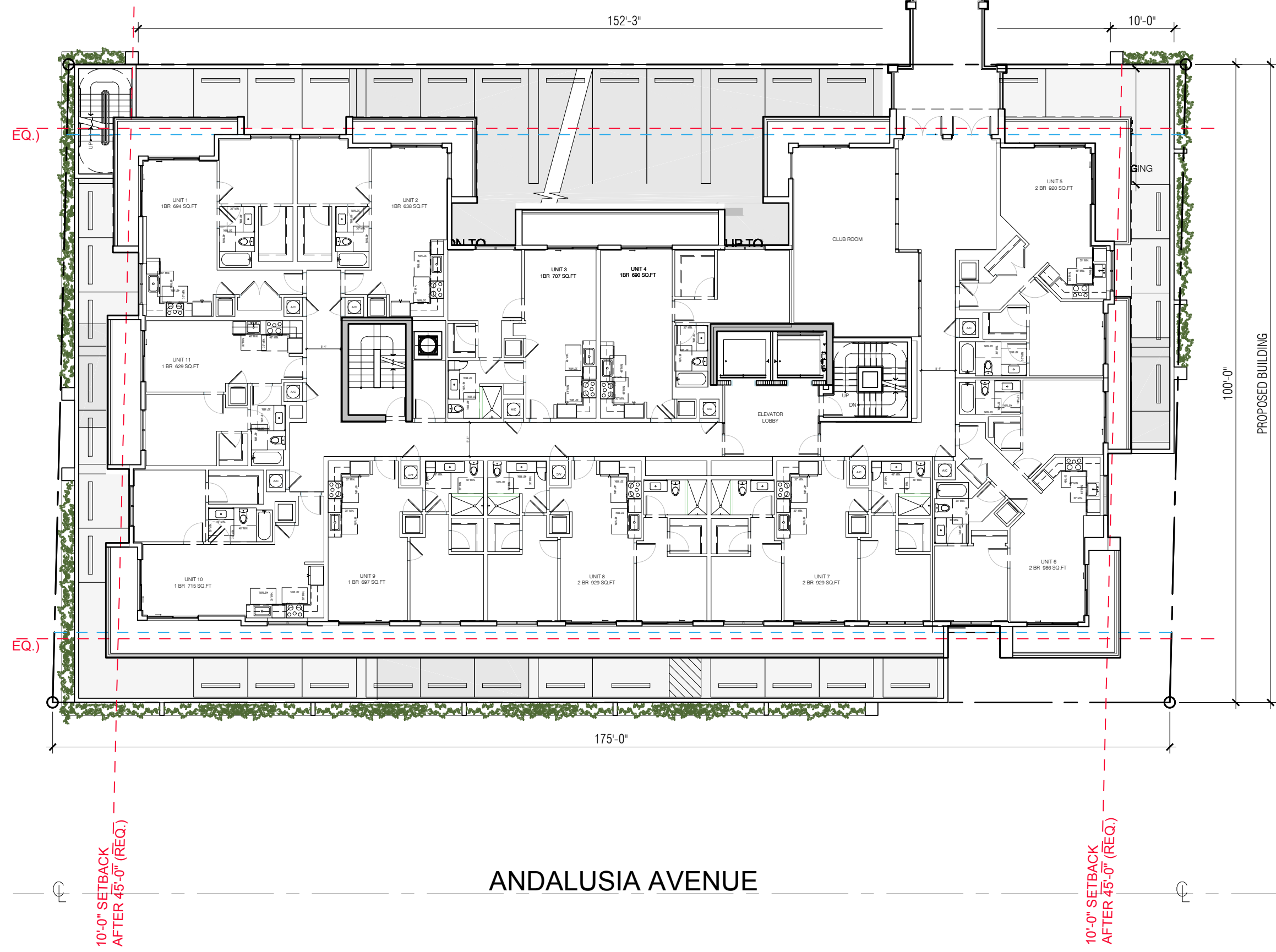
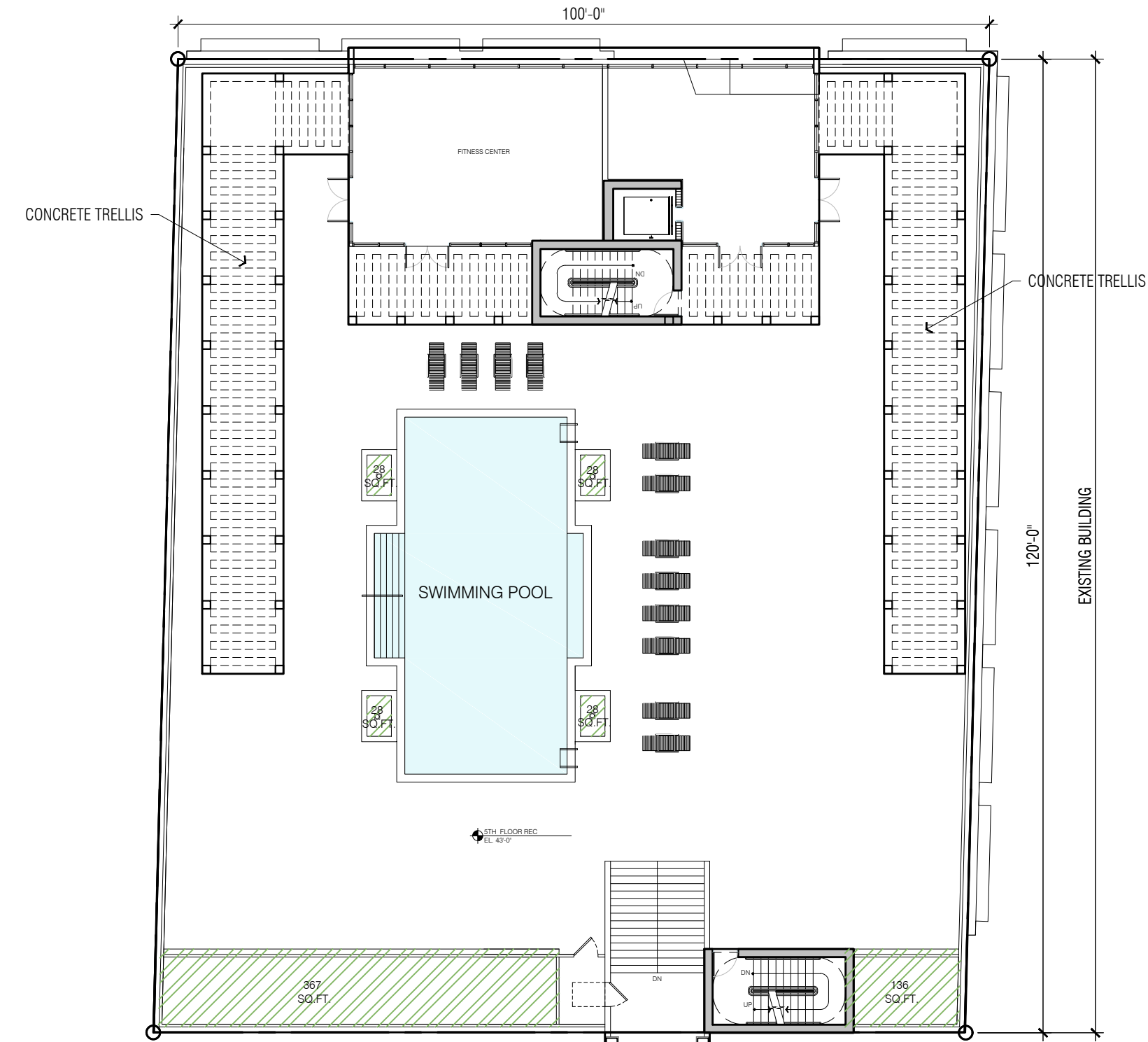
100 MIRACLE MILE
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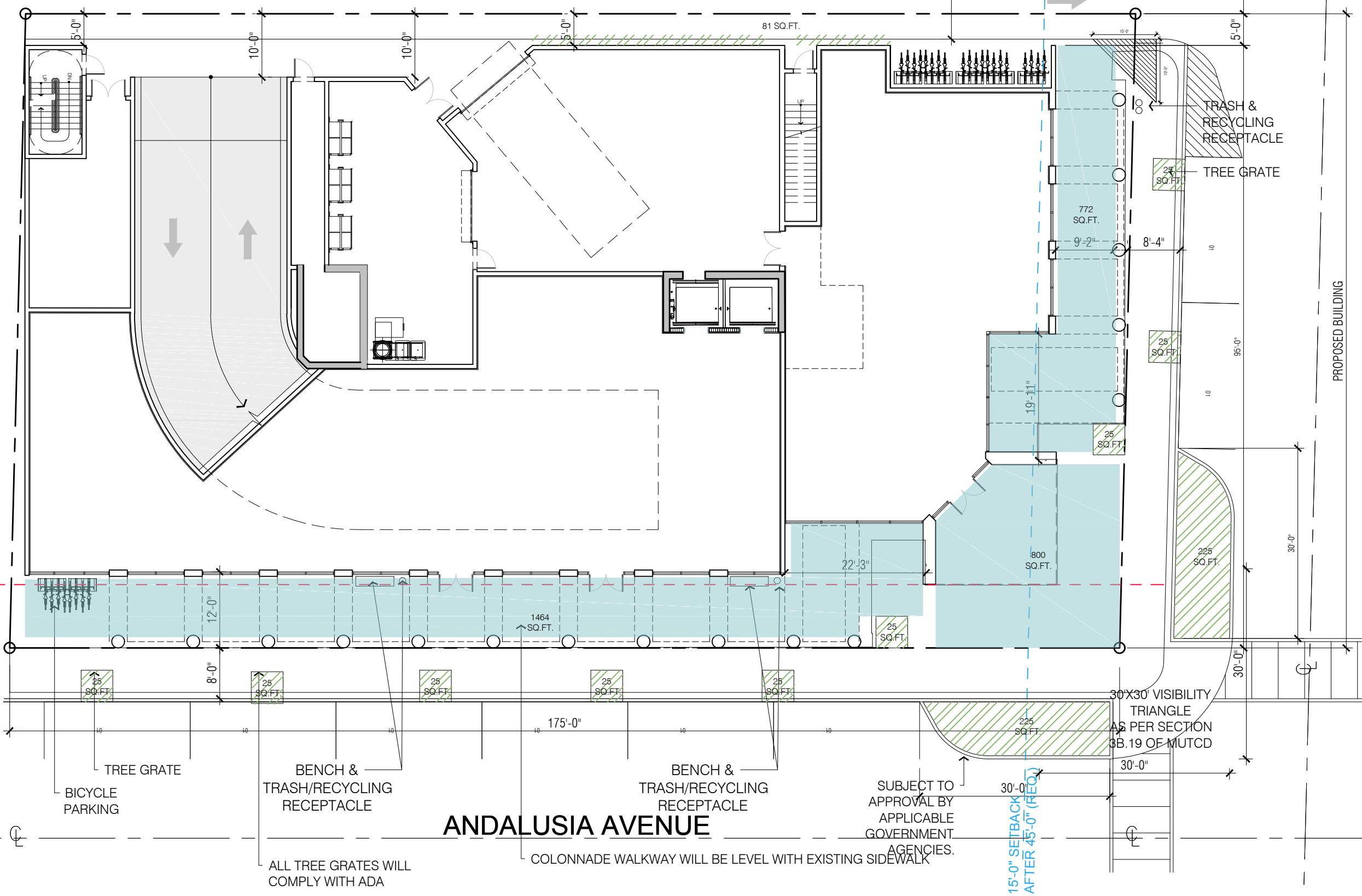
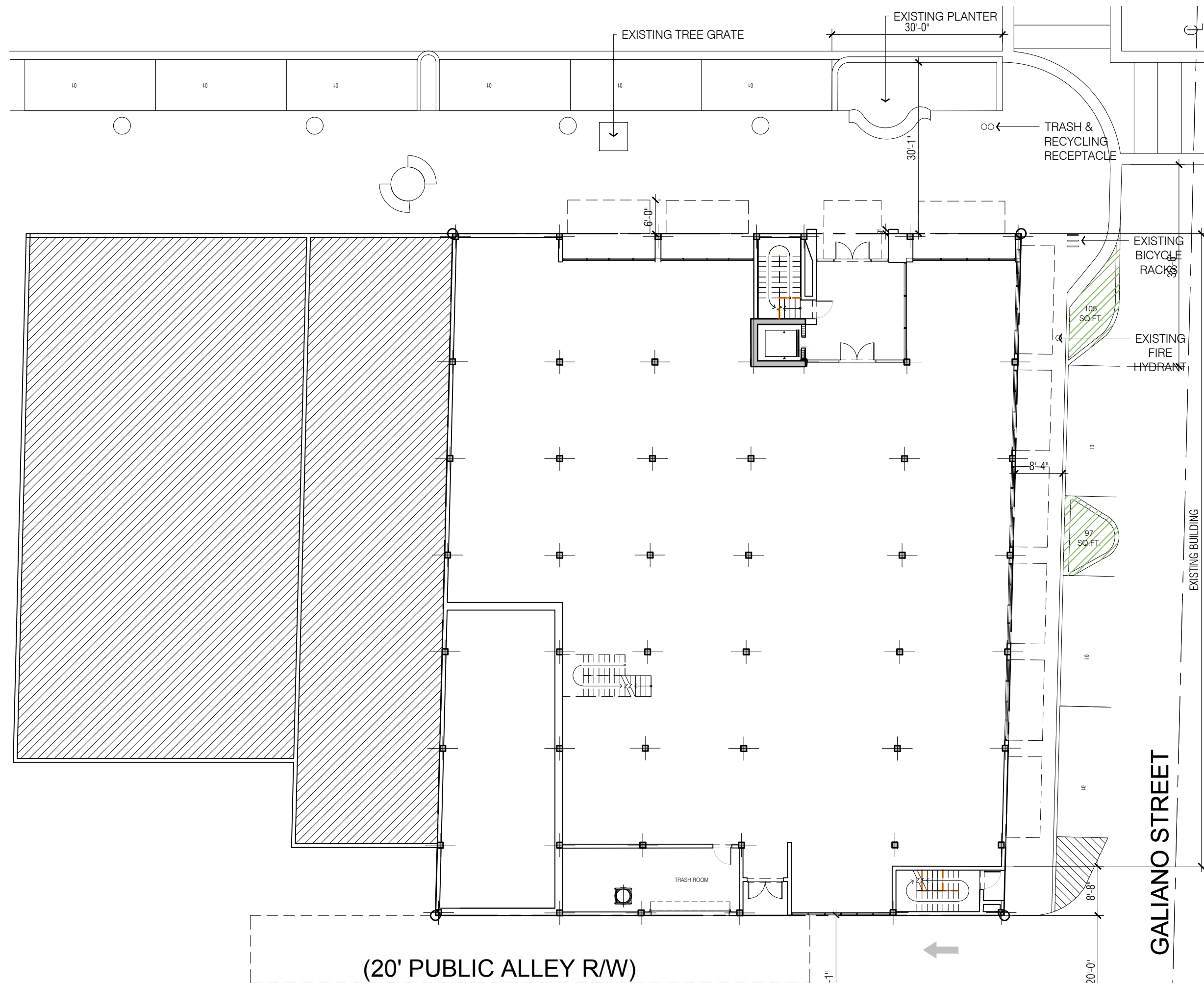
DATE: 03-08-19
PROJECT NO: 17-054
DRAWING NAME:
SHEET NO:
A-0.1

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

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



REC. DECK

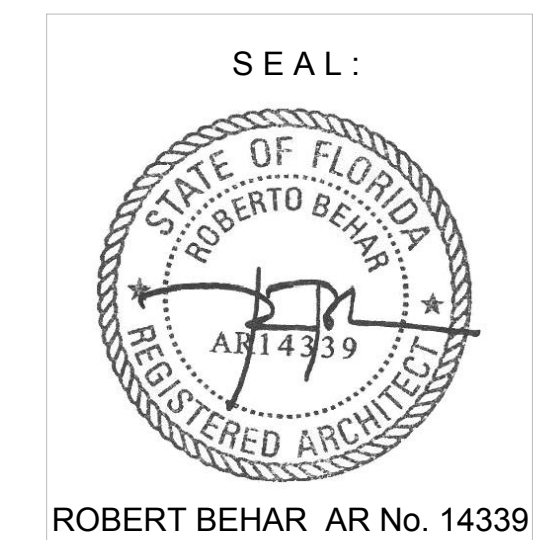


GROUND FLOOR

LANDSCAPE/OPEN SPACE DIAGRAM

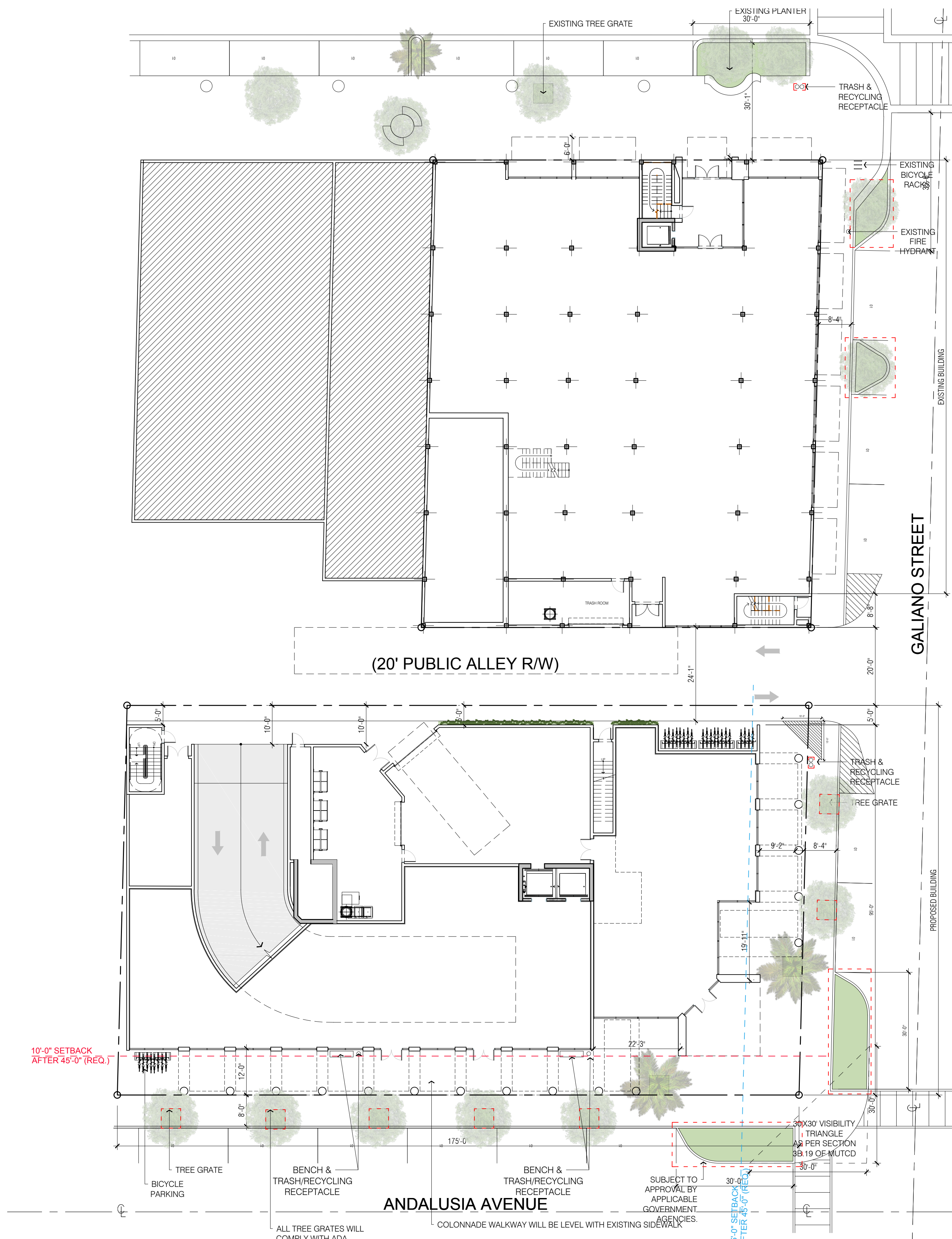
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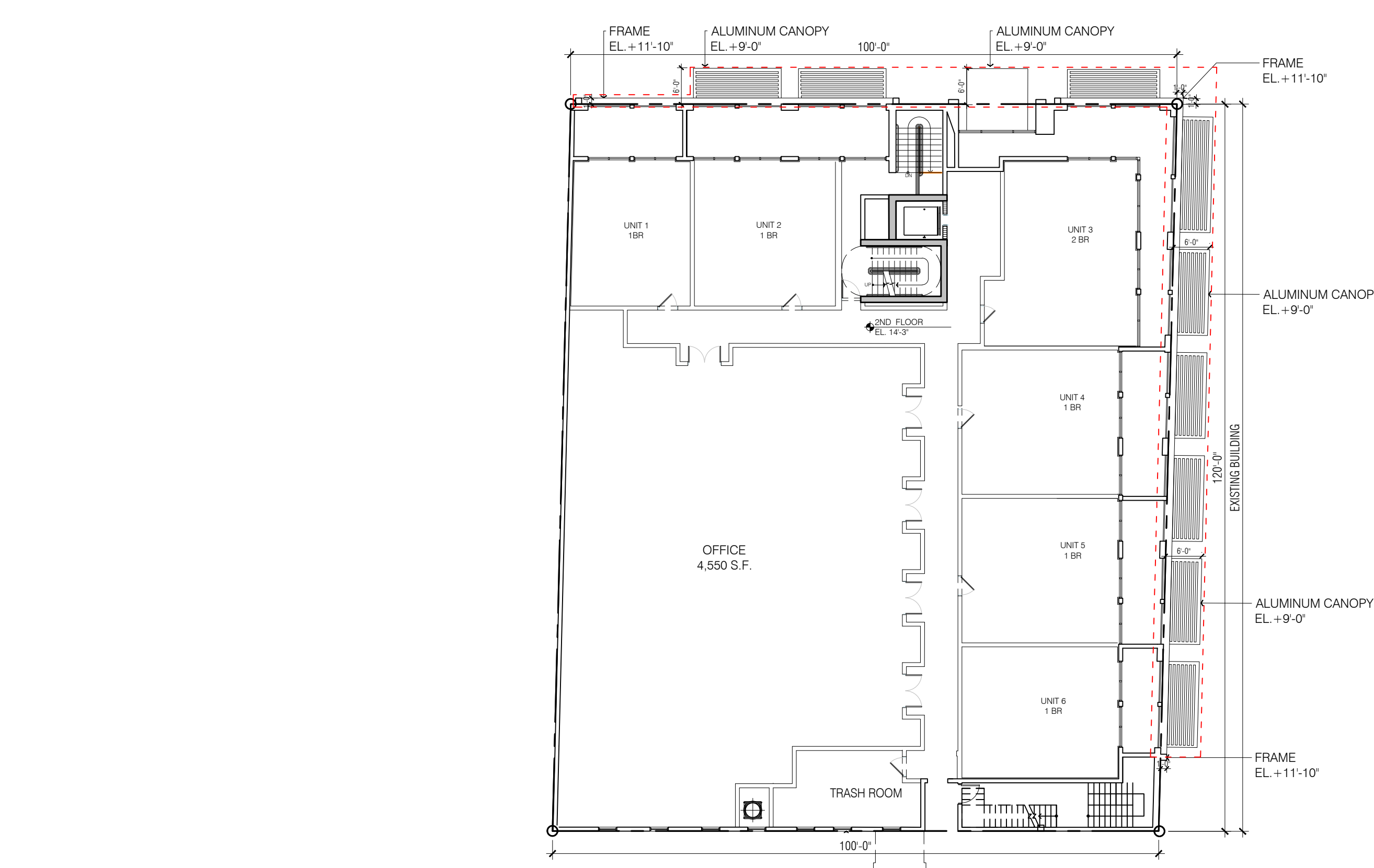


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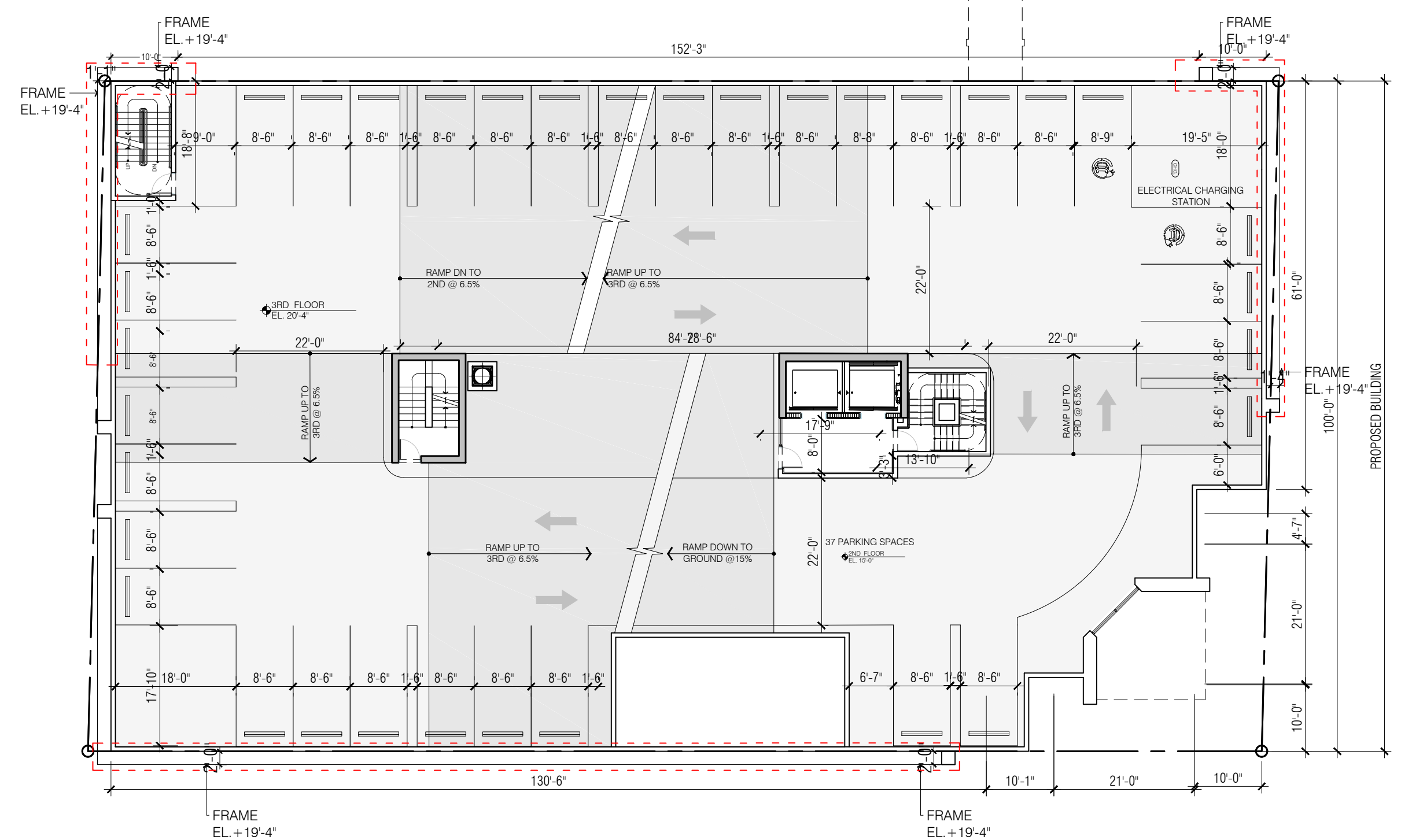
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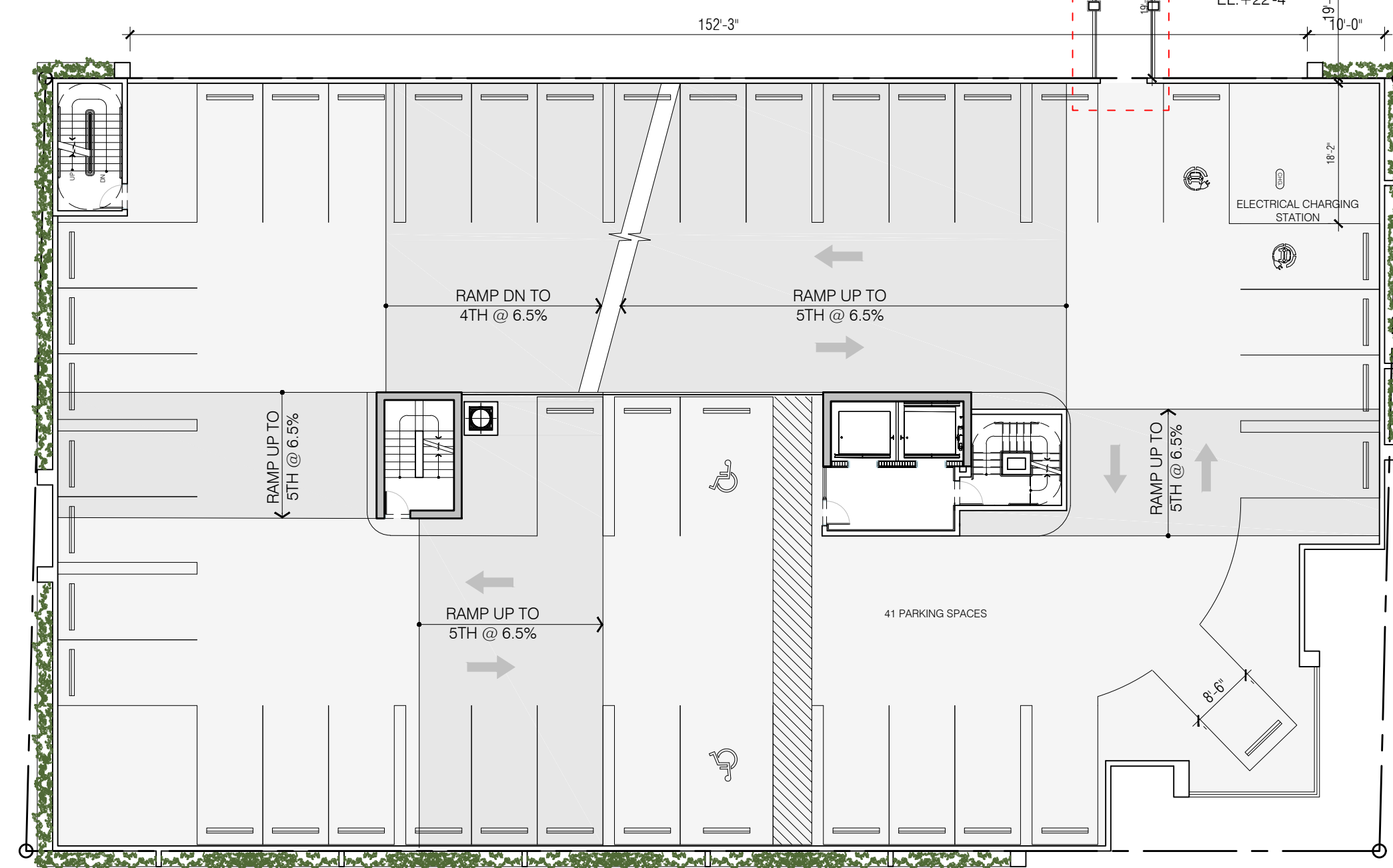
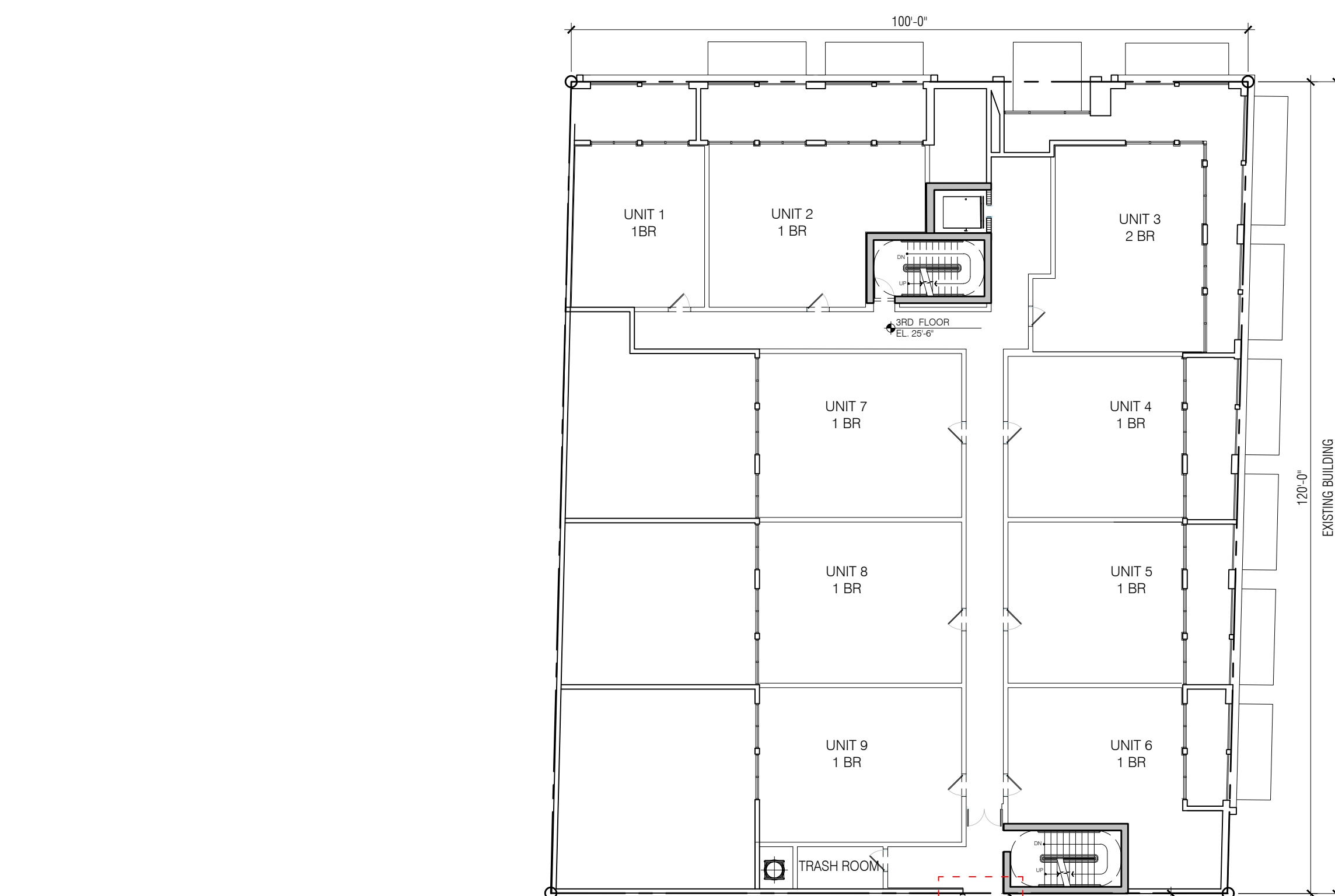
GROUND FLOOR



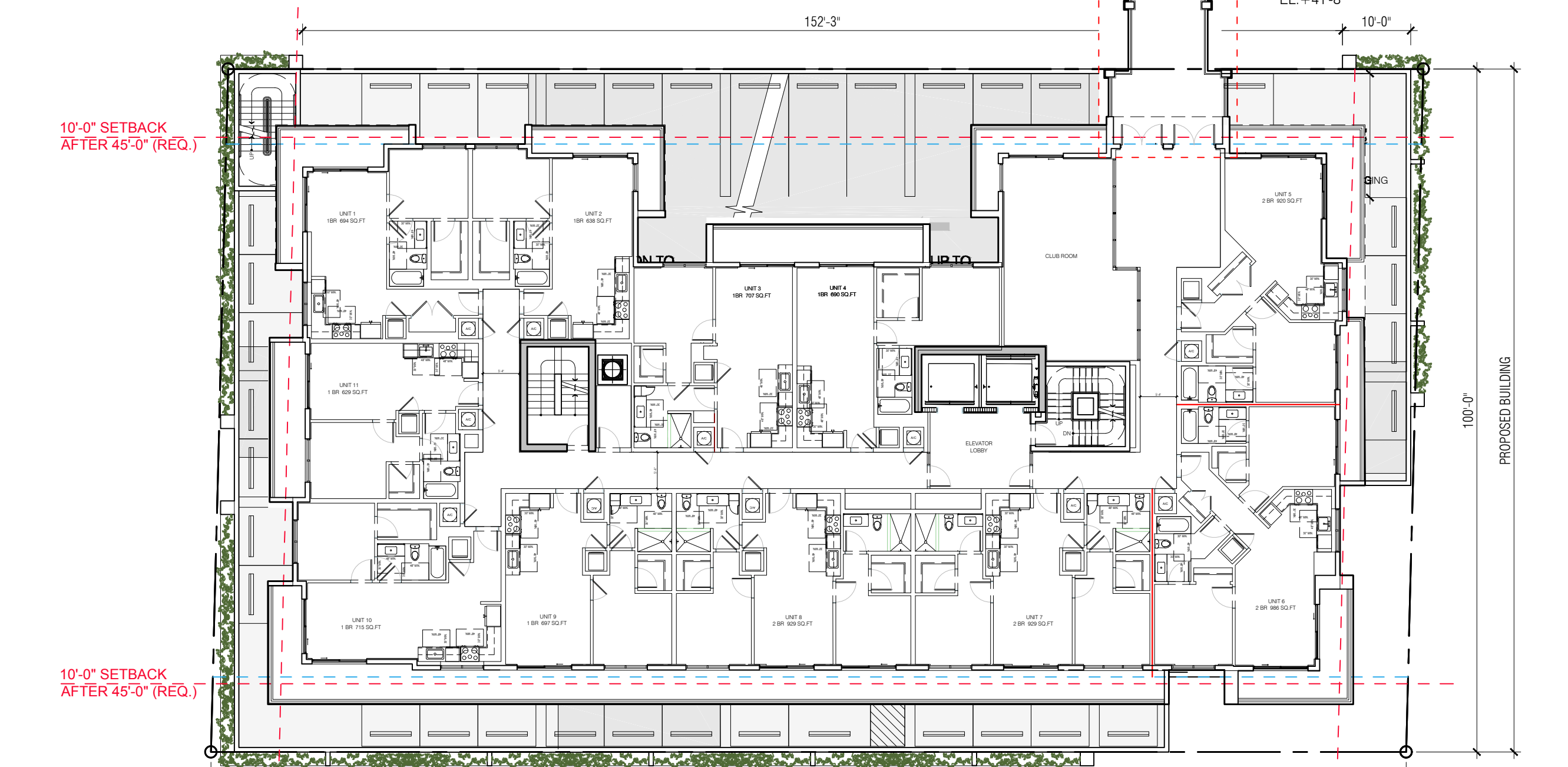
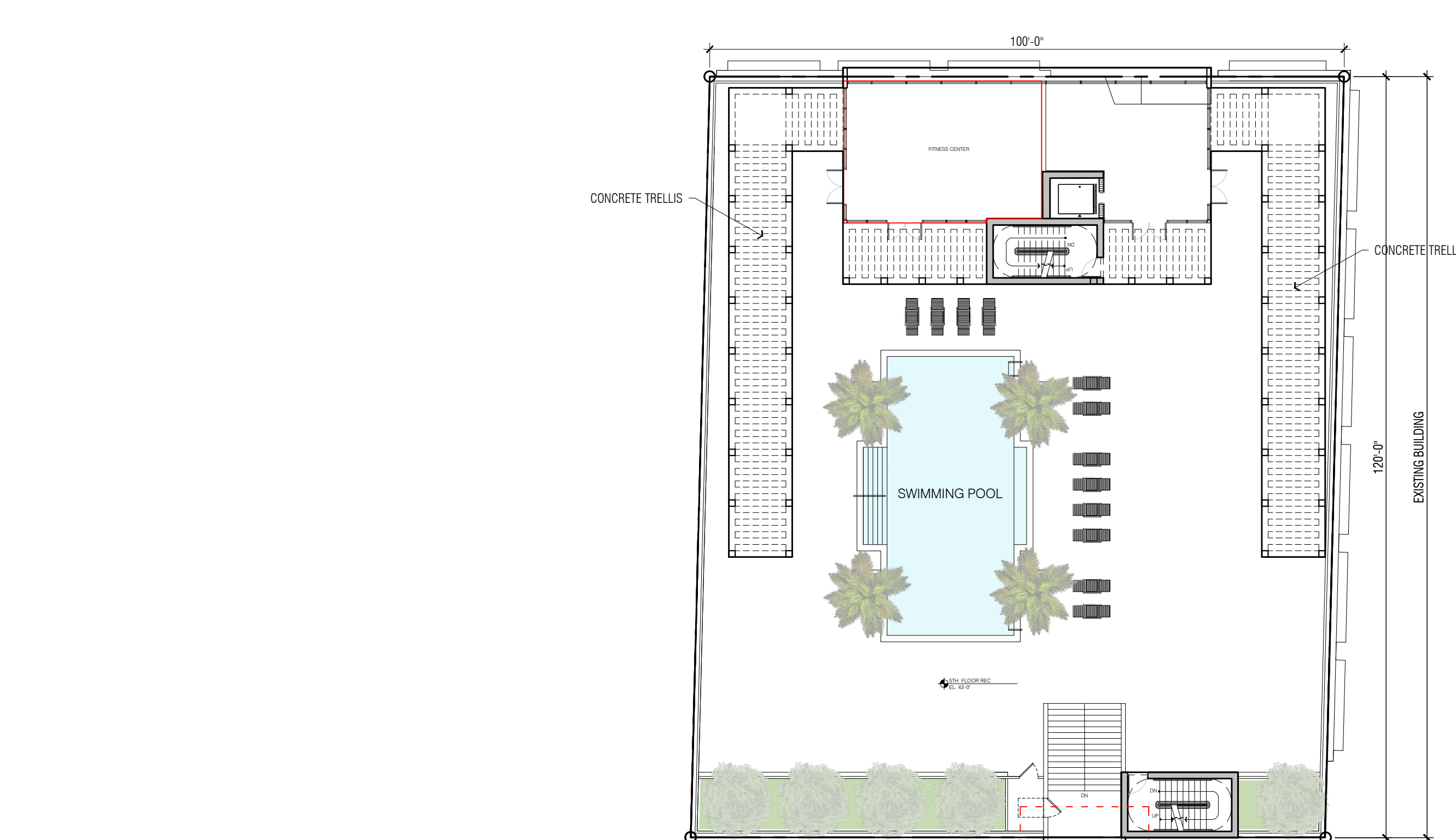
2ND FLOOR



ENCROACHMENT PLAN



3RD FLOOR



REC DECK

ENCROACHMENT PLAN

GALIANO STREET

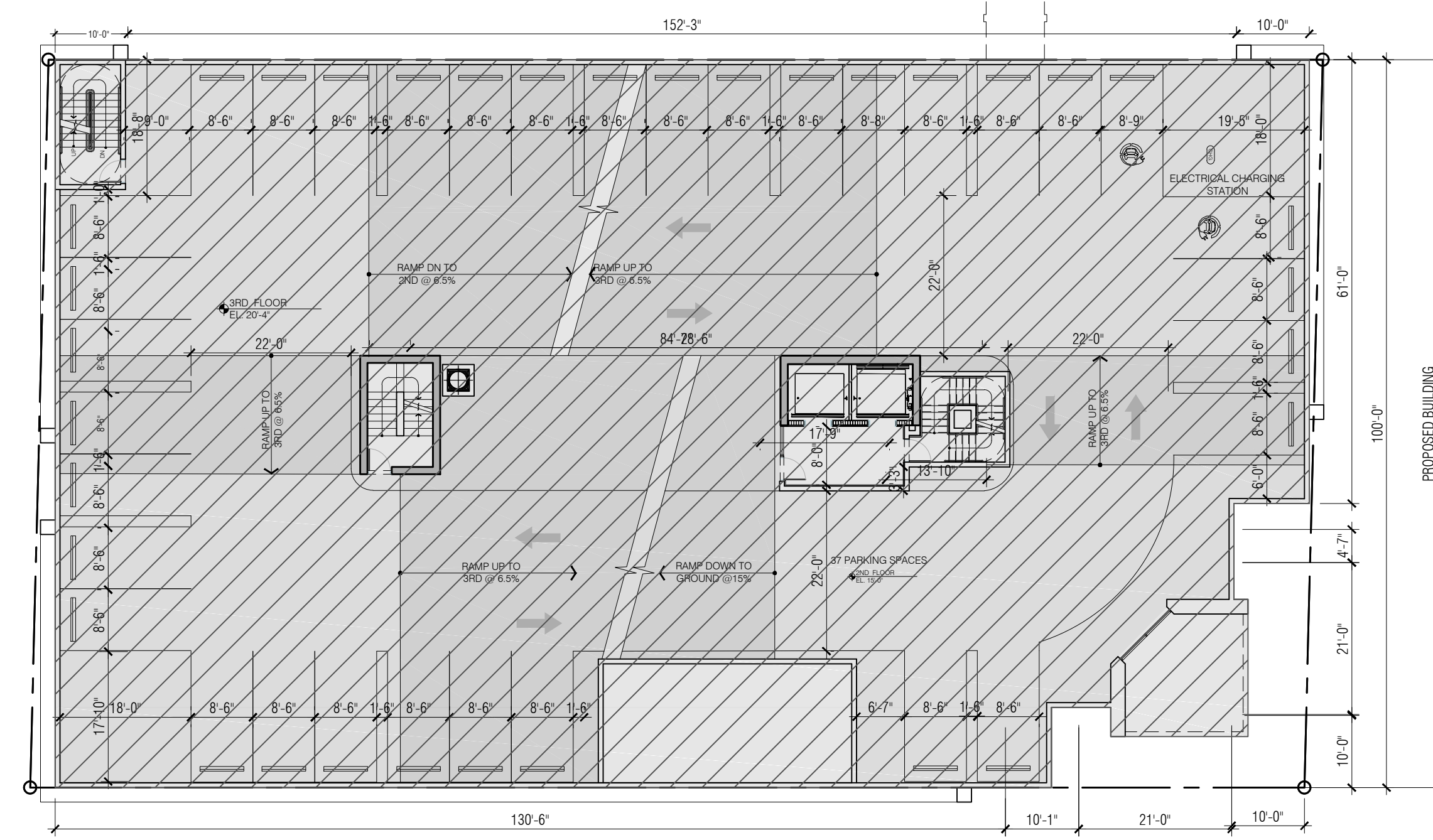
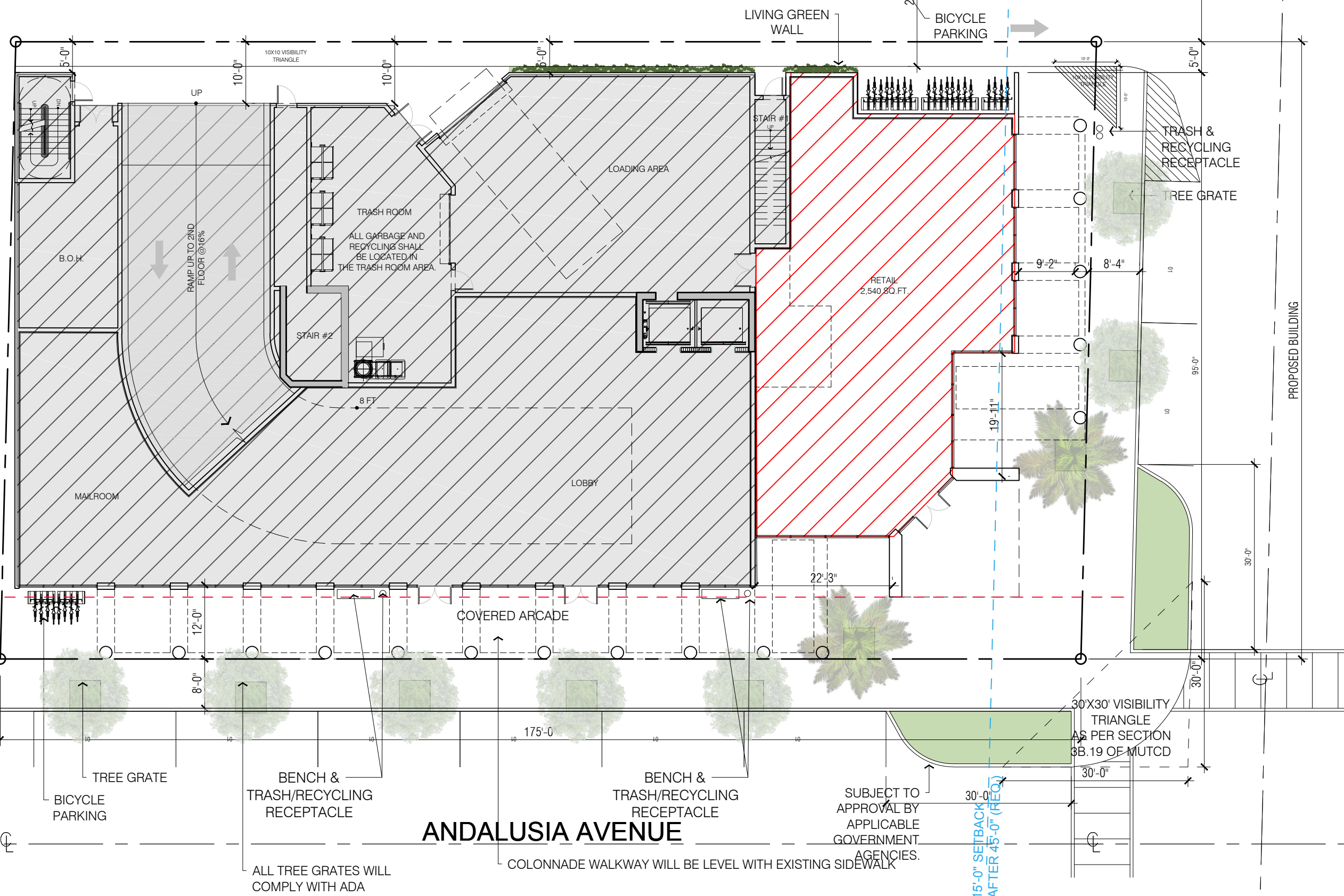
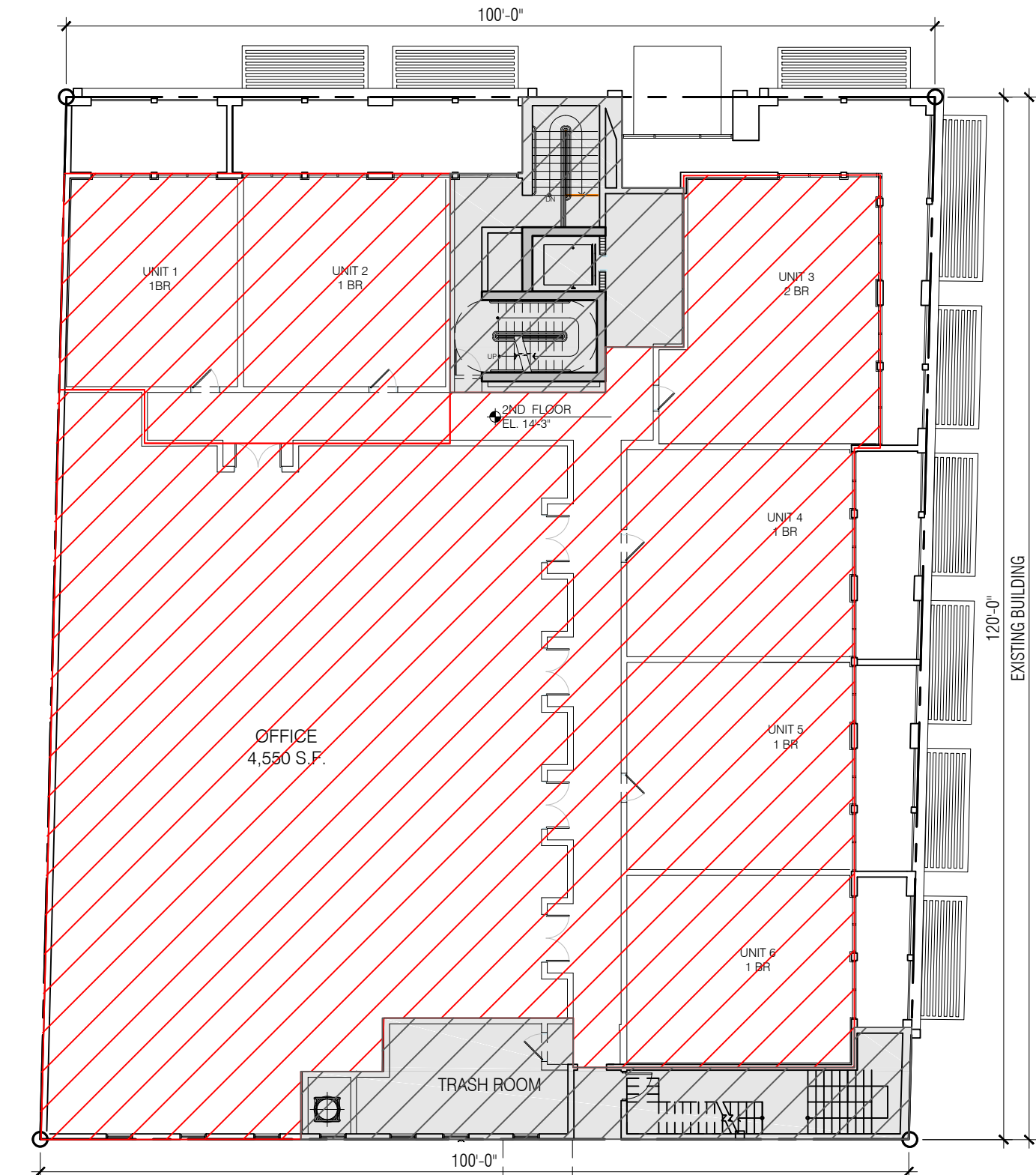
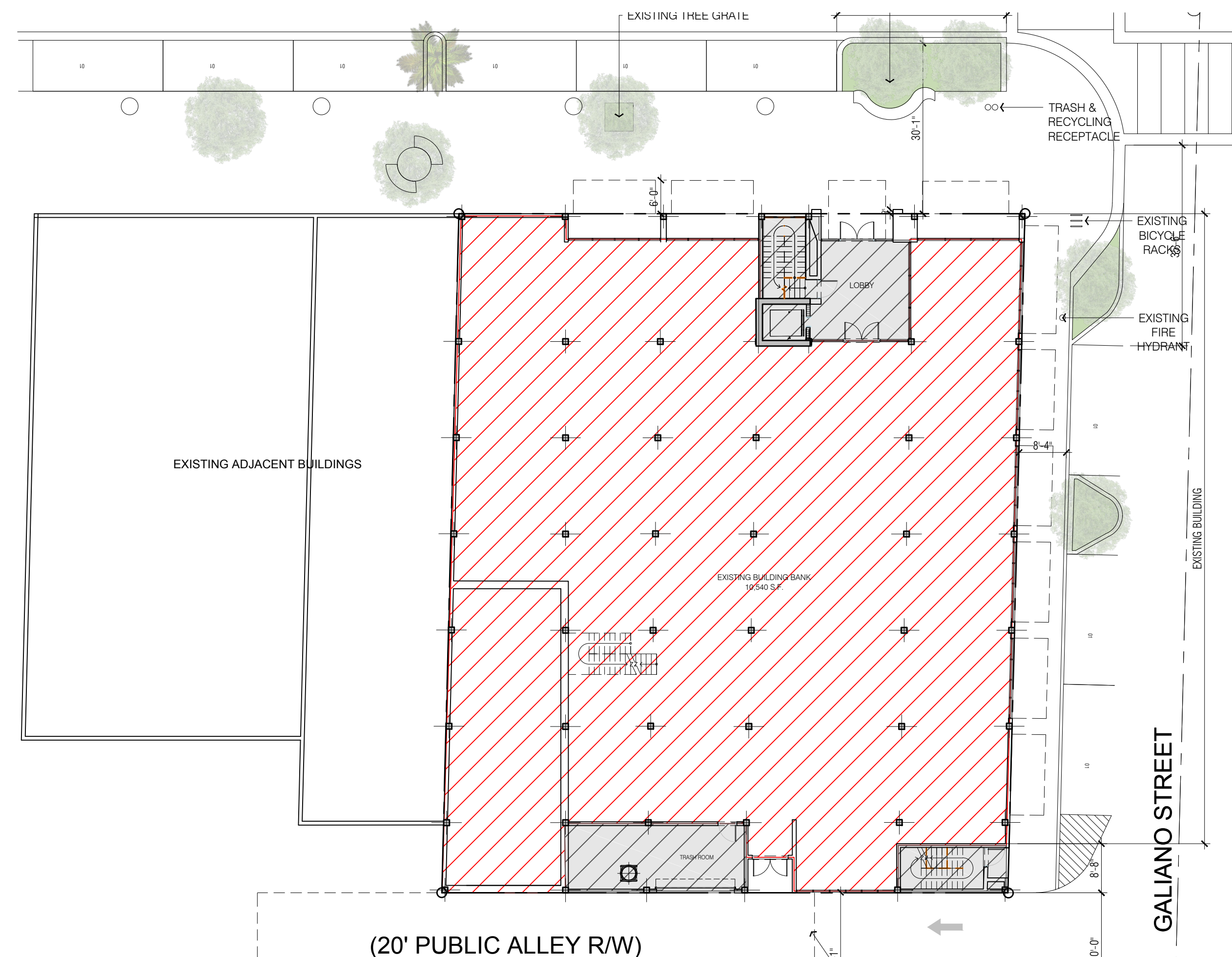
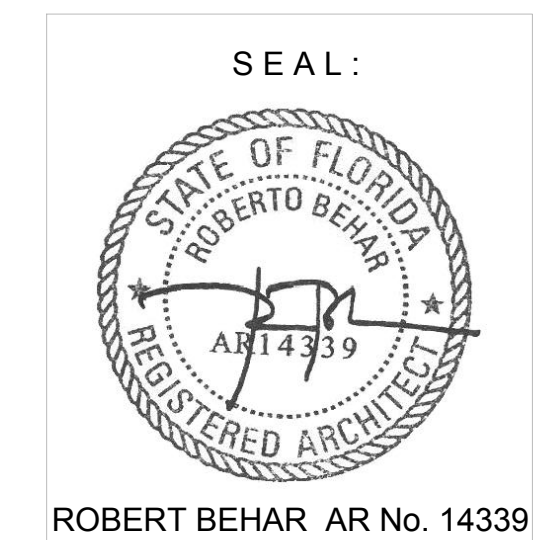
ANDALUSIA AVENUE

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 CORAL GABLES, FLORIDA

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 DRAWING NAME:
 SHEET NO:

A-0.3.1



GROUND FLOOR

LEGEND

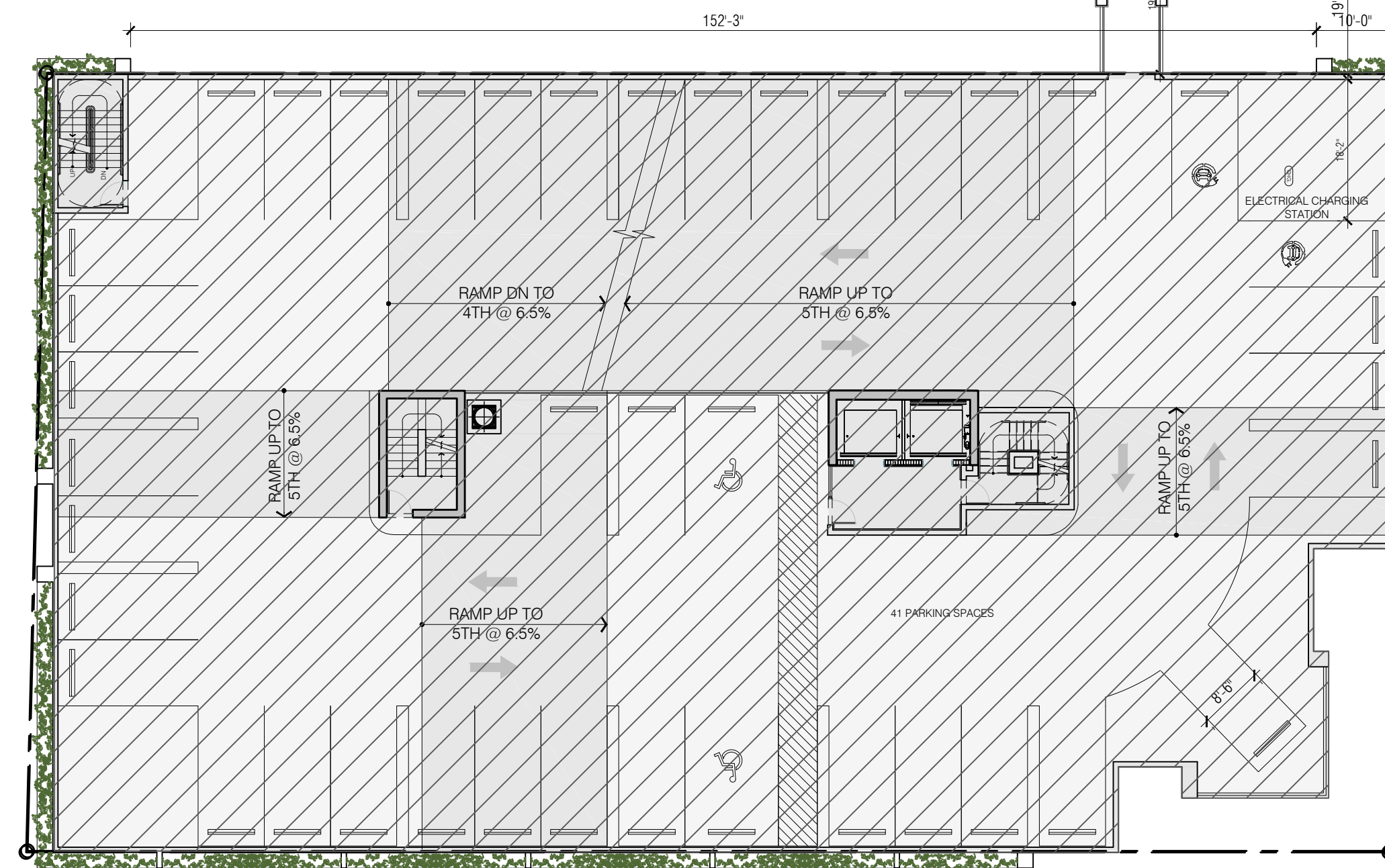
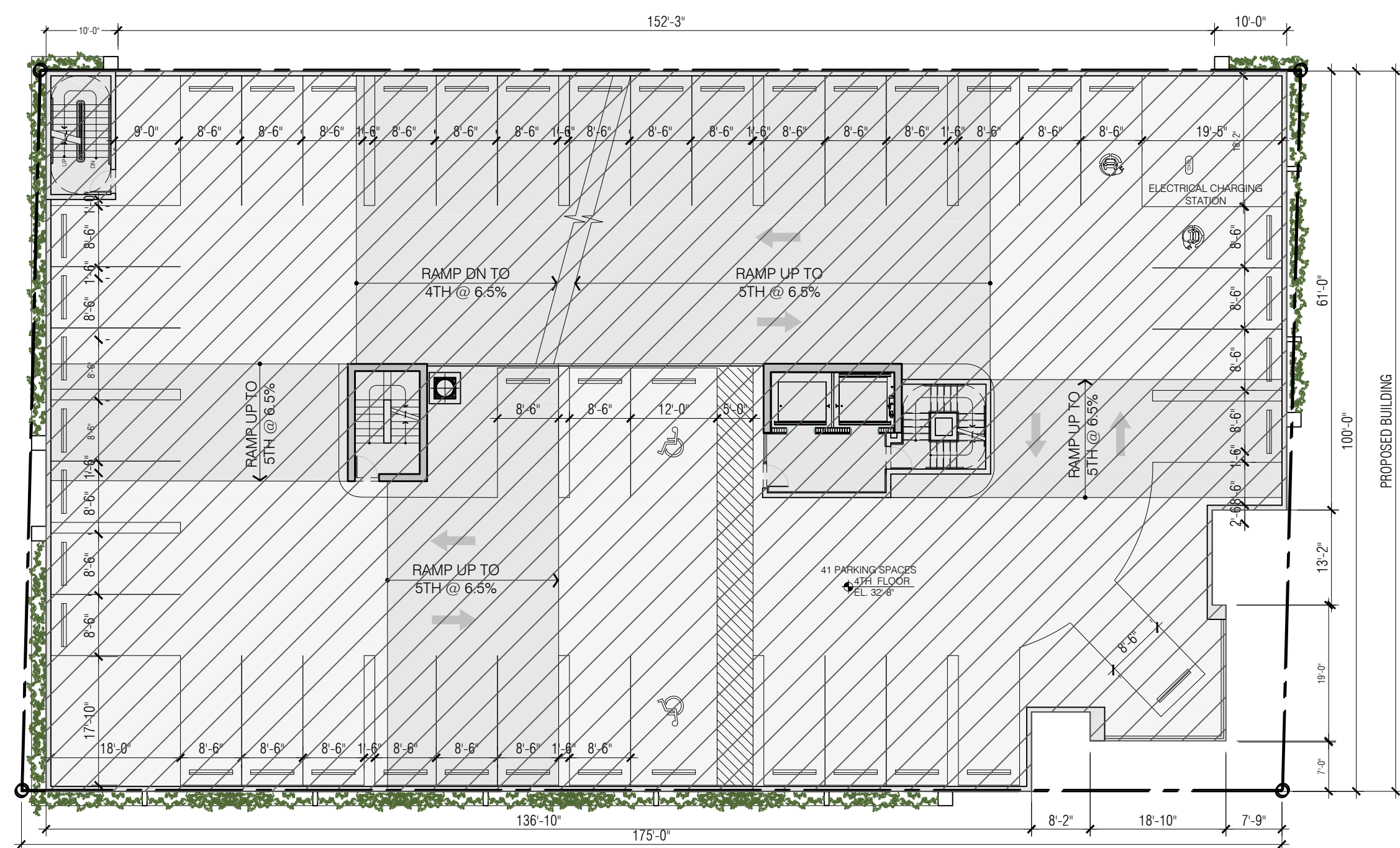
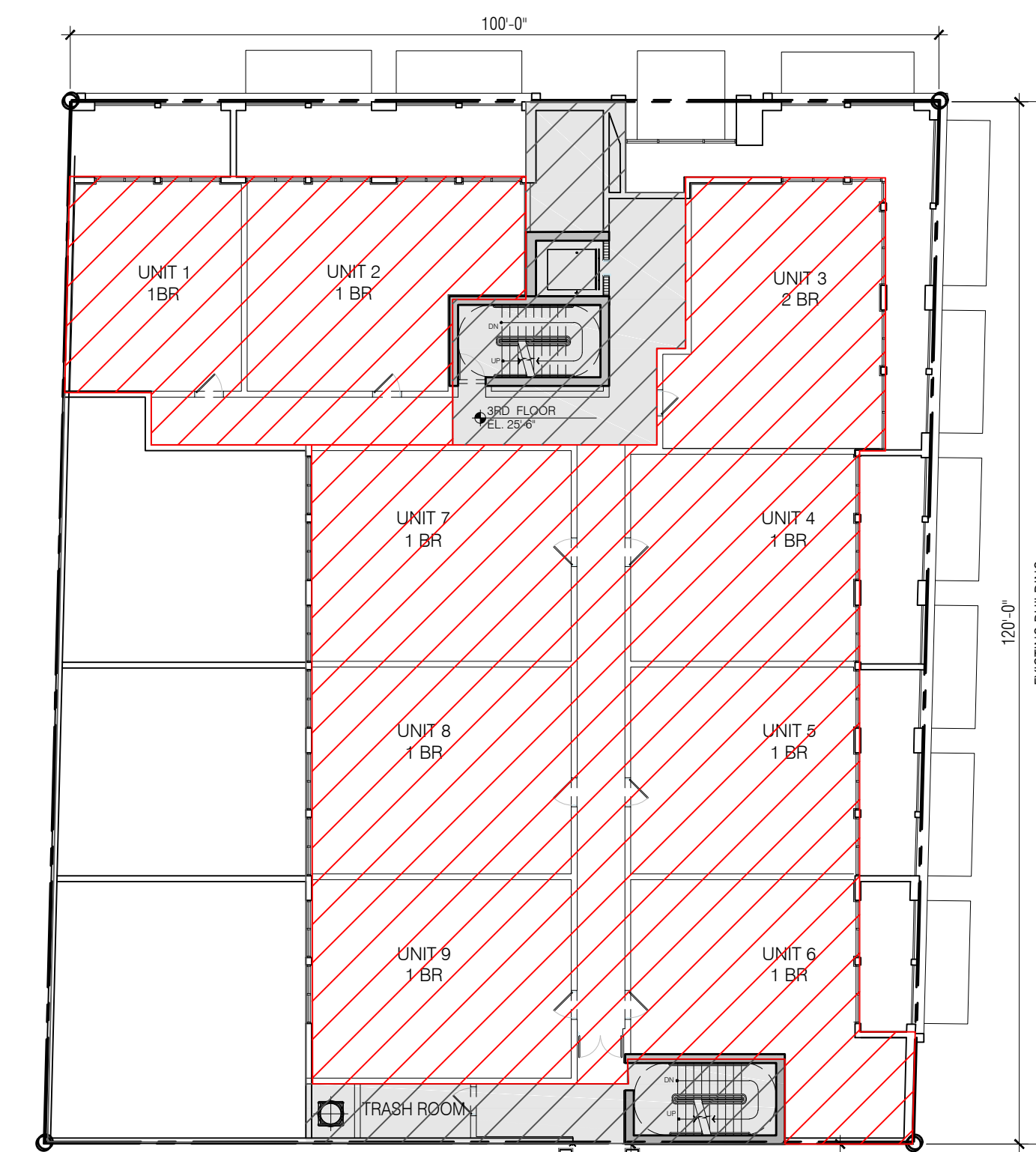
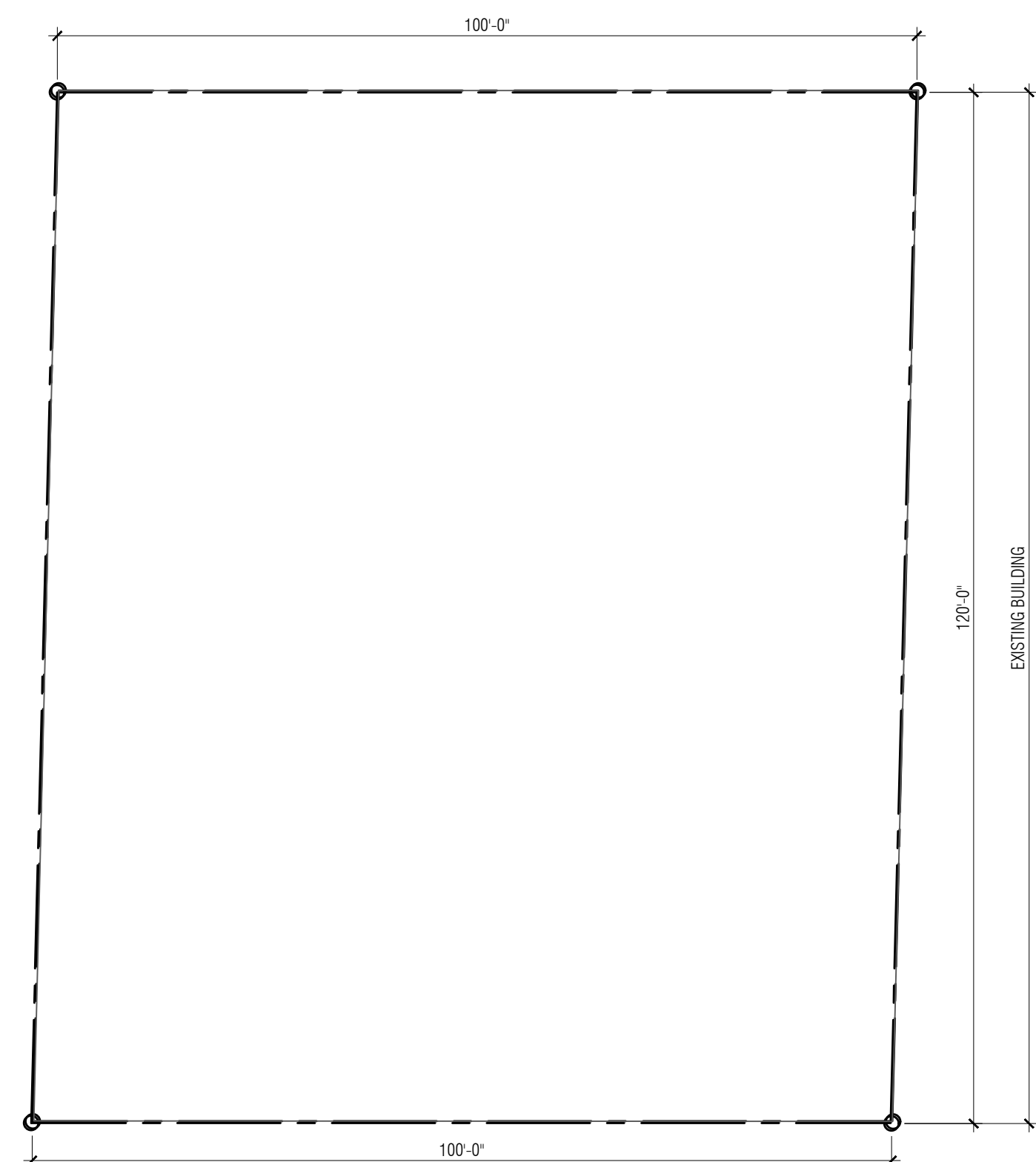
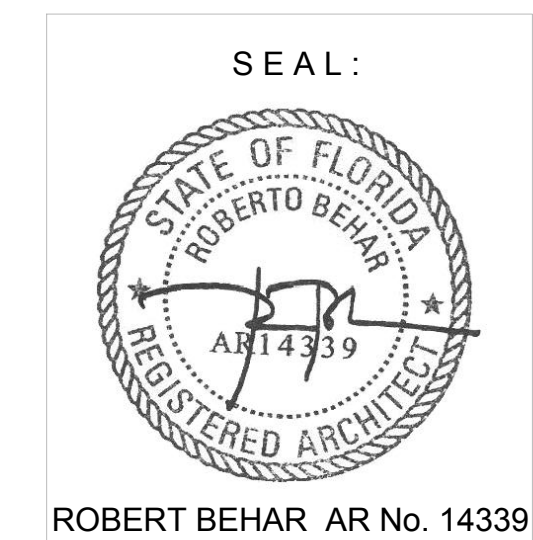
	FAR
	NON-FAR

2ND FLOOR

FAR DIAGRAM

100 MIRACLE MILE
 100 MIRACLE MILE
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4TH-5TH FLOOR

LEGEND

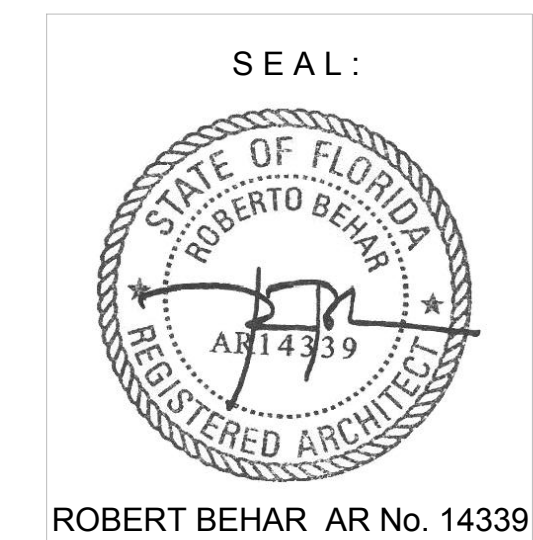
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	NON-FAR

3RD FLOOR

FAR DIAGRAM

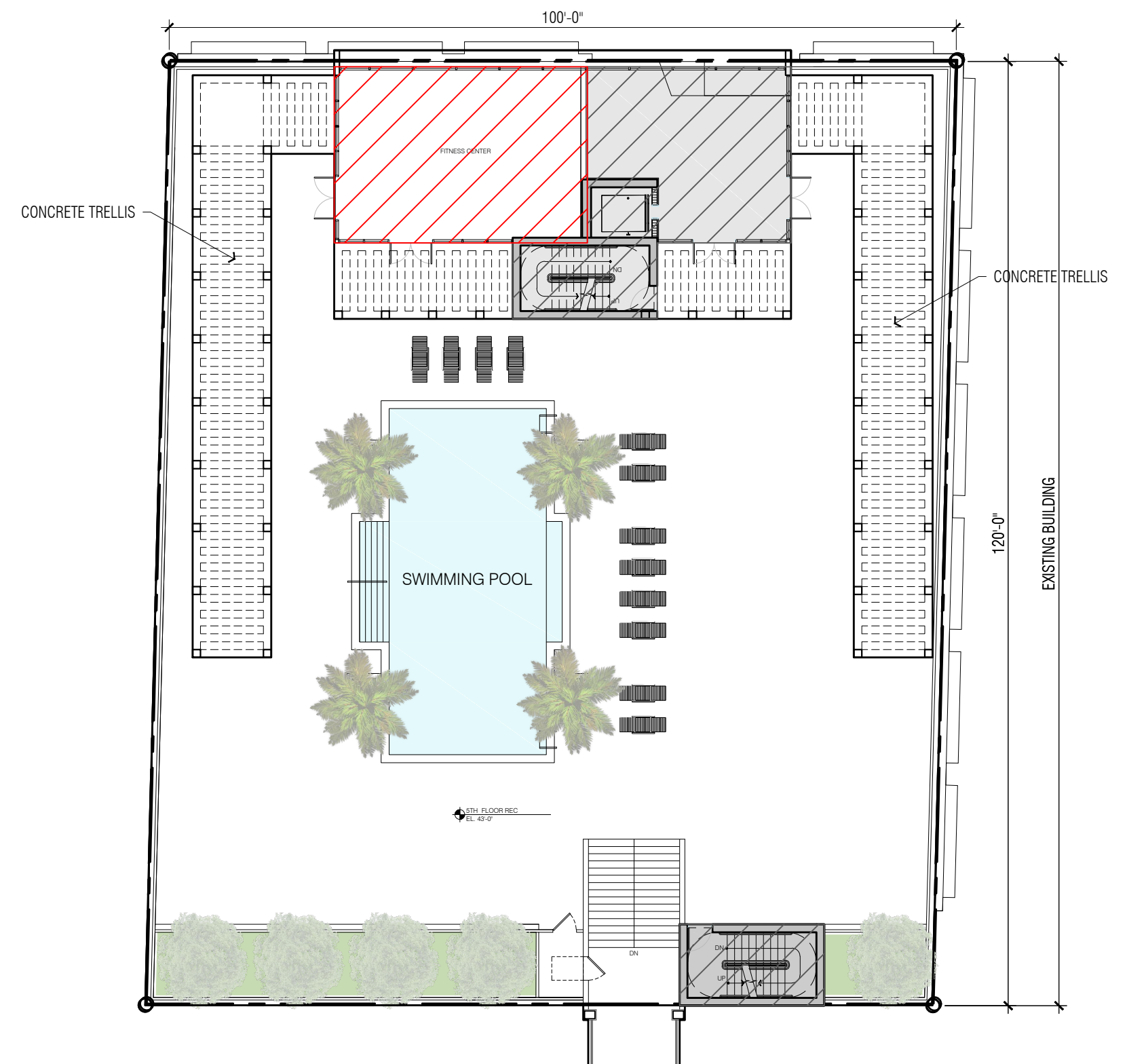
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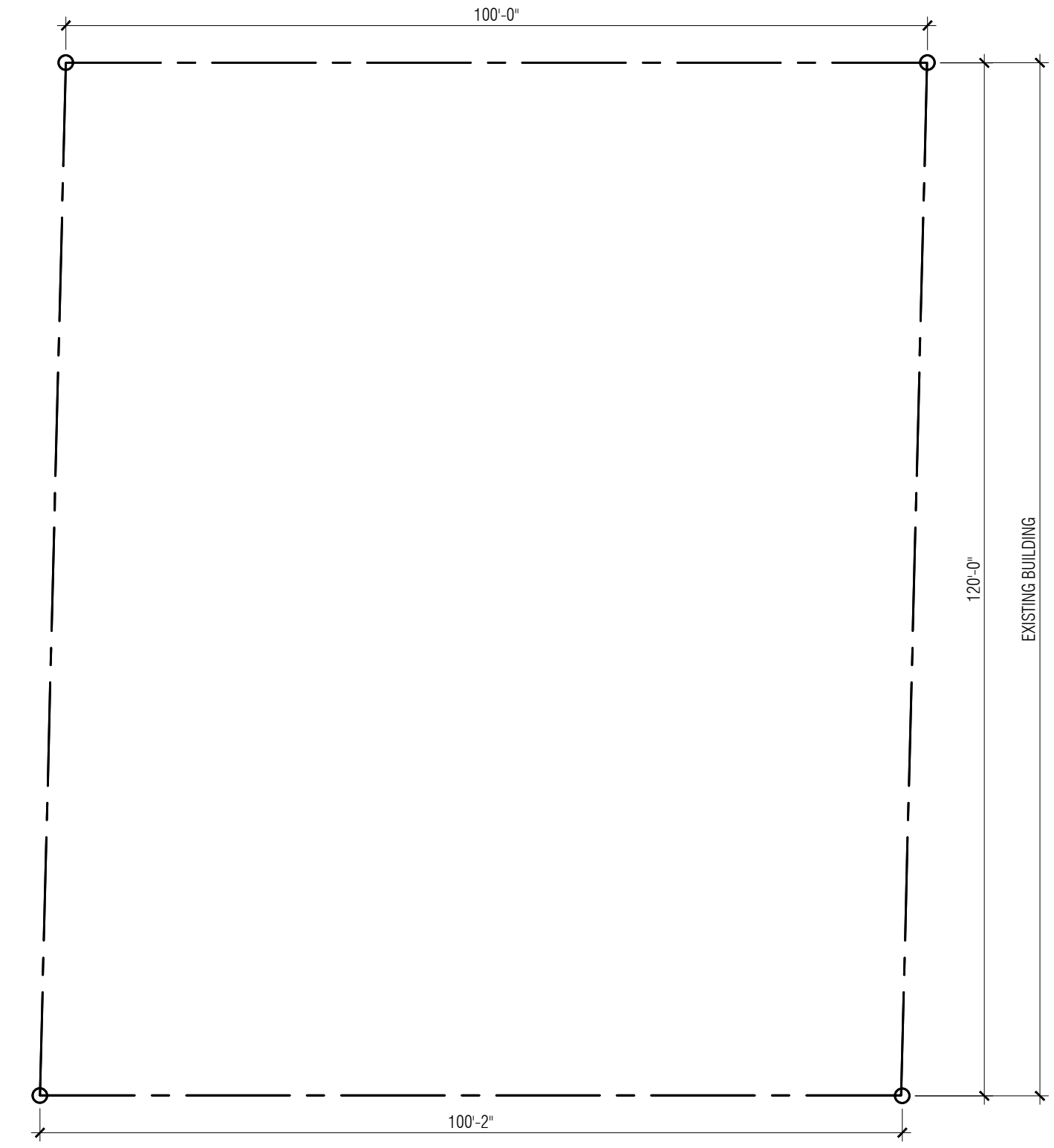


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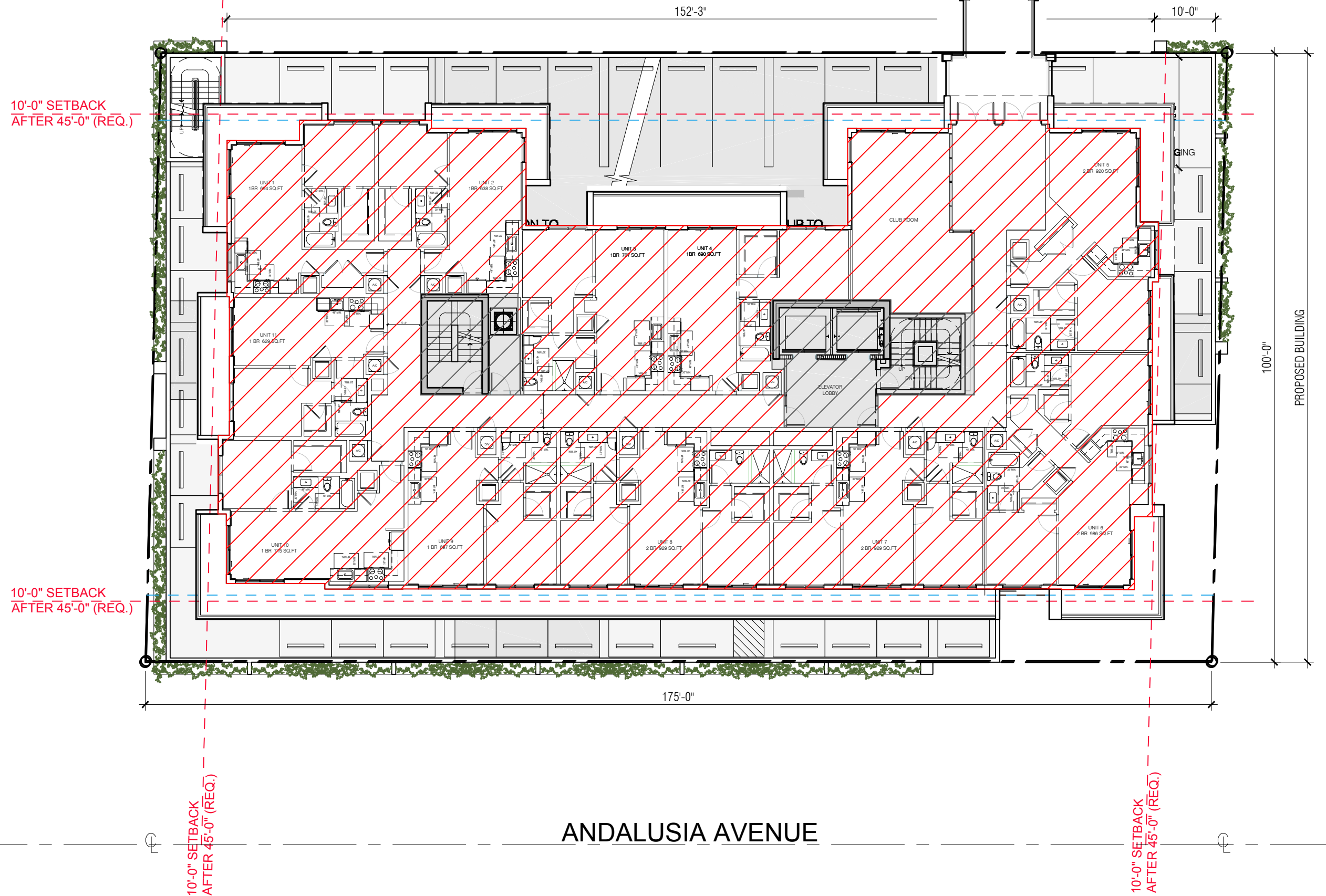
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GALIANO STREET

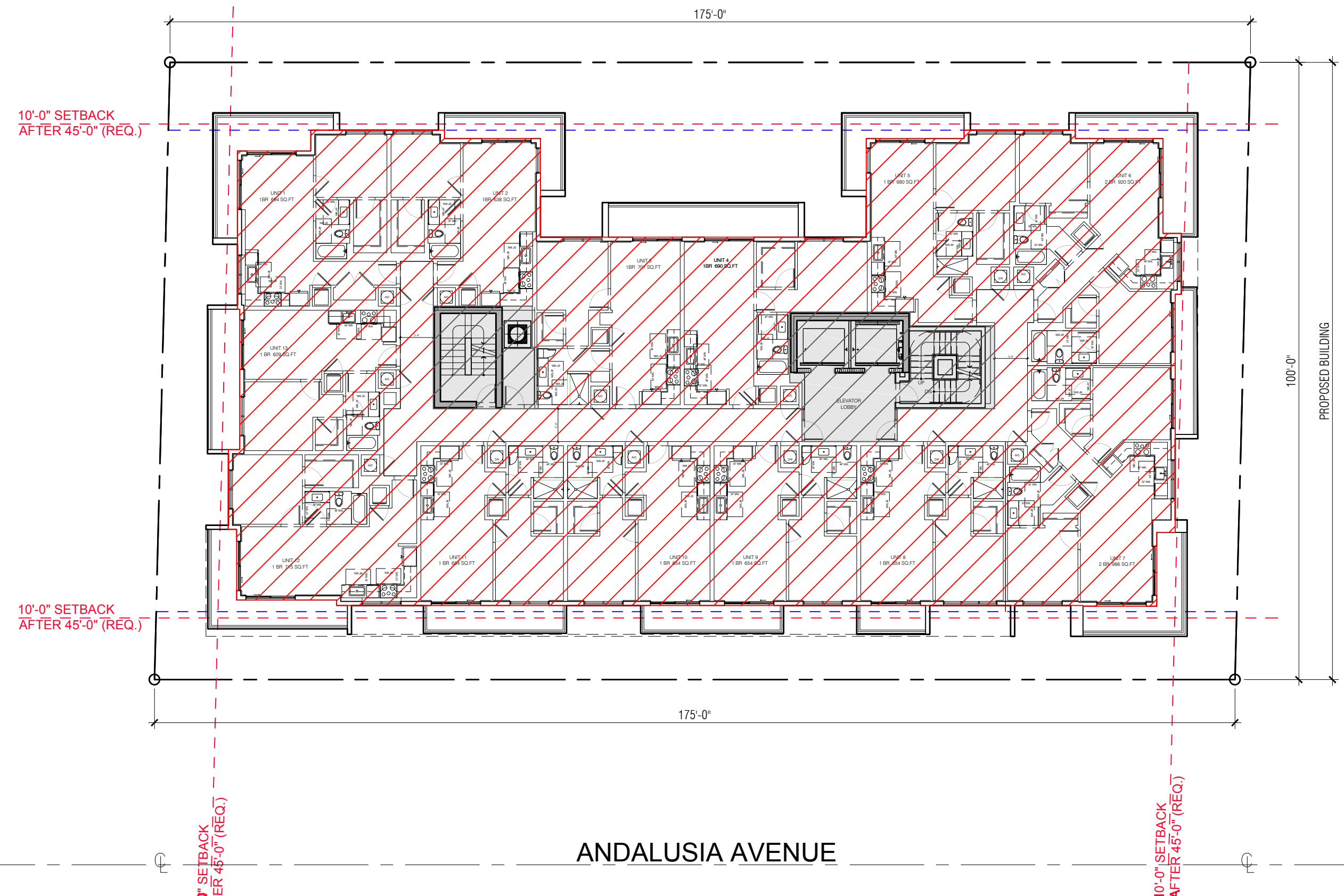


GALIANO STREET



ANDALUSIA AVENUE

REC. DECK LEVEL



ANDALUSIA AVENUE

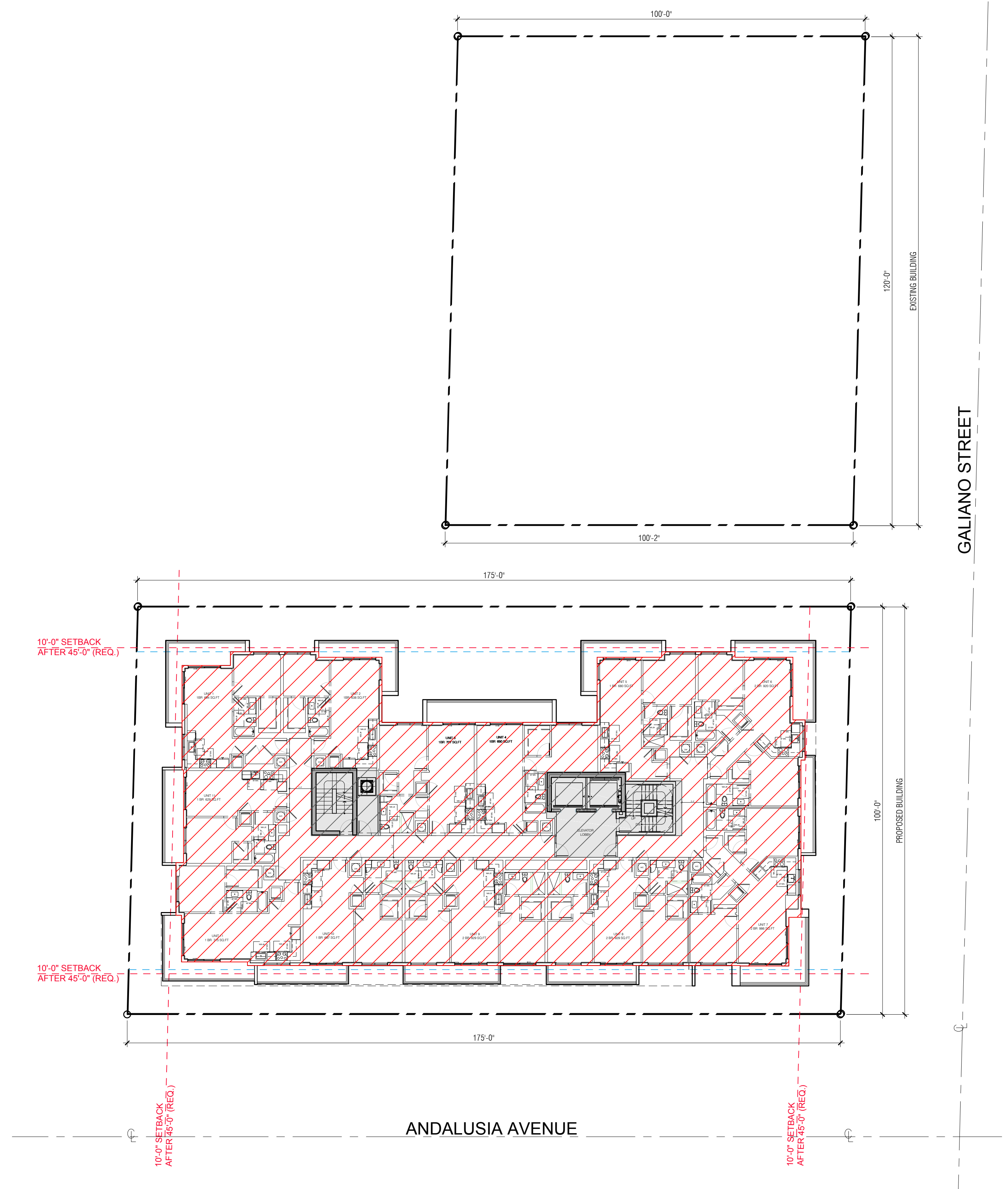
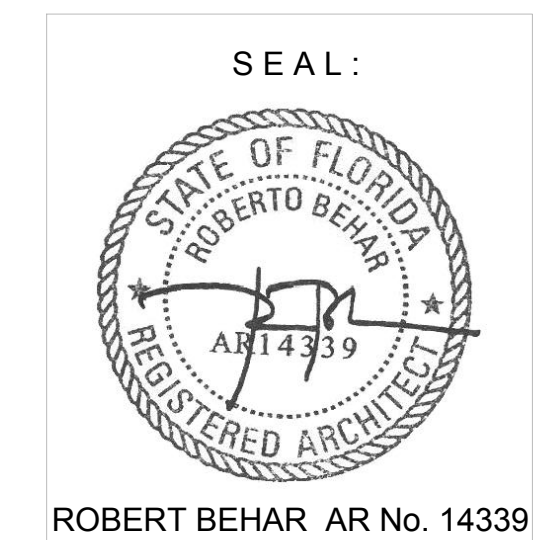
LEGEND

FAR

NON-FAR

TYP FLOOR (7TH-9TH)

FAR DIAGRAM



LEGEND

	FAR
	NON-FAR

10TH-14TH LEVEL

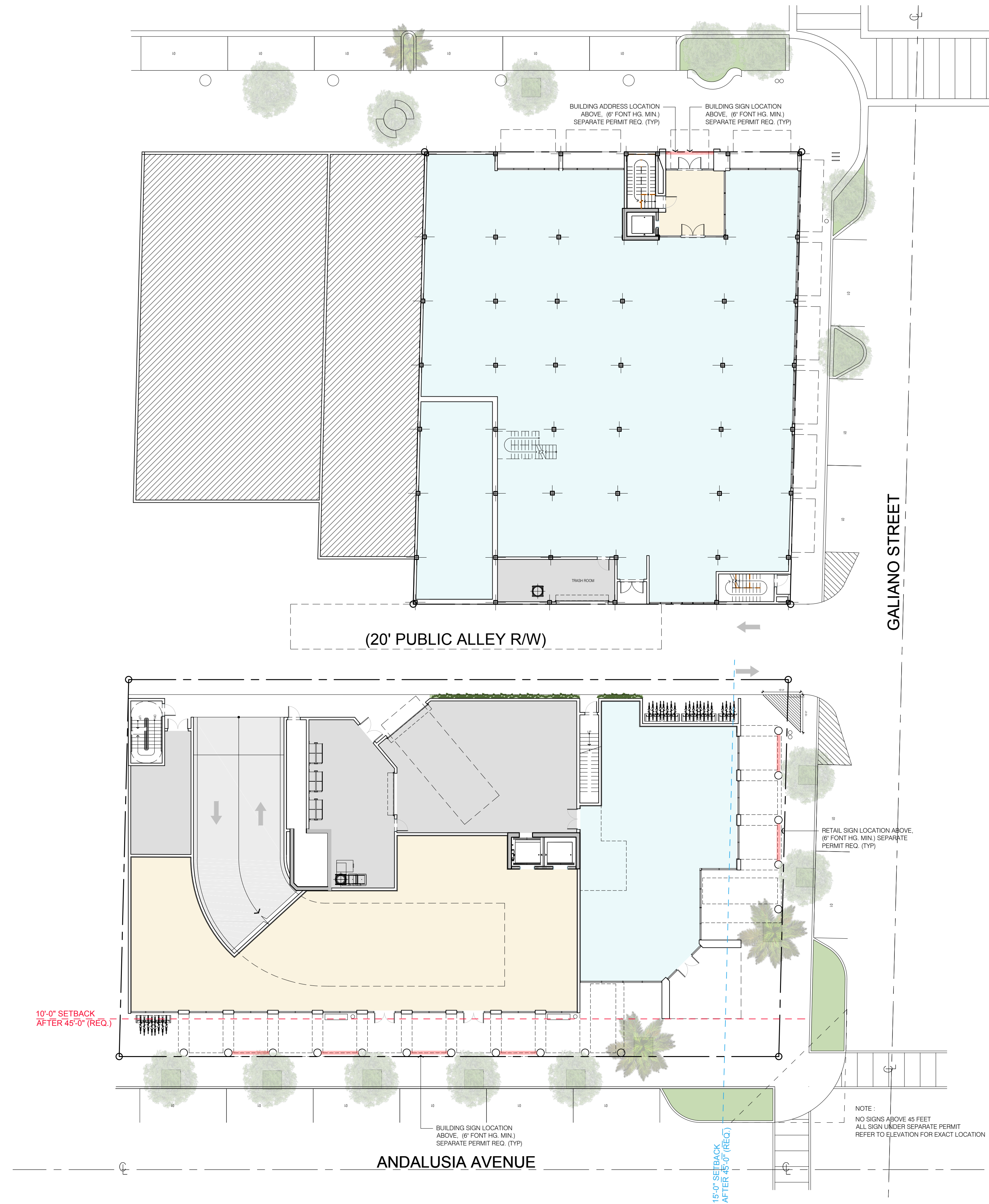
FAR VS. NON-FAR DIAGRAM

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DATE: 03-08-19
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 DRAWING NAME:
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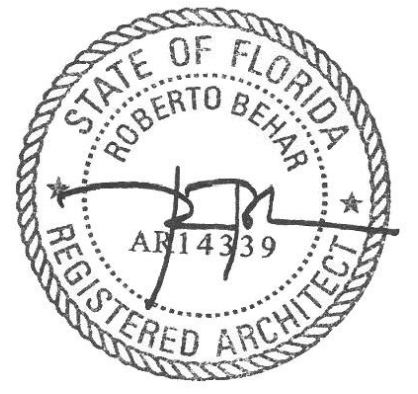
A-0.4.3



⊕ GROUND FLOOR

⊕ SIGNAGE PLAN

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 TEL: (305) 748-2442 FAX: (305) 748-2443
 CERTIFICATION No. A24251
 ATLANTA, GEORGIA · NEW HAVEN, CONNECTICUT

SEAL:

 ROBERT BEHAR AR No. 14339

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SITE PLAN

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

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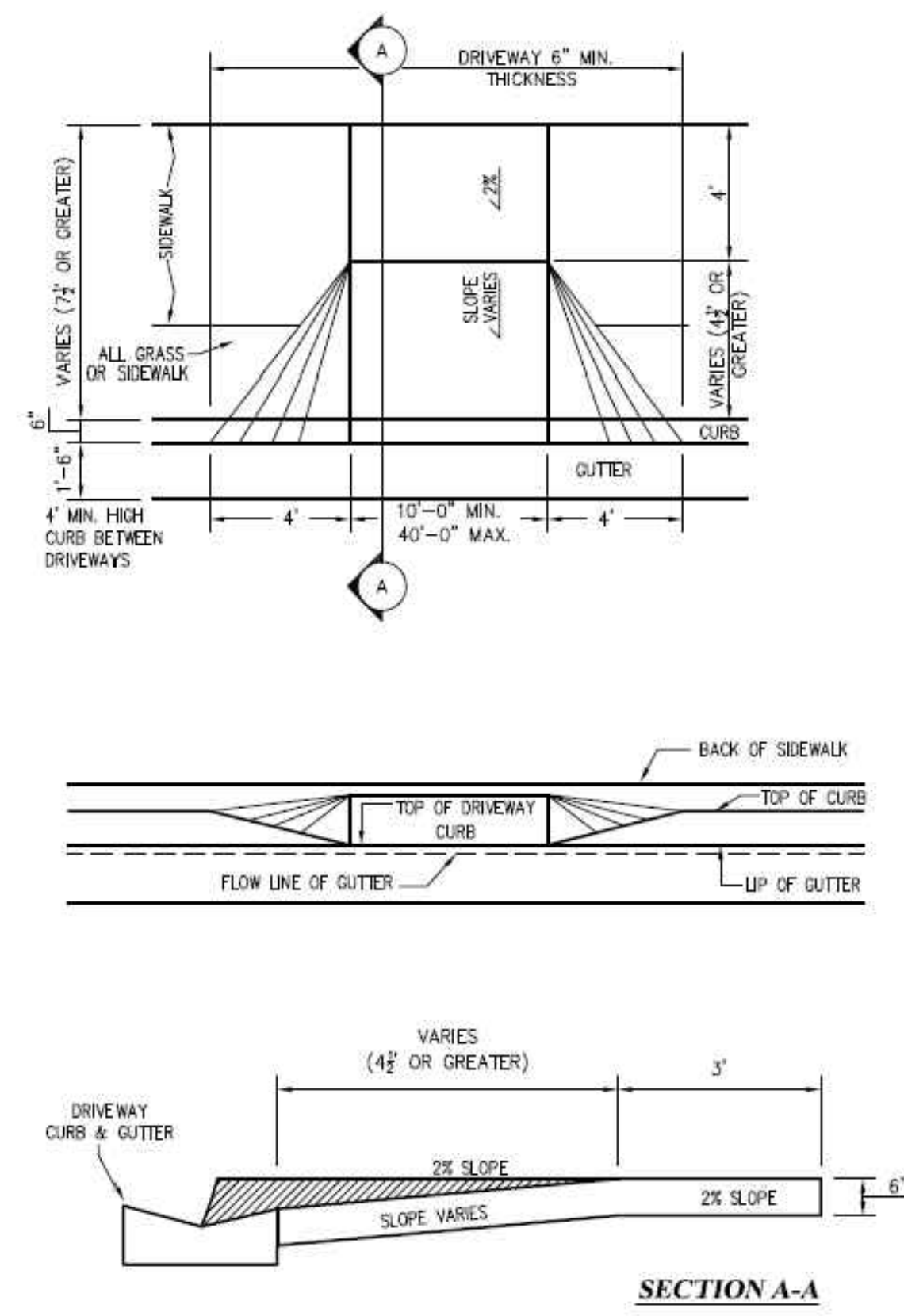
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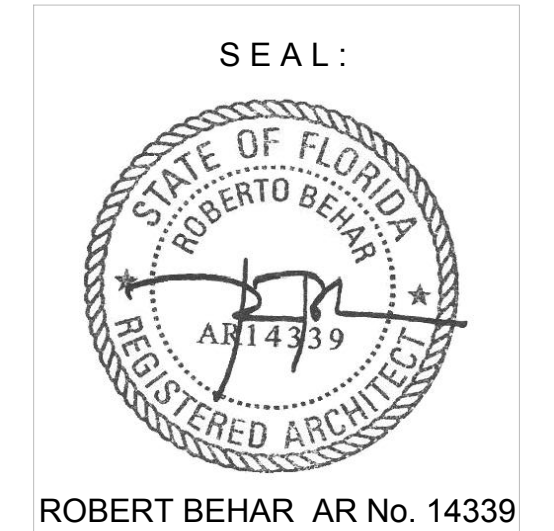
DATE: 03-08-19
 PROJECT NO: 17-054
 DRAWING NAME:
 SHEET NO:
A-1.0



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

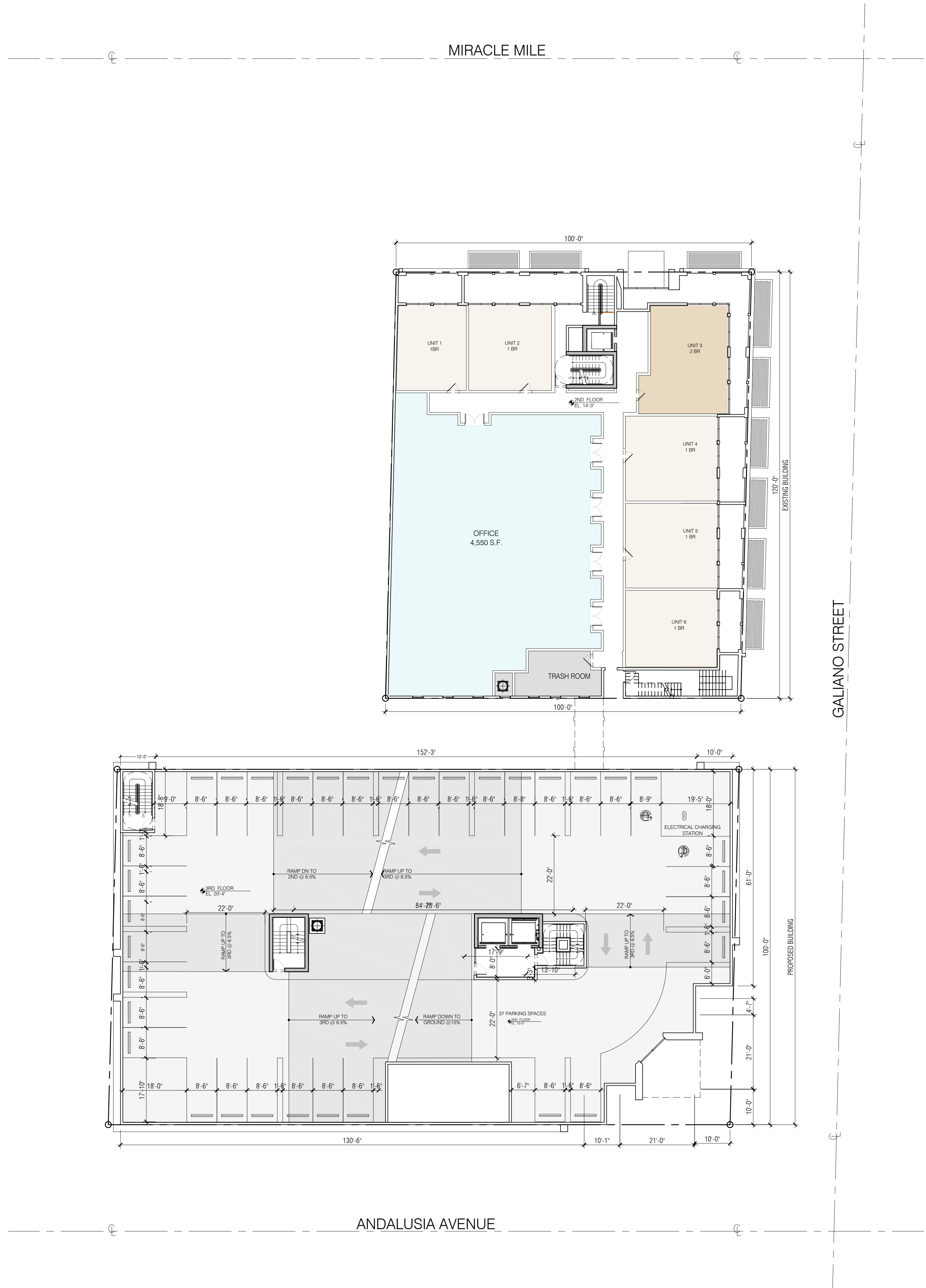


- NOTES:
- ALL STREET PROFILES SHALL COMPLY WITH SECTION 5-1504(M) OF THE ZONING CODE
 - ALL DRIVEWAY APPROACHES SHALL BE RECONSTRUCTED AS NEEDED TO MEET ADA REQUIREMENTS AND PUBLIC WORKS STANDARDS. EXISTING DRIVEWAY APPROACHES NO LONGER IN USE SHALL BE CLOSED OUT.
 - ALL DAMAGED CURBS AND SIDEWALKS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



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2ND FLOOR PLAN

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





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

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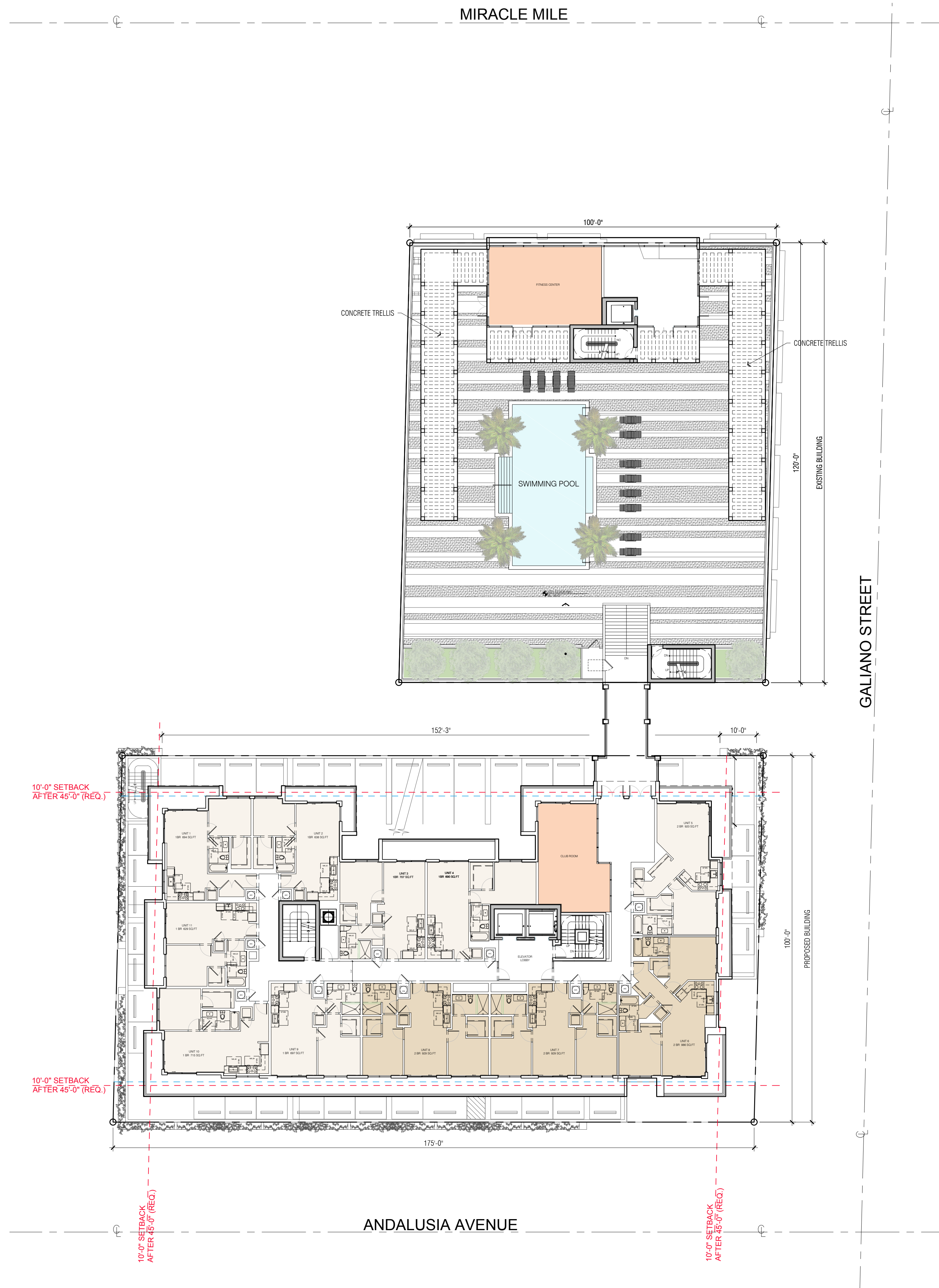
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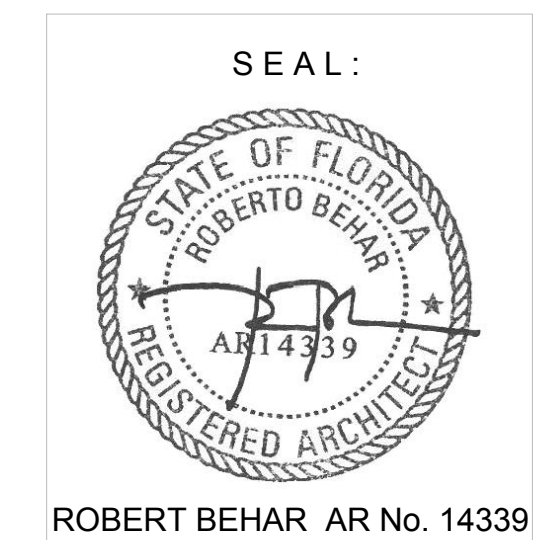
DATE: 03-08-19
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DRAWING NAME:
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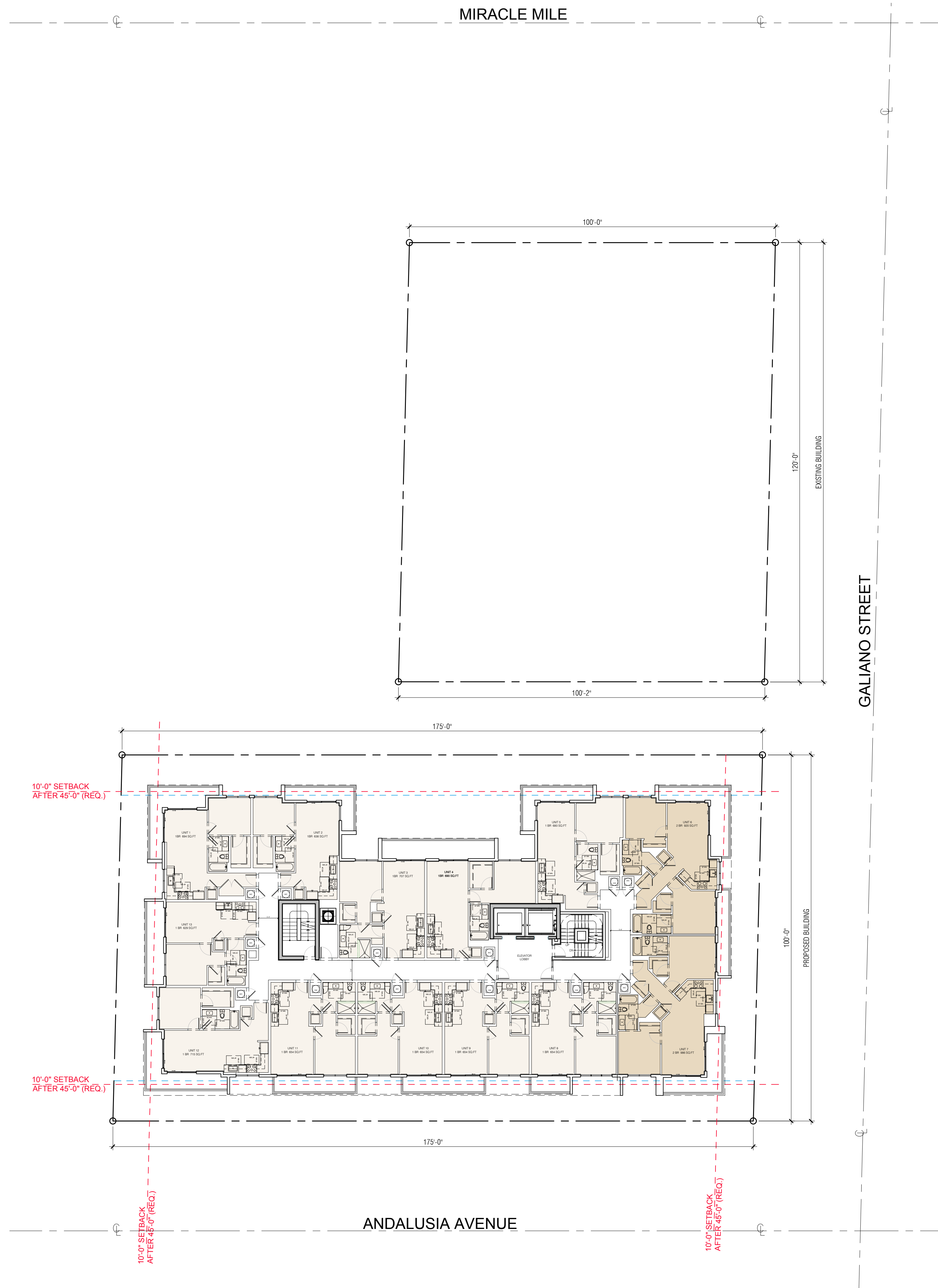


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REC DECK FLOOR PLAN
 SCALE: 1/16"=1'-0"

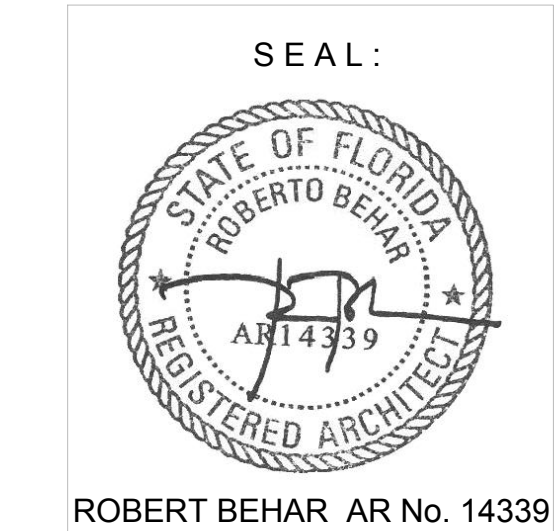
DATE: 03-08-19
 PROJECT NO: 17-054
 DRAWING NAME:
 SHEET NO:
A-1.5



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

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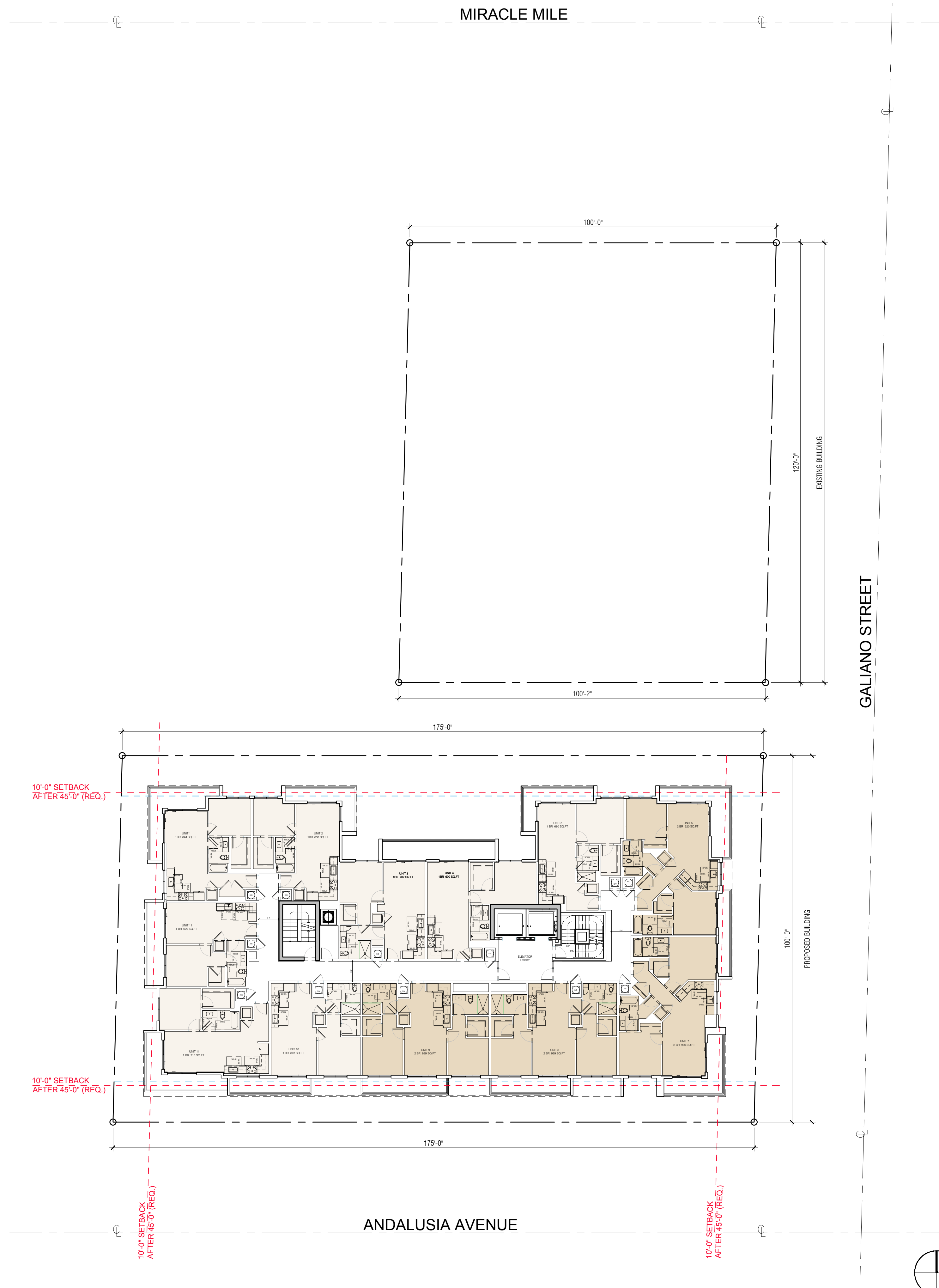
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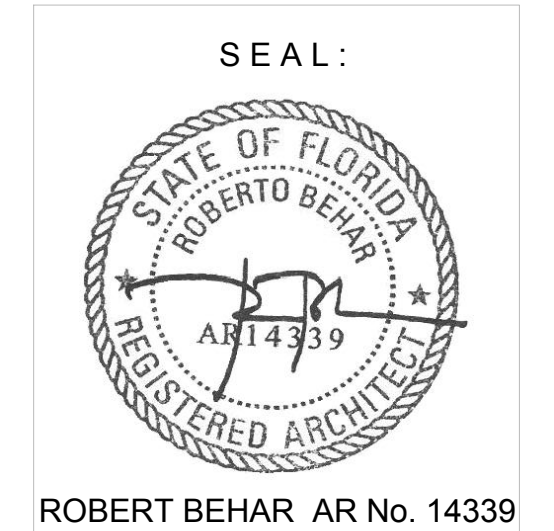
DATE: 03-08-19
PROJECT NO: 17-054
DRAWING NAME:
SHEET NO:
A-1.6



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

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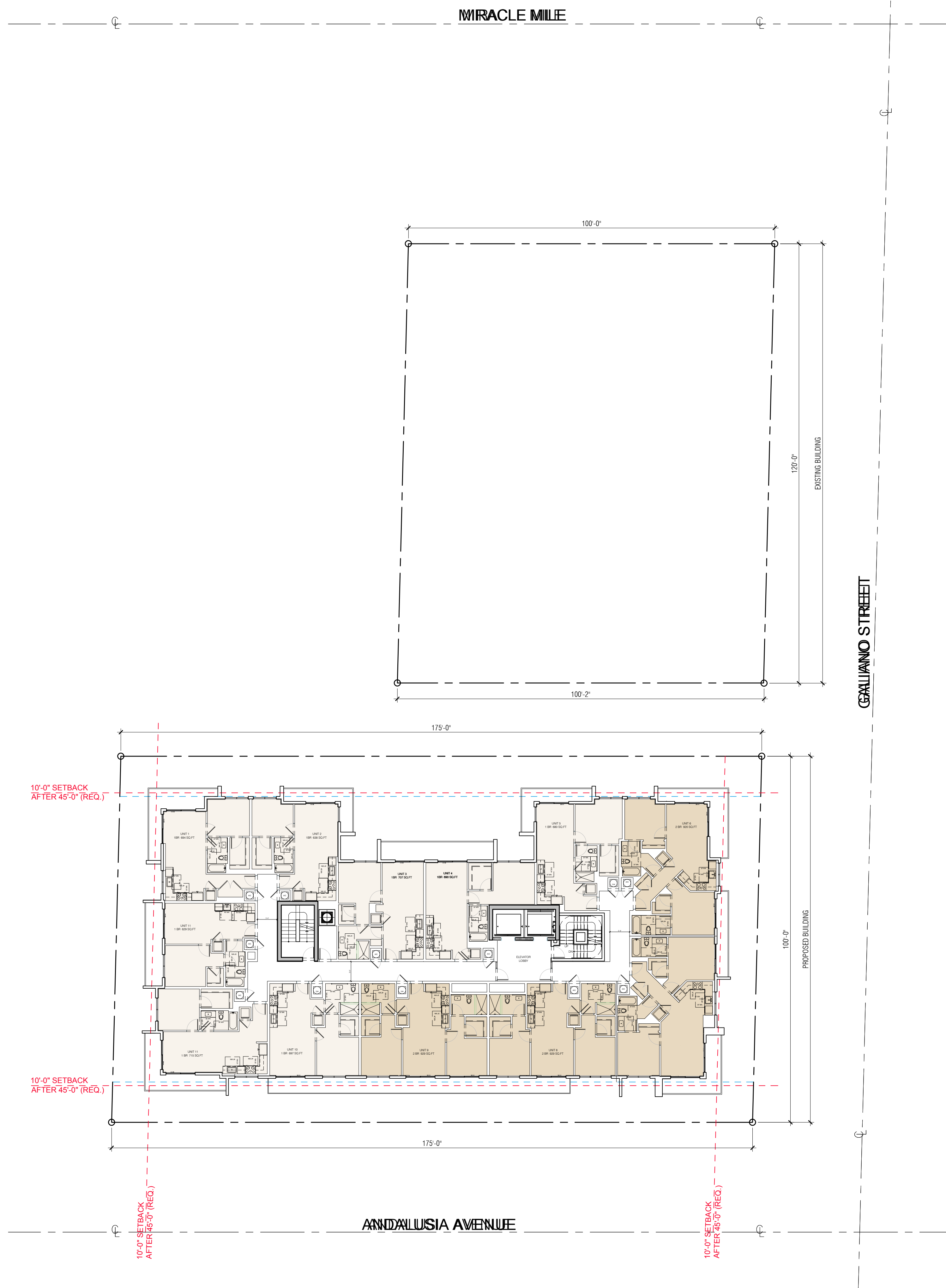
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PROJECT NO: 17-054
DRAWING NAME:
SHEET NO:
A-1.7



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

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CERTIFICATION No. A24251
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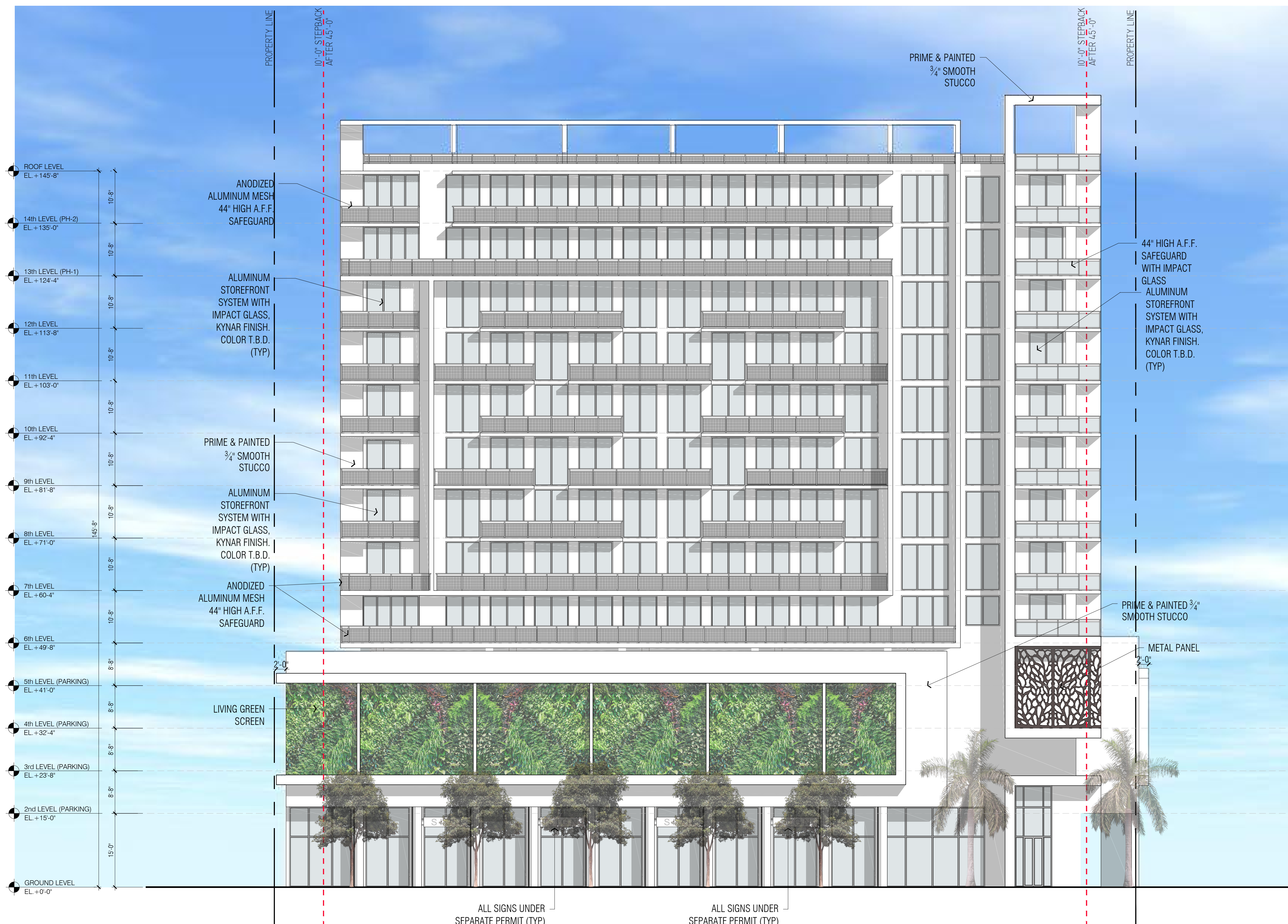
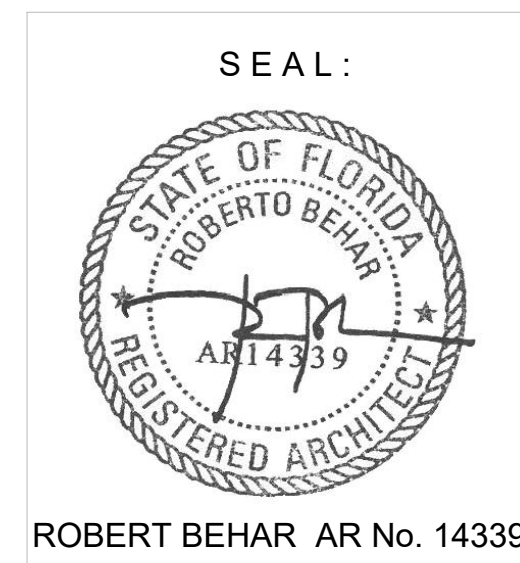
SEAL:

ROBERT BEHAR AR No. 14339

100 MIRACLE MILE
100 MIRACLE MILE
CORAL GABLES, FLORIDA

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



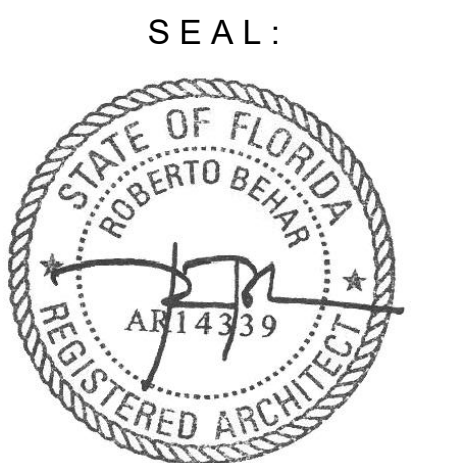
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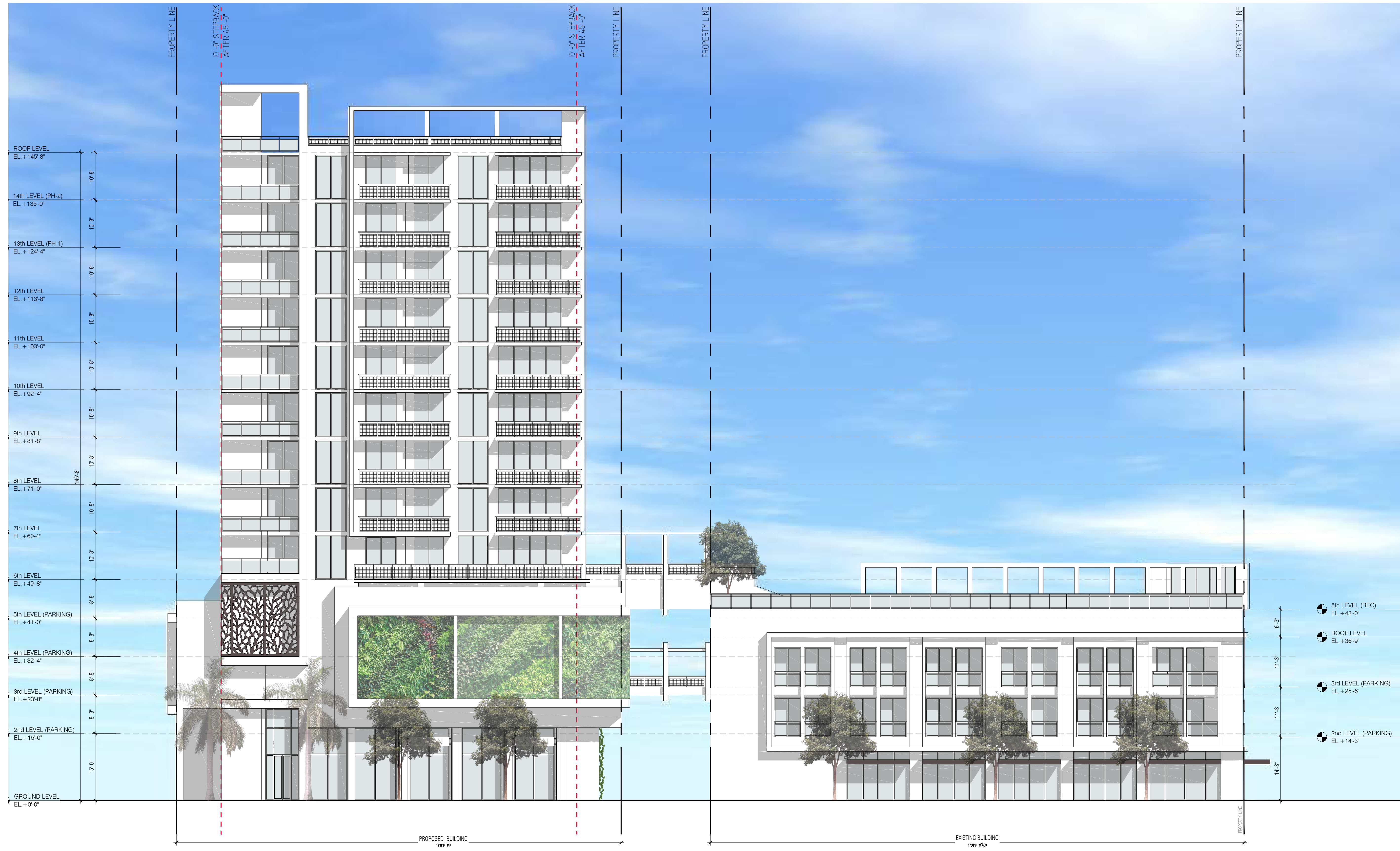
SOUTH ELEVATION (ANDALUSIA)

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

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



ROBERT BEHAR AR No. 14339

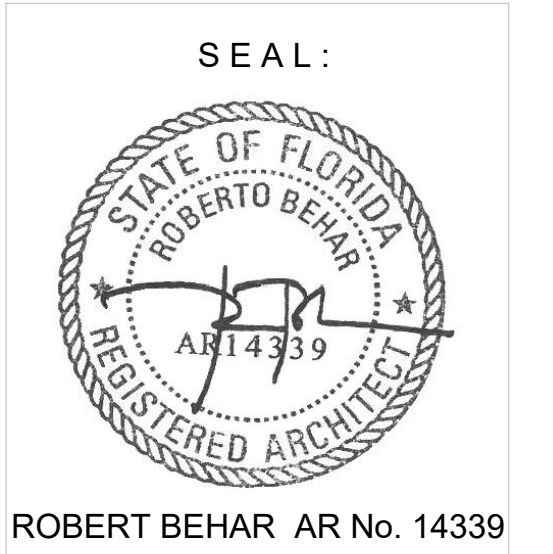


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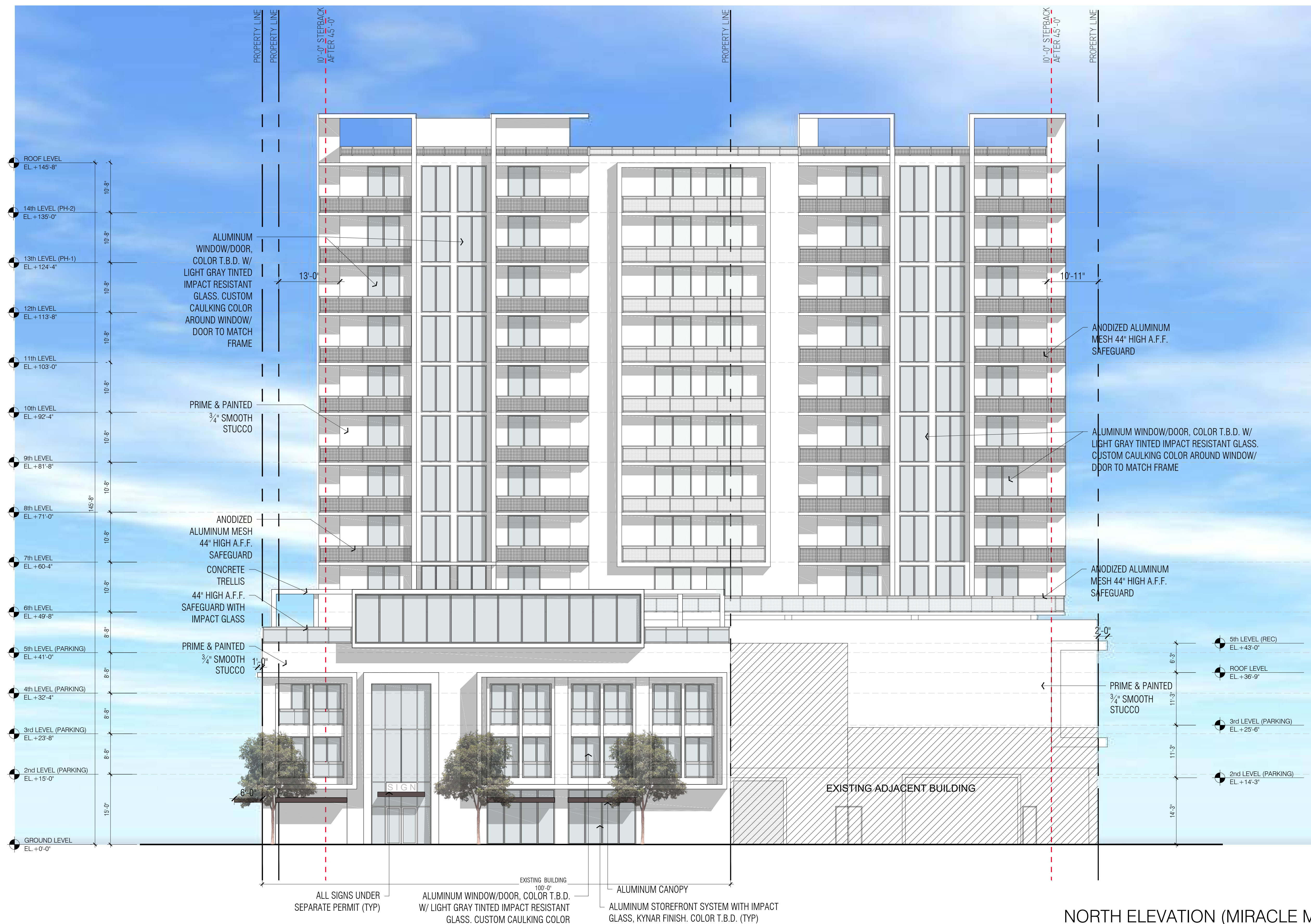
EAST ELEVATION (GALIANO STREET)
SCALE: 3/32" = 1'-0"

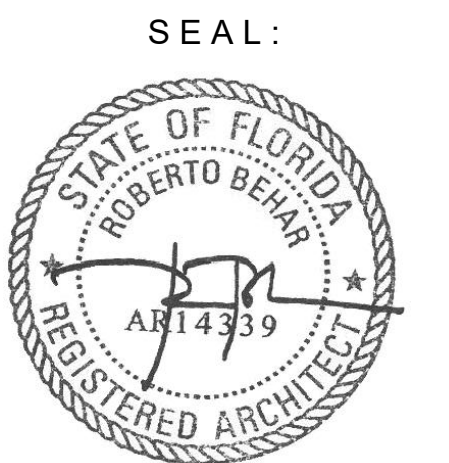
DATE: 03-08-19
PROJECT NO: 17-054
DRAWING NAME:
SHEET NO:
A-2.1



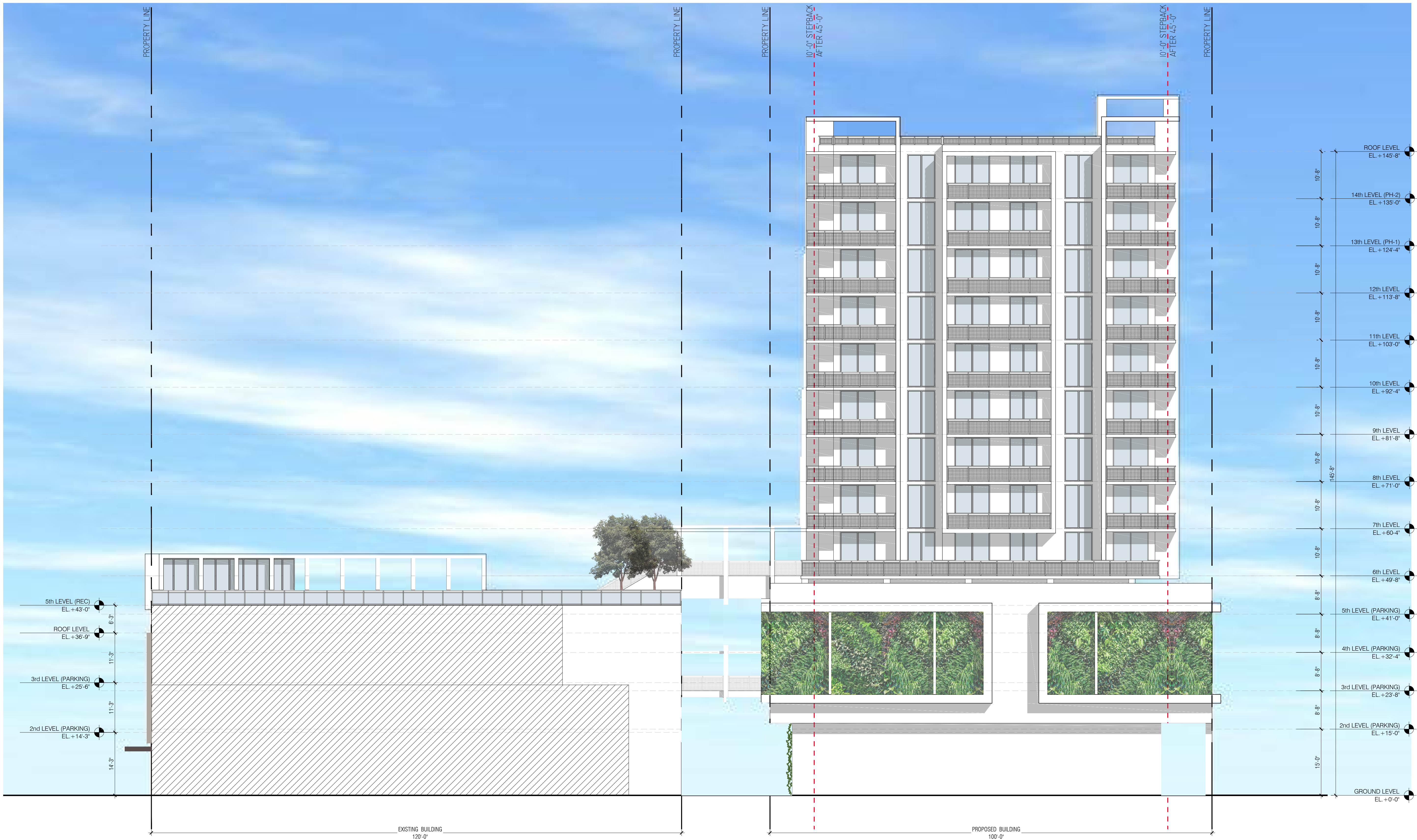
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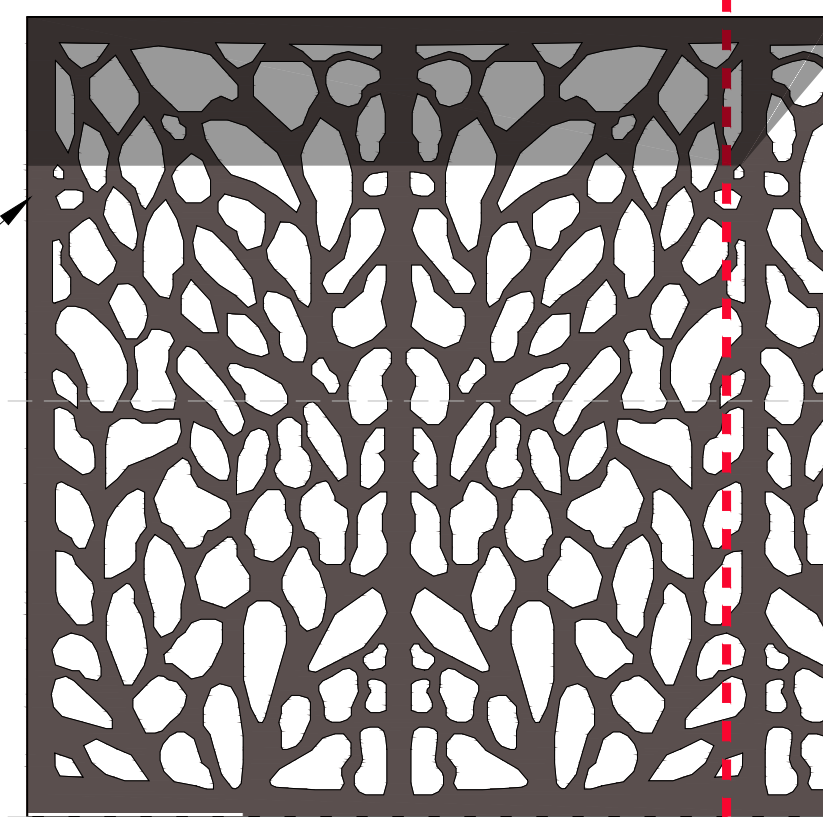
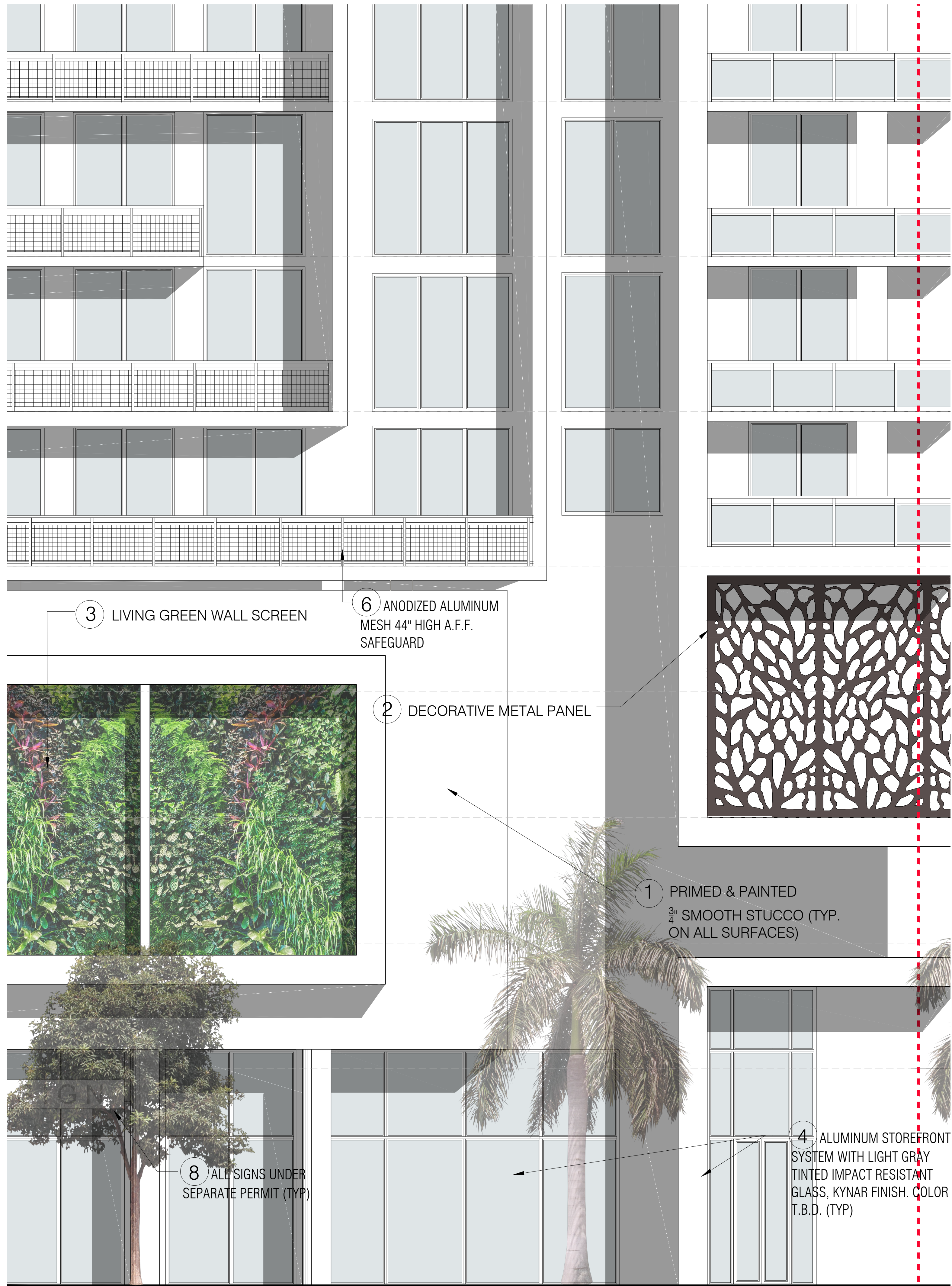
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WEST ELEVATION

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

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

A-2.3

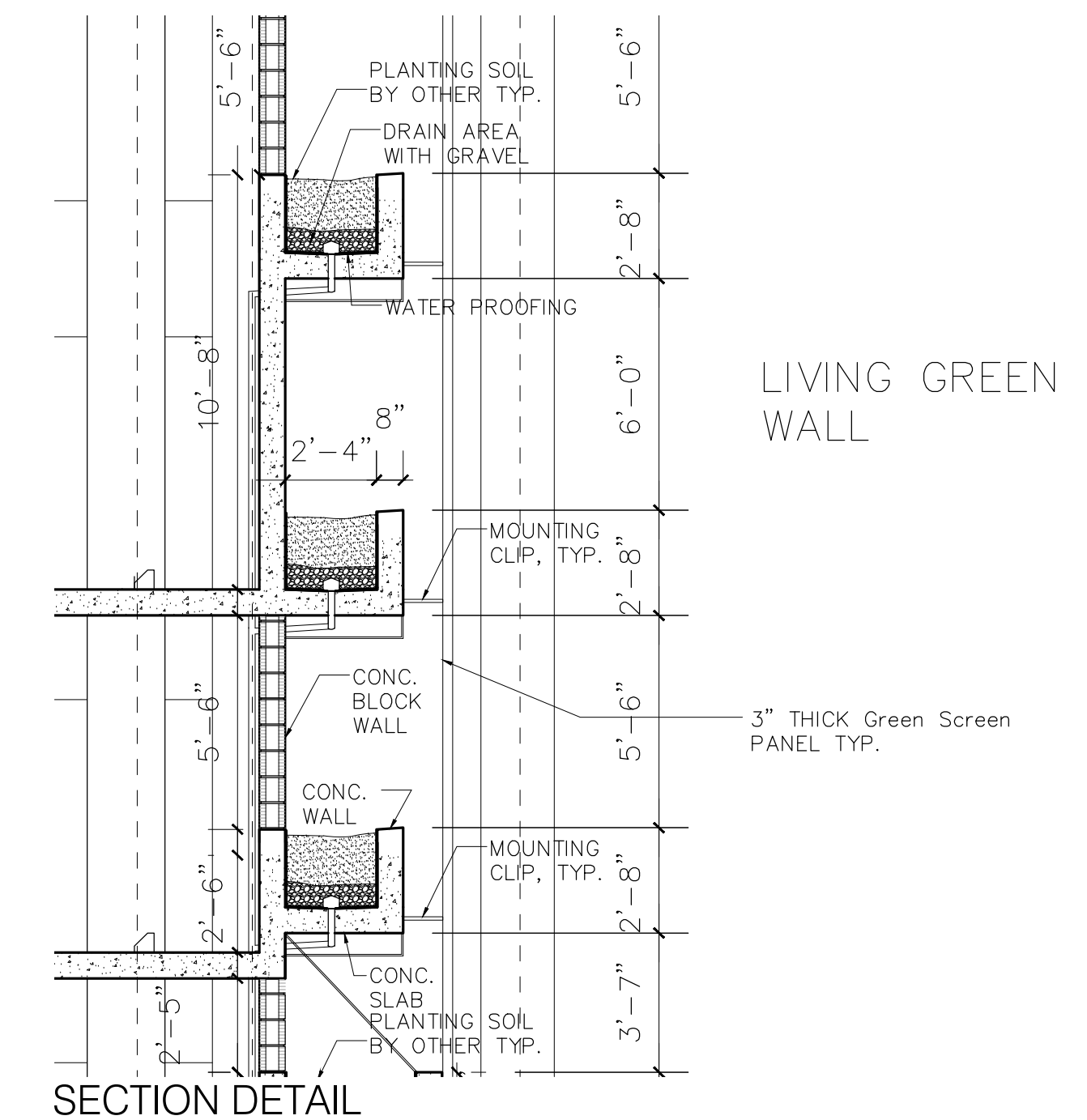
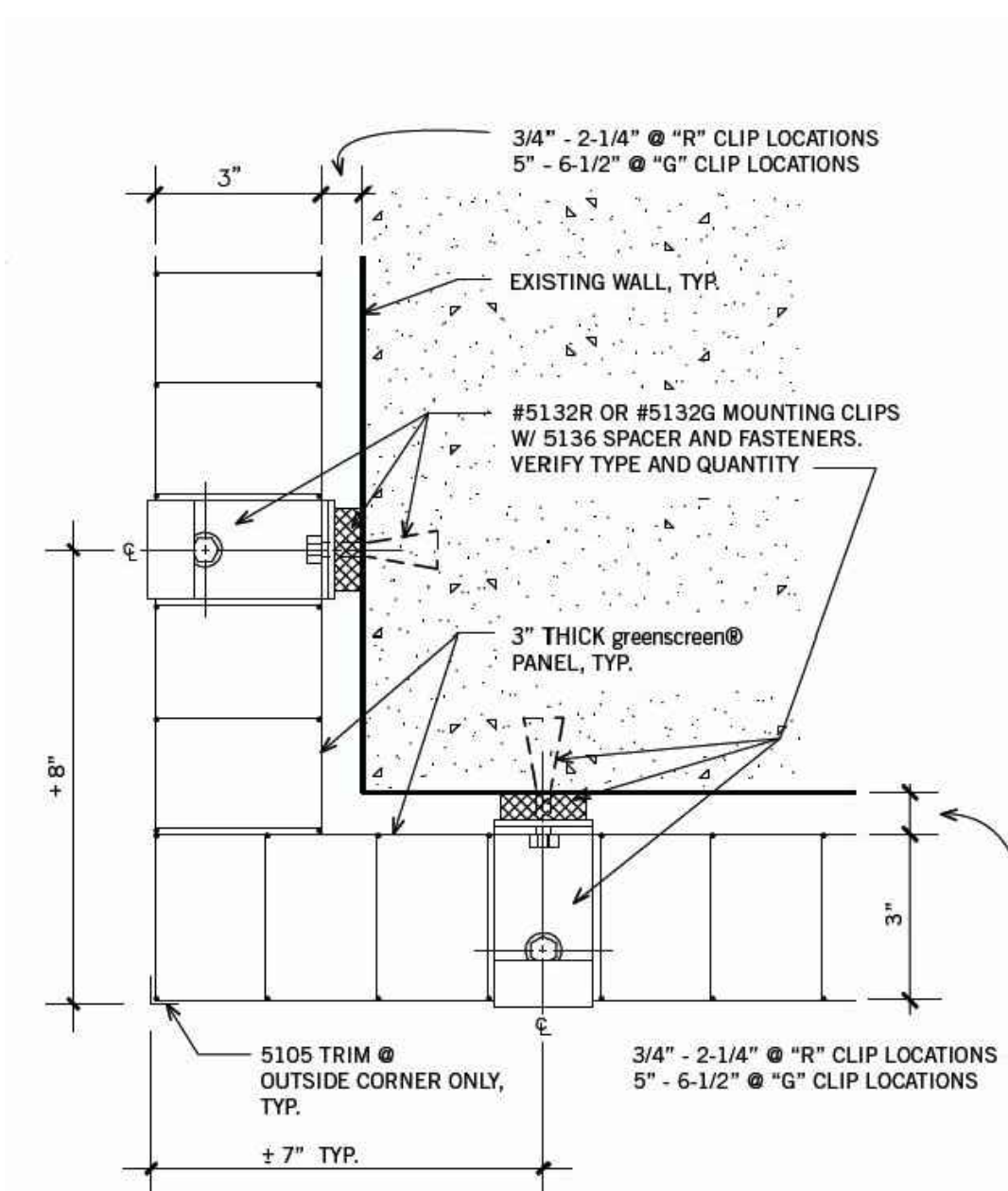
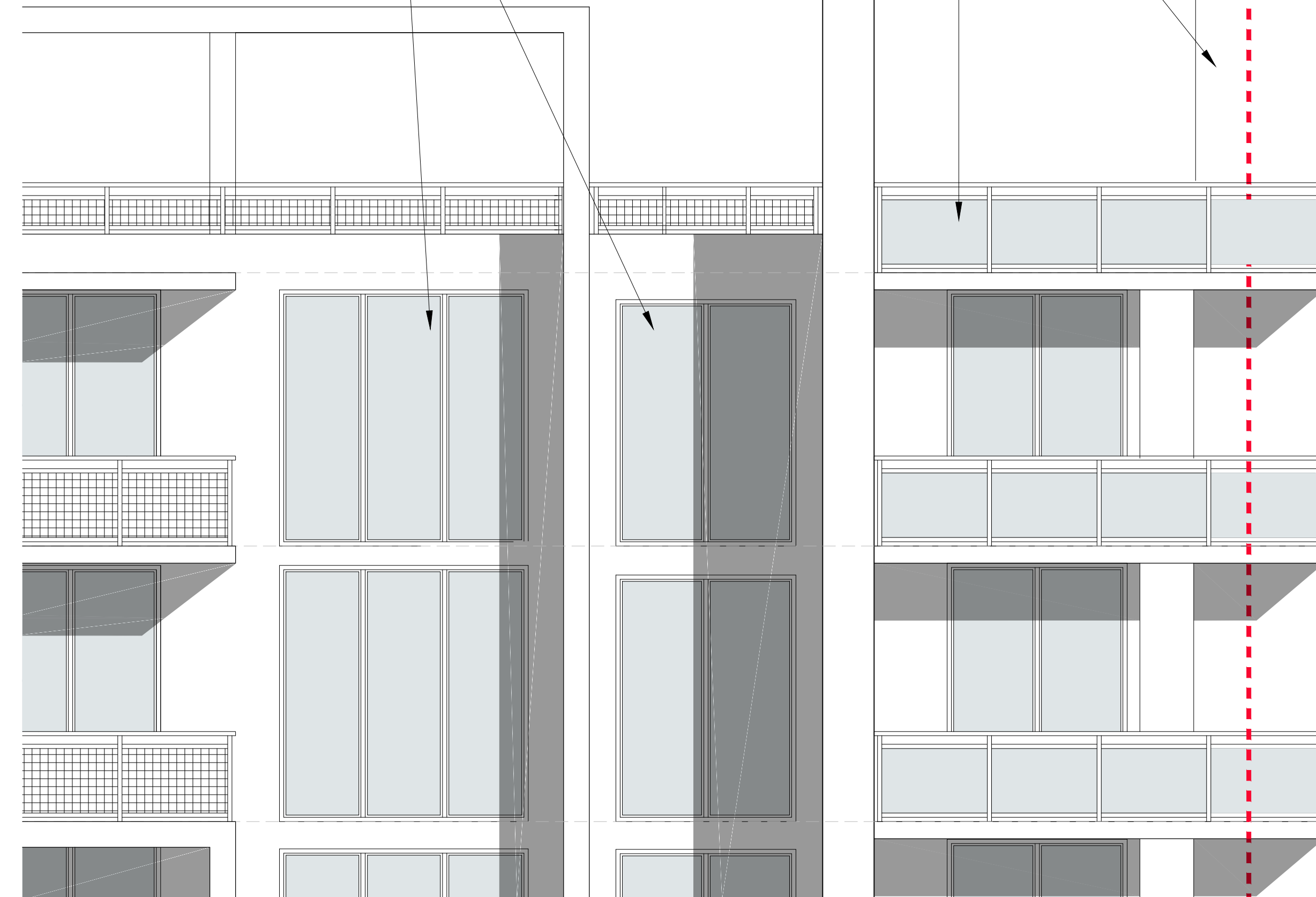


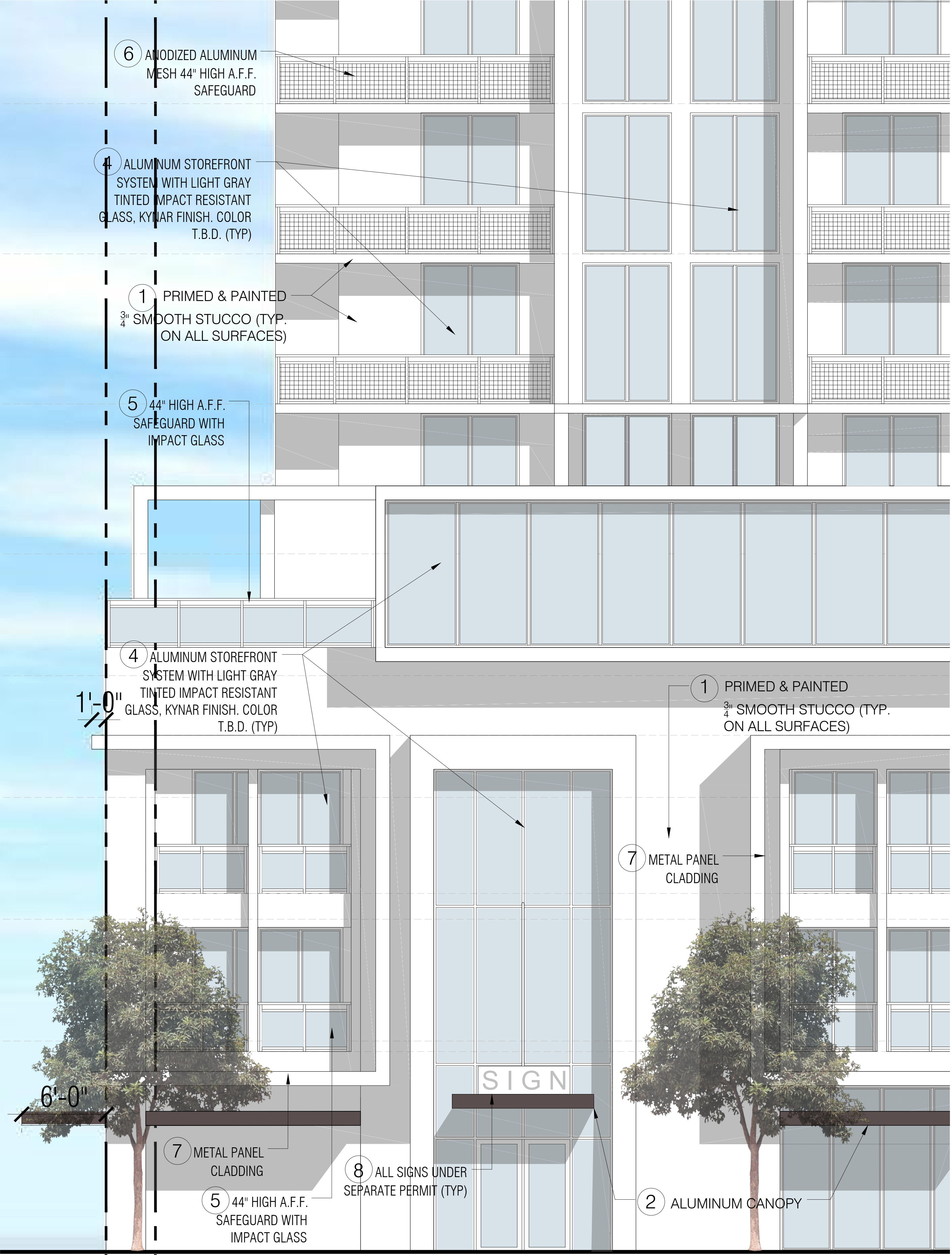
4 ALUMINUM STOREFRONT SYSTEM WITH LIGHT GRAY TINTED IMPACT RESISTANT GLASS, KYNAR FINISH. COLOR T.B.D. (TYP)

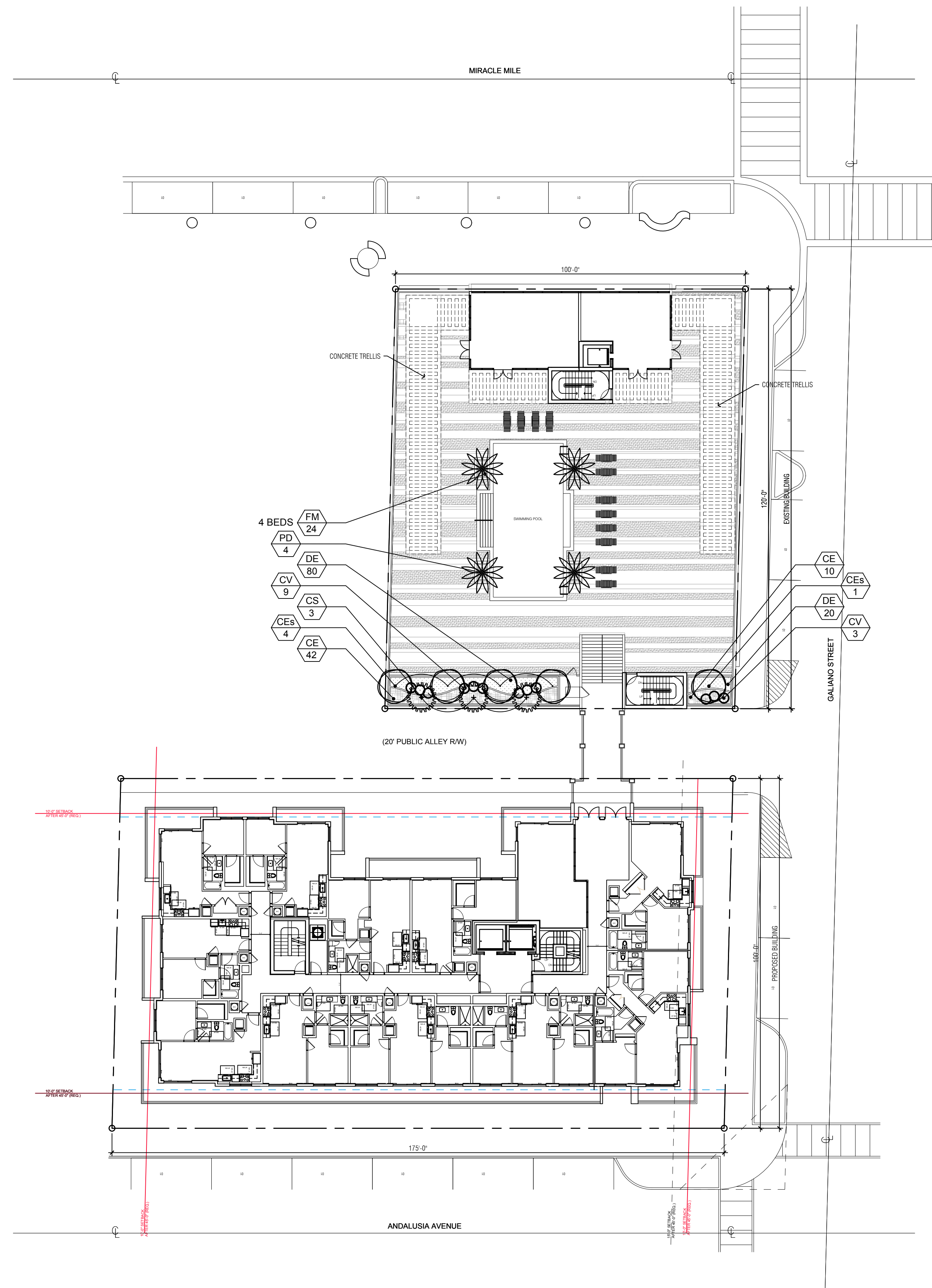
5 44" HIGH A.F.F. SAFEGUARD WITH IMPACT GLASS

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

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







LANDSCAPE LIST

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

* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan

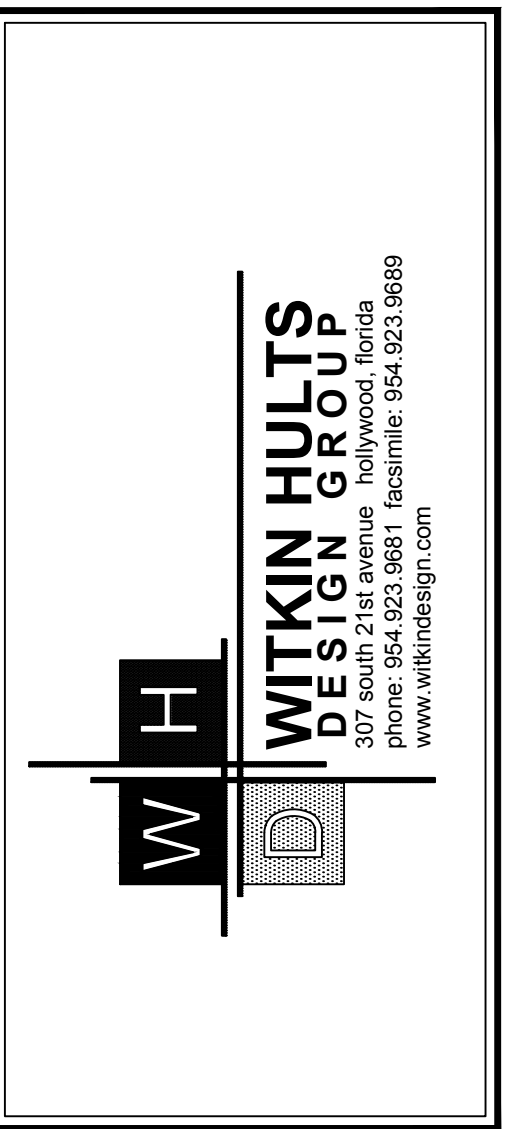
Zoning District: "C" with MXD Overlay Net Lot Area 0.68 acres 29,496 s.f.

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

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

REC. LEVEL LANDSCAPE PLAN NORTH

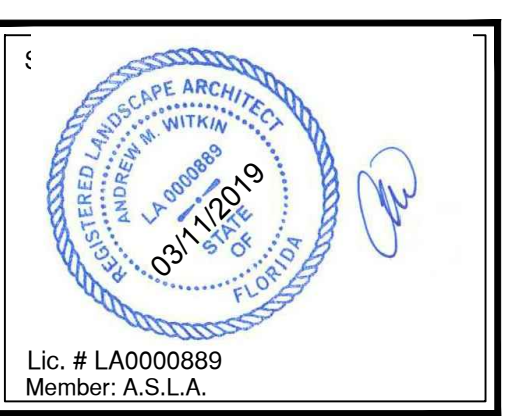
Scale: 1" = 20'-0"



100 MIRACLE MILE
CORAL GABLES, FL
LANDSCAPE PLAN

Project:

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



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

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2019-18

AN ORDINANCE OF THE CITY COMMISSION REQUESTING AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE CITY OF CORAL GABLES COMPREHENSIVE PLAN PURSUANT TO ZONING CODE ARTICLE 3, "DEVELOPMENT REVIEW," DIVISION 15, "COMPREHENSIVE PLAN TEXT AND MAP AMENDMENTS," AND SMALL SCALE AMENDMENT PROCEDURES (SS. 163.3187, FLORIDA STATUTES), FROM "COMMERCIAL MID- RISE INTENSITY" TO "MIXED USE" FOR LOTS 23-29, BLOCK 3, CRAFTS SECTION; AND, FROM "COMMERCIAL HIGH- RISE INTENSITY" TO "MIXED USE" FOR LOTS 19-22, BLOCK 3, CRAFTS SECTION (100 MIRACLE MILE, 115 ANDALUSIA AVENUE AND 2414 GALIANO STREET), CORAL GABLES, FLORIDA; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an application has been submitted requesting a change of land use from "Commercial Mid-Rise Intensity" to Mixed Use" for lots 23-29, Block 3, Crafts Section; and, from "Commercial High-Rise Intensity" to "Mixed Use" for lots 19-22, Block 3, Crafts Section (100 Miracle Mile, 115 Andalusia Avenue and 2414 Galiano Street), Coral Gables, Florida; and

WHEREAS, Staff finds that the procedures for reviewing and recommending on a proposed change of land use are provided in Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments", and that the proposed land use map amendment has met those criteria and standards; and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one-thousand five hundred (1,500) feet, a public hearing was held before the Planning and Zoning Board/Local Planning Agency of the City of Coral Gables on December 12, 2018, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the December 12, 2018 Planning and Zoning Board meeting, the Planning and Zoning Board/Local Planning Agency recommended approval regarding the proposed change of land use (vote: 6-0); and

WHEREAS, the City Commission held a public hearing on February 26, 2019 at which hearing all interested persons were afforded an opportunity to be heard and this application for change of land use was (approved) on first reading (vote: 4- 1); and

WHEREAS, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request to change the land use pursuant to

Florida Statutes, and including careful consideration of written and oral comments by members of the public;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:

SECTION 1. The foregoing ‘WHEREAS’ clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

SECTION 2. The City of Coral Gables’ request for a change of land use pursuant to Zoning Code Zoning Code Article 3, “Development Review”, Division 15, “Comprehensive Plan Text and Map Amendments”, from “Commercial Mid-Rise Intensity” to Mixed Use” for lots 23-29, Block 3, Crafts Section; and, from “Commercial High-Rise Intensity” to “Mixed Use” for lots 19-22, Block 3, Crafts Section (100 Miracle Mile, 115 Andalusia Avenue and 2414 Galiano Street), Coral Gables, Florida, as provided within “Attachment A” which is attached hereto and made part thereof.

SECTION 3. All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

SECTION 4. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

SECTION 5. This Ordinance shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TWENTY-SIXTH DAY OF MARCH, A.D., 2019.

(Moved: Quesada / Seconded: Lago)

(Yeas: Quesada, Lago, Mena, Valdes-Fauli)

(Majority: (4-0) Vote)

(Absent: Keon)

(Agenda Item: F-6)

APPROVED:

RAUL VALDES-FAULI
MAYOR

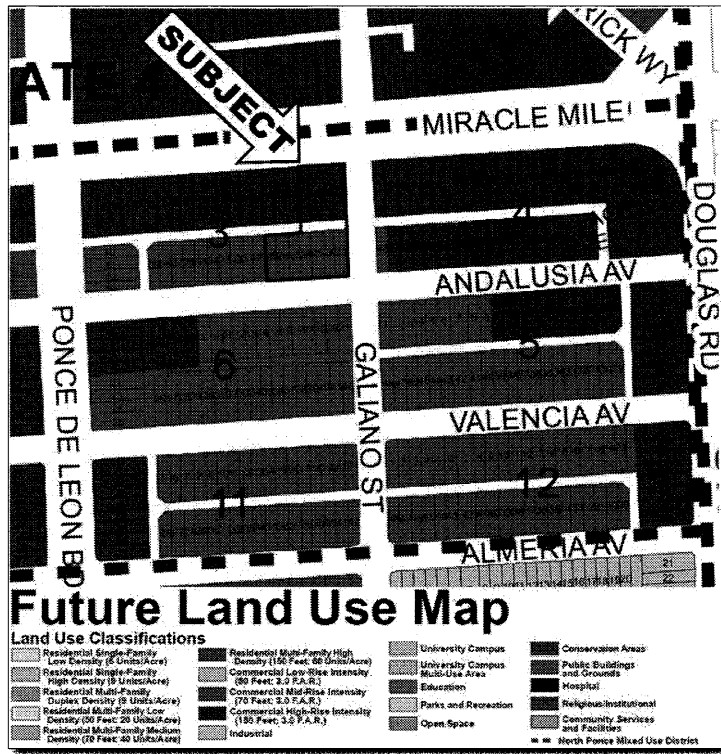
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS
CITY ATTORNEY

ATTEST:

BILLY Y. URQUIA
CITY CLERK

Attachment A”



Existing



Proposed

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 2019-86

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA APPROVING AN ENCROACHMENT AGREEMENT AND MIXED-USE SITE PLAN PURSUANT TO ZONING CODE ARTICLE 4, "ZONING DISTRICTS," DIVISION 2, "OVERLAY AND SPECIAL PURPOSE DISTRICTS," SECTION 4-201, "MIXED USE DISTRICT (MXD)," FOR THE PROPOSED PROJECT REFERRED TO AS "100 MIRACLE MILE" ON THE PROPERTY LEGALLY DESCRIBED AS LOTS 19-29, BLOCK 3, CRAFTS SECTION (100 MIRACLE MILE, 115 ANDALUSIA AVENUE AND 2414 GALIANO STREET), CORAL GABLES, FLORIDA; INCLUDING REQUIRED CONDITIONS; PROVIDING FOR A REPEALER PROVISION, SEVERABILITY CLAUSE, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an Application was submitted requesting mixed use site plan review pursuant to Zoning Code Section 4-201 for the mixed-use project referred to as "100 Miracle Mile" on the property legally described as Lots 19-29, Block 3, Crafts Section (100 Miracle Mile, 115 Andalusia Avenue and 2414 Galiano Street), Coral Gables, Florida; and

WHEREAS, the Application requires City of Coral Gables mixed use site plan review and public hearing consideration pursuant to the Zoning Code Mixed Use District (MXD) provisions and Comprehensive Plan Mixed Use Overlay District (MXOD) provisions; and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one-thousand five hundred (1,500) feet from the subject property, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on December 12, 2018, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the Planning and Zoning Board's December 12, 2018 meeting, the Board recommended approval regarding the proposed mixed use site plan (vote: 5-1) subject to conditions of approval; and

WHEREAS, the Application and proposed site plan have been revised to incorporate comments from the Planning and Zoning Board and neighboring property owners regarding building height; and

WHEREAS, after notice of public hearing duly published and notifications of all property owners of record within one-thousand five hundred (1,500) feet from the subject property, a public hearing was held before the City Commission of the City of Coral Gables on March 26, 2019, at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, a public hearing was held before the City Commission on March 26, 2019,

at which hearing this item was presented and all interested persons were afforded the opportunity to be heard; and

WHEREAS, the City Commission on March 26, 2019, (approved/denied) the requested mixed use project (vote: 4-0); and

WHEREAS, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request for mixed use site plan review as required by the Zoning Code, and including careful consideration of written and oral comments by members of the public; and

WHEREAS, the City additionally and separately approved the Comprehensive Plan Map Amendment for the “100 Miracle Mile” project more particularly described above;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CORAL GABLES THAT:

SECTION 1. The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of the Resolution upon adoption hereof.

SECTION 2. The proposed mixed use site plan review for the mixed-use project referred to as “100 Miracle Mile” for the property legally described as Lots 19-29, Block 3, Crafts Section (100 Miracle Mile, 115 Andalusia Avenue and 2414 Galiano Street), Coral Gables, Florida, shall be and is hereby approved subject to all of the following conditions:

- 1. Application/supporting documentation.** Construction of the proposed project shall be in substantial conformance with all of the following:
 - a. The Applicant’s submittal package dated March 8, 2019 prepared by Greenberg Traurig and Behar Font & Partners to include:
 - i. Maximum habitable building height shall not exceed 145’-8” at 14-stories
 - ii. 3.99 FAR (117,980 square feet) subject to TDR approval process
 - iii. Approximately 13,000 square feet of ground floor retail space
 - iv. Approximately 5,000 square feet office space located on the second floor
 - v. 130 residential units
 - vi. 187 parking spaces including mechanical parking lifts
 - b. Trip Generation Analysis, dated September 21, 2018, prepared by David Plummer & Associates.
 - c. All representations proffered by the Applicant’s representatives as a part of the review of the Application at public hearings.

- 2. Restrictive covenant.** Within thirty (30) days of City Commission approval of the Application, the Applicant, property owner(s), its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval as approved by the City Commission. Failure to submit the draft restrictive covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft restrictive covenant is extended by the City Attorney after good cause as to why the time frame should be extended. It is recognized that the requirements contained in the restrictive covenant constitute

regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.

3. **Prior to Building Permit application**, Applicant is required to obtain all Transfer of Development Rights (TDRs) from a private source and follow the process set forth in Section 3-1001 of the Zoning Code. Notwithstanding this provision, the Applicant shall complete the TDR process within 6 months of the date of the resolution.
4. **Prior to issuance of the first Building Permit**, Applicant shall:
 - a. **Impact Fees.** The Applicant shall include the payment of all applicable City of Coral Gables impact fees, sewer capacity fees and service charges prior to the issuance of a building permit. No impact fee shall be waived.
 - b. **Off-site and Public Realm Improvements.** Subject to further design refinement and coordination with properties facing the 2400 block of Galiano Street, the Applicant shall submit improvement plans for both sides of Galiano Street between Miracle Mile and Andalusia Avenue to be approved the Directors of Public Works and Planning and Zoning.
 - c. **Emergency Vehicle Signal Preemption Technology.** The Applicant, property owner(s), their successors or assigns shall contribute to emergency vehicle technology improvements for traffic signal preemption to improve response times within the Gables Redevelopment Infill District (GRID) in an amount not to exceed \$50,000 as determined by the Public Works Director.
 - d. **Additional Reviews.**
 - i. **Board of Architects.** Final approval of the project by the Board of Architects is required prior to issuance of any building permit.
 - ii. **Zoning Review.** The Applicant shall provide measurable floor plans of the project to City Staff for verification of Zoning requirements such as floor area ratio, setbacks, height and parking.
 - iii. **Landscape Plan.** Final approval of the overall landscape plan by the Landscape Services Director is required prior to issuance of any building permit.
 - e. **Signage.** Provide Signage Plan indicating size and location of all proposed exterior signage, including tenant signs, directory signs, parking garage signs, etc.
 - f. **Parking Garage Design.** The parking garage shall be designed to optimize pedestrian safety on adjoining sidewalks and address the following items subject to the review and approval of the Planning and Zoning and Public Works Directors:
 - i. Sidewalks through flare curb cut shall match the width and cross slope of adjacent sidewalks to create a continuous, even pedestrian path.
 - ii. Provide direct pedestrian access from the parking garage to all adjacent streets and open spaces in the project.
 - iii. All parking garage openings shall be screened so that interior lights and car headlights are not visible from surrounding properties and rights-of-way.

- g. Ground Floor Design.** The ground floor of all buildings shall continue to be designed to optimize pedestrian activity and retail success. All Storefronts shall be transparent and will incorporate the following subject to the review and approval of the Planning and Zoning and Public Works Directors.
- i.** All storefronts shall be flush with the sidewalk grade.
 - ii.** Pedestrian entrances into active spaces (lobbies, retail, etc.) shall be provided on all ground floor facades with an average spacing of 40 feet.
- h. Traffic Improvements.** All proposed traffic flow modifications including street design, width, sight triangles, cross walks, bulb-outs, etc. shall require written conceptual approval of Miami-Dade County and the City Public Works Department prior to the issuance of the first City permit for vertical construction. If any components of the proposed modifications are not approved, the traffic study shall be revised and additional community involvement may be required.
- i. On-street parking.** Payment shall be provided by Applicant, its successors or assigns according to established City requirements for the loss of any on-street parking space as a result of the project as determined by the City's Parking Director.
- j. Art in Public Places.** Prior to the issuance of a building permit for the project, the Applicant shall comply with all City requirements for Art in Public Places.
- k. Bond to Restore Project Property.** Provide to the City a surety bond, or other form of security deemed acceptable by the City, covering the estimated maximum cost of the full restoration of the Property, including installation of sod and landscaping to City Code standards, and removal of all construction fencing.
- l. Bond for Offsite Improvements.** Provide to the City a surety bond, or other form of security deemed acceptable by the City, in the amount of 100% of the estimated total hard and soft cost of all Offsite Improvements as determined by the Public Works Director.
- m. Bicycle Amenities.**
- i.** Bicycle parking should be located on all parking levels. All bicycle parking shall be in accordance with the Bicycle & Pedestrian Master Plan, Resolution No. 2014-123.
 - ii.** Bike Sharing Facilities. The Applicant shall reserve space within the project for future bike sharing facilities. Final design shall require written conceptual approval of the Parking Director and Public Works Director prior to issuance of the first City permit.
 - iii.** Applicant shall install an on-street bike corral within the proposed bulb-out on Galiano Street near Andalusia to be reviewed and approved by Public Works Department.
- n. Car Sharing Facilities.** To the same extent of other projects of similar size within the City, the Applicant shall reserve space within the project for future car sharing facilities in coordination with the City's Parking Director. Final design shall require written conceptual approval of the Parking Director prior to issuance of the first City permit. Required parking spaces may be utilized for car sharing.

o. Construction Mitigation.

- a. Construction Mitigation Plan.** A construction mitigation plan shall be submitted no later than thirty (30) days prior to the commencement of any demolition or renovation work at the Property that addresses the following:
 - i.** The mitigation of construction-related impacts (for example, construction-related dust, odor, noise, drainage and construction-related traffic) during construction (from initial demolition, renovation or ground disturbing activity or issuance of the first building permit for development at the Project, whichever is first, to the issuance of the final certificate of occupancy for the Project).
- b. Construction Staging.** A construction staging plan shall be submitted to the Building Division. A checklist of requirements shall be provided upon request. Construction phasing/staging shall maintain pedestrian access and circulation. All sidewalks shall remain open throughout construction.
- c. Construction Notices.** Provide written notice to all properties within one thousand (1,000) feet of the project boundaries providing a specific liaison/contact person for the project including the contact name, contact telephone number and email, to allow communication between adjacent neighbors or interested parties of construction activities, project status, potential concerns, etc.

- p. Closure of Andalusia Avenue Right-of-Way.** Owner shall not close or block the right-of-way of Andalusia Avenue in a manner that prevents vehicular ingress and egress from the adjacent property located at 100 Andalusia Avenue. Any blocking or closure of Andalusia Avenue for construction, delivery or any other purpose shall be solely limited to the northernmost lane of Andalusia Avenue. If Owner requires the partial closure of Andalusia Avenue for certain infrastructure and roadway improvements, including but not limited to water and sewer or utility installations, such closure is conditioned upon the following:
 - i.** At least one lane of vehicular traffic remains open to allow ingress and egress from the building located at 100 Andalusia Avenue, specifically along Andalusia Avenue; and
 - ii.** The Applicant notifies the Andalusia Condominium Association, Inc. in writing of such activities not less than twenty-four (24) hours in advance of the performance of such work.

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

- a. Underground utilities.** Submit all necessary plans and documents and complete the undergrounding of all new utilities along all public rights-of-way surrounding and abutting the project boundary, subject to review and approval by the Directors of Public Works, Landscape Services and Planning and Zoning.
- b. Utility Upgrades.** All sanitary sewer gravity lines serving the project shall be properly upgraded to handle all peak flows downstream from the points of connection through the serving pump station.
- c. Right-of-way and public realm improvements.** Subject to further design refinement and coordination with properties facing the 2400 block of Galiano Street, install all right-of-way improvements and all landscaping, public realm and streetscape improvements on areas

abutting the subject site, including the east and west sides of Galiano Street between Miracle Mile and Andalusia Avenue, subject to review and approval by the Directors of Public Works, Landscape Services, Planning and Zoning, and Parking. Any changes to and departures from the right-of-way and public realm improvements identified on the Applicant's approved plans and associated detail plans and specifications via the permitting process shall be subject to review and approval by Directors of Public Works, Landscape Services, Planning and Zoning, and Parking.

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

a. Sustainability Certification. Within two years of the issuance of a Final Certificate of Occupancy, the building must achieve LEED Silver or equivalent certification. If the applicant chooses to pursue FGBS Silver Certification, an Energy Star Label will also be required within two years of the Final Certificate of Occupancy.

- i. The City will hold the Green Building Bond for the time necessary for the green certification, or equivalent, to be issued for twenty-four (24) months after issuance of the Certificate of Occupancy or Completion; whichever occurs first. Upon receiving final documentation of certification from the developer/owner/contractor, the City shall release the full amount of the bond within thirty (30) days.
- ii. If the developer/owner/contractor is unable to provide proof of green certification, or equivalent, within twenty-four (24) months after issuance of the Certificate of Occupancy or Completion, the full amount of the Green Building Bond shall be forfeited to the City. Any proceeds from the forfeiture of the bond under this section shall be allocated toward funding Sustainability Master Plan initiatives.
- iii. Study the feasibility of incorporating solar panels on the residential roof deck.
- iv. Provide recycling receptacles for the residential building.

b. Traffic Monitoring. At the Applicant's expense, the City shall perform traffic monitoring studies one year from the issuance of the first Temporary Certificate of Occupancy at locations to be determined by the Public Works Director. If the Public Works Director determines that livability improvements are warranted on any of these roadways, the Applicant shall construct or pay for any physical livability improvements required by these studies within one year of the completion of these studies, as approved by the Public Works Director.

7. Right of Way Encroachment Approvals. The public realm improvements which encroach into the City rights of way, such as bike racks, pavers, landscape planters, landscape areas, tree grates, irrigation lines, and light fixtures, indicated in the Applicant's submittal package are hereby approved. A Hold Harmless agreement and restrictive covenant must be executed by Applicant and the City regarding encroachments and utilities in, below and above the public rights-of-way, in a form acceptable to the Public Works Director, the Risk Management Division, and the City Attorney, which shall include the precise locations and dimensions of the proposed areas of all encroachments. Alleyway encroachments, such as pedestrian bridges, indicated in the Applicant's submittal package are subject to requirements of the Public Works Department and

to be finalized with the City Attorney. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.

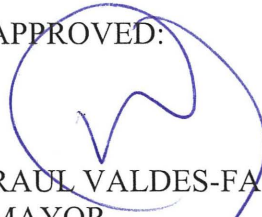
SECTION 3. The applicant is required to obtain all Transfer Developments Rights (TDRs) necessitated by the approval of this site plan from a private source. Failure to obtain such TDRs from a private source and follow the process set forth in Section 3-1001 et seq. of the City of Coral Gables Zoning Code within six (6) months from the date of this resolution's approval shall render this resolution null and void. It is provided, however, that the City Commission may extend the time provided herein where the applicant demonstrates good cause.

SECTION 4. That the applicant shall further be required to comply with all applicable zoning regulations and any changes to the application herein granted shall be in conformance with the requirements of Zoning Code Section 3-410, "Changes to conditional use approvals."

SECTION 5. This development permit by the City of Coral Gables does not in any way create any right on the part of an applicant to obtain a permit from a county, state or federal agency. Likewise, this development permit does not create any liability on the part of the City of Coral Gables for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a county, state or federal agency, or if the applicant undertakes actions that result in a violation of county, state or federal law. In addition, as a condition of this approval, all county, state and federal permits must be obtained before commencement of the development.

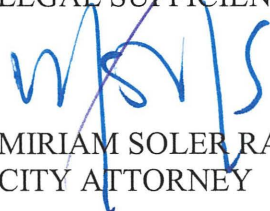
SECTION 6. That this Resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS TWENTY-SIXTH DAY OF MARCH, A.D., 2019.
(Moved: Quesada / Seconded: Lago)
(Yeas: Lago, Mena, Quesada, Valdes-Fauli)
(Majority: (4-0) Vote)
(Absent: Keon)
(Agenda Item: F-8)

APPROVED:

RAUL VALDES-FAULI
MAYOR

ATTEST:

BILLY Y. URQUIA
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

MIRIAM SOLER RAMOS
CITY ATTORNEY