

## Table of Contents

1. DRC Application
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9. Art in Public Places
10. Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
11. Historical significance letter request
12. City Concurrency Impact Statement application
13. Traffic Study
14. Name and contact information for property owner, applicant, architect, attorney, etc.
15. City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms
16. Warranty Deed





Level

**1**

Review

## General Procedures - Conditional

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134

Email: [planning@coralgables.com](mailto:planning@coralgables.com)

Phone: 305.460.5211

### Development Review General Procedures – Conditional Use

The Development Review Committee (DRC) is an administrative and technical committee which reviews policy and technical issues raised by a development project. The DRC is intended to streamline and coordinate the review of the development process by identifying, addressing, providing input, advice and comments regarding all applicable provisions and regulations. The review of the projects and comments on development proposals by the DRC shall not be construed to be an approval of any project presented to the Committee.

#### Application review request

The undersigned applicant(s)/agent(s)/property owner(s) request(s) Level One (1) Development Review Committee consideration and review for the following application(s) (please check all that apply):

- ☐ Abandonment and Vacations
- ☒ Comprehensive Plan Map Amendment - Small Scale
- ☐ Comprehensive Plan Map Amendment - Large Scale
- ☐ Conditional Use with Site Plan
- ☐ Conditional Use without Site Plan
- ☐ Coral Gables Mediterranean Architectural Design Special Locational 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
- ☐ Separation/Establishment of a Building Site
- ☐ Site Plan
- ☐ 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
- ☐ Other: \_\_\_\_\_

Requests confirmed by Development Review Official (DRO) at pre-application meeting (signature): \_\_\_\_\_

#### Coral Gables Mediterranean Architecture Bonus

- ☒ Coral Gables Mediterranean Style Bonus - Table 1
- ☒ Coral Gables Mediterranean Style Bonus - Table 2
- ☒ Coral Gables Mediterranean Style Bonus - Table 3
- ☐ None



Level

1

Review

## General Procedures - Conditional

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Phone: 305.460.5211

### Property information

Street address of the subject property: 6100 Caballero Blvd

Property/project name: Gables Waterway

Current land use classification(s): Residential, Office

Current zoning district(s): MF1, MF3, MX1

Proposed land use classification(s) (if applicable): Mixed Use, Commercial Medium, and Parks and Recreation

Proposed zoning district(s) (if applicable): MX3, MX2, and S

Previous use(s)/current use(s) of the property/building(s): Office and Apartments

Proposed use(s) of the property/building(s): Apartments, Accessory Retail, and Park

Size of property (square feet/acres) 209,088 sq ft/ 4.8 acres

Total non-residential (i.e, commercial, office, etc.) floor area (total square feet/FAR): 1,500 sq ft

Total number of residential units per acre and total number of units 55.7 units per acre; 251 total units

Estimated cost of the existing/proposed building/project: \$150,000,000.00

Application(s) and date(s) of all previous City of Coral Gables submittals and type of actions related to existing/proposed building/project:

Project Legal Description: Lot(s): See attached Exhibit A

Block(s): \_\_\_\_\_

Section(s): \_\_\_\_\_

Listing of all folio numbers for subject property:

03-4130-006-0290; 03-4130-016-0010; 03-4130-016-0050; 03-4130-009-2570 and 03-4130-016-0040.



City of  
Coral Gables,  
Florida

Level

**1**

Review

## General Procedures - Conditional

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Email: [planning@coralgables.com](mailto:planning@coralgables.com)

Phone: 305.460.5211

### General information

Applicant(s)/Agent(s) Name(s): Mario Garcia-Serra, Esq.

Telephone Contact No: (305) 376-6062 Fax No. (786) 425-4104 Email mgarcia-serra@gunster.com

Mailing Address: 600 Brickell Avenue, Suite 3500, Miami, FL 33131  
(City) (State) (ZIP Code)

Property Owner(s) Name(s): Gables Waterway Property LLC

Telephone Contact No: (305) 607-2944 Fax No. \_\_\_\_\_ Email Jortiz@gableswaterway.com

Mailing Address: 1000 Brickell Avenue, Suite 1015, Miami, FL 33131  
(City) (State) (ZIP Code)

Property Owner(s) Name(s): \_\_\_\_\_

Telephone Contact No: \_\_\_\_\_ Fax No. \_\_\_\_\_ Email \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
(City) (State) (ZIP Code)

Project Architect(s) Name(s): Arquitectonica International Corp.

Telephone Contact No: (305) 372-1812 Fax No. \_\_\_\_\_ Email pcanal@arquitectonica.com

Mailing Address: 2900 Oak Ave Miami, FL 33133  
(City) (State) (ZIP Code)

Provide the date(s) and type(s) of application(s) previously filed with the City of Coral Gables and type of reviews, approvals, actions related to this request:



Level

1

Review

## General Procedures - Conditional

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Phone: 305.460.5211

### Application requirements and supporting information

Application submittal dates and meeting dates. Applications for the DRC shall be submitted in no later the first Friday of each month to tentatively be scheduled for the same monthly DRC meeting. DRC meetings are held the last Friday of each month, 9:30 a.m. First Floor Board Room, 427 Biltmore Way, Coral Gables, Florida 33134. Applicants and/or agents shall be required to attend the meeting to present the application request and respond to City Staff questions. All applications shall be complete at time of submittal.

Preapplication Conference Requirements. A Pre-application Conference is required with the Planning and Zoning Division in advance of application submittal to determine the information necessary to be filed with the application(s). The City reserves the right to request additional information as necessary.

Application submittal (order of documents). The order of the documents for the application submittal shall be as follows (required documents will be determined at pre-application meeting):

- ☒ Table of Contents with page numbers identifying all below documents.
- ☒ DRC Application.
- ☒ Statement of use and/or cover letter.
- ☒ Aerial.
- ☒ Photographs of property, adjoining properties and/or streetscape.
- ☒ Property ALTA survey and legal description.
- ☒ Architectural drawings (signed/sealed), including: Zoning chart / supporting information; site plan; floor plan(s); and all affected elevations. Maximum of 20 sheets shall be accepted.
- ☒ Landscape plan; vegetation assessment; and tree survey / relocation plan.
- ☒ Pedestrian amenities and streetscape plan.
- ☒ On-street parking analysis.
- ☒ Art in Public Places plan and/or statement.
- ☐ Lighting plan and signage plan.
- ☒ Underground utilities plan and/or statement.
- ☒ Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- ☒ Historical significance letter.
- ☒ City Concurrence Impact Statement (CIS).
- ☒ Traffic study.
- ☒ Name and contact information for property owner, applicant, architect, attorney, etc.
- ☒ City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- ☒ Warranty deed.
- ☒ Application fee equal to one tenth of one percent (.001) of the estimated total building construction cost as determined by the City (\$100.00 minimum fee and \$10,000.00 maximum fee). Payment shall be in check form, payable to the City of Coral Gables.
- ☐ Other: \_\_\_\_\_



Level

**1**

Review

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Posting of the property. The Applicant will post the subject property with a sign in accordance with the requirements of the Zoning Code indicating the DRC meeting date and location. The sign will be installed ten (10) days prior to the meeting and shall not be removed until after the meeting has been held, at which time it is the applicant's responsibility to remove the sign.

### Application submittal requirements

Electronic copy. A PDF of the entire application shall be submitted. The total file size shall not exceed 30 MB.

### Applicant/agent/property owner/architect 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.
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. The subject property will be posted by the Applicant in accordance with Zoning Code requirements. The sign shall be installed by the City ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.
9. The application will not be heard unless the Applicant and/or agent is present at the DRC meeting.



Level

**1**

Review

**General Procedures - Conditional**Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134Email: [planning@coralgables.com](mailto:planning@coralgables.com)

Phone: 305.460.5211

Applicant(s)/Agent(s) Signature:

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

Mario Garcia-Serra, Esq.

Address: 600 Brickell Avenue, Suite 3500, Miami, FL 33131

Telephone: (305) 376-6062

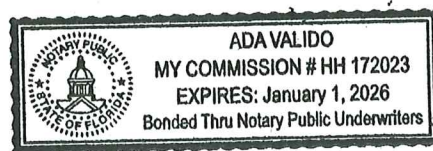
Fax: (786) 425-4104

Email: [mgarcia-serra@gunster.com](mailto:mgarcia-serra@gunster.com)**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 24 day of October by Mario Garcia-Serra

(Signature of Notary Public - State of Florida)

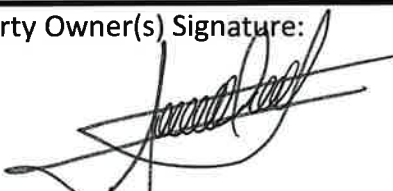


(Print, Type or Stamp Commissioned Name of Notary Public)

☒ Personally Known OR ☐ Produced Identification; Type of Identification Produced



 <p>City of Coral Gables, Florida</p>	<b>Level</b> <b>1</b>	<b>General Procedures - Conditional</b>
	<b>Review</b>	<b>Address:</b> 427 Biltmore Way, 2 <sup>nd</sup> Floor, Coral Gables, Florida 33134 <b>Email:</b> planning@coralgables.com <b>Phone:</b> 305.460.5211

Property Owner(s) Signature: 	Property Owner(s) Print Name:  <b>Gables Waterway Property LLC</b>
Property Owner(s) Signature:	Property Owner(s) Print Name:
Property Owner(s) Signature:	Property Owner(s) Print Name:

Address: <b>1000 Brickell Ave, Suite 1015</b>	
Telephone: <b>(305) 607 2944</b>	Fax:
Email: <b>Jortiz@gableswaterway.com</b>	

**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 26 day of October 2023 by

Jorge Ortiz


(Signature of Notary Public - State of Florida)

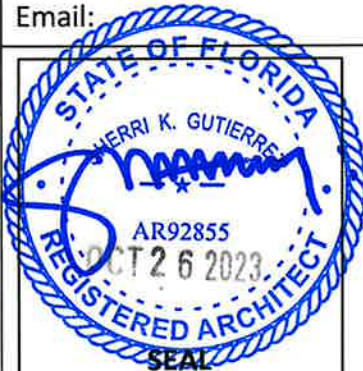



(Print, Type or Stamp Commissioned Name of Notary Public)

☒ Personally Known OR ☐ Produced Identification; Type of Identification Produced

	<b>Level</b> <b>1</b>	<b>General Procedures - Conditional</b>
	<b>Review</b>	<b>Address:</b> 427 Biltmore Way, 2 <sup>nd</sup> Floor, Coral Gables, Florida 33134 <b>Email:</b> planning@coralgables.com <b>Phone:</b> 305.460.5211

<b>Architect(s) Signature:</b> 	<b>Architect(s) Print Name:</b> ARQUITECTONICA INTERNACIONAL CORP.
<b>Address:</b> 2900 Oak Ave Miami, FL 33133	
<b>Telephone:</b> (305) 372-1812	<b>Fax:</b>

<b>Email:</b>


**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 27 day of October 2023 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



## Exhibit A

### Legal Description

All of Tract "K" of 'ADDITION TO RIVIERA WATERWAYS', according to the Plat thereof, as recorded in Plat Book 59, Page 93 of the Public Records of Miami-Dade County, Florida.

Lots 1, 2, 3 and 4, In Block 5, and Lots 1, 2, 3 and 4, In Block 6 of 'RIVIERA WATERWAYS', according to the Plat thereof, as recorded in Plat Book 46, at Page 47 of the Public Records of Miami-Dade County, Florida.

Lot 5, in Block 5, and Lot 5 and Lot 5-A, in Block 6, of 'SINGER SUBDIVISION', according to the Plat thereof, as recorded in Plat Book 68, Page 19 of the Public Records of Miami-Dade County, Florida.

#### Parcel 'A'

That certain un-dredged, or filled, portion of the canal waterway, known as 'University Waterway', according to Plat Book 59, Page 93, also known as 'Mahi Waterway', according to Plat Book 28, Page 30 and Plat Book 68, Page 19, and also known as 'Waterway', according to Plat Book 46, Page 47 of the Public Records of Miami-Dade County, Florida, lying southeasterly of, and adjacent to, the southeasterly right-of-way of US No 1 (State Road No. 5), also lying southwesterly of, and adjacent to, Lot 1, Block 5 'RIVIERA WATERWAYS', according to the Plat thereof, as recorded in Plat Book 46, Page 47 and lying northeasterly of, and adjacent to, Tract "K" of 'ADDITION TO RIVIERA WATERWAYS', according to the Plat thereof, as recorded in Plat Book 59, Page 93, all of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the most northerly corner of said Tract 'K'; thence run N50°19'22"E, along the southeasterly right-of-way line of US No 1 (State Road No. 5), for 100 feet to the most westerly corner of said Lot 1, Block 5, said point being a point on a circular curve concave to the southwest and having a radial bearing of S50°14'43"W to the center of said circular curve; thence run southeasterly along the southwesterly line of said Lot 1, Block 5, along said circular curve to the right, having for its elements a radius of 480 feet and a central angle of 8°01'04", for an arc distance of 67.17 feet; thence run N39°16'34"W for 26.39 feet; thence run S49°45'39"W for 89.51 feet; thence run S15°24'56"E for 29.64 feet to a point on the northeasterly line of said Tract 'K', said point being on a circular curve concave to the southwest and having a radial bearing of S60°36'11"W to the center of said circular curve; thence run northwesterly along the northeasterly line of said Tract 'K', along said circular curve to the left, having for its elements a radius of 380 feet and a central angle of 10°22'42", for an arc distance of 68.83 feet to the Point of Beginning; containing 4250 square feet, more or less.

BOCA RATON  
FT. LAUDERDALE  
JACKSONVILLE  
MIAMI  
ORLANDO



PALM BEACH  
STUART  
TALLAHASSEE  
TAMPA  
VERO BEACH  
WEST PALM BEACH

# GUNSTER

FLORIDA'S LAW FIRM FOR BUSINESS

## VIA ELECTRONIC SUBMISSION

October 27, 2023

Ms. Jennifer Garcia  
Chairperson  
Development Review Committee  
427 Biltmore Way, 2<sup>nd</sup> Floor  
Coral Gables, FL 33134

**Re: Gables Waterway- 6100 Caballero Blvd, Coral Gables, Florida/ Development Review Committee ("DRC")/ Statement of Use**

Dear Ms. Garcia:

On behalf of Gables Waterway Associates, LLC, (the "Applicant"), and Gables Waterway Property, LLC, the owner of the property located at 6100 Caballero Blvd, Coral Gables, Florida (the "Property"), we respectfully submit this Statement of Use in connection with the enclosed Design Review Committee application for (1) a Comprehensive Plan Map Amendment; (2) a Zoning Code Map Amendment; (3) a Planned Area Development ("PAD") designation and site plan approval; and (4) a mixed-use site plan approval with Mediterranean Bonus.

The Property is further identified by five separate Miami-Dade Tax Folio Numbers: 03-4130-006-0290; 03-4130-009-2570; 03-4130-016-0010; 03-4130-016-0050; and 03-4130-016-0040. The Property consists of approximately 209,000 square feet (4.8 acres) and is an irregularly shaped lot bisected by the University Waterway canal and located east of South Dixie Highway and in between S. Alhambra Cir. and Caballero Blvd.

Pursuant to the City's Future Land Use Map ("FLUM"), the relevant portion of which is excerpted below in *Figure 1*, the Property is designated Commercial Low-Rise Intensity, Multifamily Low Density, and Multi Family Duplex Density. Pursuant to the City's Zoning Map, the relevant portion of which is excerpted below in *Figure 2*, the Property is zoned MX1, MF3 and MF1.



Figure 1

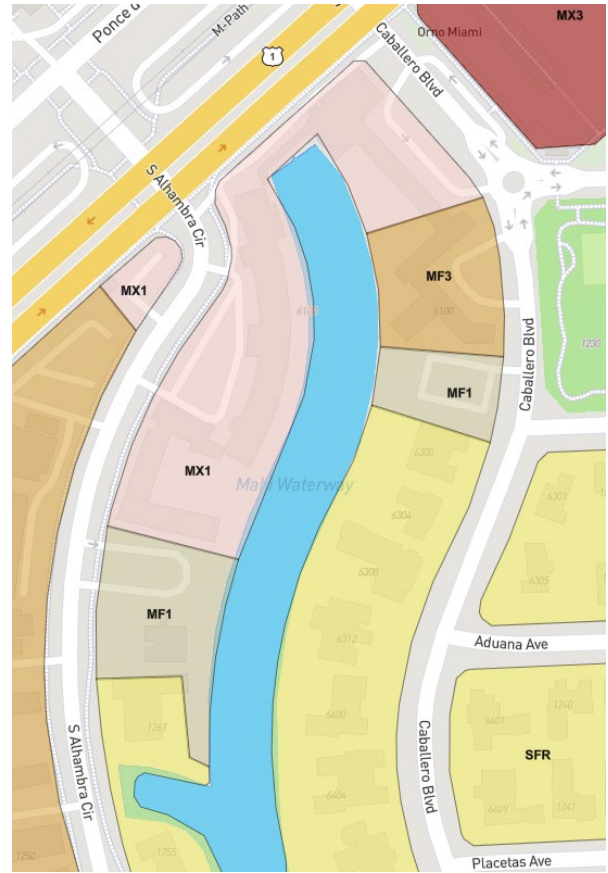


Figure 2

The Applicant is proposing a new multifamily residential and retail development tentatively named “Gables Waterway”, which will consist of 251 units and 1,500 square feet of retail space across three beautifully designed, Mediterranean-styled structures along with a new public park of approximately 22,500 square feet in size and a new Belvedere space which will allow for a public gathering and viewing space at the end of the University Waterway (the “Project”). The Project will be transformational in increasing the opportunity for neighboring residents to appreciate the University Waterway and will finally bring a true Coral Gables architectural landmark to US-1.

### **Comprehensive Plan Amendment**

The Applicant is requesting that the Property which is designated Commercial Low-Rise Intensity, Multi Family Low Density and Multi Family Duplex Density in the City’s FLUM, be redesignated to Mixed Use, Commercial Medium, and Parks and Recreation. The requested FLUM amendment complies with the criteria pursuant to Section 14-213.6.A as follows:

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

The Project is consistent with the Comprehensive Plan and advances the goals, objectives, and policies as set forth in **Exhibit A**.

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

The proposed amendment to the FLUM is internally consistent with the Comprehensive Plan as set forth in **Exhibit A**. The area already includes Mixed Use, Commercial and Parks and Recreation and the expansion of that designation is appropriate for this area of the City. The expansion will allow for cohesive development that will provide a much-needed public open space.

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

The Applicant has requested a concurrency determination and will comply with concurrency requirements. A total of 600 units are permitted on this property pursuant to its proposed land use and zoning designations, yet the Project proposes only 251 units. This relatively modest proposed density will help limit the impact the Project has on the City's public infrastructure and the surrounding area.

*4. Its effect on environmental resources.*

The site does not have any wetlands and the investment being made in the property should lead to better maintenance and improved canal quality.

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

The Project will provide high-quality residential units which are in demand in the City, thereby freeing up more affordable residential units in the City.

*6. Any other effect that the City determines is relevant to the City Commission's decision on the application.*

The City Commission has expressed a desire to provide for greater public open space. The Project provides this much-needed open space in a key waterfront location along with a high-quality building.

### **Zoning Map Amendment**

The Applicant is requesting a district boundary change from MF1, MF3, and MX1 to MX3, MX2, and S. This proposed Zoning map amendment is consistent with the changes of land use requested above and will permit a cohesive development on the Property with a public park. The proposed district boundary change complies with the standards pursuant to Section 14-212.4 as follows:

1. *It is consistent with the Comprehensive Plan in that it:*

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

The Project's proposed uses are permitted pursuant to the proposed land use designations.

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

The proposed district boundary change permits densities and intensities consistent with the proposed FLUM designation.

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

The Applicant has requested a concurrency determination and will comply with the findings of that determination.

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

The district boundary change will result in a Project that advances the objectives and policies of the Comprehensive Plan as set forth in **Exhibit A** and will not be in conflict with any Comprehensive Plan goal or policy.

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

- a. *Improve mobility by reducing vehicle miles traveled for residents within ½ mile radius.*

The vehicle miles traveled by residents of the Project will be reduced due to its proximity to the University Metro-Rail Station.

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

This outdated and uninspired Property will finally be redeveloped with a very high-quality project which will serve as a true Coral Gables landmark on US-1 and the surrounding area will benefit from the proposed redevelopment. The current structures on the Property contain small offices and apartments which are, in part, not the original uses of the existing buildings. The existing buildings were not very well designed and have outlived their utility. In contrast, the Project is very well

designed and composed of very high-quality and larger dwelling units will enhance to property value in the area.

*c. Implement specific objectives and policies of the Comprehensive Plan.*

The district boundary change will allow the Project which implements and advances the specific objectives and policies of the Comprehensive Plan as set forth in **Exhibit A**.

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

The properties adjacent to the Project will realize an increase in market value due to the Project's spacious and high-quality units and amenities. The adjacent residences will also benefit from the public park incorporated into the Project.

**Planned Area Development (PAD)**

The Applicant is requesting approval of a PAD pursuant to Section 2-500 of the Code. Specifically, the PAD would permit a more imaginative, compatible and coordinated development of the Property and the use of architectural attributes and public spaces promoting Mediterranean architecture, such as the landscaped public open spaces. We respectfully submit that the Project complies with the applicable standards and criteria in Section 2-500.B as follows:

- 1. Uses permitted. Unless approved as a mixed-use development, the uses permitted within a PAD shall be those uses specified and permitted within the underlying District in which the PAD is located.*

The Project's proposed multi-family residential, commercial, and park uses are all permitted in the MX2 and MX3 zoning districts.

- 2. Relation to general zoning, subdivision, or other regulations. Where there are conflicts between the PAD provision and general zoning, subdivision or other regulations and requirements, these regulations shall apply, unless the Planning and Zoning Board recommends and the City Commission finds, in the particular case that the PAD provisions do not serve public benefits to a degree at least equivalent to such general zoning, subdivision, or other regulations or requirements, or that actions, designs, construction or other solutions proposed by the applicant, although not literally in accord with these PAD regulations, satisfy public benefits to at least an equivalent degree.*

The proposed PAD does not conflict with the proposed underlying zoning regulations. However, the proposed PAD regulations serve public benefits to a higher degree than the underlying Zoning Code, because it permits creative and imaginative development that provides for a more efficient use of the Property and public benefits. The Property is an irregular shape and therefore PAD approval can facilitate a well-designed project on an irregular shaped lot with

spacious units and top tier amenities for residents while allowing for a public park for the use of the neighborhood.

3. *Minimum development standards. Any parcel of land for which a PAD is proposed must conform to the minimum standards as set forth in Section 2-500.B.3, which are discussed below as applicable.*

A PAD requires a minimum site area of 1.0 acre of contiguous unified land, a minimum width of 200 feet and depth of 100 feet to accommodate the proposed use, with which the Property complies being 4.8 acres. The Project's density falls far short of the permitted proposed density for the Property, providing only 251 units where 600 units are permitted by the proposed MX2 and MX3 Zoning regulations and 416 units are allowed pursuant to its existing zoning designation. The Project exceeds the minimum 20% landscaped open space requirement pursuant to the PAD regulations by providing 55% landscaped open space.

The Project also complies with the design requirements by providing architectural relief and elements on all sides. Importantly, the proposed structured parking is subterranean and is completely concealed from sight from the abutting rights of way.

The provision of a public open green space creates an excellent recreational opportunity for the public and a buffer to the single-family residential properties to the South. The Project was carefully situated on the Property to provide a seamless transition to the existing architectural fabric and uses in the surrounding neighborhood.

### **Mixed Use Site Plan**

Pursuant to Section 2-201.D.1.a., properties 20,000 square feet in area or greater or with 200 feet or more of street frontage require mixed use site plan approval. Accordingly, we respectfully request mixed use site plan review. The Project complies with the standards and criteria for conditional use as set forth in Section 14-203.8 of the Zoning Code as follows:

1. *The proposed conditional use is consistent with and furthers the goals, policies, and objectives of the Comprehensive Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.*

The proposed mixed use furthers the goals, policies, and objectives of the Comprehensive Plan as set forth in **Exhibit A**.

2. *The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area.*

A mix of uses is appropriate for the Property considering its context. The Property is located next to another mixed-use development that contains an upscale hotel and restaurants. Moreover, the

Project is compatible with the residential uses of the area because it provides a very limited neighborhood commercial space and open space for the surrounding residences and businesses.

3. *The proposed conditional use does not conflict with the needs and character of the neighborhood and the City.*

The proposed conditional use does not conflict with the needs and character of the neighborhood and the City. In fact, it enhances the character by providing for a landmark building on a major roadway, with much-needed high-quality residences and retail and open space components that will meet the needs of the neighborhood and City.

4. *The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.*

The mix of uses will not negatively affect the use of other properties in the area because the Project was planned so that the neighborhood is undisturbed by providing transitions to the nearby single family residential neighborhood's less intense uses. The Project also provides a significant public open space. These mixes of uses are desirable for the neighborhood.

5. *The proposed use is compatible with the nature, condition, and development of adjacent uses, buildings, and structures and will not adversely affect the adjacent uses, buildings or structures.*

The mixed use is compatible with and incorporates the existing neighborhood. The Project is located next to another mixed-use development with an upscale hotel and two restaurants. At the same time, the Project respects and provides buffers to the neighboring properties which allow for the residential area to keep its integrity.

6. *The parcel proposed for development is adequate in size and shape to accommodate all development features.*

The Property at 4.8 acres is adequate in size and shape to accommodate the proposed development features including a park and green spaces along the frontages.

7. *The nature of the proposed development is not detrimental to the health, safety, and general welfare of the community.*

The proposed development is beneficial for the health, safety, and general welfare of the community as it provides high-quality residences close to public transportation, green open spaces available to the public, internalizes services, and adequately screens parking.

8. *The design of the proposed driveways, circulation patterns, and parking is well defined to promote vehicular and pedestrian circulation.*



The Project is designed so that the driveways and parking do not interrupt the pedestrian experience on the various loggias in the Project. Trash and loading services are all internalized and provided for within the envelope of the building.

9. *The proposed conditional use satisfies the concurrency standards of Section 14- 218 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.*

The Applicant has requested concurrency determinations and will comply with concurrency. The Project provides far fewer residential units (251) than permitted today (416) or as would be permitted under the proposed zoning (600), thereby limiting the impact the Project has on the City's public infrastructure.

In summary, the Project (1) provides high-quality residences (2) provides a public park and Belvedere canal viewing and gathering area for the use of the neighborhood; and (3) uses a variety of architectural features to promote Mediterranean architectural attributes and will be a true Coral Gables landmark where no others presently exist. Although the Project as proposed does not comply with the non-residential requirements of the MX2 and MX3 zoning districts, there is an ongoing legislative effort to amend the Zoning Code to allow for a smaller non-residential component which is appropriate due to the Property's proximity to single-family residences and other retail on South Dixie Highway. We are confident that this Project will be a significant and positive new addition to the City. Accordingly, we respectfully request your favorable consideration of this application. If you have any questions, please do not hesitate to contact me at (305) 376-6061. Thank you for your attention to this matter and we look forward to continuing to work with you on this exciting project.

Sincerely,



Mario Garcia-Serra, Esq.



## **Exhibit A**

### **Analysis of Compliance with the Comprehensive Plan**

**Goal FLU-1.** *Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live, and play.*

The Project includes 114,718 square feet of open space, including a public park, and new public Belvedere area at the end of the canal, along with 251 new residential units, and over 1,500 square feet of retail space to be located near employment centers and in close proximity to mass transit.

**Objective FLU-1.2.** *Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.*

The Project will provide new mixed-use buildings along with open space for use by the City's residents where an aging and underutilized collection of buildings exists.

**Objective FLU-1.7.2.** *The City shall continue to enforce the Mediterranean architectural provisions by providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues:*

- *Surrounding land use compatibility*
- *Historic resources*
- *Neighborhood identity*
- *Public facilities including roadways*
- *Intensity/density of the use*
- *Access and parking*
- *Landscaping and buffering*

The Project avails itself of Mediterranean architectural design, providing architectural elements on all building facades as well as architectural elements at street level and on the top of the building.

**Goal DES-1.** *Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.*

The addition of a new mixed-use building at this location with high-quality residences with top-notch amenities, a small commercial space, and a public park is in keeping with the livability of the area and adds a new dynamism to this dated property which is presently lacking. The addition of the park and Belvedere which are open to the public epitomize livability and Coral Gables quality of life.

**Objective DES-1.1.** *Preserve and promote high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding development, public spaces and open spaces.*

The Project's site plan provides high-quality residential units that are between approximately 1,000 and 3,500 square feet, with access to retail within the building and the surrounding area, as well as public open space. Additionally, the Project makes use of a true Mediterranean design making it compatible with the City's architectural heritage.

**Policy DES-1.2.1.** *Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for but not limited to the following: creative use of architecture to promote public realm improvements and pedestrian amenities; provide a visual linkage between contemporary architecture and the existing and new architectural fabric; encourage landmark opportunities; and creation of public open spaces.*

The Project is an example of high quality, creative design and site planning compatible with the City's architectural heritage. The Project makes use of the irregularly shaped lot in a way that permits preservation of the character of the neighborhood and the carefully planned architecture of the mixed-use building within the Project provides a visual linkage between the existing and new architectural fabric and the history of Coral Gables.

**Objective DES-1.2.** *Preserve the Coral Gables Mediterranean design and architecture.*

The Project proposes a true Coral Gables Mediterranean design.

**Policy MOB-1.1.2.** *Encourage land use decisions that encourage infill, redevelopment, and reuse of vacant or underutilized parcels that support walking, bicycling, and public transit use.*

The Project efficiently redevelops outdated and underutilized parcels into new mixed-use buildings. This redevelopment provides greater housing and retail opportunities in close proximity to transit, employment centers, parks, and schools.





LOCATION MAP  
NOT TO SCALE

Notes:

Elevations are based upon National Geodetic Vertical Datum of 1929 (NGVD29) and are referenced to City of Coral Gables Benchmark #393, Elevation = 9.32 N.G.V.D.

The North arrow shown hereon is based upon an assumed meridian and is referenced to the Southeasterly line of State Road No. 5 (U.S. No. 1).

No underground foundations were located. Underground utilities are based upon marks painted on the ground and are not warranted.

Legal description supplied by Client.

SET PIPE denotes set 1/2" iron pipe & cap stamped "LB-1678" or "F-1678" depending upon date when set.

SET N&D, S&D&D denotes set nail and disk stamped "LB-1678".

Square footages of each lot in the body of drawing are shown to the nearest 0.5 foot.

Building numbers shown are CGA internal reference numbers.

Horizontal accuracy is measured to the nearest 1/100th of a foot (0.01') utilizing in this case traditional horizontal measuring (total-station transiting). Horizontal calculations are based upon existing horizontal control deemed to be original platted control as well as subsequently placed horizontal control, all as shown hereon.

The purpose of this survey is for a site renovation.

This survey meets the requirements found in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

SURVEY DATE/REVISION DATE in title block denotes the official date of latest survey.

Vertical accuracy is measured to the nearest 1/100th of a foot (0.01'), utilizing, in this case traditional vertical measuring (vertical leveling).

FOUND PIPE denotes found 1/2" iron pipe, no cap, location good unless otherwise noted.

FOUND REBAR denotes found 1/2" iron rebar, no cap, location good unless otherwise noted.

FND DH denotes found drill hole in concrete, location good.

LEGAL DESCRIPTION:

All of Tract "K" of "ADDITION TO RIVIERA WATERWAYS", according to the Plat thereof, as recorded in Plat Book 59, Page 93 of the Public Records of Miami-Dade County, Florida.

Lots 1,2,3 and 4, in Block 5, and Lots 1,2,3 and 4, in Block 6 of "RIVIERA WATERWAYS", according to the Plat thereof, as recorded in Plat Book 46, at Page 47 of the Public Records of Miami-Dade County, Florida.

Lot 5, in Block 5, and Lot 5 and Lot 5-A, in Block 6, of "SINGER SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 68, Page 19 of the Public Records of Miami-Dade County, Florida.

Parcel "A"

That certain un-dredged, or filled, portion of the canal waterway, known as "University Waterway", according to Plat Book 59, Page 93, also known as "Mohi Waterway", according to Plat Book 28, Page 30 and Plat Book 68, Page 19, and also known as "Waterway", according to Plat Book 46, Page 47 of the Public Records of Miami-Dade County, Florida, lying southeasterly of, and adjacent to, the southeasterly right-of-way of US No. 1 (State Road No. 5), also lying southwesterly of, and adjacent to, Lot 1, Block 5 "RIVIERA WATERWAYS", according to the Plat thereof, as recorded in Plat Book 46, Page 47 and lying northeasterly of, and adjacent to, Tract "K" of "ADDITION TO RIVIERA WATERWAYS", according to the Plat thereof, as recorded in Plat Book 59, Page 93, all of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the most northerly corner of said Tract "K"; thence run N60°19'22"E, along the southeasterly right-of-way line of US No. 1 (State Road No. 5), for 100 feet to the most westerly corner of said Lot 1, Block 5, said point being a point on a circular curve concave to the southwest and having a radial bearing of S50°14'43"W to the center of said circular curve; thence run southeasterly along the southeasterly line of said Lot 1, Block 5, along said circular curve to the right, having for its elements a radius of 480 feet and a central angle of 8°01'04", for and arc distance of 67.17 feet; thence run N39°16'34"W for 29.39 feet; thence run S49°46'39"W for 68.51 feet; thence run S15°24'56"E for 29.64 feet to a point on the northeasterly line of said Tract "K", said point being on a circular curve concave to the southwest and having a radial bearing of S60°36'11"W to the center of said circular curve, thence run northwesterly along the northeasterly line of said Tract "K", along said circular curve to the left, having for its elements a radius of 380 feet and a central angle of 10°22'42", for an arc distance of 68.83 feet to the Point of Beginning, containing 4250 square feet, more or less.

TREE	LEGEND	BREAST DIAMETER ( INCHES)
NUMBER	TYPE	
T1	SABAL PALM	17
T2	COCONUT PALM	10
T4	COCONUT PALM	10
T5	COCONUT PALM	10
T6	COCONUT PALM	10
T7	COCONUT PALM	10
T8	COCONUT PALM	10
T9	COCONUT PALM	12
T10	COCONUT PALM	12
T12	QUEEN PALM	10
T13	OAK	14
T14	QUEEN PALM ( 2 )	12
T15	QUEEN PALM	8
T16	ARECA PALMS ( 10 )	4
T17	QUEEN PALM	10
T18	QUEEN PALM	10
T19	QUEEN PALM	8
T20	COCONUT PALM	10
T21	QUEEN PALM	8
T22	QUEEN PALM	8
T23	QUEEN PALM	8
T24	PYGMY DATE PALM	6
T25	SOLITAIRE PALM	4
T26	PYGMY DATE PALM	4
T27	COCONUT PALM	10
T29	COCONUT PALM	10
T30	COCONUT PALM	10
T31	COCONUT PALM	10
T34	COCONUT PALM	14
T36	MAHOGANY	18
T37	MAHOGANY	20
T38	MAHOGANY	19
T42	SABAL PALM	8
T43	SOLITAIRE PALM	6
T44	ARECA PALM	4
T46	COCONUT PALM	12
T47	COCONUT PALM	12
T49	QUEEN PALM	12
T50	COCONUT PALM	12
T53	QUEEN PALM	10
T54	COCONUT PALM	8
T56	COCONUT PALM	8
T57	COCONUT PALM	8
T61	QUEEN PALM ( TWO )	6
T63	( 2 ) SOLITAIRE PALM	4
T65	COCONUT PALM	8
T67	ROYAL PALM	16
T68	ROYAL PALM	16
T69	ROYAL PALM	16
T70	ROYAL PALM	16
T71	ROYAL PALM	10
T72	ROYAL PALM	6
T73	ROYAL PALM	24
T74	SEAGRAPE	8
T75	SABAL PALM	8
T76	PYGMY DATE PALM( 2 )	4
T77	UNKNOWN	16
T78	SABAL PALM	18
T80	OAK	16
T81	FICUS	48
T82	FICUS	36
T83	OAK	18
T84	SABAL PALM	16
T85	OAK	15
T86	FICUS	24
T87	18 INCH OAK & CENTER OF PALMS IN 12' RADIUS	16
T88	OAK	24
T90	PALMS ( 2 )	8
T91	PALMS ( TWO )	6 & 10
T92	COCONUT PALM	10
T94	FICUS	36
T97	MAHOGANY	16
T98	MAHOGANY	16
T99	MAHOGANY	16
T100	MAHOGANY	16

TREE	LEGEND (CONTINUED)		TREE	LEGEND (CONTINUED)	
NUMBER	TYPE	BREAST DIAMETER ( INCHES)	NUMBER	TYPE	BREAST DIAMETER ( INCHES)
T101	MAHOGANY	16	T202	POUI (2)	8
T104	MAHOGANY	24	T203	SOLITAIRE PALM	5
T105	MAHOGANY	16	T204	SOLITAIRE PALM (2)	4
T106	PALM	6	T205	SOLITAIRE PALM	4
T107	FICUS	1206	T206	STRANGLER FIG	12
T108	FLORIDA HOLLY	48	T207	BLACK OLIVE	24
T109	FLORIDA HOLLY	48	T208	BLACK OLIVE	30
T110	FLORIDA HOLLY	48	T209	SABAL PALM	14
T111	FLORIDA HOLLY	48	T210	LIVE OAK	24
T112	SABAL PALM	12	T211	CHRISTMAS PALM	5
T113	MAHOGANY	30	T212	SEA HIBISCUS	6
T116	COCONUT PALM	10	T213	ROYAL PALM	6
T117	SOLITAIRE PALM	6	T214	UNKNOWN	6
T118	COCONUT PALM	8	T215	QUEEN PALM	8
T119	CHRISTMAS PALM CLUMP	30	T216	SOLITAIRE PALM (3)	4
T120	(2) CHRISTMAS PALM	6	T217	SOLITAIRE PALM	4
T121	CHRISTMAS PALM (2)	4	T218	SOLITAIRE PALM (5)	4
T122	CHRISTMAS PALM (2)	4	T219	SCHEFFELERA	12
T125	CABBAGE PALM	14	T220	SOLITAIRE PALM	4

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6. 8-12-2023	UPDATE	AC	NC		
5. 8-27-2021	UPDATE	AC	NC		
4. 12-17-2013	UPDATE/CONVERT TO ALTA/ACSM	AC	NC		
3. 10-06-2006	ADD SQUARE FOOTAGES, NO UPDATE	AC	NC		
2. 16-12-2006	ADD ELEVATIONS, NO UPDATE	AC	NC		
1. 11-3-2006	UPDATE PARCEL "A", PROVIDE DETAIL	AC	NC		
	REVISION DESCRIPTION				

Title Commitment Notes:

Assessment of Schedule B-II Exceptions as noted in the Old Republic National Title Insurance Company's Commitment for Title Insurance Fund File Number 21127014 with an effective date of 7-14-2021 at 08:00 AM, beginning with Exception #4, is as follows (for the purposes of these notes the following numbers correspond directly with said Schedule B-II, as presented to us):

10. Any and all dedications contained on the Plat of "ADDITION TO RIVIERA WATERWAYS", as recorded in Plat Book 59, Page 93 are shown hereon.
11. Any and all dedications contained on the Plat of "RIVIERA WATERWAYS", as recorded in Plat Book 46, Page 47 are shown hereon.
12. Any and all dedications contained on the Plat of "SINGER SUBDIVISION", as recorded in Plat Book 68, Page 19 are shown hereon.
13. Official Records Book 3430, Page 740, as presented to us, affects the property but is not plottable.
14. Deed Book 839, Page 106, as presented to us, affects the property but is not plottable.
15. Official Records Book 2350, Page 27, as presented to us, affects the property but is not plottable.
15. Official Records Book 275, Page 617, as presented to us, affects the property but is not plottable.
16. Official Records Book 13549, Page 2984, as presented to us, affects the property but is not plottable.
17. Official Records Book 13629, Page 1692, as presented to us, affects Lots 1 & 2, Block 5, "RIVIERA WATERWAYS", Plat Book 46, Page 47, but is not plottable.
18. Official Records Book 14840, Page 916, as presented to us, affects Lot 5, Block 5, "SINGER SUBDIVISION", Plat Book 68, Page 19, but is not plottable.
19. Official Records Book 13281, Page 154, as presented to us, affects the property but is not plottable.
20. Official Records Book 26185, Page 2224, as presented to us, affects the property and is plotted hereon.
21. Official Records Book 29828, Page 396, as presented to us, affects the property but is not plottable.
22. Official Records Book 30270, Page 2321, as presented to us, affects Lots 3 & 4, Block 5 of "RIVIERA WATERWAYS", Plat Book 46, Page 47, but is not plottable.
23. Official Records Book 30490, Page 1481, as presented to us, affects the property but is not plottable.
24. Official Records Book 30641, Page 909, as presented to us, affects Lots 3 & 4, Block 5 of "RIVIERA WATERWAYS", Plat Book 46, Page 47, but is not plottable.
25. Official Records Book 30584, Page 966, as presented to us, does not affect the property.

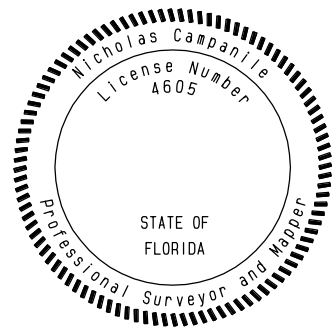
SURVEYOR'S CERTIFICATE

To:

Old Republic National Title Insurance Company

This is to certify that the map or plat and the survey on which it is based were made on the date shown below of the premises listed hereon in accordance with the "2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", as jointly established and adopted by ALTA and NSPS, and includes items 1.4,7(a) 8,11(a) (visible) (collected pursuant to Section 5.E.iv), 13 & 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. This survey was also made in accordance with the State of Florida Standards of Practice for Land Surveyors. The field work was completed on August 2, 2023.

Date of Survey: August 2, 2023



Nicholas Campanile  
Professional Surveyor & Mapper No. 4605  
State of Florida

The official record of this sheet is the electronic file digitally signed and sealed under rule 5J-17.062, Florida Administrative Code.

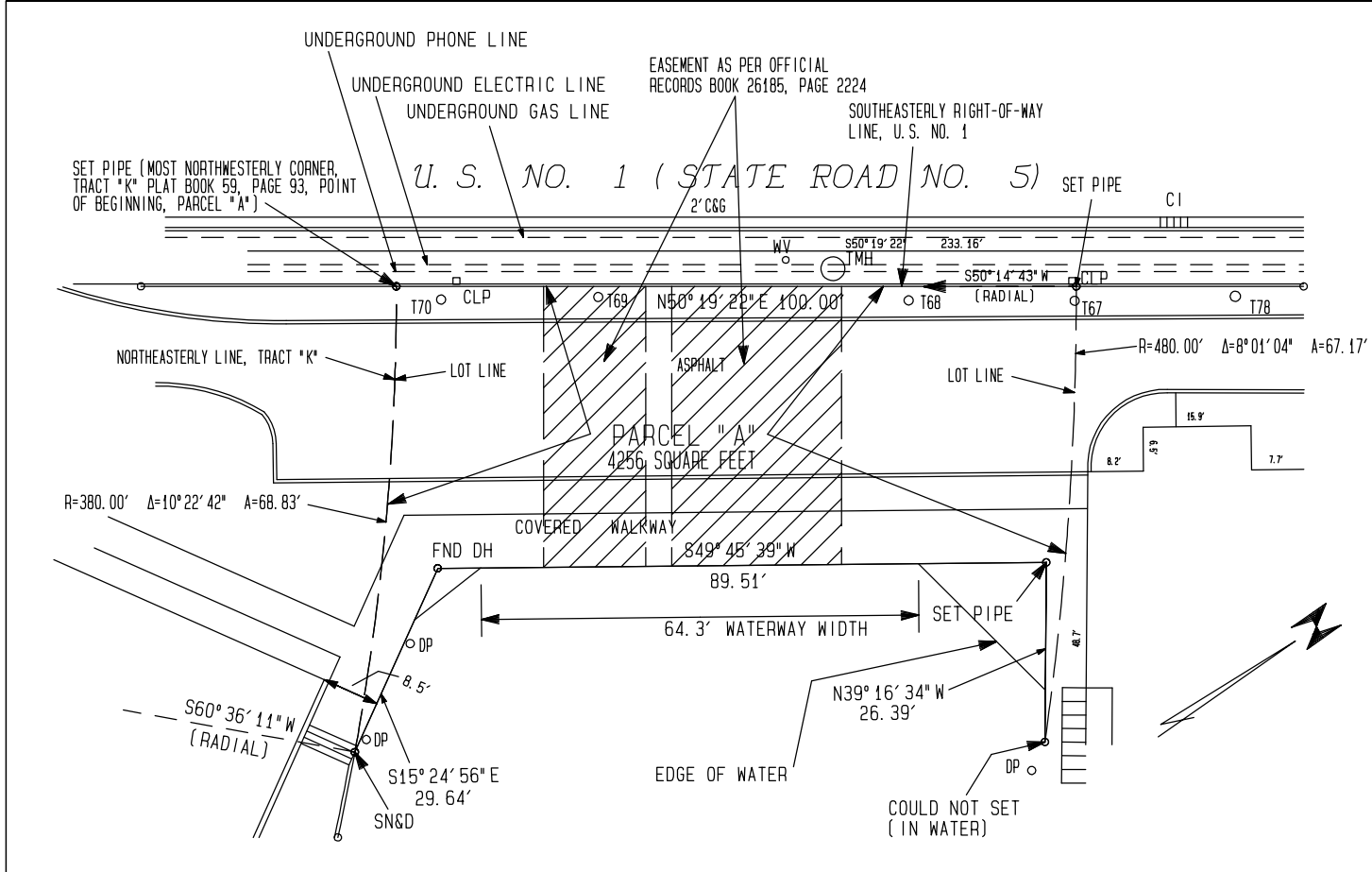
The use of the image of the surveyor's seal appearing on this sketch was authorized by Nicholas Campanile, PSW 4605, State of Florida, on 08-02-2023. Unless a print of this sketch bears the signature of Nicholas Campanile, PSW, this sketch is to be used for informational purposes only and is not certified.

CAMPANILE & ASSOCIATES, INC.  
ENGINEERS \* PLANNERS \* SURVEYORS  
6420 MAHI DRIVE  
CORAL GABLES, FLORIDA 33158  
(305) 971-1988  
ACAMPAN@AOL.COM  
LB-1678

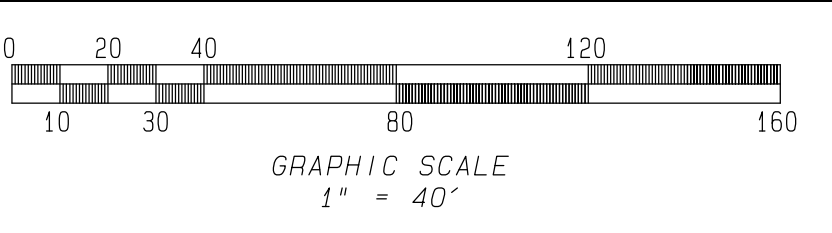
ALTA/ACSM  
SKETCH OF SURVEY  
of  
Gables Waterway Offices  
& Apartments  
For: Amace Properties, Inc.

PROJECT#	DATE	DRAWN	CHECKED	PAGES
1367.011	3-10-2005	NC/AC	AC	
FIELD BOOKS				PRINTS
CADD FILE	SCALE			
1367	1" = 40'			





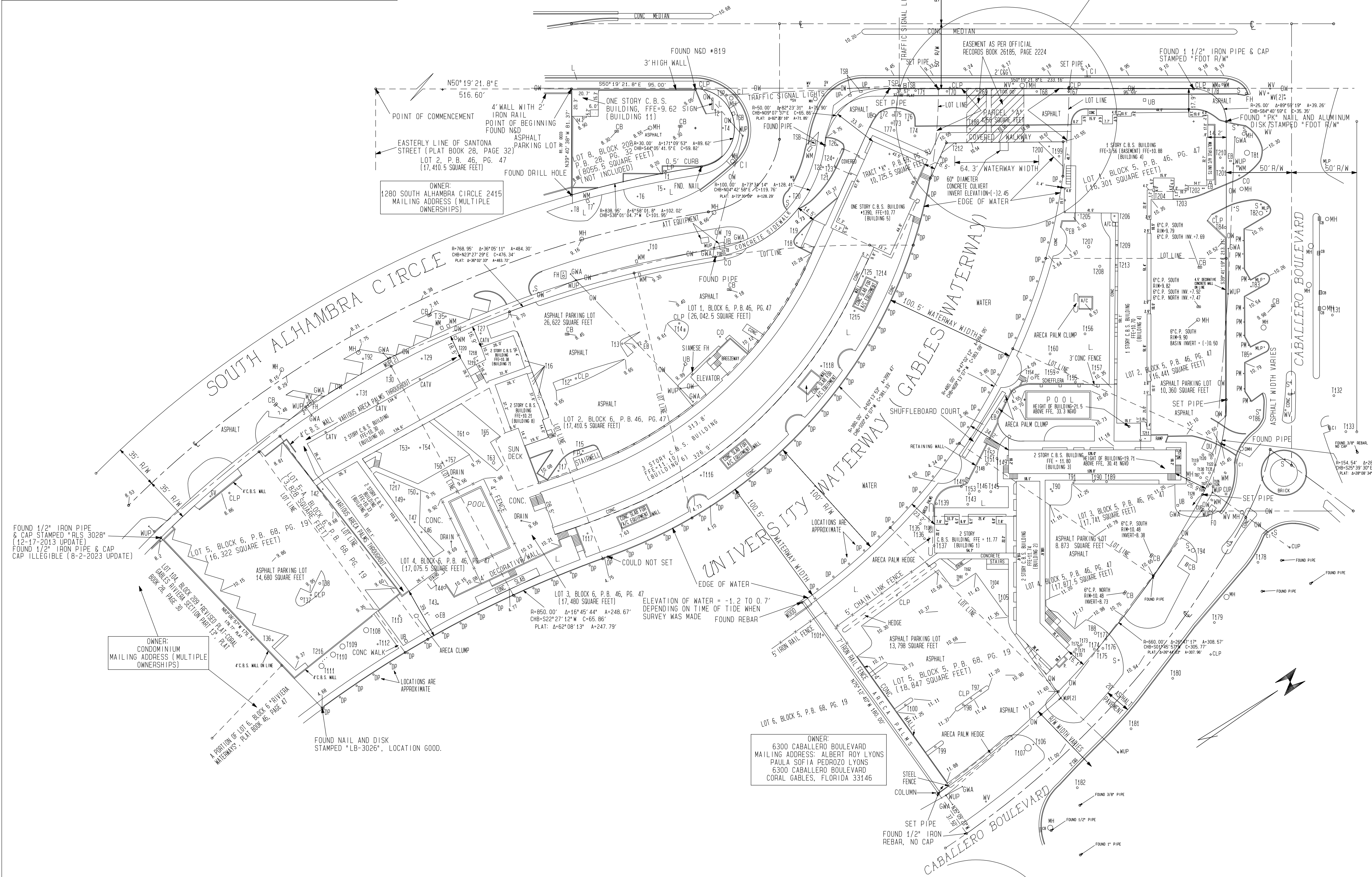
DETAIL "A"  
NOT TO SCALE



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DATE	BY	REVISION DESCRIPTION
10-10-2005	AC	UPDATE
12-17-2013	AC	UPDATE/CONVERT TO ALTA/ACSM
10-28-2006	AC	ADD SQUARE FOOTAGES, NO UPDATE
16-12-2006	AC	ADD ELEVATIONS, NO UPDATE
11-3-2006	AC	UPDATE PARCEL "A", PROVIDE DETAIL
11-3-2006	AC	DATE



- LEGEND
- NSD NAIL & DISK
  - R/W RIGHT OF WAY
  - CB CATCH BASIN
  - FH FIRE HYDRANT
  - WV WATER VALVE
  - CONC CONCRETE
  - GWA GUY WIRE & ANCHOR
  - WM WATER METER
  - CS CURB & GUTTER
  - C1 CURB INLET
  - CLP CONCRETE LIGHT POLE
  - A CENTRAL ANGLE
  - R RADIUS
 ARC LENGTH |  - OW OVERHEAD WIRES
  - C CHORD LENGTH
  - CHB CHORD BEARING
  - LP LIGHT POLE
  - CBLS CONCRETE BLOCK & STUCCO
  - FFE FINISH FLOOR ELEVATION
  - EXS EXISTING ELEVATION
  - DP DOLPHIN PILE (MOORING PILE)
  - MUP WOOD UTILITY POLE
  - CO CLEANOUT
  - TSB TRAFFIC SIGNAL BOX
  - S SIGN
  - UB UTILITY BOX
  - TSF TRAFFIC SIGNAL POLE
  - A/C AIR CONDITIONING APPURTENANCE
  - EB ELECTRIC BOX
  - L LANDSCAPED
  - GV GAS VALVE
  - CLP CONCRETE LIGHT POLE
  - CUP CONCRETE UTILITY POLE
  - PM PARKING METER
  - DMH DRAINAGE MANHOLE
  - C.P. CLAY PIPE
  - INV INVERT
  - P.B. PLAT BOOK
  - PG PAGE
  - DU DUMPSTER PAD
  - PE POOL EQUIPMENT
  - FO FIBER OPTICS BOX
  - NOVD NATIONAL GEODETIC VERTICAL DATUM OF 1929
  - TMW TELEPHONE MANHOLE
  - ATT AMERICAN TELEPHONE & TELEGRAPH MANHOLE
  - TSB TRAFFIC SIGNAL BOX
  - GM GAS METER
  - NO NUMBER
  - TB TELEPHONE BOX

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CORAL GABLES, FLORIDA 33158  
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ALTA/ACSM  
SKETCH OF SURVEY  
or  
Gables Waterway Offices  
& Apartments  
For: Amace Properties, Inc.

PROJECT#	DATE
1367-011	3-10-2005
DRAWN	CHECKED
NC/AC	AC
FIELD BOOK#	PAGES
	PRINTS
CADD FILE	SCALE
1367	1" = 40'





# Gables Waterway Park

## 6100 Caballero Blvd.

CORAL GABLES, FLORIDA

### DRAWING INDEX

SHEET NUMBER	SHEET NAME
A0-00	COVER
A0-01	SITE CONTEXT PHOTOS
A0-02	AERIAL CONTEXT PHOTOS
A0-03	SURVEY
A0-04	SURVEY
A0-05	ZONING DATA
A0-06	LAND USE MAP
A0-07	ZONING MAP
A0-08	FAR DIAGRAMS
A0-09	FAR DIAGRAMS
A0-10	OPEN SPACE DIAGRAM
A0-11	SITE DETAILS
A1-01	BASEMENT PARKING PLAN
A1-02	GROUND FLOOR/ SITE PLAN
A1-03	LEVEL 2 RESIDENTIAL

### ARCHITECTURE

SHEET NUMBER	SHEET NAME
A1-04	LEVEL 3-8 RESIDENTIAL
A1-05	LEVEL 9 RESIDENTIAL/ ROOF
A1-06	LEVEL 10 RESIDENTIAL/ ROOF
A1-07	LEVEL 11-12 RESIDENTIAL/ ROOF
A1-08	LEVEL 13 RESIDENTIAL PH
A1-09	ROOF LEVEL/ TERRACES
A3-01	BUILDING SECTIONS
A3-02	BUILDING SECTIONS
A3-03	BUILDING SECTIONS
A4-01	BUILDING ELEVATIONS
A4-02	BUILDING ELEVATIONS
A4-03	BUILDING ELEVATIONS
A4-04	BUILDING ELEVATIONS
A5-01	BUILDING MASSINGS
A5-02	BUILDING MASSINGS

### LANDSCAPE

L0-00	COVER SHEET	L200	OVERALL LANDSCAPE PLAN
L101	OVERALL TREE DISPOSITION PLAN	L201	LANDSCAPE PLAN
L102	TREE DISPOSITION PLAN	L202	LANDSCAPE PLAN
L103	TREE DISPOSITION PLAN	L203	LANDSCAPE PLAN
L104	TREE DISPOSITION PLAN LIST	L204	LANDSCAPE LEGEND AND NOTES
L150	TREE DISPOS. NOTES & DETAILS	L250	LANDSCAPE NOTES
EXH-01	PARKING EXHIBIT	L251	LANDSCAPE DETAILS

**ARQUITECTONICA**

2900 Oak Avenue, Miami, FL 33133  
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CORAL GABLES WATERWAY PARK  
6100 CABALLERO BLVD.  
CORAL GABLES, FL 33146

DRC SUBMISSION SET

SCALE:

SEAL:

DATE:  
10/27/2023

**A0-00**





VIEW 1



VIEW 2



VIEW 3



VIEW 4



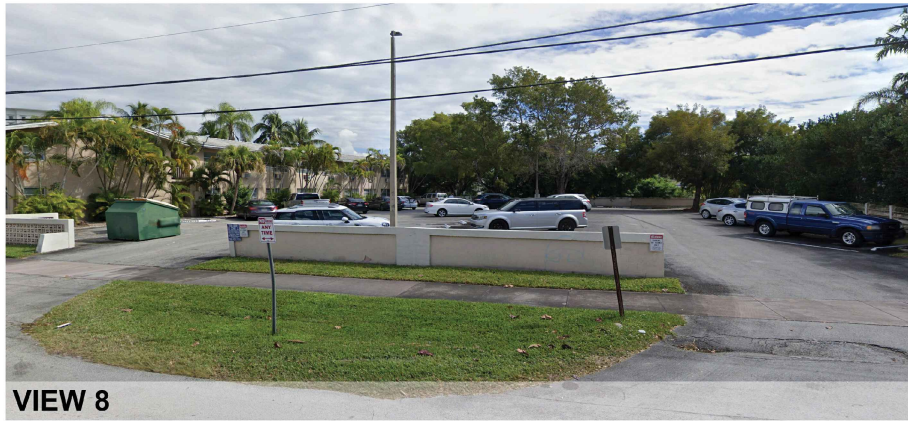
VIEW 5



VIEW 6



VIEW 7



VIEW 8



VIEW 9



VIEW 10







AERIAL LOOKING SOUTHEAST



AERIAL LOOKING SWHVEST



AERIAL LOOKING NORTHWEST



AERIAL LOOKING NORTHEAST



SURVEYOR'S CERTIFICATE  
December 17, 2013

This survey is made for the benefit of:

Salcedo Attorney at Law, PA;  
Old Republic National Title Insurance Company;  
Gables Waterway Property, LLC;  
TotalBank, N.A.  
Ocean Bank N.A.

I, Louis R. Campanile, Professional Land Surveyor do hereby  
certify to the aforesaid parties, as of the date set forth above that  
I have made a survey of a tract of land described as follows:

LEGAL DESCRIPTION:

All of Tract "K" of "ADDITION TO RIVIERA WATERWAYS",  
according to the Plat thereof, as recorded in Plat Book 59, at Page 93 of the  
Public Records of Miami-Dade County, Florida.

AND

Lots 1,2,3 and 4, in Block 5, and Lots 1,2,3 and 4, in Block 6 of  
"RIVIERA WATERWAYS", according to the Plat thereof, as recorded  
in Plat Book 46, at Page 47 of the Public Records of Miami-Dade  
County, Florida.

AND

Lot 5, in Block 5, and Lot 5 and Lot 5-A, in Block 6, of "SINGER  
SUBDIVISION", according to the Plat thereof, as recorded in Plat Book  
68, Page 19 of the Public Records of Miami-Dade County, Florida.

AND

A portion of Lot 8 and a portion of the area designated as "University  
Waterway", Block 208, "SECOND REVISED PLAT OF CORAL  
GABLES RIVIERA SECTION PART 1A", according to the Plat thereof,  
as recorded in Plat Book 28, at Page 32 of the Public Records of Miami-  
Dade County, Florida, more particularly described as follows:

Commencing at the point of intersection of the easterly line of Santona  
Street and the southerly boundary of the Federal Highway; thence run  
N50°19'21.8"E along the southerly boundary of the Federal Highway a  
distance of 516.60 feet to the Point of Beginning of the tract of land  
hereinafter to be described; thence continuing on the last mentioned  
course a distance of 95.00 feet to the point of curve of a circular curve to  
the right having for its elements a radius of thirty (30) feet and a central  
angle of 171°09'53"; thence run along the arc of the circular curve to the  
right a distance of 89.62 feet to the point of reverse curve; thence run  
along the arc of a circular curve to the left having for its elements a  
radius of 638.95 feet and a central angle of 06°58'01.6" for a distance of  
102.02 feet to a point; thence run N39°40'38.2"W a distance of 81.39  
feet to the Point of Beginning.

AND

That certain tract of land lying between Lot 1, Block 5 "RIVIERA WATERWAYS",  
according to the Plat thereof, as recorded in Plat Book 46, at Page 47, of the  
Public Records of Miami-Dade County, Florida, and Tract "K" of "ADDITION TO  
RIVIERA WATERWAYS", according to the Plat thereof, as recorded in Plat Book  
59, at Page 93, of the Public Records of Miami-Dade County, Florida, being  
the undug portion of the canal waterway.

1. This is to certify that this map or plat and the survey on which it is based  
were made in accordance with the Minimum Technical Standards for surveying  
in the State of Florida, and with the "Minimum Standard Detail Requirements  
for ALTA/ACSM Land Title Surveys," jointly established and adopted  
by ALTA and NSPS in 2011, and includes optional items 1,2,3,4,7(a)  
8,9,11(a) (as to utilities, visible surface matters only) 13,14 & 16  
of Table A thereof. Pursuant  
to the Accuracy Standards as adopted by ALTA and NSPS and in effect  
on the date of this certification, undersigned further certifies that in my  
professional opinion, as a land surveyor registered in the State of Florida,  
the Relative Positional Accuracy of this survey does not exceed that which  
is specified therein.

2. The accompanying survey was made on the ground and correctly shows  
the location of all buildings, structures and other improvements situated  
on the above premises if any, there are no visible encroachments on the subject  
property or upon adjacent land abutting said property except as shown  
hereon and was made in accordance with laws and/or Minimum Standards  
of the State of Florida.

3. The property described hereon is the same as the property described in  
Old Republic National Title Insurance Company's Commitment for Title Insurance  
File Number 01-2013-021198, with an effective date of 11-27-2013 @ 11:00 PM, as  
in our possession, and that  
all Schedule B-2 easements, covenants and restrictions  
referenced in said title commitment or apparent from a physical inspection  
of the site or otherwise known to me have been plotted hereon or otherwise  
noted as to their effect on the subject property.

4. Said described property is located within an area being in Flood Zones "AH-9"  
"AH-10" and "AE-9", Zone "X", areas of 0.2% annual chance of flood, and Zone  
"X", "areas of 0.2% annual chance flood; areas of 1% annual chance flood with  
average depths of less than 1 foot or with drainage areas less than 1 square  
mile; and areas protected by levees from 1% annual chance flood"  
as designated by the Federal Emergency Management Agency (FEMA)  
on Flood Insurance Rate Map No. 12086C, Panel 0594 & 0613, Suffix "L", with a  
date of identification of 9-11-2009, for Community No. 120635  
in Miami-Dade County, State of Florida, which is the current Flood Insurance  
Rate Map for the community in which said premises is situated.

5. This property has zoned access to Caballero Boulevard and/or South Alhambra  
Circle and/or State Road Number 5 (U.S. Number 1).

Louis R. Campanile  
Professional Land Surveyor No. 1224  
State of Florida  
December 17, 2013

NOTE: This survey not valid unless sealed with the impression  
seal of the above named professional.

Title Commitment Notes:

Assessment of Schedule B-II Exceptions as noted in the Old Republic  
National Title Insurance Company's Commitment for Title Insurance  
Fund File Number 01-2013-021198 with an effective date of 11-27-2013  
at 11:00 pm, beginning with Exception #4,  
is as follows (for the purposes of these notes the following  
numbers correspond directly with said Schedule B-II, as  
presented to us):

4. Official Records Book 28484, Page 2625, as presented to us, affects  
the property but is not plottable.

16. Official Records Book 3430, Page 740, as presented to us, affects  
the property but is not plottable.

17. Deed Book 839, Page 106, as presented to us, affects the property  
but is not plottable.

18. Official Records Book 2350, Page 27, as presented to us, affects  
the property but is not plottable.

18. Official Records Book 275, Page 617, as presented to us, affects  
the property but is not plottable.

19. Official Records Book 13307, Page 874, as presented to us, affects  
the property but is not plottable.

19. Official Records Book 15945, Page 3733, as presented to us, affects  
the property but is not plottable.

19. Official Records Book 16201, Page 1857, as presented to us, affects  
the property but is not plottable.

20. Official Records Book 13549, Page 2984, as presented to us, affects  
the property but is not plottable.

21. Official Records Book 13629, Page 1692, as presented to us, affects  
the property but is not plottable.

22. Official Records Book 14840, Page 916, as presented to us, affects  
the property but is not plottable.

23. Official Records Book 13281, Page 154, as presented to us, affects  
the property but is not plottable.

24. Official Records Book 26185, Page 2224, as presented to us, affects  
the property and is plotted hereon.



LOCATION MAP  
NOT TO SCALE

ADDITIONS OR DELETIONS TO SURVEY MAPS  
OR REPORTS BY OTHER THAN THE SIGNING  
PARTY OR PARTIES IS PROHIBITED WITHOUT  
WRITTEN CONSENT OF THE SIGNING PARTY  
OR PARTIES.

NO.	DATE	REVISION DESCRIPTION	BY	CHK.	APP.
4	12-17-2013	UPDATE/CONVERT TO ALTA/ACSM	LR		
1	12-26-2006	ADD SQUARE FOOTAGES, MINIMUM DETAIL	LR		
2	11-27-2013	REVISION	LR		
3	11-27-2013	UPDATE EASEMENT, MINIMUM DETAIL	LR		

CAMPANILE & ASSOCIATES, INC.  
*Louis R. Campanile*  
BY: LOUIS R. CAMPANILE, LICENSED  
PROFESSIONAL LAND SURVEYOR NO. 1224  
STATE OF FLORIDA  
THIS SURVEY IS NOT VALID UNLESS SEALED WITH AN  
IMPRESSION SEAL OF THE ABOVE NAMED PROFESSIONAL

If any note or mark appearing on this  
drawing is not shown on the original  
drawing, it is hereby acknowledged that the  
same has been made by the surveyor or  
his authorized representative and is not  
a part of the original drawing.  
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No part of this drawing may be reproduced  
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or his authorized representative.  
Professional Seal of the Surveyor

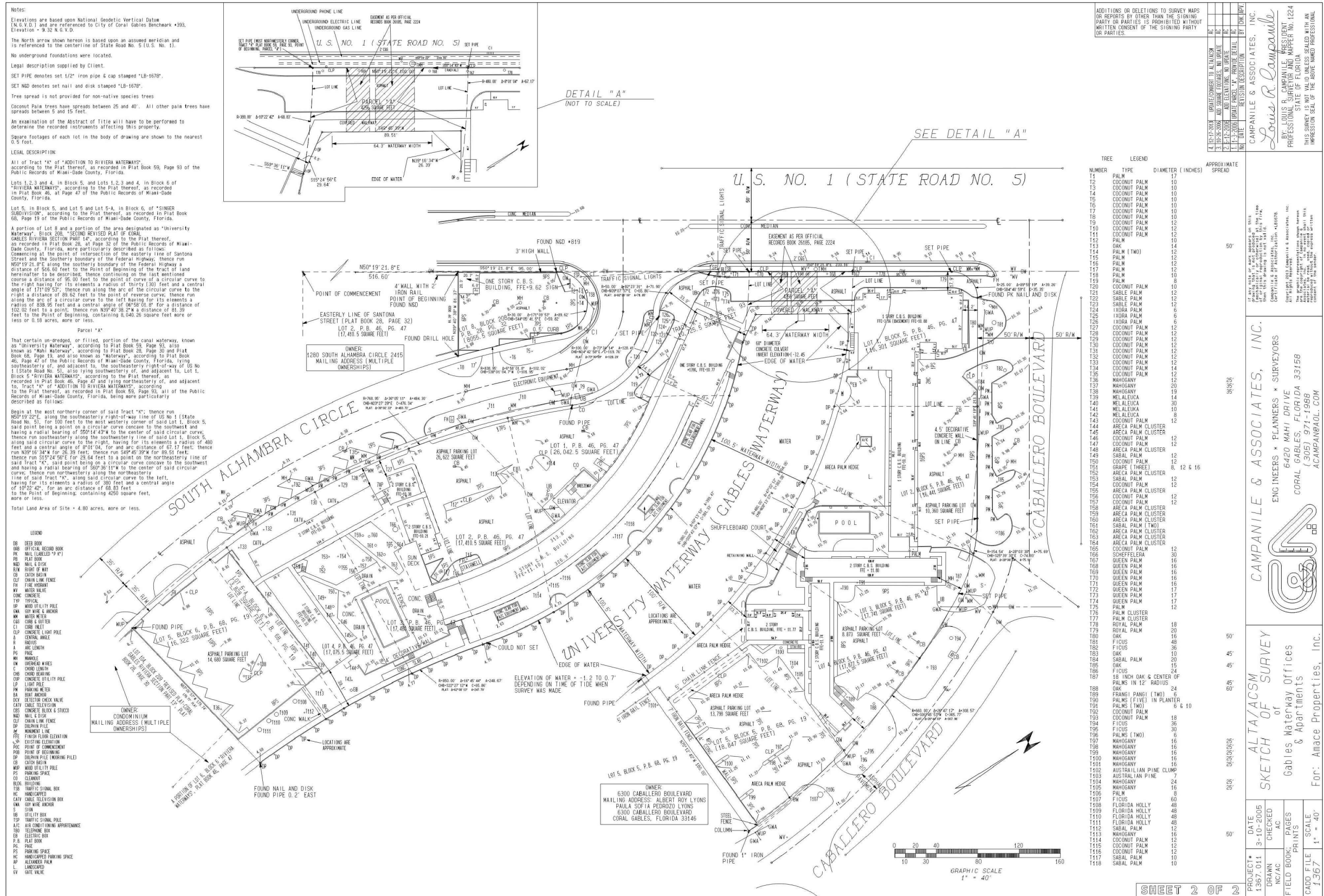
CAMPANILE & ASSOCIATES, INC.  
ENGINEERS \* PLANNERS \* SURVEYORS  
6420 MAHI DRIVE  
CORAL GABLES, FLORIDA 33158  
(305) 971-1988  
ACAMPANIB@AOL.COM

ALTA/ACSM  
SKETCH OF SURVEY  
of  
Gables Waterway Offices  
& Apartments  
For: Amace Properties, Inc.

PROJECT #  
1367.011  
DATE  
3-10-2005  
DRAWN  
NC/AC  
CHECKED  
AC  
FIELD BOOKS - PAGES  
PRINTS  
CADD FILE  
1367  
SCALE  
1" = 40'

SHEET 1 OF 2







CURRENT  
LAND USE



PROPOSED  
LAND USE





CURRENT  
ZONING



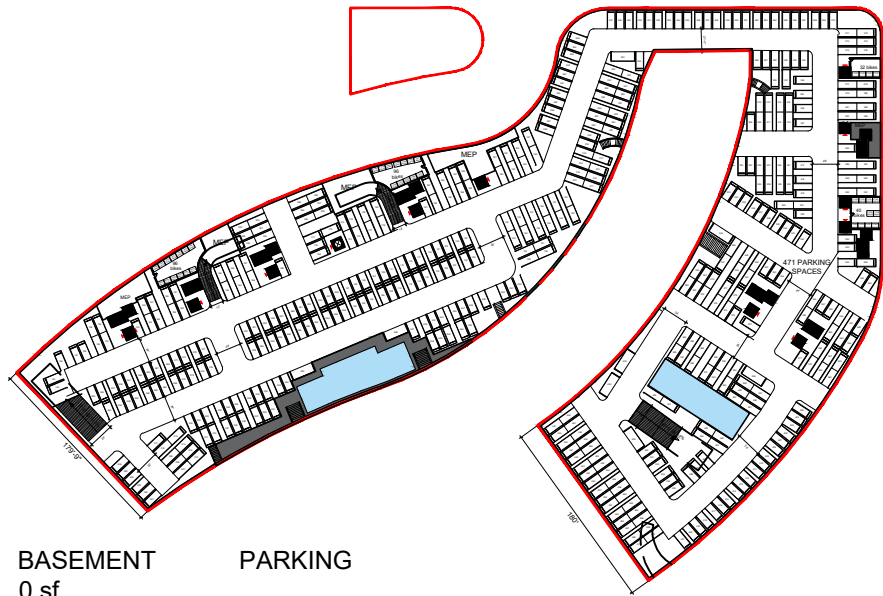
PROPOSED  
ZONING



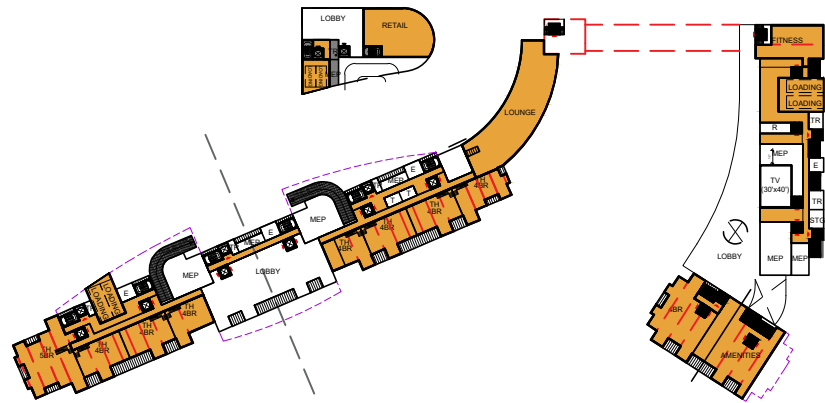
PROJECT-ZONING DATA			
PROPOSED ZONING	MX1, MX2, MX3		
PROPOSED LAND USE	GREEN PARKS, COMMERCIAL MID-RISE, MIXED -USE		
1) LAND AREA	209,088 SF (4.8 acres)		
		REQUIRED	PROVIDED
2) MIN. PARCEL OF LAND		10,000 SF	209,088 sf
3) SETBACKS	FRONT NORTH (US1 SOUTH DIXIE HWY)	0'-0"	10'-0"
	FRONT EAST (CABALLERO BLVD.)	0'-0"	10'-0"
	FRONT WEST (SOUTH ALHAMBRA CIRCLE)	0'-0"	10'-0"
	SOUTH (INTERIOR LOT)	0'-0"	29'-0" west/ 170'-0" east
	REAR (UNIVERSITY WATERWAY)	35'-0"	Varies **
4) STEPBACKS	FRONT NORTH (US1 SOUTH DIXIE HWY)	10'-0"	10'-0"
	FRONT EAST (CABALLERO BLVD.)	10'-0"	10'-0"
	FRONT WEST (SOUTH ALHAMBRA CIRCLE)	10'-0'	10'-0"
	SOUTH (INTERIOR LOT)	15'-0"	29'-0" west/ 170'-0" east
5) FLOOR AREA RATIO (FAR)	3.5 (Med Bonus II) = 731,808 sf		514,750 sf
6) HEIGHT	97'-0" - 190'-0"		97'-6" ft, 118'-0" ft, 139'-6" ft Varies
7) OPEN SPACE	20% (209,088 sf) = 41,818 sf		55% (114,718 sf)
8) PARKING CALCUATION	H.C. ACCESSIBLE (PER. FL BUILDING CODE)	471 x 2% = 9 Spaces 2 Vans	11 spaces
	EV PARKING WITH CHARGING STATION	471 x (2% min.) = 9 SP (MIN)	9 spaces
	EV READY	471 x (3% min.) = 14 SP (MIN)	14 spaces
	EC CAPABLE	471 x (15% min.) =71 SP (MIN)	71 spaces
	RESIDENTIAL 46 (1 BR Units) + 119 (2 BR Units) + 46 (3BR Unit) +34 (4 BR Units) + 6 (5 BR units) = 251 Units	(1.0 Spaces/ 1 BR = 46) + (1.75 Spaces / 2 BR. Unit = 208) + (2.25 spaces / 3 BR unit = 104) + (2.25 spaces / 4 BR unit = 78) + (2.25 spaces / 4 BR unit = 14) = 450 spaces req.	471 spaces
	COMMERCIAL	1,500 sf (1 space / 300 sf) = 5 spaces	
9) BICYCLE STORAGE	1 bicycle space per four (4) residential units 1 bicycle space per twenty thousand (20,000) SF of non-residential use (251 units / 4 units = 63 bicycle spaces required)		264 bicycle spaces
10) LOADING	1 space/ 300,000 sf to 399,999 sf, and 1 space/ each additional 100,000 sf or fraction thereof = (5 loading spaces)		5 loading space
12) UNITS	125 units/ acre = 600 units		52 units/ acre 251 units total

\*\* 0'-0" Releif requested persuant to PAD



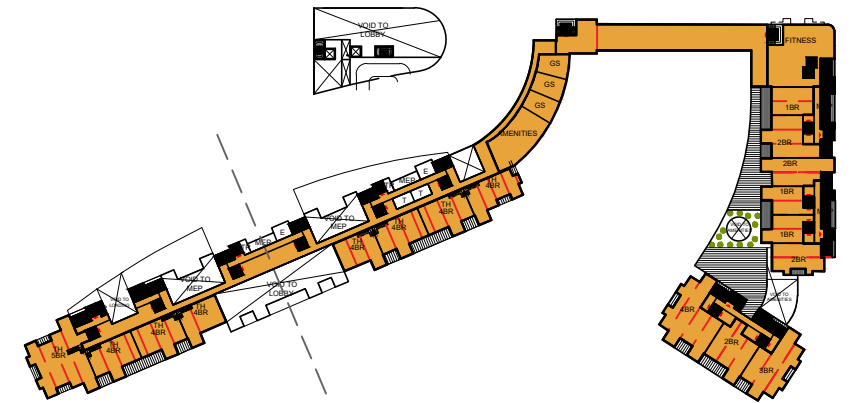


**BASEMENT**  
0 sf



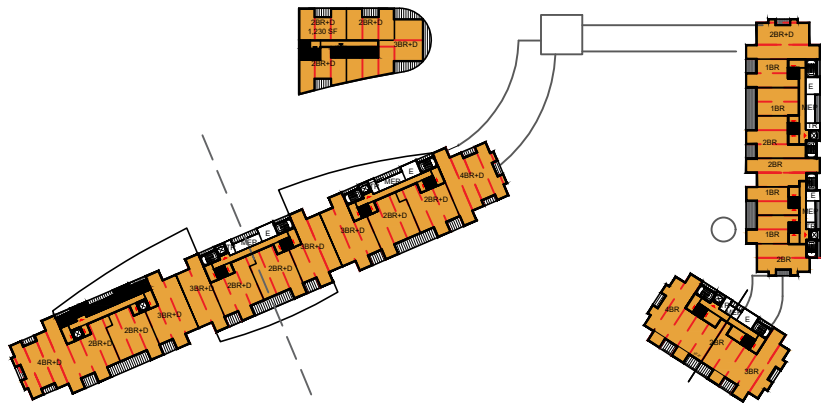
**GROUND LEVEL**  
39,342 sf

TOWNHOUSES - LOBBIES - AMENITIES - RETAIL



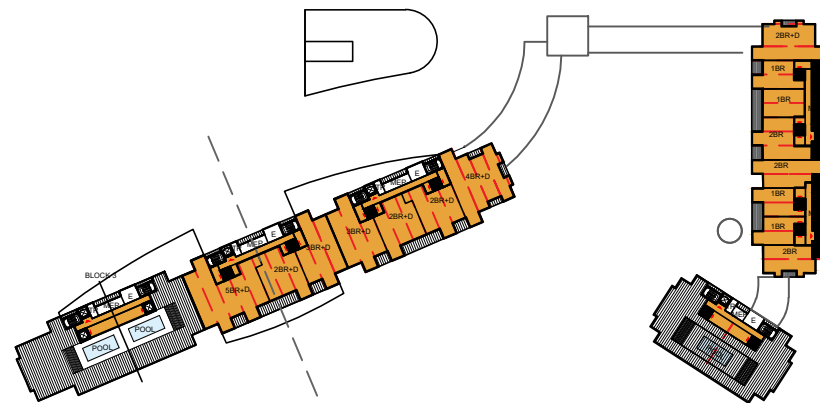
**LEVEL 02**  
46,800 sf

RESIDENTIAL - TOWNHOUSES - AMENITIES



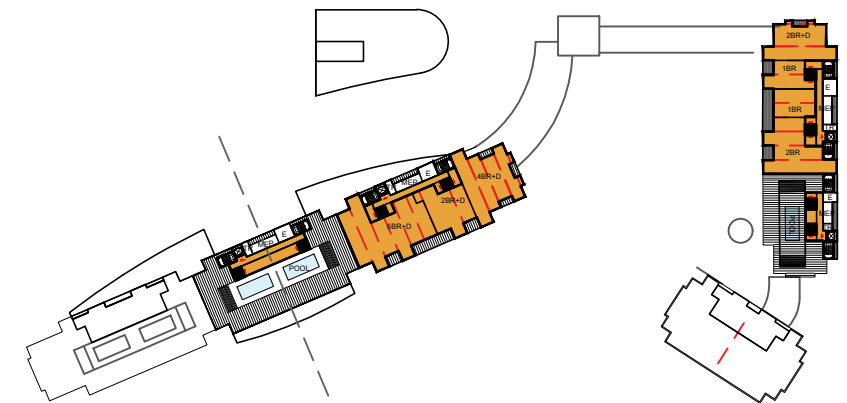
**LEVELS 03 - 09**  
48,525 sf

RESIDENTIAL



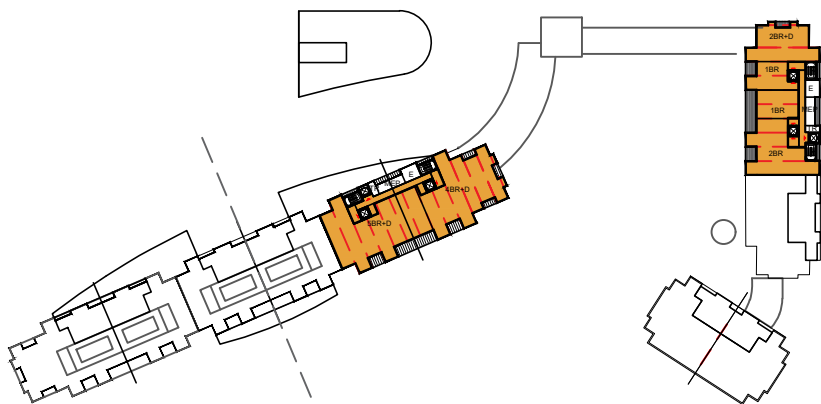
**LEVEL 10 - 11**  
28,298 sf

RESIDENTIAL - ROOF TERRACE



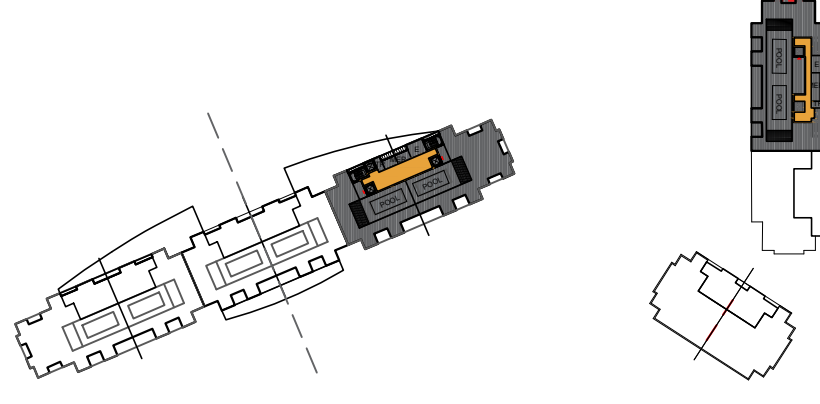
**LEVEL 12**  
16,963 sf

RESIDENTIAL - ROOF TERRACE



**LEVEL 13**  
15,375 sf

RESIDENTIAL - ROOF TERRACE



**ROOF LEVEL**  
1,755 sf

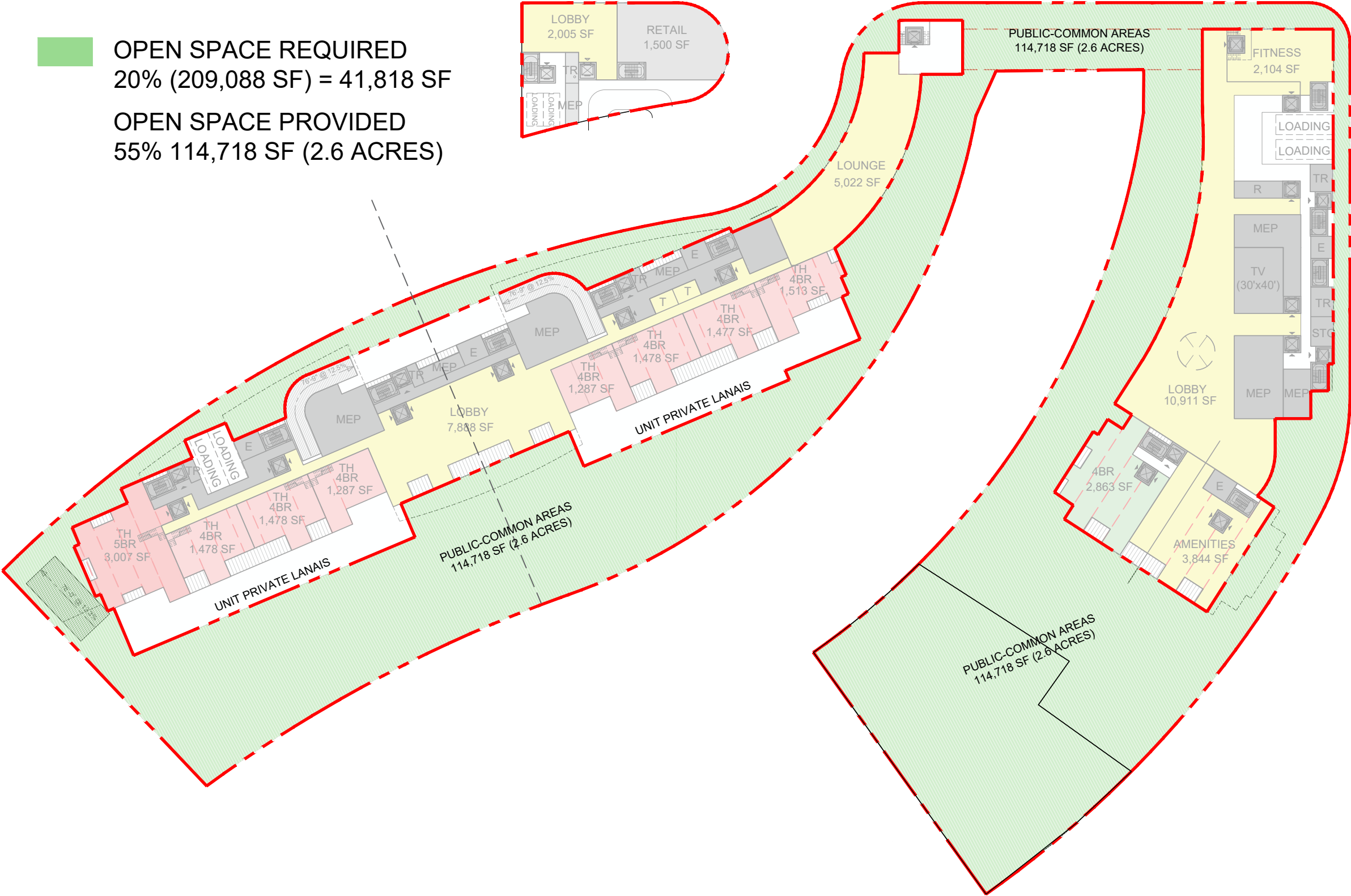
ROOF TERRACE

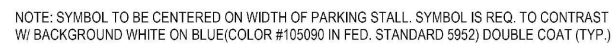
F.A.R. CALCULATION - TOTAL TOWER 1 + TOWER 2						F.A.R. CALCULATION - TOTAL TOWER 3			
FLOORS				TOTAL RES.				TOTAL RES.	TOTAL PROJECT FAR
Roof Level			MECH.						
Level 13			RESIDENTIAL	15,375 SF					15,375 SF
Level 12		MECH.	RESIDENTIAL	16,963 SF					16,963 SF
Level 11		RESIDENTIAL	RESIDENTIAL	28,298 SF					28,298 SF
Level 10	MECH.	RESIDENTIAL	RESIDENTIAL	28,298 SF			MECH.		28,298 SF
Level 09	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	42,523 SF			RESIDENTIAL	6,002 SF	48,525 SF
Level 08	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	42,523 SF			RESIDENTIAL	6,002 SF	48,525 SF
Level 07	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	42,523 SF			RESIDENTIAL	6,002 SF	48,525 SF
Level 06	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	42,523 SF			RESIDENTIAL	6,002 SF	48,525 SF
Level 05	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	42,523 SF			RESIDENTIAL	6,002 SF	48,525 SF
Level 04	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	42,523 SF			RESIDENTIAL	6,002 SF	48,525 SF
Level 03	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	42,523 SF			RESIDENTIAL	6,002 SF	48,525 SF
Level 02	TH	TH		TH	TH	46,800 SF			50,333 SF
Level 01	TH	TH	LOBBY	TH	TH	35,808 SF	RETAIL/LOBBY	3,533 SF	35,808 SF
Basement	PARKING								
TOTALS						469,203 SF		45,547 SF	514,750 SF





OPEN SPACE REQUIRED  
20% (209,088 SF) = 41,818 SF  
  
OPEN SPACE PROVIDED  
55% 114,718 SF (2.6 ACRES)





3  
A-1.02A

Sim

1/4" R (TYP.)

5/16" x 1/2" CADMIUM  
PLATED BOLT (TYP.)

3/16" DIAM. HOLE (TYP.)

NOTE:  
TYPE AND GAGE OF MTL. FOR SIGN AND  
POST SHALL BE EQUAL TO COUNTY SIGN  
REQUIREMENT.

2" ROUND BY 154  
(WALL THICKNESS)  
ROUND ALUM. POST

7'-0"

BREAKAWAY PER 18.1

NOTE:

1. ALL LETTERS ARE 1" SERIES "C" PER M.U.T.C.D.
2. TOP PORTION OF SIGN SHALL HAVE A HIGHLY REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED BACKGROUND LEGEND & BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A HIGHLY REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER.
4. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
5. HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-"23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.)

NOTES:

- SIGNAGE SHALL BE MOUNTED ON WALLS WHERE APPLICABLE, CONTRACTOR TO COORDINATE.
- ACCESSIBILITY TO BUILDINGS SHALL BE PROVIDED FROM RIGHT-OF-WAY AND PARKING AREAS BY MEANS OF WALKS, CURB CUTS AND/OR RAMPS TO AT LEAST ONE ENTRANCE GENERALLY USED BY THE PUBLIC. SUCH PATHS SHALL BE A MINIMUM OF 44" IN WIDTH, AND SHALL BE UNOBSTRUCTED, DEVOID OF STAIRS, OR OTHER ABRUPT CHANGES IN ELEVATION IN EXCESS OF ONE-QUARTER INCH.
- CONTRACTOR SHALL VERIFY ALL THE REQUIRED INFORMATION NECESSARY AT EACH SIGN WITH LOCAL AUTHORITIES PRIOR TO INSTALLING.

Diagram illustrating the minimum height of a concrete curb over a vehicle. The curb height is labeled as 2'-0" MIN. and 2'-5" MIN. The diagram shows a cross-section of a vehicle and a curb.

6" LONG PRECAST CONCRETE WHEEL STOP (TYP.)

2' - 0"

5'

3"

LINE OF FINISH WALL WHERE APPLICABLE

KT-EPX-550 2 PART EPOXY MIXING ADHESIVE TYPICAL AT ALL LOCATIONS (OR APPROVED EQUAL)

to

to

to

to

The diagram illustrates a standard parking space layout with various dimensions and accessibility features. Key elements include:

- Dimensions:**
  - Overall width: 18'-0" (10'-0" for the main space, 8'-0" for the accessible space).
  - Overall length: 12'-0" (MIN.)
  - Accessible space width: 5'-0"
  - Standard space width: 8'-6"
  - Standard space length: 12'-0" (MIN.)
  - Wheel stop width: 4'-0" MAX.
  - Wheel stop height: 4'-0" MAX.
  - Wheel stop depth: 12" MIN.
  - Wheel stop width: 3'-0" MAX.
  - Wheel stop height: 4'-0" MAX.
- Accessibility Features:**
  - ACCESSIBLE PARKING SPACE:** A 5'-0" wide space with a 2'-0" MAX. TYP. wheel stop.
  - STANDARD PARKING SPACE:** An 8'-6" wide space with a 2'-0" MAX. TYP. wheel stop.
  - Wheel Stop:** A precast concrete wheel stop (TYP.) with a height of 4'-0" MAX. and a width of 4'-0" MAX.
  - Symbol:** A wheelchair symbol in white, 3 to 5 feet high, on a blue background.
  - Dimensions:** The symbol is 3'-0" wide and 4'-0" high.
  - Dimensions:** The symbol is 3'-0" wide and 4'-0" high.
  - Dimensions:** The symbol is 3'-0" wide and 4'-0" high.
- Other Details:**
  - Dimensions:** 5'-0", 12'-0" (MIN.), 8'-6", 8'-6", 12'-0" (MIN.), 4'-0" MAX., 3'-0" MAX., 4'-0" MAX.
  - Dimensions:** 5'-0", 12'-0" (MIN.), 8'-6", 8'-6", 12'-0" (MIN.), 4'-0" MAX., 3'-0" MAX., 4'-0" MAX.
  - Dimensions:** 5'-0", 12'-0" (MIN.), 8'-6", 8'-6", 12'-0" (MIN.), 4'-0" MAX., 3'-0" MAX., 4'-0" MAX.

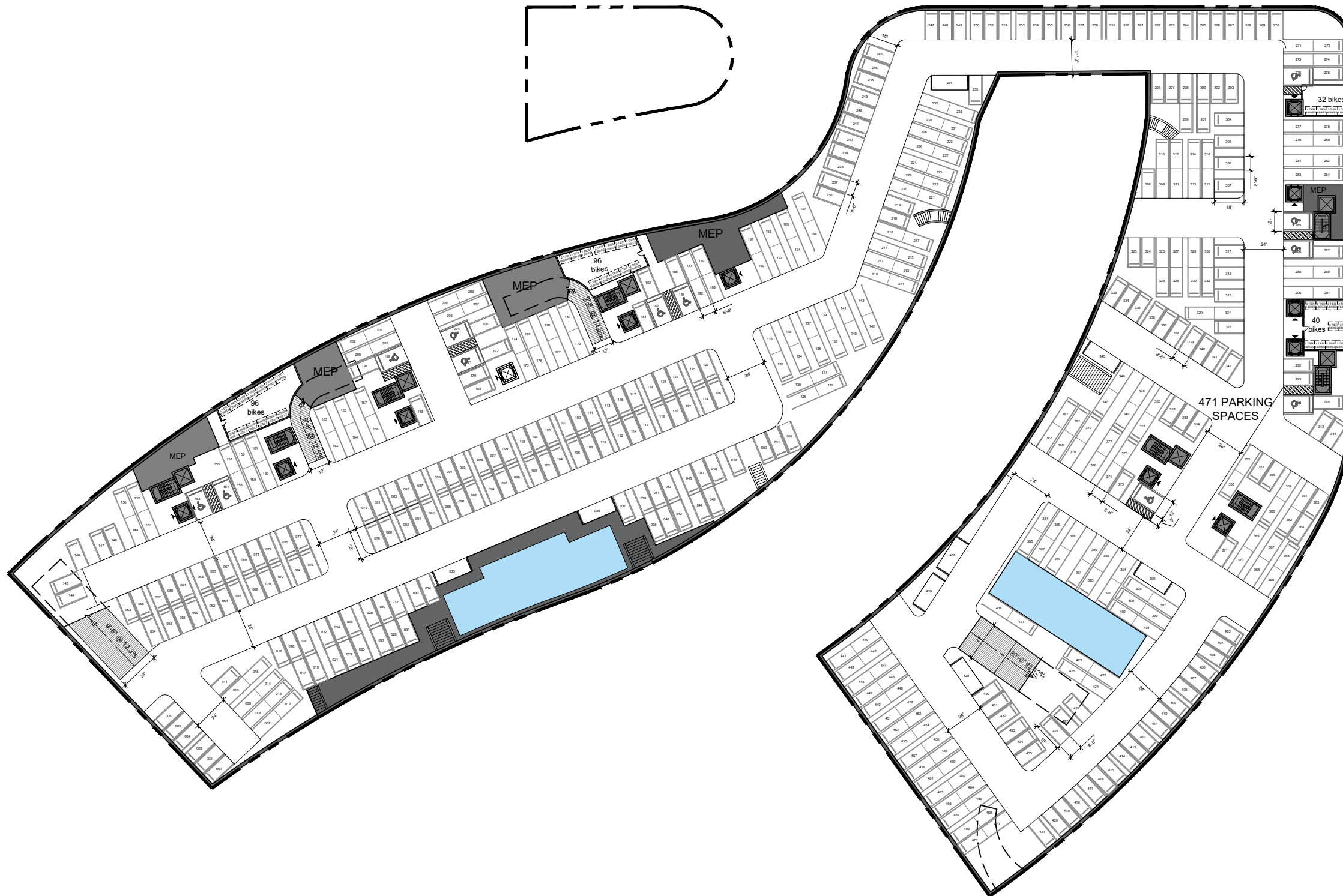
**ARQUITECTONICA**  
2900 Oak Avenue, Miami, FL 33133  
T 305.372.1812 F 305.372.1175

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SCALE:

SEAL:

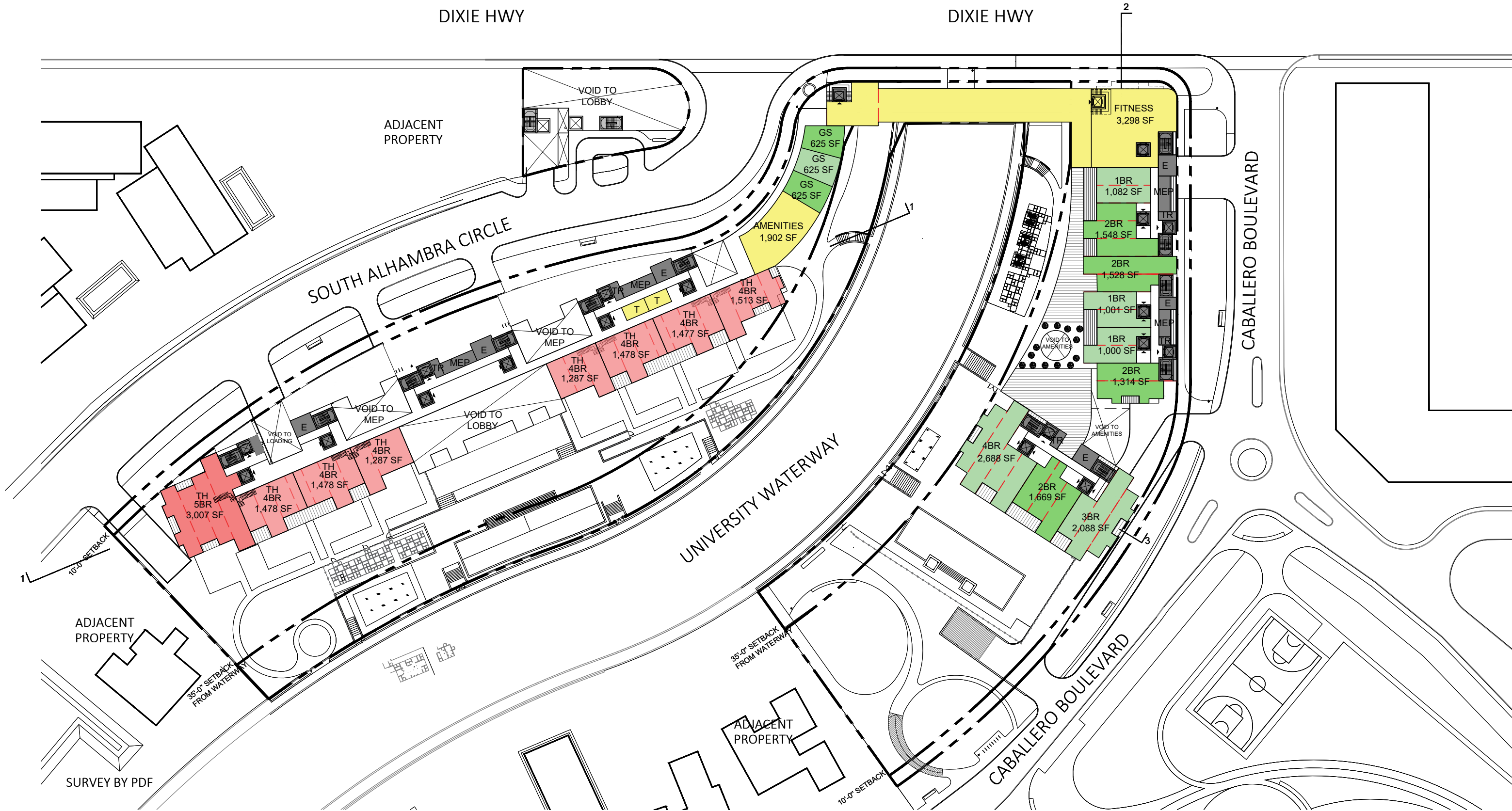
**A011**











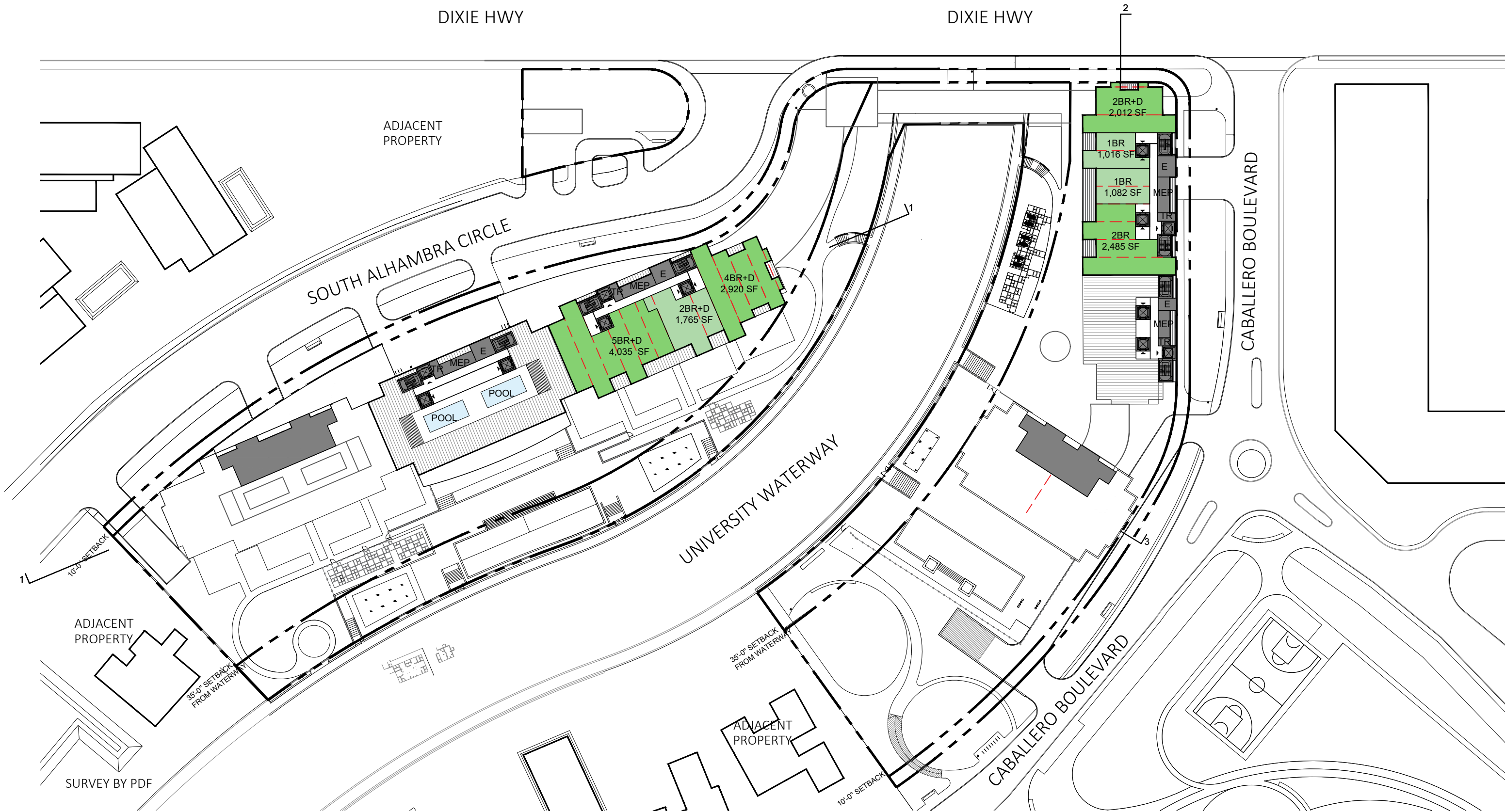












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T 305.372.1812 F 305.372.1175

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CORAL GABLES WATERWAY PARK  
6100 CABALLERO BLVD.  
CORAL GABLES, FL 33146

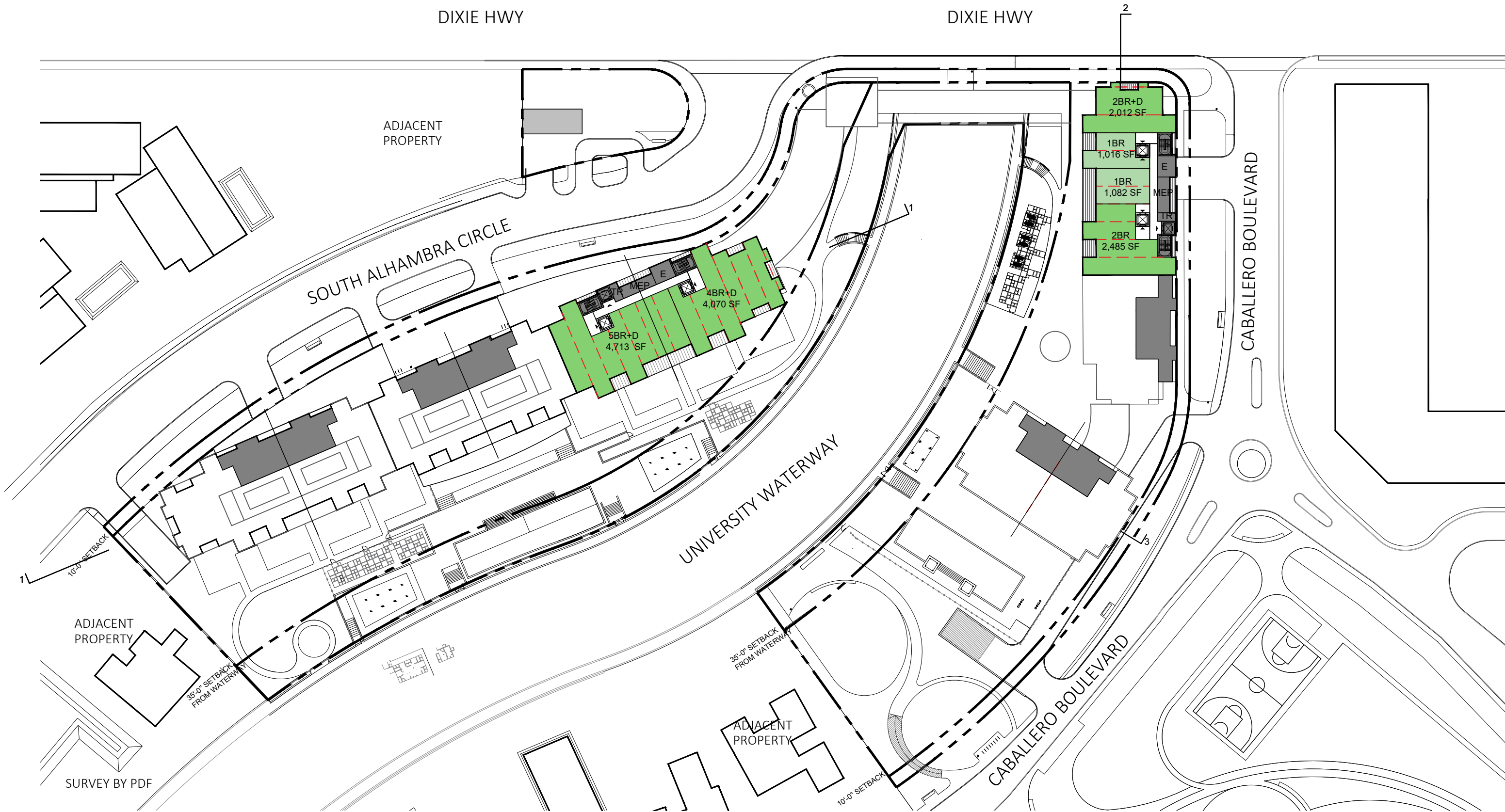
LEVELS 12 RESIDENTIAL FLOOR/  
ROOF TERRACE

SCALE:

SEAL:

DATE:  
10/27/2023

**A1-07**



**ARQUITECTONICA**

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T 305.372.1812 F 305.372.1175

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CORAL GABLES WATERWAY PARK  
6100 CABALLERO BLVD.  
CORAL GABLES, FL 33146

LEVELS 13 RESIDENTIAL FLOOR/  
PENTHOUSE

SCALE:

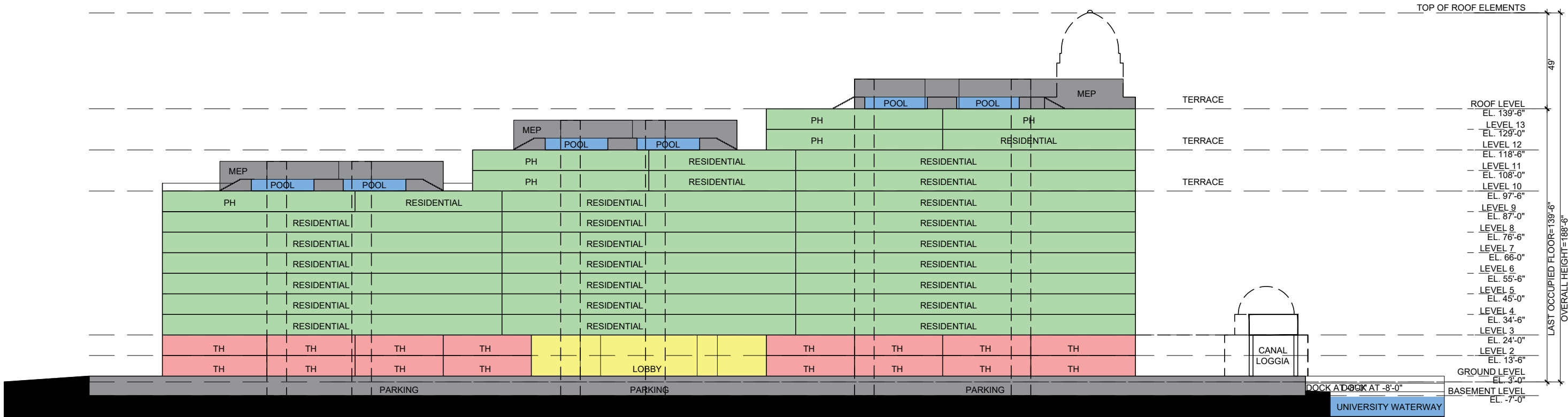
SEAL:

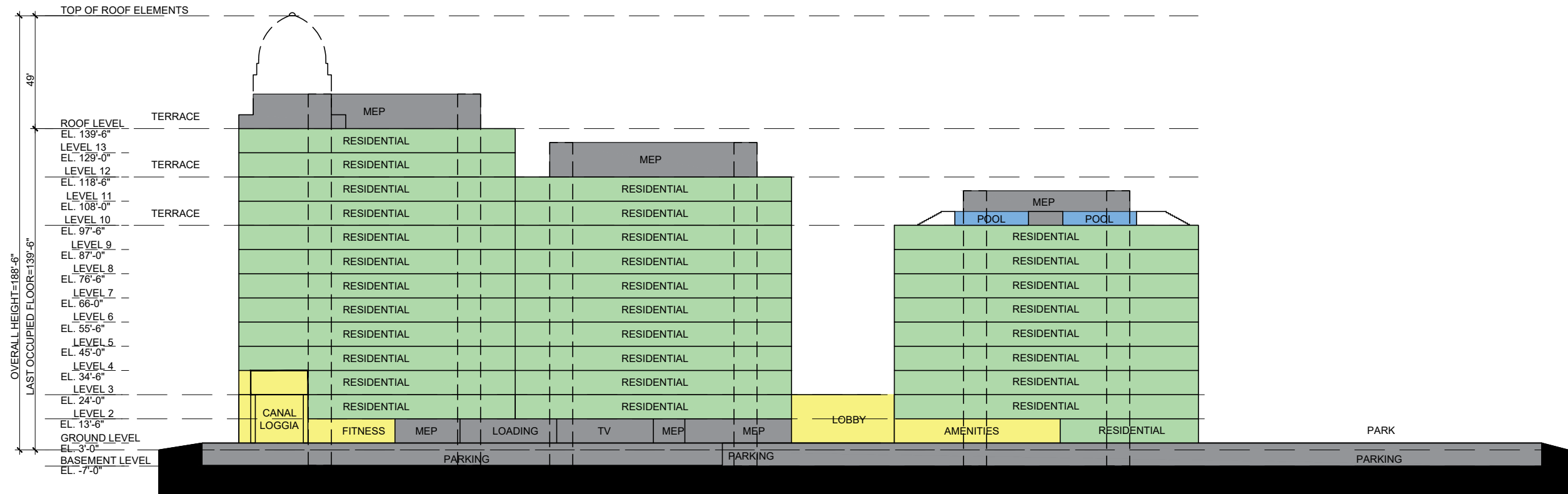
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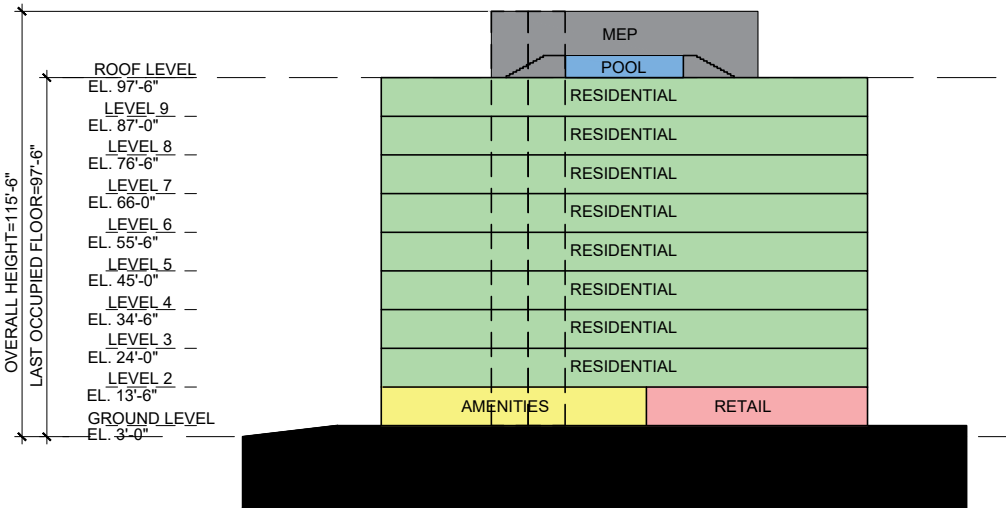
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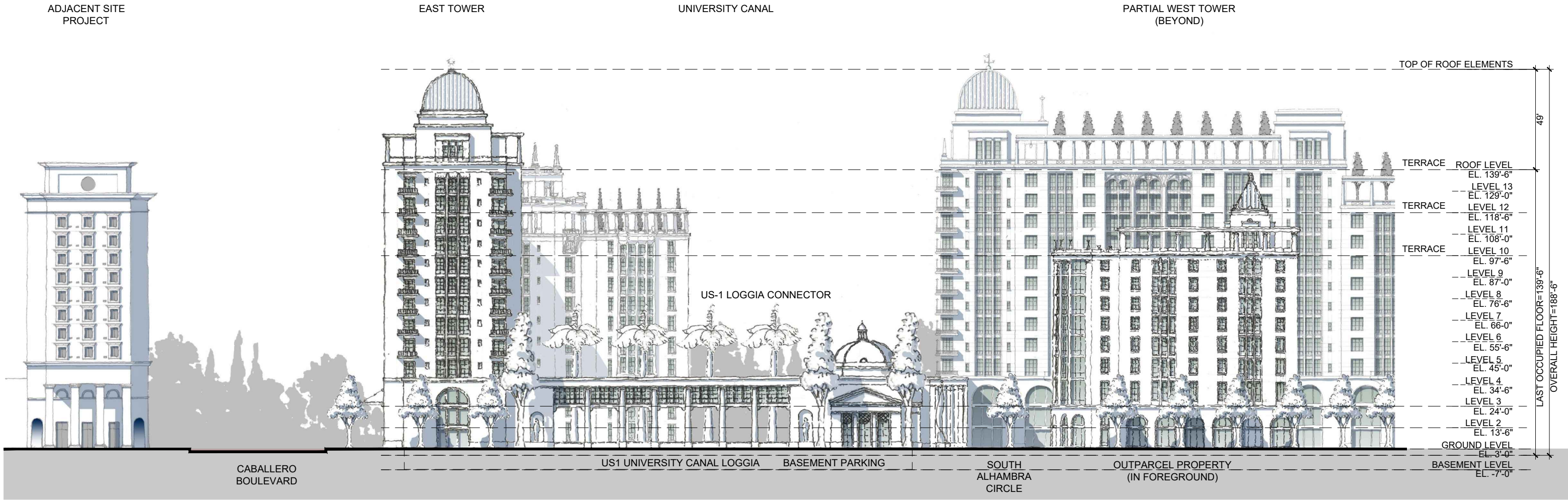




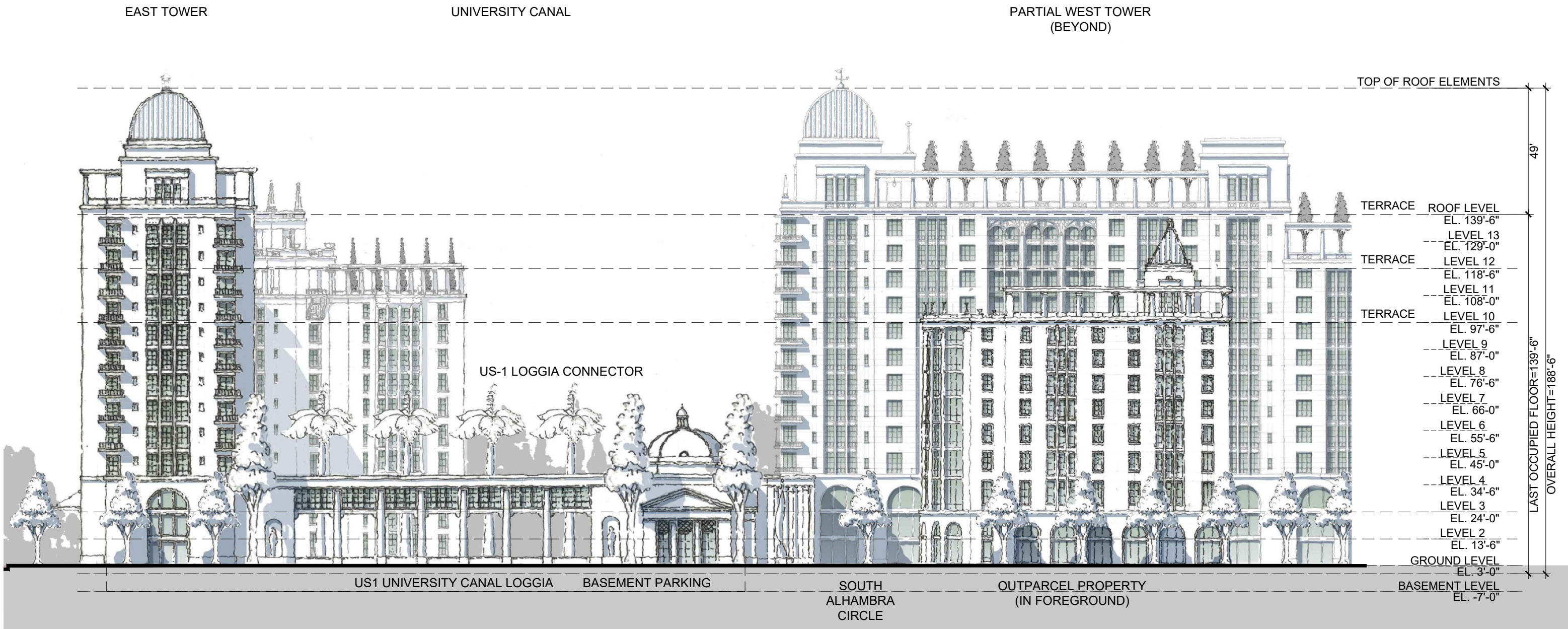




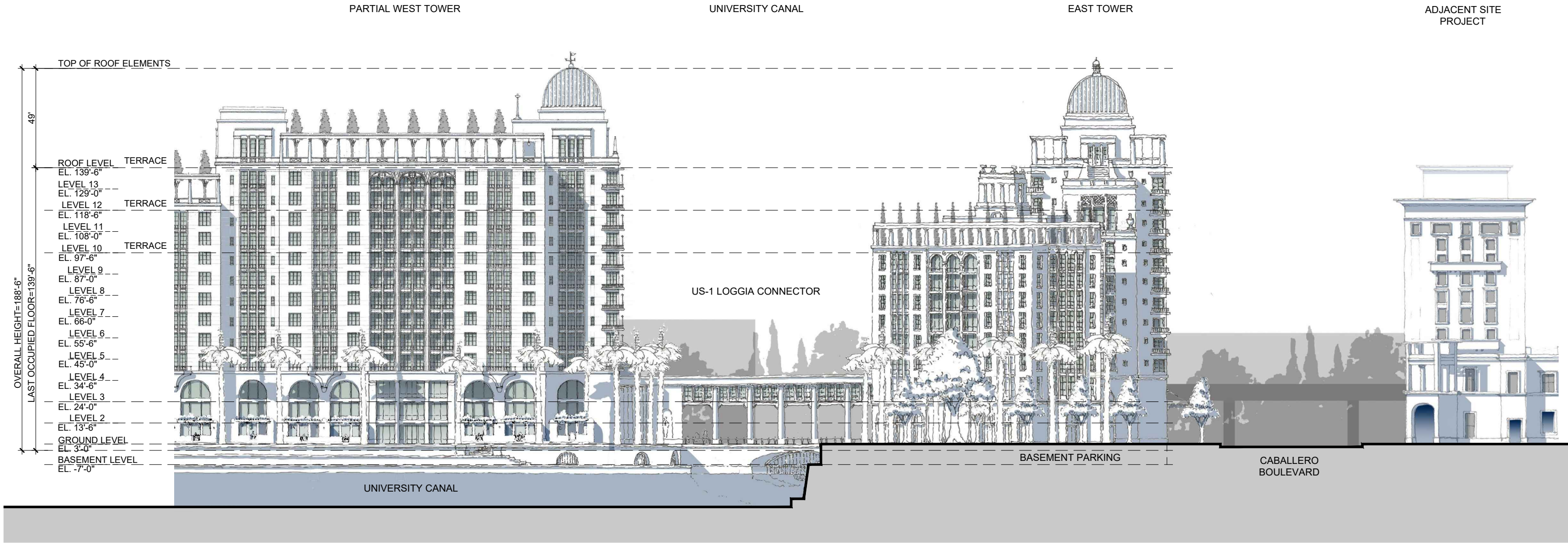










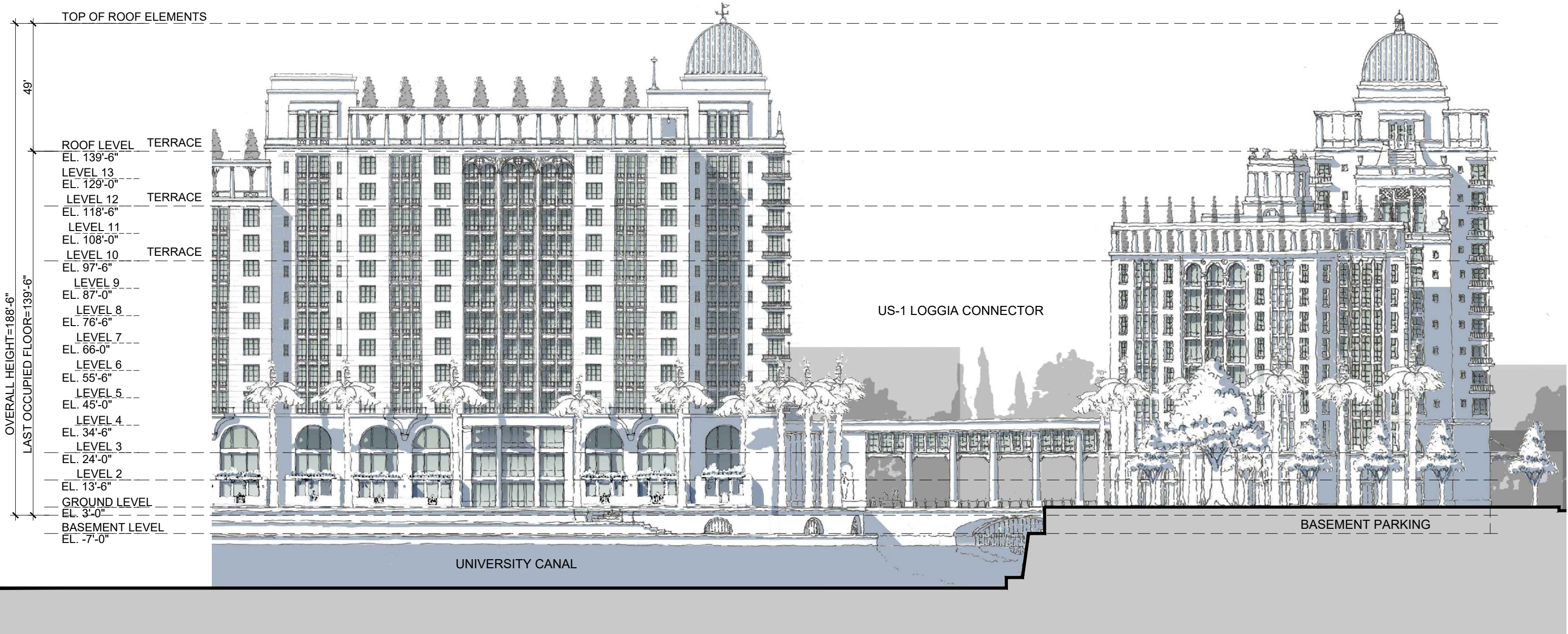




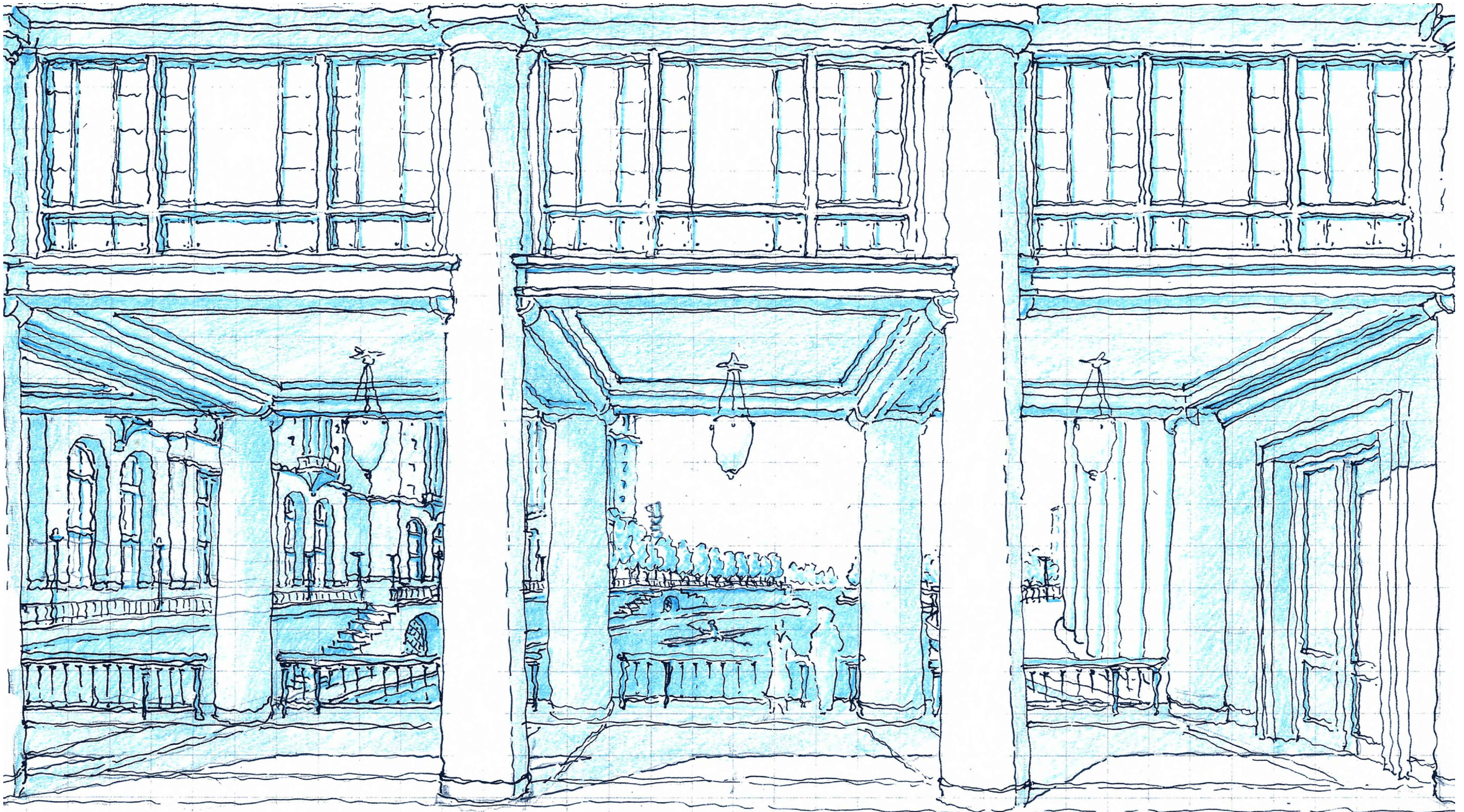
PARTIAL WEST TOWER

UNIVERSITY CANAL

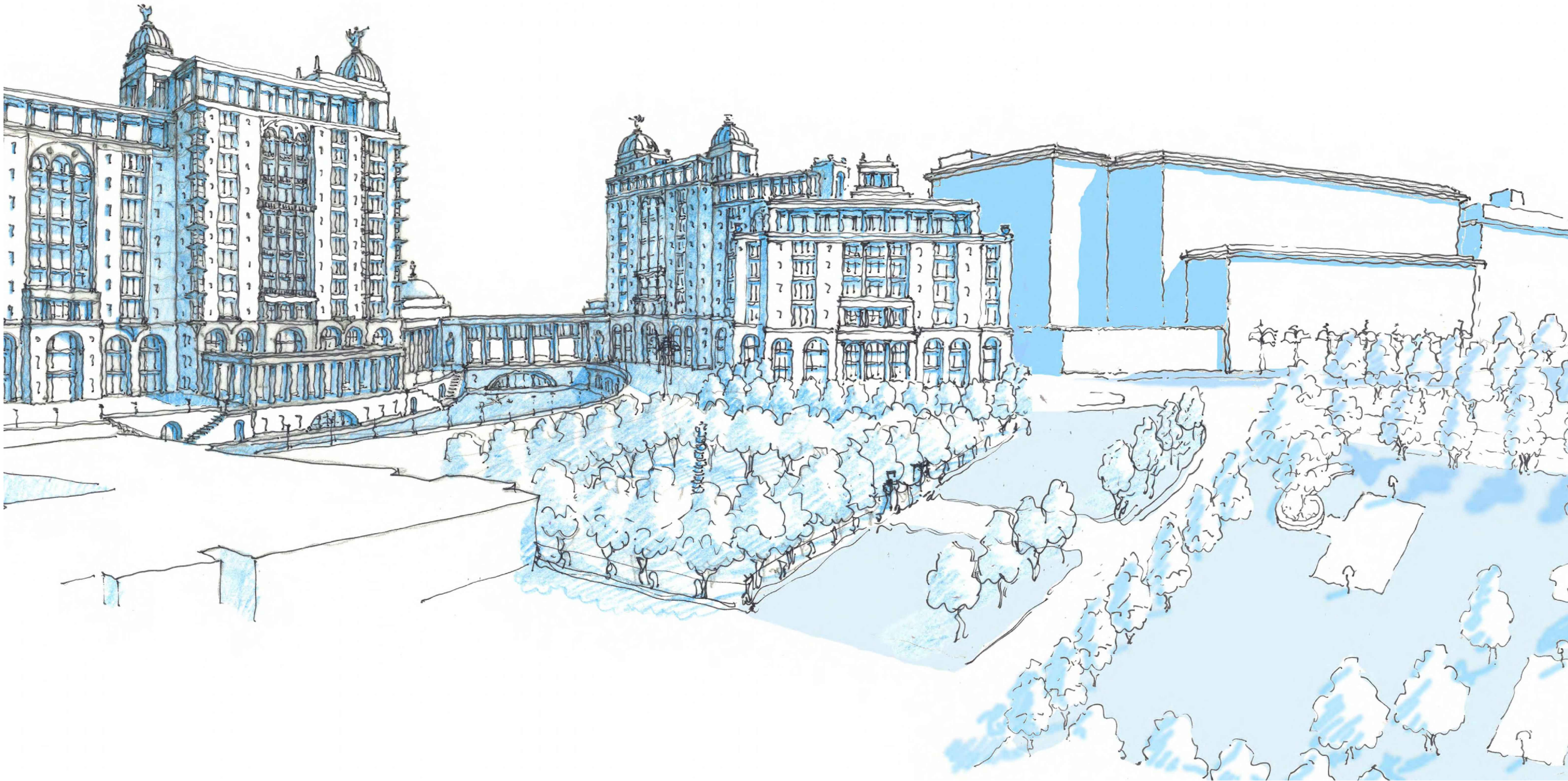
EAST TOWER





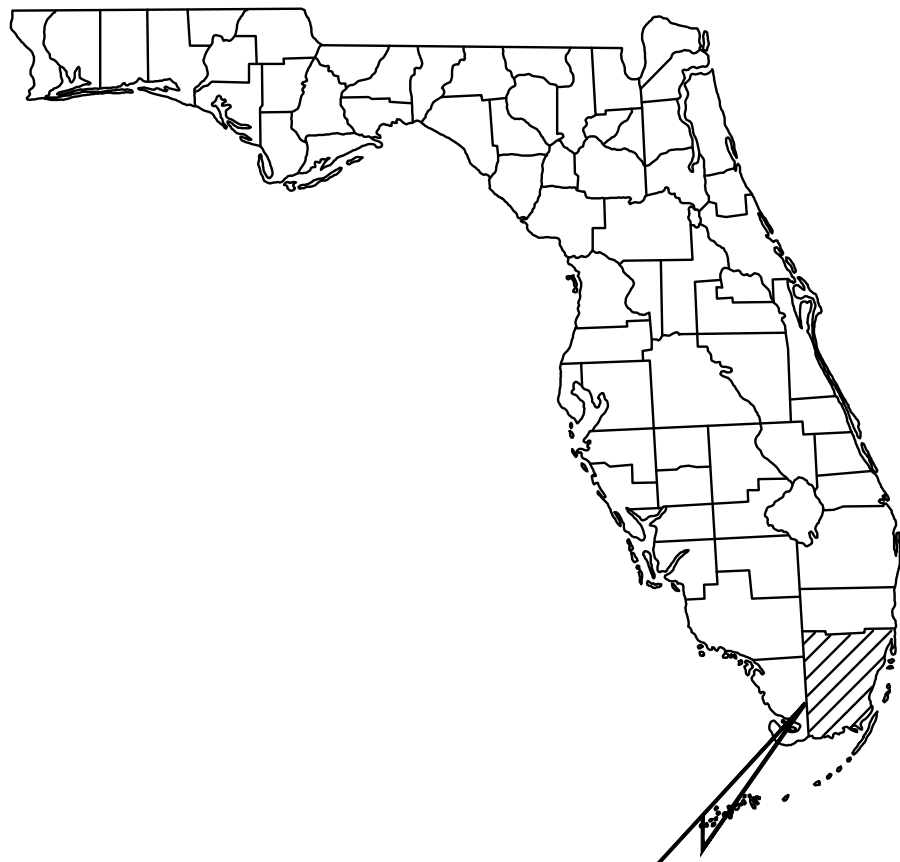








Plotted By: Latte, Michelle - Sheet Set: Gables Waterway - Layout: L-000 - Cover Sheet - October 25, 2023 - 04:28:07pm - \\kimley-horn.com\NET\MA\MB-Civil\143726000-Gables Waterway\Landscape\CADD\PlanSheets\L-000 - Cover Sheet.dwg  
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PROJECT LOCATION  
MIAMI DADE COUNTY

PROJECT TEAM:

**ARCHITECT**  
ARQUITECTONICA  
2900 OAK AVENUE  
MIAMI, FL 33133  
312-633-2900  
CONTACT:

**CIVIL ENGINEER**  
KIMLEY-HORN AND ASSOCIATES, INC.  
2 ALHAMBRA PLAZA SUITE 500.  
CORAL GABLES, FLORIDA 33134  
305-673-2025  
CONTACT:

**LANDSCAPE ARCHITECT**  
KIMLEY-HORN AND ASSOCIATES, INC.  
2 ALHAMBRA PLAZA SUITE 500.  
CORAL GABLES, FLORIDA 33134  
305-673-2025  
CONTACT: MICHELLE LATTE

# GABLES WATERWAY

6100 CABALLERO BLVD. CORAL GABLES,  
FL, 33146

FOLIO: 03-4130-006-0290

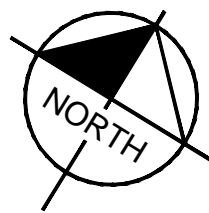
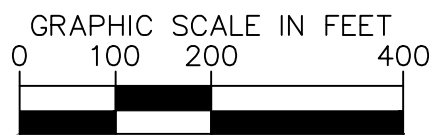
OCTOBER 2023

## DRC LANDSCAPE SET



SUBJECT PROPERTY

VICINITY MAP



LANDSCAPE ARCHITECT:

**Kimley»Horn**

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134  
PHONE: 305-673-2025  
WWW.KIMLEY-HORN.COM CA 00000696

Sheet List Table	
Sheet Number	Sheet Title
L-000	COVER SHEET
L-100	OVERALL TREE DISPOSITION PLAN
L-101	TREE DISPOSITION PLAN
L-102	TREE DISPOSITION PLAN
L-103	TREE DISPOSITION PLAN
L-104	TREE DISPOSITION LIST
L-150	TREE DISPOSITION NOTES AND DETAILS
EXH-01	PARKING EXHIBIT
L-200	OVERALL LANDSCAPE PLAN
L-201	LANDSCAPE PLAN
L-202	LANDSCAPE PLAN
L-203	LANDSCAPE PLAN
L-204	LANDSCAPE LEGEND AND CODE COMPLIANCE TABLE
L-250	LANDSCAPE NOTES
L-251	LANDSCAPE DETAILS

GABLES WATERWAY  
PREPARED FOR  
CLIENT

MIAMI-DADE

SHEET NUMBER  
L-000

KHA PROJECT  
143726000

DATE  
DATE

SCALE AS SHOWN

DESIGNED BY

DRAWN BY

CHECKED BY

DATE: \_\_\_\_\_

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134  
PHONE: 305-673-2025  
WWW.KIMLEY-HORN.COM

REGISTRY NO. 696

MICHELLE LATTE  
FL LICENSE NUMBER  
6667514

DATE: \_\_\_\_\_

REVISIONS

NO.

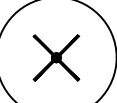
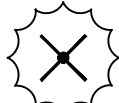


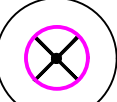

DATE

BY



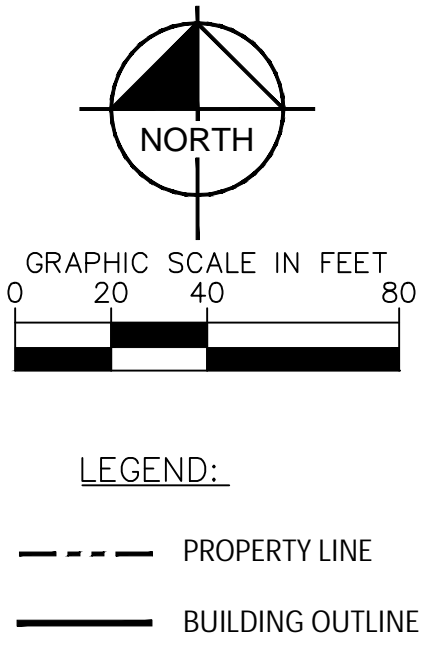
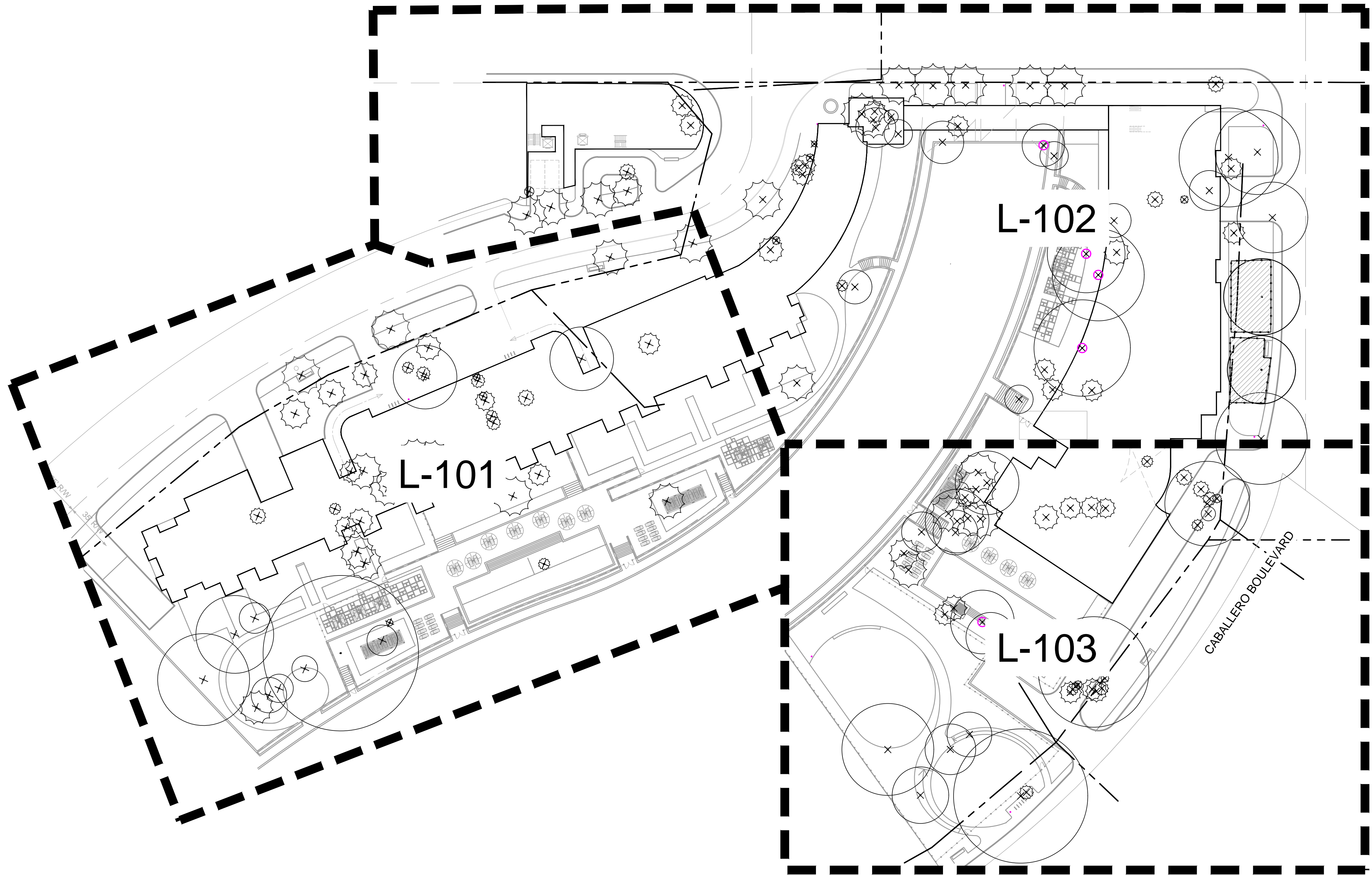
Plotted By: Latte, Michelle - Sheet Set: Gables Waterway - Layout: L-100 - October 25, 2023 - 04:28:29pm - \\kimley-horn.com\EL\_MIA\_MIB\_Civil\143726000-Gables Waterway\Landscapes\CADD\PlanSheets\L-100 Tree Disposition.dwg  
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TREE DISPOSITION GRAPHIC LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	TREE TO BE REMOVED		PALM TO BE REMOVED
	TREE TO BE RELOCATED		PALM TO BE RELOCATED
	SPECIMEN TREE TO BE REMOVED		TREE PROTECTION FENCE

NOTES:

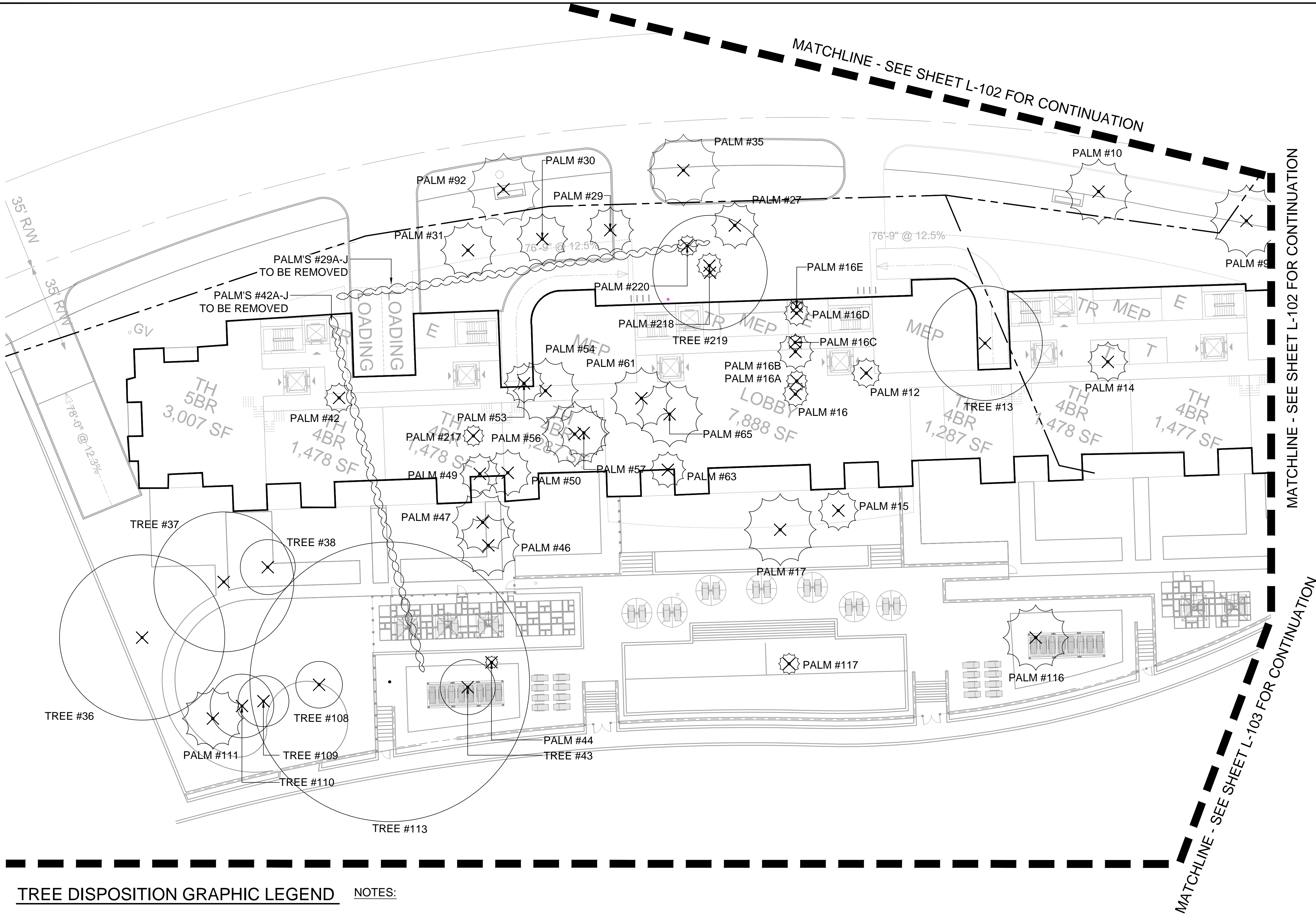
- REFER TO TREE DISPOSITION LIST ON SHEET L-104.
- TREE DISPOSITION PLAN BASED ON AND RELIANT UPON SURVEY BY CAMPANILE & ASSOCIATES, INC. DATED 03/10/2005 AND ARBORIST BY TROPICAL DESIGNS OF FLORIDA, INC. DATED 09/17/23.
- CONTRACTOR SHALL COORDINATE ALL THE LOCATION OF TREE PROTECTION FENCING WITH ALL BUT NOT LIMITED TO SIGHT VISIBILITY REQUIREMENTS, LATERAL OFFSETS, AND FDOT REQUIREMENTS TO MAINTAIN A SAFE CONDITION.
- CONTRACTOR SHALL NOT DISTURB AREAS OUTSIDE LIMITS OF WORK LINE. AND ON PRIVATE PROPERTY. AND SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES INCURRED AS A RESULT OF THEIR WORK AT NO ADDITIONAL COST TO OWNER. CONTRACTOR SHALL RECEIVE WRITTEN APPROVAL FROM ALL OWNERS AND REGULATORY PARTIES NECESSARY WITH REGARD TO WORK HARMONIZING THE PUBLIC AND PRIVATE INTERFACE, PRIOR TO COMMENCEMENT OF WORK.



SHEET NUMBER <b>L-100</b>	GABLES WATERWAY PREPARED FOR CLIENT	MIAMI-DADE FL	OVERALL TREE DISPOSITION PLAN	KHA PROJECT 143726000	DATE DATE	MICHELLE LATTE FL LICENSE NUMBER 6667514	Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134 PHONE: 305-673-2025 WWW.KIMLEY-HORN.COM	No.	REVISIONS	DATE	BY
				SCALE AS SHOWN	DESIGNED BY						



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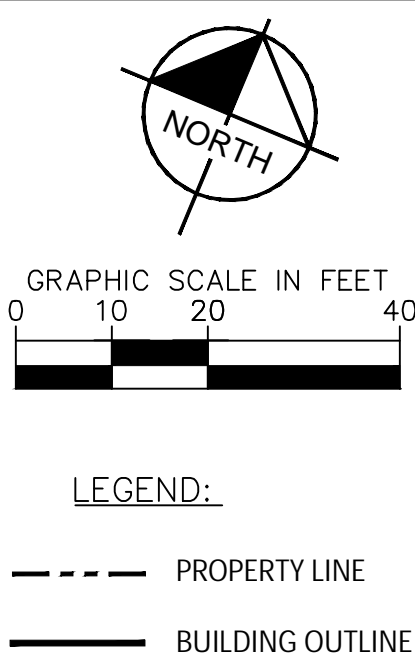


TREE DISPOSITION GRAPHIC LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	TREE TO BE REMOVED		PALM TO BE REMOVED
	TREE TO BE RELOCATED		PALM TO BE RELOCATED
	SPECIMEN TREE TO BE REMOVED		TREE PROTECTION FENCE

NOTES:

- REFER TO TREE DISPOSITION LIST ON SHEET L-104.
- TREE DISPOSITION PLAN BASED ON AND RELIANT UPON SURVEY BY CAMPANILE & ASSOCIATES, INC. DATED 03/10/2005 AND ARBORIST BY TROPICAL DESIGNS OF FLORIDA, INC. DATED 09/17/23.
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LEGEND:

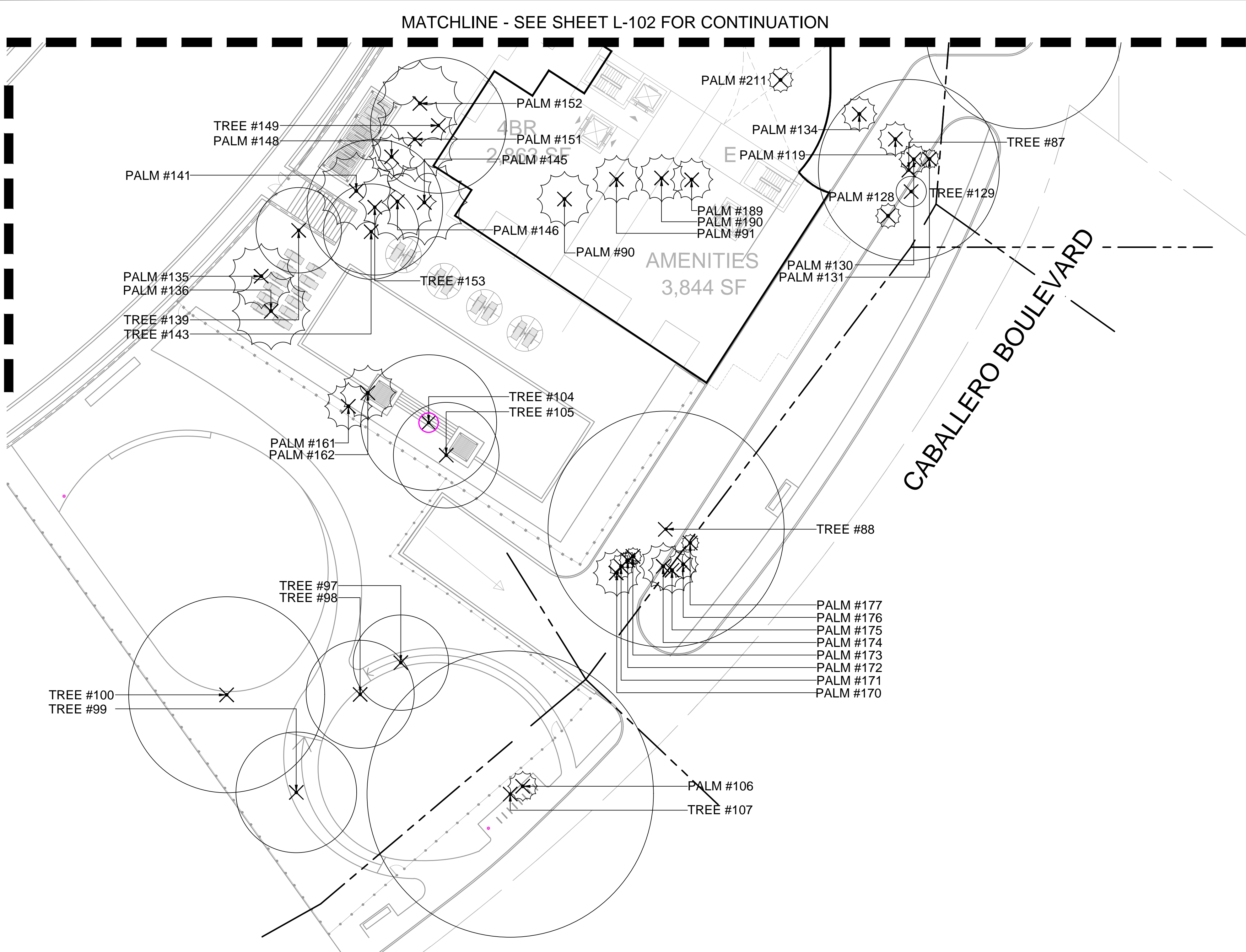
- PROPERTY LINE
- BUILDING OUTLINE

GABLES WATERWAY PREPARED FOR CLIENT	SHEET NUMBER <b>L-101</b>	TREE DISPOSITION PLAN	KHA PROJECT 143726000 DATE DATE SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY	MICHELLE LATTE FL LICENSE NUMBER 6667514 DATE: ---	Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134 PHONE: 305-673-2025 WWW.KIMLEY-HORN.COM REGISTRY NO. 696	REVISIONS		BY
						No.	DATE	



Plotted By: Latte, Michelle - Sheet Set: Gables Waterway - Layout: L-103 - October 25, 2023 - 04:28:43pm - \\kimley-horn.com\EL\MA\WB - Civil\143726000-Gables Waterway\Landscapes\CADD\PlanSheets\L-100 Tree Disposition.dwg  
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MATCHLINE - SEE SHEET L-101 FOR CONTINUATION

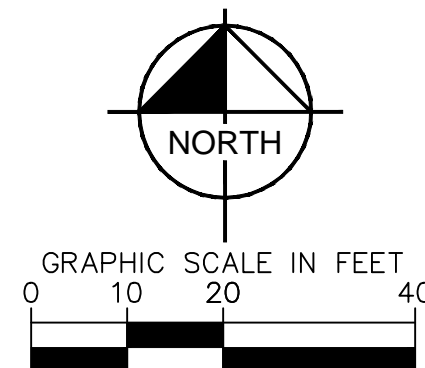


### TREE DISPOSITION GRAPHIC LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	TREE TO BE REMOVED		PALM TO BE REMOVED
	TREE TO BE RELOCATED		PALM TO BE RELOCATED
	SPECIMEN TREE TO BE REMOVED		TREE PROTECTION FENCE

### NOTES:

- REFER TO TREE DISPOSITION LIST ON SHEET L-104.
- TREE DISPOSITION PLAN BASED ON AND RELIANT UPON SURVEY BY CAMPANILE & ASSOCIATES, INC. DATED 03/10/2005 AND ARBORIST BY TROPICAL DESIGNS OF FLORIDA, INC. DATED 09/17/23.
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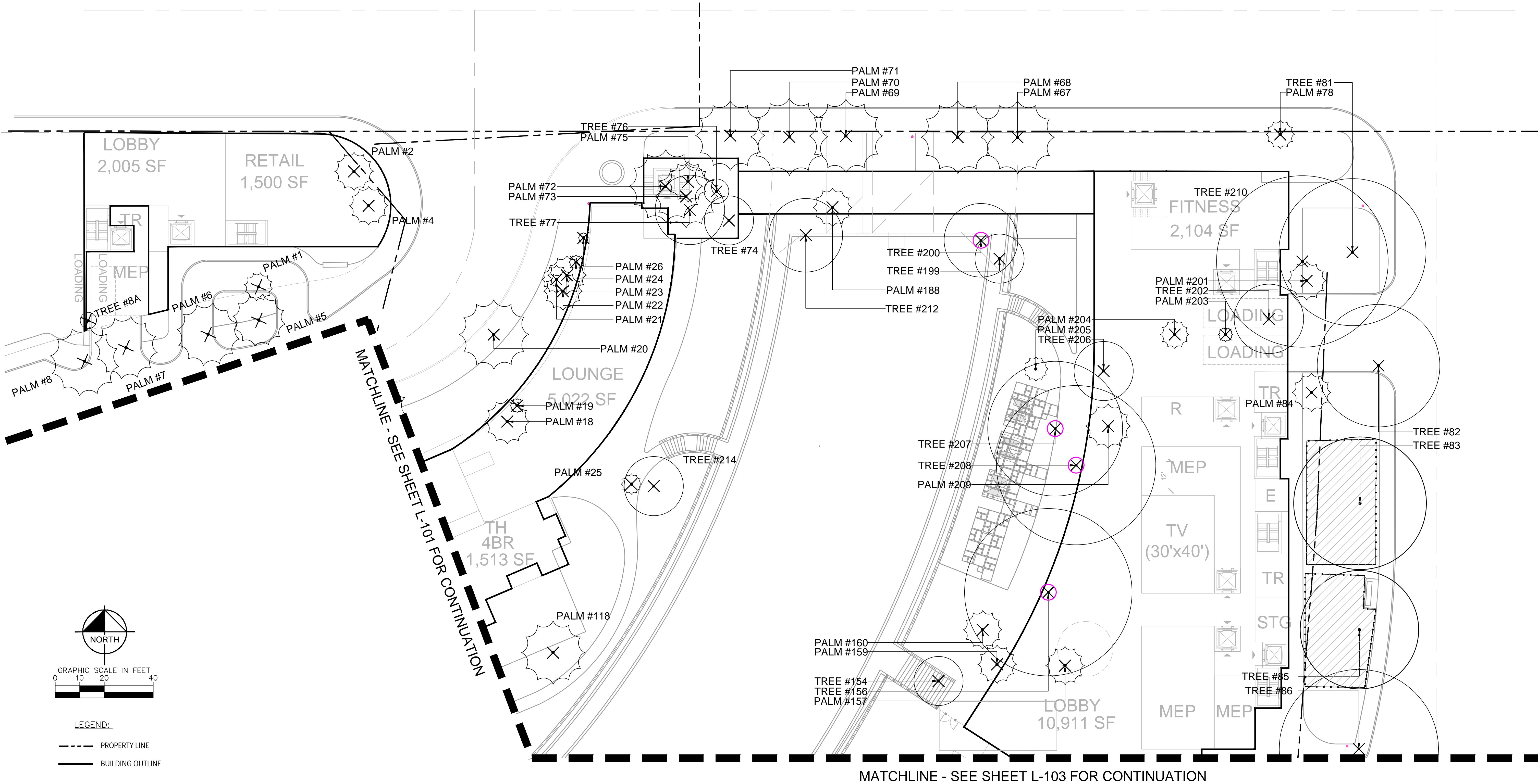


LEGEND:  
--- PROPERTY LINE  
— BUILDING OUTLINE

SHEET NUMBER <b>L-103</b>	GABLES WATERWAY PREPARED FOR CLIENT	TREE DISPOSITION PLAN	KHA PROJECT 143726000 DATE DATE SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY	MICHELLE LATTE FL LICENSE NUMBER 6667514 DATE: ---	Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134 PHONE: 305-673-2025 WWW.KIMLEY-HORN.COM REGISTRY NO. 696	REVISIONS		No.	BY	DATE



Plotted By: Latte, Michelle - Sheet Set: Gables Waterway - Layout: L-102 - October 25, 2023 - 04:28:48pm - \\kimley-horn.com\EL\_MIA\MIB\_Civil\143726000-Gables Waterway\Landscapes\CADD\PlanSheets\L-100 Tree Disposition.dwg  
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LEGEND:

- PROPERTY LINE
- BUILDING OUTLINE

TREE DISPOSITION GRAPHIC LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	TREE TO BE REMOVED		PALM TO BE REMOVED
	TREE TO BE RELOCATED		PALM TO BE RELOCATED
	SPECIMEN TREE TO BE REMOVED		TREE PROTECTION FENCE

NOTES:

- REFER TO TREE DISPOSITION LIST ON SHEET L-104.
- TREE DISPOSITION PLAN BASED ON AND RELIANT UPON SURVEY BY CAMPANILE & ASSOCIATES, INC. DATED 03/10/2005 AND ARBORIST BY TROPICAL DESIGNS OF FLORIDA, INC. DATED 09/17/23.
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KHA PROJECT 143726000	DATE DATE	SCALE AS SHOWN	DESIGNED BY ---	DRAWN BY ---	CHECKED BY ---	DATE ---	REVISIONS No.	BY DATE
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MICHELLE LATTE FL LICENSE NUMBER 6667514								
TREE DISPOSITION PLAN								
GABLES WATERWAY PREPARED FOR CLIENT								
SHEET NUMBER L-102								





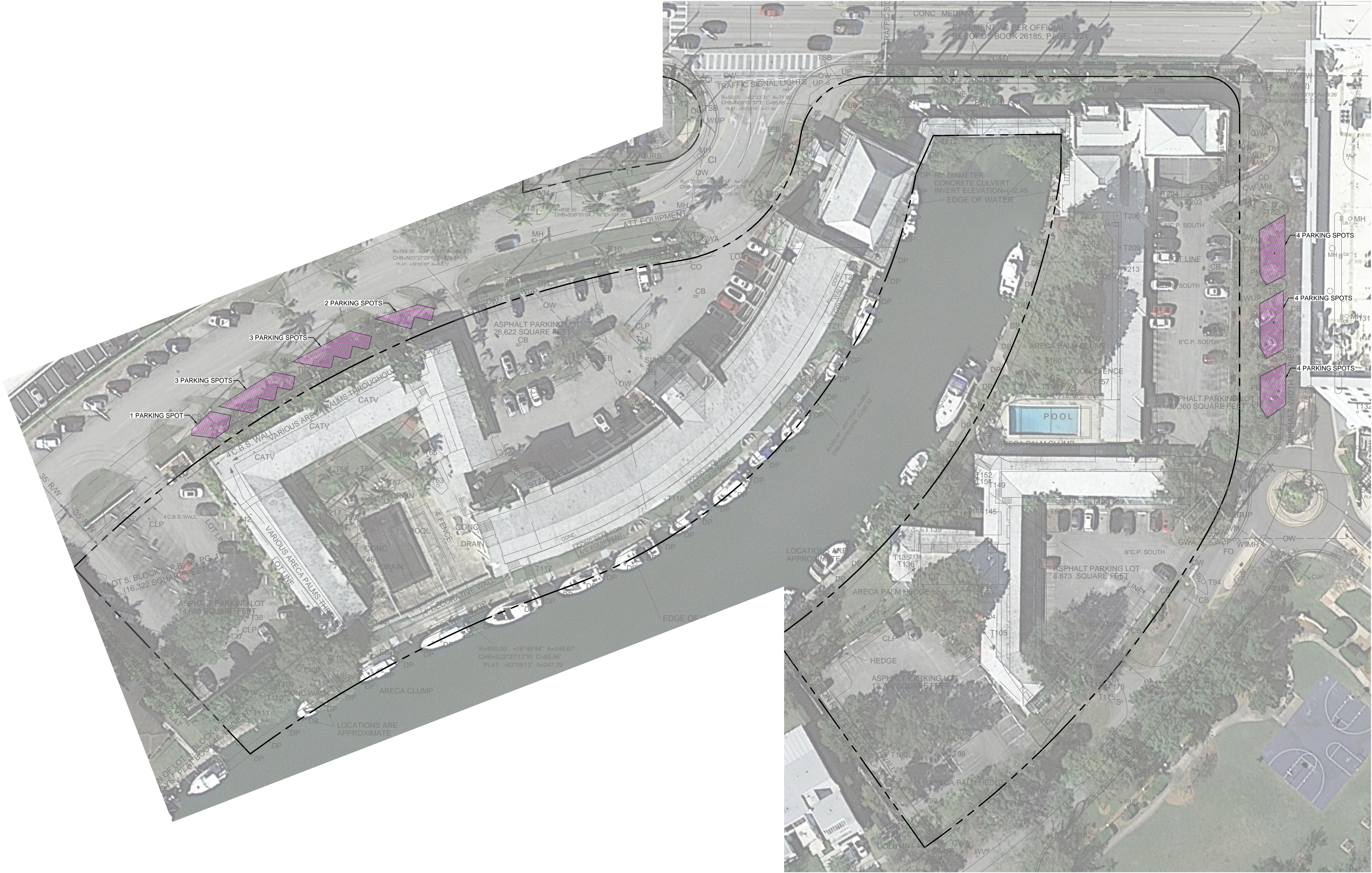


Plotted By: Latte, Michelle  
 Sheet Set: Gables Waterway  
 Layout: 150 Tree Disposition Notes & Details.dwg  
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 04:29:59pm  
 October 25, 2023

## MIAMI-DADE



Plotted By: Latte, Michelle - Sheet Set: Gables Waterway - Layout: EXH-01 - October 25, 2023 - 04:28:30pm - \\Kimley-Horn.com\\FL\\MIA\\MIB\\Civil\\143726000-Gables Waterway\\Landscape\\CADD\\PlanSheets\\EXH\_Parking Exhibit.dwg  
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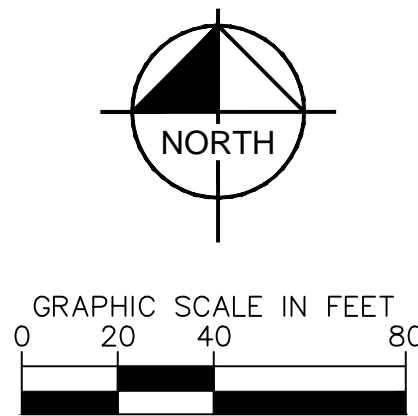
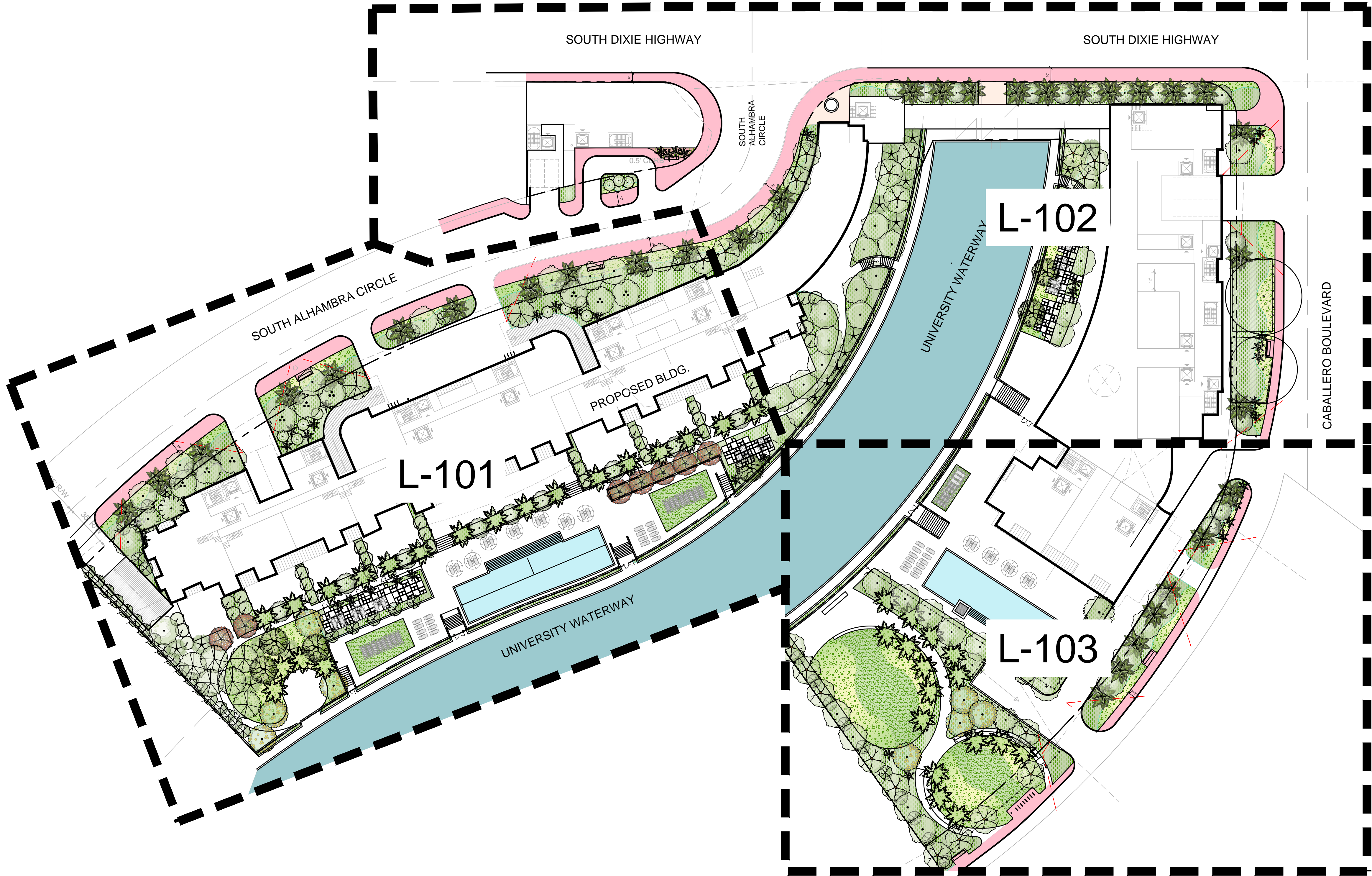
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PROPOSED PARKING: NO STREET PARKING SPOTS PROVIDED

SHEET NUMBER <b>EXH-01</b>	GABLES WATERWAY PREPARED FOR CLIENT	PARKING EXHIBIT	KHA PROJECT 143726000 DATE DATE SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY	MICHELLE LATTE FL LICENSE NUMBER 6667514 DATE: _____	Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134 PHONE: 305-673-2025 WWW.KIMLEY-HORN.COM    REGISTRY NO. 696	No.	REVISIONS	DATE	BY



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- LEGEND:
- PROPERTY LINE
  - PROJECT LIMITS
  - EXISTING BUILDING OUTLINE

PLANT KEY

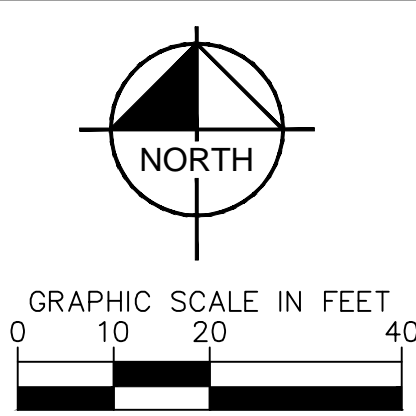
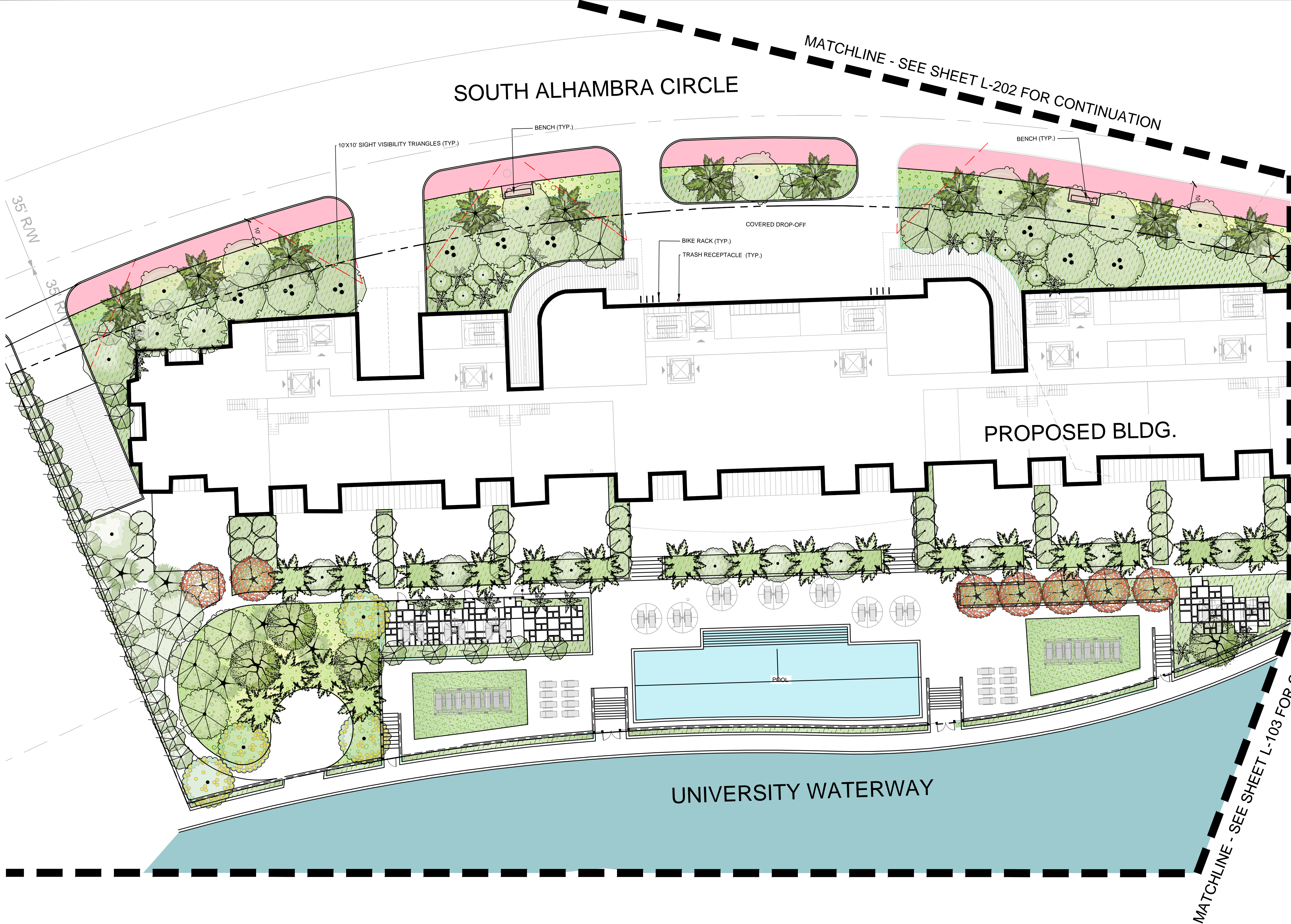
TREES	CODE	BOTANICAL / COMMON NAME
	BA	BULNESIA ARBOREA VERAWOOD TREE
	BS	BURSERIA SIMARUBA GUMBO LIMBO
	CA	CLUSIA ROSEA AUTOGRAPH TREE
	CO	CHRYSOPHYLLUM OLIVIFORME SATINLEAF
	DR	DELONIX REGIA ROYAL POINCIANA
	LL	LYSILOMA LATISILIQUUM WILD TAMARIND
	QV	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	SG	SIMAROUBA GLAUCA PARADISE TREE
	TC	TABEBUIA CHRYSOTRICHIA GOLDEN TRUMPET TREE
MEDIUM TREES	CODE	BOTANICAL / COMMON NAME
	CD	COCOLOBA DIVERSIFOLIA PIGEON PLUM
	CG	CAESALPINIA GRANADILLO BRIDAL VEIL
	FD	FILICUM DECIPIENS JAPANESE FERN TREE
PALMS	CODE	BOTANICAL / COMMON NAME
	RE2	ROYSTONEA ELATA FLORIDA ROYAL PALM
	SS	SABAL PALMETTO CABBAGE PALMETTO
	TR	THRINAX RADIATA FLORIDA THATCH PALM
SMALL TREES	CODE	BOTANICAL / COMMON NAME
	CC	CYATHEA COOPERI AUSTRALIAN TREE FERN
	MO	MYRCIANTHES FRAGRANS SIMPSON'S STOPPER
STREET PALMS	CODE	BOTANICAL / COMMON NAME
	RE	ROYSTONEA ELATA FLORIDA ROYAL PALM
STREET TREES	CODE	BOTANICAL / COMMON NAME
	BS3	BURSERIA SIMARUBA GUMBO LIMBO

- NOTES:
- REFER TO TREE DISPOSITION LIST ON SHEET L-104.
  - TREE DISPOSITION PLAN BASED ON AND RELIANT UPON SURVEY BY CAMPANILE & ASSOCIATES, INC. DATED 03/10/2005 AND ARBORIST BY TROPICAL DESIGNS OF FLORIDA, INC. DATED 09/17/23.
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GABLES WATERWAY PREPARED FOR CLIENT	MIAMI-DADE FL	OVERALL LANDSCAPE PLAN	MICHELLE LATTE FL LICENSE NUMBER 6667514	KHA PROJECT 143726000	DATE DATE SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY	Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134 PHONE: 305-673-2025 WWW.KIMLEY-HORN.COM REGISTRY NO. 696	No.	REVISIONS	DATE	BY



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- LEGEND:**
- PROPERTY LINE
  - PROJECT LIMITS
  - EXISTING BUILDING OUTLINE

**PLANT KEY**

TREES	CODE	BOTANICAL / COMMON NAME
	BA	BULNESIA ARBorea VERAWOOD TREE
	BS	BURSERIA SIMARUBA GUMBO LIMBO
	CA	CLUSIA ROSEA AUTOGRAPH TREE
	CO	CHRYSOPHYLLUM OLIVIFORME SATINLEAF
	DR	DELONIX REGIA ROYAL POINCIANA
	LL	LYSILOMA LATISILIQUUM WILD TAMARIND
	QV	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	SG	SIMAROUBA GLAUCA PARADISE TREE
	TC	TABEBUIA CHRYSOTRICHIA GOLDEN TRUMPET TREE
	CD	COCOLOBA DIVERSIFOLIA PIGEON PLUM
	CG	CAESALPINIA GRANADILLO BRIDAL VEIL
	FD	FILICUM DECIPENS JAPANESE FERN TREE
	RE2	ROYSTONIA ELATA FLORIDA ROYAL PALM
	SS	SABAL PALMETTO CABBAGE PALMETTO
	TR	THRINAX RADATA FLORIDA THATCH PALM
	CC	CYATHEA COOPERI AUSTRALIAN TREE FERN
	MO	MYRCIANTHES FRAGRANS SIMPSON'S STOPPER
	RE	ROYSTONIA ELATA FLORIDA ROYAL PALM
	BS3	BURSERIA SIMARUBA GUMBO LIMBO

MEDIUM TREES	CODE	BOTANICAL / COMMON NAME
	CD	COCOLOBA DIVERSIFOLIA PIGEON PLUM
	CG	CAESALPINIA GRANADILLO BRIDAL VEIL
	FD	FILICUM DECIPENS JAPANESE FERN TREE
	RE2	ROYSTONIA ELATA FLORIDA ROYAL PALM
	SS	SABAL PALMETTO CABBAGE PALMETTO
	TR	THRINAX RADATA FLORIDA THATCH PALM

SMALL TREES	CODE	BOTANICAL / COMMON NAME
	CC	CYATHEA COOPERI AUSTRALIAN TREE FERN
	MO	MYRCIANTHES FRAGRANS SIMPSON'S STOPPER

STREET PALMS	CODE	BOTANICAL / COMMON NAME
	RE	ROYSTONIA ELATA FLORIDA ROYAL PALM

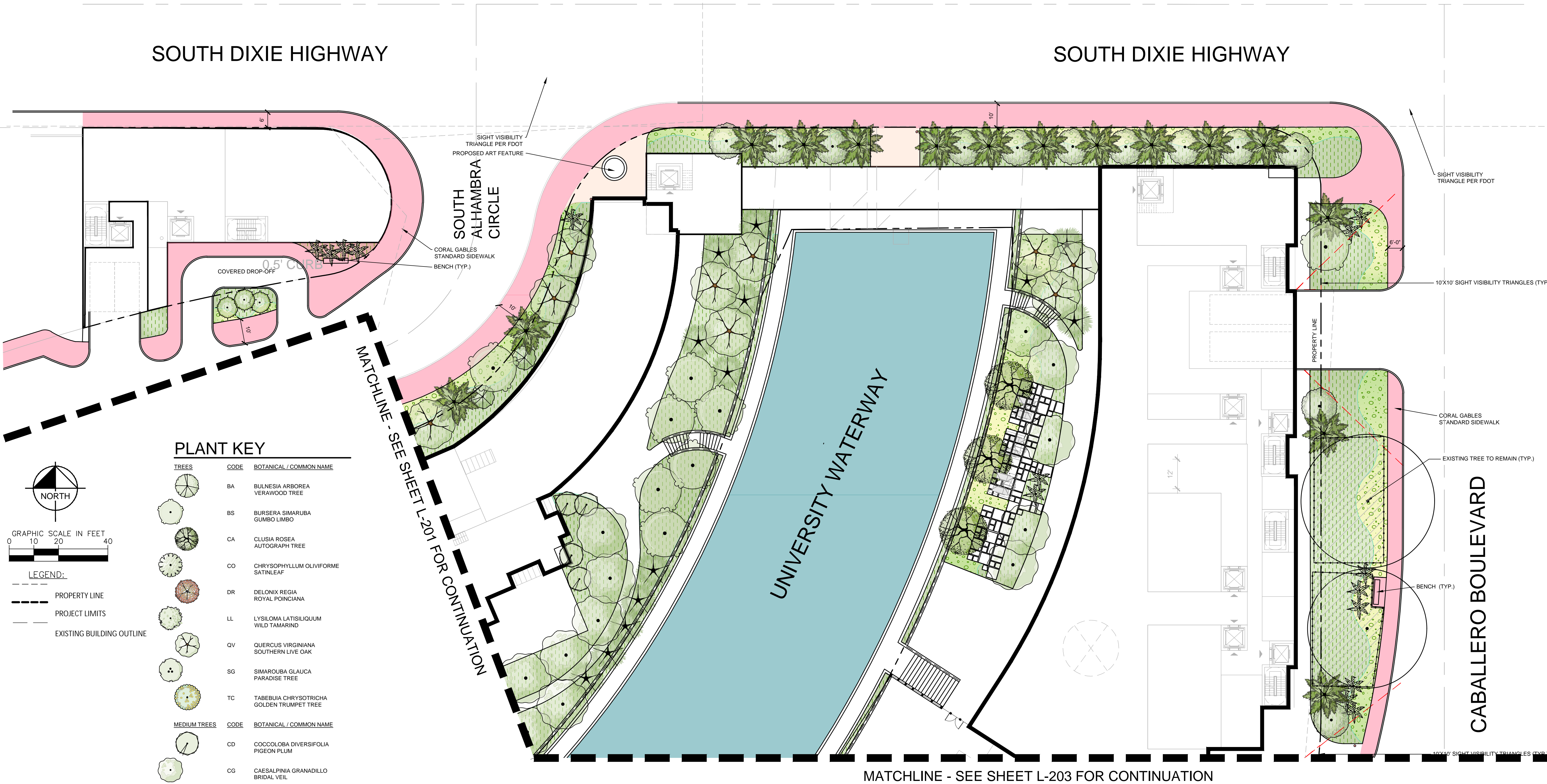
  

STREET TREES	CODE	BOTANICAL / COMMON NAME
	BS3	BURSERIA SIMARUBA GUMBO LIMBO

GABLES WATERWAY PREPARED FOR CLIENT	SHEET NUMBER <b>L-201</b>	MIAMI-DADE FL	LANDSCAPE PLAN	KHA PROJECT 143726000 DATE DATE SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY	MICHELLE LATTE FL LICENSE NUMBER 6667514 DATE:	<b>Kimley»Horn</b> © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134 PHONE: 305-673-2025 WWW.KIMLEY-HORN.COM    REGISTRY NO. 696	REVISIONS	DATE	BY



Plotted By: Latte, Michelle    Sheet Set: Gables Waterway    Layout: L-202    October 25, 2023    04:31:35pm    \\kimley-horn.com\EL\143726000-Gables Waterway\Landscape\CADD\PlanSheets\L-202 Landscape Plan.dwg    This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



### PLANT KEY

TREES	CODE	BOTANICAL / COMMON NAME
	BA	BULNESIA ARBOREA VERAWOOD TREE
	BS	BURSERIA SIMARUBA GUMBO LIMBO
	CA	CLUSIA ROSEA AUTOGRAPH TREE
	CO	CHRYSOPHYLLUM OLIVIFORME SATINLEAF
	DR	DELONIX REGIA ROYAL POINCIANA
	LL	LYSILOMA LATISILIQUUM WILD TAMARIND
	QV	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	SG	SIMAROUBA GLAUCA PARADISE TREE
	TC	TABEBUIA CHRYSOTRICHIA GOLDEN TRUMPET TREE
MEDIUM TREES	CODE	BOTANICAL / COMMON NAME
	CD	COCCOLOBA DIVERSIFOLIA PIGEON PLUM
	CG	CAESALPINIA GRANADILLO BRIDAL VEIL
	FD	FILICUM DECIPiens JAPANESE FERN TREE
PALMS	CODE	BOTANICAL / COMMON NAME
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GABLES WATERWAY PREPARED FOR CLIENT	LANDSCAPE PLAN	KHA PROJECT 143726000 DATE DATE SCALE AS SHOWN DESIGNED BY DRAWN BY CHECKED BY	MICHELLE LATTE FL LICENSE NUMBER 6667514 DATE: _____	Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134 PHONE: 305-673-2025 WWW.KIMLEY-HORN.COM REGISTRY NO. 696	REVISIONS	DATE	BY
					No.		
SHEET NUMBER L-202		MIAMI-DADE, FL					












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COVERED DROP-OUT




LEGEND:



 PROPERTY LINE  
 PROJECT LIMITS  
 EXISTING BUILDING OUTLINE


TREES	CODE	BOTANICAL / COMMON NAME
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TREES	CODE	BOTANICAL / COMMON NAME
	BA	BULNESIA ARBOREA VERAWOOD TREE
	BS	BURSERIA SIMARUBA GUMBO LIMBO
	CA	CLUSIA ROSEA AUTOGRAPH TREE
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<u>STREET TREES</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>
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[illegible]

**Kimley»»Horn**

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2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33131  
PHONE: 305-673-2025  
WWW.KIMLEY-HORN.COM REGISTRY NO.696

MICHELLE LATTE  
FL LICENSE NUMBER  
6667514

KHA PROJECT	DATE	SCALE AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY
143726000	DATE				

# LANDSCAPE PLAN

**GABLES WATERWAY**  
PREPARED FOR  
**CLIENT**

SHEET NUMBER  
**L-203**

MIAMI-DADE  
FL







Plotted By: Latte, Michelle Sheet Set: Gables Waterway Layout: L-350 October 25, 2023 04:32:37pm \\kimley-horn.com\VF\_MIA\_MIB\_Civil\143726000-Gables Waterway\Landscape\CADD\PlanSheets\L-350 Landscape Notes and Details.dwg

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCH CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCH CALIPER.

D. MATERIALS

1. GENERAL

- a. MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL UPON SUBMITTALS' APPROVAL. DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SUBMITTAL
MULCH	PRODUCT DATA
TOPSOIL MIX	AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS
PLANTS	PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY) INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC. CLIENT REQUESTED TAGGING MAY SUBSTITUTE PHOTOS.
FERTILIZER	PRODUCT DATA
INNOCULANT	PRODUCT DATA
HERBICIDE	PRODUCT DATA

2. PLANT MATERIALS

- a. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS. INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.
- b. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
- c. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE

1. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF 70% COARSE SAND AND 20% FLORIDA PEAT, AS DESCRIBED BELOW, AND 10% PINE BARK.
2. SOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL HAVE A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
3. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TEST FOR THE SOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE OWNER.
4. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
5. CONTRACTOR SHALL PROVIDE PH TEST RESULT FOR ALL MIX COMPONENTS.
6. CONTRACTOR SHALL PROVIDE PENETROMETER ON-SITE AT ALL TIMES FOR COMPACTION INSPECTION AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.
7. PENETROMETER CRITERIA / SPECIFICATION SHALL RANGE FROM APPROX. 75 PSI TO LESS THAN 300 PSI OR AS DETERMINE BY LANDSCAPE ARCHITECT.
8. SOIL SHALL BE SUPPLIED BY ATLAS PEAT & SOIL INC. 9621 STATE RD, BOYNTON BEACH, FLORIDA 33472. PHONE: 561-734-7300 OR APPROVED EQUAL.
9. FINAL MIX SHALL BE TESTED TO HAVE A SATURATED WEIGHT OF NO MORE THAN 110 POUNDS PER CUBIC FOOT WHEN FULLY COMPACTED TO 85% STANDARDS PROCTOR.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL INSURE ALL PLANT MATERIAL RECEIVES APPROPRIATE WATER THROUGHOUT THE GUARANTEE PERIOD SO PLANT MATERIAL THRIVES AND ESTABLISHES READILY.
3. CONTRACTOR SHALL SUBMIT A WATERING SCHEDULE FOR WRITTEN APPROVAL BY THE CLIENT.  
\*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.  
\*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF 3 INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). TYPE OF MATERIAL: "FLORIMULCH" OR SHREDDED, STERILE EUCALYPTUS MULCH.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.
4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.
5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, FLORIDA #1 OR BETTER.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.
4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

1. WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

1. PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL - 811 - TO LOCATE UTILITIES.
3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5. GENERAL COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTIN' IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.
8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.
10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC... SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.
14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" TO ACHIEVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.
17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING
  - a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
  - b. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.
  - c. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED - REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
6. LAWN MAINTENANCE:
  - a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRAIDING IF NECESSARY).
  - b. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)

1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
2. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.
3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

143726000

DATE

LANDSCAPE NOTES

PREPARED FOR  
CLIENT

GABLES WATERWAY

MIAMI-DADE

L-250

MICHELLE LATTE

FL LICENSE NUMBER  
6667514

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To: City of Coral Gables

Date: October 19<sup>th</sup>, 2023

**Subject:** *Utility Narrative for Gables Waterway  
6100 Caballero Drive  
Coral Gables 33146*

The purpose of this document is to present a utility narrative of findings and evaluations of the existing utilities that are within the vicinity of the project site located at 6100 Caballero Drive in the City of Coral Gables, Florida.

Kimley-Horn's evaluations are based on information provided by the Client and publicly available information.

### **Sewer**

The City of Coral Gables owns and operates the sanitary sewer system serving the City. According to City records, the project site is located within two separate sanitary sewer basins. To the north, along Caballero Boulevard is Basin PST G, and on the south, along S Alhambra Circle is Basin PST F.

The existing sanitary sewer infrastructure abutting the project along Caballero Boulevard consist of an 8" sanitary sewer main, a 6" sanitary sewer force main, and 4 sanitary sewer manholes. The existing sanitary sewer abutting the project along S Alhambra Circle is comprised of 8" and 10" sanitary sewer mains, a 20" sanitary sewer force main, and 2 sanitary sewer manholes.

### **Water**

The City of Coral Gables is serviced by Miami-Dade Water and Sewer Department (WASD) for water. According to WASD records, there are water mains abutting the project site. Along Caballero Blvd, there is an existing 12" water main and an 8" water main. Along S Alhambra Circle there is an existing 6" water main, which connects to an existing 8" watermain along S Dixie Highway, looping the system and connecting to Caballero Boulevard.

### **Stormwater**

The proposed development lies east of the current saltwater-intrusion line. Therefore, the department of Environmental Resource Management along with the Department of Environmental Protection will allow the use of deep injection drainage wells as a form of stormwater discharge. The site intends to remain independently managed through a system of inlets, pipes, manholes and injection drainage wells.

Should you have any questions, please feel free to contact us.

A handwritten signature in blue ink, appearing to read 'M. Giraldo'.

**Margarita Giraldo, P.E.**  
**Kimley-Horn | 2 Alhambra Plaza, Suite 500**  
**Coral Gables, FL 33134**



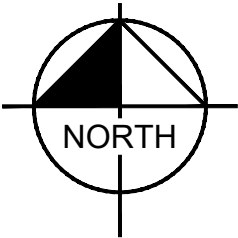
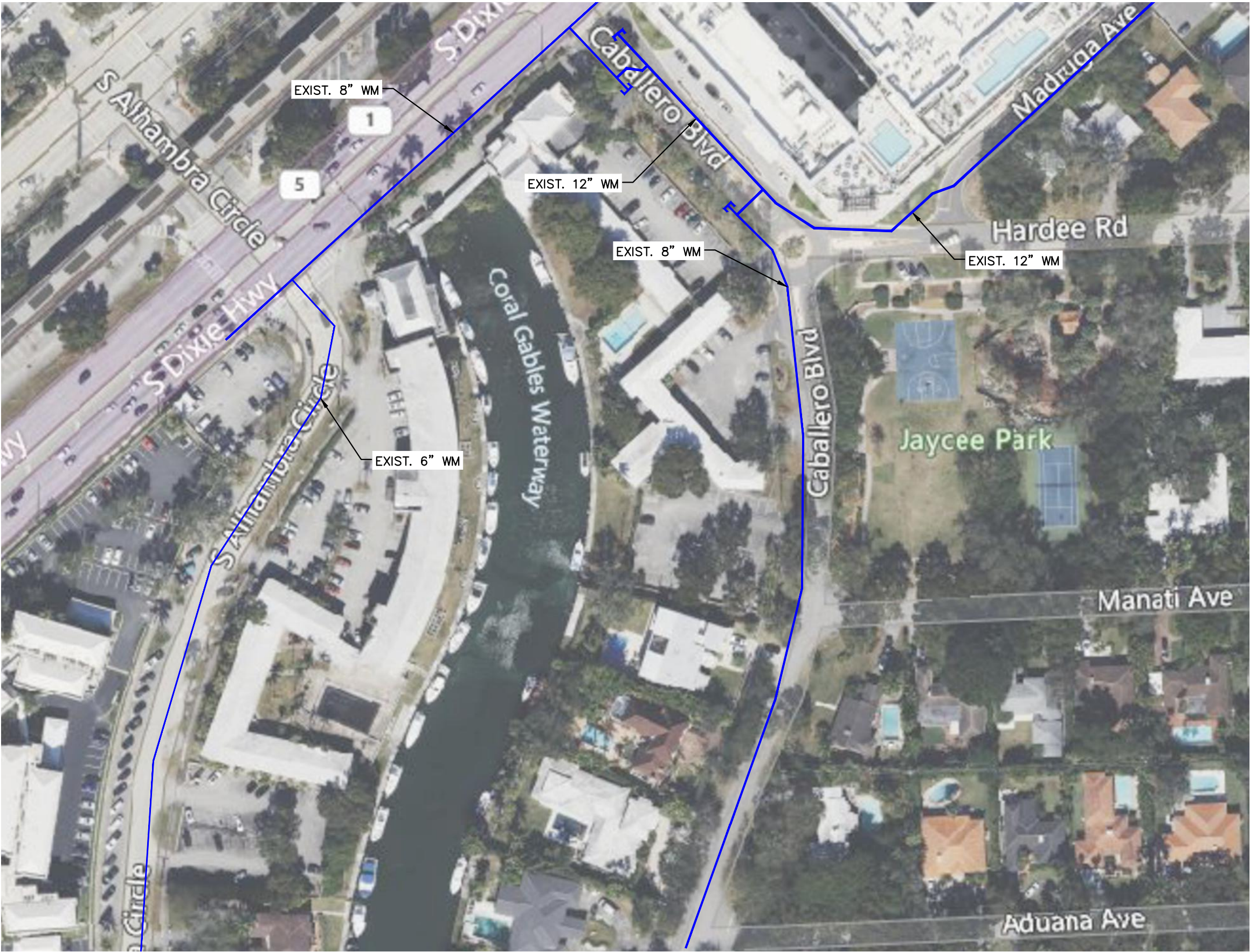


## SANITARY SEWER INFRASTRUCTURE

EX-1



Plotted By: Giraldo, Maggie Sheet Set: Kha Layout: Layout1 October 18, 2023 10:36:10pm N:\000 Maggie\Marketing\Gables Waterway Water Exhibit.dwg  
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.







Client Number: 39592.00001  
Writer's Direct Dial Number: (305) 376-6061  
Writer's E-Mail Address: mgarcia-serra@gunster.com

October 27, 2023

Ms. Jennifer Garcia  
Chairman  
Development Review Committee  
City of Coral Gables  
427 Biltmore Way, 2nd Floor  
Coral Gables, FL 33134

**Re: Gables Waterway/ 6100 Caballero Blvd, Coral Gables Florida (the "Property") / Art in Public Places Statement**

Dear Ms. Garcia:

Pursuant to Coral Gables Zoning Code Section 9-103.A.2, and on behalf of Gables Waterway Property LLC ("the Applicant"), as part of the proposed development to be located on the Property, the Applicant intends to commission artwork with an appraised value equal or greater to 1% of the Aggregate Project Value, and incorporate it as part of the project. If you have any questions, please do not hesitate to contact me at (305) 376-6061.

Sincerely,

Mario Garcia-Serra



## ORDINANCE NO. 1022

AN ORDINANCE AMENDING ORDINANCE NO. 1005, KNOWN AS THE "ZONING CODE", AS AMENDED, AS TO LOTS 1 TO 4, INCLUSIVE, BLOCK 6, RIVIERA WATERWAYS SECTION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith.

BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That Ordinance No. 1005, passed and adopted February 5, 1957, and known as the "Zoning Code", as amended, and that certain Building Content and Area District Map attached to and by reference made a part thereof, be and the same is hereby amended to show Loh 1 to 4, inclusive, Block 6, Riviera Waterways Section, as CA Commercial Use to permit a structure comprising room rental units and facilities incidental thereto, restaurant, and snack bar, instead of CA Commercial Use, as now zoned.


SECTION 2. That all ordinances or parts of ordinances inconsistent or in conflict herewith are hereby repealed insofar as there is conflict.

PASSED AND ADOPTED THIS 25th DAY OF JUNE, A. D. 1957.

APPROVED:

  
MAYOR  
W. Keith Phillips

ATTEST:

  
CITY CLERK  
L. W. Robinson, Jr.



## ORDINANCE NO. 1469

AN ORDINANCE AMENDING ORDINANCE NO. 1005, AS AMENDED, AND KNOWN AS THE "ZONING CODE", BY DEALING WITH A CHANGE OF ZONING ON LOT 5, BLOCK 6, "SINGER SUBDIVISION", CORAL GABLES, FLORIDA; AND REPEALING ALL ORDINANCES INCONSISTENT HERewith.

WHEREAS, an application has been made by U.C.R.M., Inc., Owner, Albert H. Singer, President, for changes in the zoning regulations on subject property, as follows:

1. A change of zoning on Lot 5, less the north 40 feet, Block 6, "Singer Subdivision", from D-10 Duplex Use (2127 minimum square foot floor area) to XD-10 Duplex Use (2127 minimum square foot floor area) to permit subject property to be used for offstreet parking in connection with operation of the University Inn Motel located at 1390 South Dixie Highway;
2. Permit the offstreet parking located on the north 40 feet of Lot 5 on a permanent basis instead of requiring that approval be granted each year for the continued use of the parking lot;

located on Lot 5, Block 6, "Singer Subdivision", the east side of South Alhambra Circle adjacent to University Inn, 1390 South Dixie Highway, Coral Gables, Florida; and

WHEREAS, after notice of public hearing duly published and notification having been given to all property owners of record within three hundred (300') feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables at which hearing all persons interested were afforded the opportunity to be heard;

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

SECTION 1. That Ordinance No. 1005, as amended, and known as the "Zoning Code", and, in particular, that certain Building Content and Area District Map, Plate No. 11, attached to and by reference made a part thereof, be and the same hereby is amended to show Lot 5, Block 6, "Singer Subdivision" henceforth to be designated as having a change of zoning from D-10 Duplex Use to XD-10 Duplex Use to permit the use of offstreet parking in connection with the University Inn Motel located at 1390 South Dixie Highway, Coral Gables, Florida.

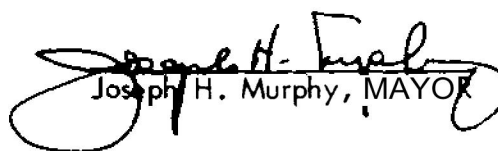
SECTION 2. That such change of zoning shall be subject to the following terms and conditions, to-wit:

- (a) That a new wall shall be constructed on Lot 5 less the North 40 feet, Block 6, "Singer Subdivision", as shown on submitted plans;
- (b) That prior to construction of such offstreet parking on Lot 5 less the North 40 feet thereof, the plans and specifications for such shall be submitted to the City Manager for approval as to parking layout, paving, landscaping, drainage, entrances and exits and all other necessary and relevant matters incident to the construction of such offstreet parking lot.

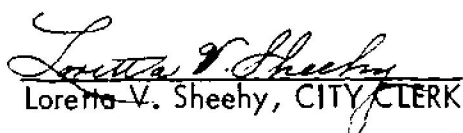
SECTION 3. That all ordinances or parts of ordinances inconsistent or in conflict herewith hereby are repealed insofar as there is inconsistency or conflict.

PASSED AND ADOPTED THIS TWENTY-THIRD DAY OF MARCH, A. D. 1965.

APPROVED:

  
Joseph H. Murphy, MAYOR

ATTEST:

  
Lorena V. Sheehy, CITY CLERK



Joe Ollers of 1255 South Alhambra Circle spoke regarding the alley the Applicant had offered to dedicate and suggested that it would be more useful if the alley were turned into a street for the purpose of diverting traffic.

Joe Klock, Sr. suggested that it would be helpful to turn Caballero and Alhambra Circle into cul-de-sac streets to isolate the commercial from the residential.

After the vote was taken, Commissioner Valdes-Fauli suggested exploring the possibility of closing Caballero Boulevard and South Alhambra Circle, either physically or by use of signage, to force commercial traffic to take South Dixie Highway.

Following discussion, action was taken upon motion duly made by Commissioner Hildreth and seconded by Commissioner Valdes-Fauli, denying the appeal, thereby granting the variance and upholding the Board of Adjustment, which was carried by the following roll call with Commissioners Kerdyk and Wolff dissenting: "Yeas", Commissioners Hildreth and Valdes-Fauli; Mayor Corrigan; "Nays", Commissioners Kerdyk and Wolff; whereupon Resolution No. 26093 was adopted on this 12th day of May, 1987.

#### RESOLUTION NO. 26093.

1. A RESOLUTION DENYING APPEAL AGAINST VARIANCE PERMITTING CONVERSION OF RESIDENTIAL-USE APARTMENT HOTEL BUILDING (UNIVERSITY INN, 1390 SOUTH DIXIE HIGHWAY) TO COMMERCIAL-USE BUILDING, AS SET FORTH IN APPLICANT'S PROPOSAL NO. 6544-Z; UPHOLDING BOARD OF ADJUSTMENT AND GRANTING VARIANCE.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That an appeal which was brought to the City Commission against a variance permitting the conversion of a Residential-Use Apartment Hotel building (University Inn, 1390 South Dixie Highway) to a Commercial-Use building, as hereinafter set forth in Applicant's Proposal No. 6544-Z, having been considered at a Public Hearing duly held on this 12th day of May, 1987, and all parties have been given an opportunity to be heard, said appeal shall be and it is hereby denied, thereby granting the variance and upholding the Board of Adjustment:

GRANTED; APPLICANT'S PROPOSAL NO. 6544-Z: In connection with a proposed conversion of a Residential-Use hotel building to Office Use, the applicant requests the following variance to Ordinance No. 1525, as amended, and known as the "Zoning Code".

Pursuant to Section 23-22 of the "Zoning Code", the applicant requests approval from the Board of Adjustment for the conversion of a Residential-Use (apartment-hotel) building to a Commercial-Use building.

All as shown on plans which have preliminary approval of the Board of Architects on property legally described as Lots 1, 2, 3 and 4, Block 5, Riviera Waterways, Lots 1, 2, 3 and 4, Tract "K", Block 6, Riviera Waterways, and Lots 5 and 5A, Tract 6, Singer Subdivision, located at 1390 South Dixie Highway.



ITEM 30. APPEAL FOR HEIGHT VARIANCE ON JOURNEY'S END ROAD:

An appeal for a height variance for a proposed single-family residence on Journey's End Road, as set forth in Applicant's Proposal No. 6560-Z was withdrawn by the applicant.

ITEM 31. RECEIVED PLANNING AND ZONING BOARD MINUTES OF MAY 4, 1987:

ITEM 32. FIRST AND SECOND READING ORDINANCE: PROVIDING EXEMPTIONS FOR CERTAIN SATELLITE EARTH STATIONS PROVIDING SIGNIFICANT PUBLIC BENEFIT  
ORDINANCE NO. 2701

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "ZONING CODE", BY AMENDING ARTICLE V, SECTION 5-11 THEREOF, ENTITLED, "SATELLITE EARTH STATIONS", FOR THE PURPOSE OF ADDING SUB-SECTION (f) CONCERNING WAIVER OF REQUIREMENTS WHEN A PUBLIC PURPOSE CAN BE DEMONSTRATED; DECLARING THIS TO BE AN EMERGENCY MEASURE FOR THE PURPOSE OF WAIVING SECOND READING AND THIRTY DAY WAITING PERIOD; PROVIDING AN EFFECTIVE DATE OF MAY 12, 1987; AND REPEALING ALL ORDINANCES INCONSISTENT HERewith.

The ordinance which was read by title as hereinabove set forth and presented in full was considered at this time on first and second reading for the purpose of providing exemptions for certain Satellite Earth Stations which provide significant public benefit.

This was recommended by the Planning and Zoning Board after reviewing the application of the National Oceanic and Atmospheric Administration (NOAA) application for a conditional use to permit the installation of two ground-mounted Satellite Earth Stations in the rear of 1320 South Dixie Highway. After considering the application, the Board felt that an exception should be made for this applicant at this specified location and a text amendment was necessary to be made to the Zoning Code for this purpose by virtue of the ordinance herein.

Action for approval on first reading was taken upon motion duly made by Commissioner Valdes-Fauli, seconded by Commissioner Kerdyk, and carried by the following roll call: "Yeas", Commissioners Kerdyk, Valdes-Fauli and Wolff; Mayor Corrigan; Commissioner Hildreth was absent.

Action was then taken waiving second reading and the thirty day waiting period upon motion duly made by Commissioner Valdes-Fauli, seconded by Commissioner Kerdyk, and carried by the following roll call: "Yeas", Commissioners Kerdyk, Valdes-Fauli and Wolff; Mayor Corrigan; Commissioner Hildreth was absent; whereupon Mayor Corrigan declared Ordinance No. 2701 adopted on second and final reading on this 12th day of May, 1987 and effective this date, and ordered, its publication by number and title as hereinabove set forth.



CLERK'S SUMMARY  
MINUTES OF THE REGULAR MEETING  
CITY COMMISSION OF CORAL GABLES, FLORIDA  
MARCH 28, 1989

CLERK'S ITEM NO.	SUBJECT	ORDINANCE OR RESOLUTION NO.
Item 19. Bids:	ACCEPTING BID OF VOLKER STEVIN CONSTRUCTION, INC. IN SUM OF \$56,895.00 FOR REPAIR OF LUGO AVENUE BRIDGE. (Agenda Item No. 17)(V-F/W(5))	26972
Item 20. University Inn:	AMENDING SITE PLAN FOR UNIVERSITY INN APARTMENTS AT 6401 SANTONA STREET AND 1274-78 SOUTH ALHAMBRA CIRCLE FOR PURPOSE OF ELIMINATING PERPENDICULAR PARKING ON SOUTH ALHAMBRA CIRCLE REQUIRED BY RESOLUTION NO. 26769 AND PERMITTING ANGLE PARKING TO CONTINUE. (Agenda Item No. 18)(H/V-F(4/1)(K-))	26973
Item 21. Pinewood:	RECEIVED PINWOOD CEMETERY ADVISORY BOARD MINUTES OF FEBRUARY 8, 1989. (Agenda Item No. 24)	----
Item 22. Cable TV:	RECEIVED CABLE TELEVISION BOARD MINUTES OF FEBRUARY 15, 1989. (Agenda Item No. 24)	----
Item 23. Coral Gables House:	RECEIVED CORAL GABLES HOUSE GOVERNING BOARD MINUTES OF FEBRUARY 15, 1989. (Agenda Item No. 24)	----
Item 24. Budget:	RECEIVED BUDGET ADVISORY BOARD MINUTES OF FEBRUARY 21, 1989. (Agenda Item No. 24)	----
Item 25. Handicapped:	RECEIVED HANDICAPPED ADVISORY BOARD MINUTES OF FEBRUARY 21, 1989. (Agenda Item No. 24)	----
Item 26. Recreation:	RECEIVED RECREATION ADVISORY BOARD MINUTES OF FEBRUARY 21, 1989. (Agenda Item No. 24)	----
Item 27. Historic:	RECEIVED HISTORIC PRESERVATION BOARD MINUTES OF FEBRUARY 23, 1989. (Agenda Item No. 24)	----
Item 28. Industrial:	RECEIVED INDUSTRIAL SECTION BUSINESS VILLAGE ADVISORY COMMITTEE MINUTES OF FEBRUARY 27, 1989. (Agenda Item No. 24)	----
Item 29. Economic:	RECEIVED ECONOMIC DEVELOPMENT BOARD MINUTES OF MARCH 3, 1989. (Agenda Item No. 24)	----
Item 30. Property:	RECEIVED PROPERTY ADVISORY BOARD MINUTES OF MARCH 9, 1989. (Agenda Item No. 24)	----
Item 31. Parking:	RECEIVED PARKING ADVISORY BOARD MINUTES OF MARCH 14, 1989. (Agenda Item No. 24)	----

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CLERK'S SUMMARY  
MINUTES OF THE REGULAR MEETING  
CITY COMMISSION OF CORAL GABLES, FLORIDA  
JUNE 23, 1988

CLERK'S ITEM NO.	SUBJECT	ORDINANCE OR RESOLUTION NO.
I  ABF877	Item 46. <b>Appeal:</b> DENYING APPEAL FOR SIGN VARIANCE AT 370 SOUTH DIXIE HIGHWAY, AS SET FORTH IN APPLICANT'S PROPOSAL NO. <b>6696-Z</b> , AND UPHOLDING BOARD OF ADJUSTMENT. (Agenda Item <b>XII-A-1</b> )(H/K(4/1)(W-))	26720
	Item 47. <b>Appeal:</b> DENYING APPEAL AGAINST PRELIMINARY PLANS IN CONNECTION WITH PROPOSED THIRTEEN-STORY APART- MENT BUILDING ON EDGEWATER DRIVE, BLOCKS 3, 4 AND EAST 235-FEET OF BLOCK <b>5</b> , SUNRISE HARBOUR, AS SET FORTH IN APPLICANT'S PROPOSAL NO. <b>6715-Z</b> ; AND UPHOLDING BOARD OF ADJUSTMENT. (Agenda Item <b>XII-A-2</b> )(V-F/H(4/1)(W-))	26721
	Item 48. <b>Planning:</b> RECEIVED PLANNING AND ZONING BOARD MINUTES OF _____ MAY 11, 1988. (Agenda Item <b>XII-B</b> )	
	Item 49. <b>Satellite Earth Station:</b> FIRST READING ORDINANCE: APPROVING CONDITIONAL _____ USE TO PERMIT GROUND-MOUNTED SATELLITE EARTH STATION AT 600 SIERRA CIRCLE, <b>SUBJECT TO CERTAIN</b> CONDITIONS. (Agenda Item <b>XII-B-1</b> )(H/V-F(4) (W Absent)	
I	Item 50. <b>Walk-Up-Teller:</b> FIRST READING ORDINANCE: APPROVING CONDITIONAL _____ USE AND ZONING TEXT <b>AMENDMENT</b> TO PERMIT <b>WALK-UP</b> TELLER AT REAR OF UNIVERSITY <b>INN</b> SITE, <b>1390</b> SOUTH DIXIE HIGHWAY, <b>WITH</b> CONDITION THAT NO SIGNAGE BE PLACED ON CANAL SIDE. (Agenda Item <b>XII-B-2</b> )(H/V-F(4)(W Absent)	
	WAIVING SECOND READING AND THIRTY DAY WAITING PERIOD AND MAKING ORDINANCE EFFECTIVE THIS TWENTY-THIRD DAY OF JUNE, 1988. (Agenda Item <b>XII-B-2</b> )(K/H(4)(W Absent)	2790
	Item 51. <b>Satellite Earth Station:</b> FIRST READING ORDINANCE: CONDITIONAL USE APPROV- AL FOR ROOF-MOUNTED SATELLITE EARTH <b>STATION</b> AT 6855 S.W. 57TH AVENUE, SUBJECT TO CONDITION THAT IT BE PAINTED SAME COLOR AS BUILDING. (Agenda Item <b>XII-B-3</b> )(K/V-F(4)(W Absent)	
	Item 52. <b>Vacation of Street:</b> FIRST READING ORDINANCE: VACATING WESTERLY _____ PORTION OF AVENUE SCODELLA ON UNIVERSITY OF MIAMI CAMPUS. (Agenda Item <b>XII-C</b> )(H/V-F(5)	
I	Item 53. <b>Historic:</b> RECEIVED HISTORIC PRESERVATION BOARD MINUTES OF _____ MAY 26, 1988. (Agenda Item <b>XIII-A-1</b> )	
	Item 54. <b>Coral Gables House:</b> CONFIRMING APPOINTMENT BY CORAL GABLES HOUSE GOVERNING BOARD. (Agenda Item <b>XIII-A-2</b> )(H/K(5) (Marlene Weiss)	26722



ORDINANCE NO. 2362

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "ZONING CODE", BY AMENDING SECTION 5.13 THEREOF, ENTITLED, "FLOOR AREA RATIO REQUIREMENTS FOR BUILDINGS FOUR (4) OR MORE STORIES IN HEIGHT", AS IT PERTAINS TO SUB-PARAGRAPH (3); BY AMENDING SUB-PARAGRAPH (6) THEREOF, BY DELETING THEREFROM BLOCKS 197, 198 AND 199; AND BY ADDING SUB-PARAGRAPH (7) THERETO, DEALING WITH THE FLOOR AREA RATIO OF "C" USE BUILDINGS FOUR (4) STORIES IN HEIGHT IN THE "CALLAHAN TRACT", CERTAIN PROPERTY IN RIVIERA SECTION PARTS 8 AND 14, CERTAIN PROPERTY IN "RIVIERA WATERWAYS" AND "ADDITION TO RIVIERA WATERWAYS"; BY AMENDING SECTION 9.031 THEREOF, ENTITLED, "HEIGHT OF BUILDINGS - SPECIFIC LOCATIONS" BY DEALING WITH THE HEIGHT OF BUILDINGS IN THE "CALLAHAN TRACT", RIVIERA SECTION PARTS 8 AND 14, "RIVIERA WATERWAYS" AND "ADDITION TO RIVIERA WATERWAYS"; AND REPEALING ALL ORDINANCES INCONSISTENT HERewith.

BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That from and after the effective date of this ordinance, sub-paragraph (3) of Section 5.13, entitled, "FLOOR AREA RATIO REQUIREMENTS FOR BUILDINGS FOUR (4) OR MORE STORIES IN HEIGHT", of Ordinance No. 1525, as amended, and known as the "Zoning Code", shall be and it is hereby amended to read as follows:

- (3) Maximum floor area ratio for "C: and "M" Use Districts, Special Uses in "C" or "M" Use Districts, excluding buildings in Blocks 197, 198, 199, 201, 202, 203, 204 and 205, Riviera Section Part 14, that portion of the Callahan Tract bounded on the North by South Dixie Highway, on the East by Turin Street, on the South by Avenue Madruga and on the West by Mariposa Court, Lots 1 thru 13, Inclusive, Block 148; Lots 1, 17, 26 and 27 in Block 155, Lots 27, 28, 29, 30 and 31 in Block 156, and Tract "A", Riviera Section Part 8; Lots 1 and 2, Block 5 and Lots 1, 2, 3 and 4, Block 6, Riviera Waterways; and Tract "K" Addition to Riviera Waterways, apartments, apartment-hotels and hotels.

HEIGHT OF PRINCIPAL BUILDING IN STORIES	MAXIMUM F. A. R.
4 THRU 13	3.00

In computing the Floor Area Ratio (F.A.R.) for commercial buildings, the site area used for off-street parking shall be included as part of the building site, provided that the off-street parking area commences within five hundred (500) feet of the actual building site and is joined with the building site by a Unity of Title.

SECTION 2. That from and after the effective date of this ordinance, sub-paragraph (6) of Section 5.13, entitled, "FLOOR AREA RATIO REQUIREMENTS FOR BUILDINGS FOUR (4) OR MORE STORIES IN HEIGHT", of Ordinance No. 1525, as amended, and known as the "Zoning Code", shall be and it is hereby amended to read as follows:

- (6) Maximum floor area ratio for "C" use buildings four (4) thru six (6) stories in height in Blocks 201, 202, 204, 205 and Lots 1 thru 10, Inclusive and Lots 25 thru 34, Inclusive, Block 203, Riviera Section Part 14 shall read as follows:

HEIGHT OF PRINCIPAL BUILDING IN STORIES	MAXIMUM F. A. R.
4 thru 6	1.5

In computing the Floor Area Ratio (F.A.R.) for -commercial buildings, the site area used for off-street parking shall be included as part of the building site, provided that the off-street parking area commences within five hundred (500) feet of the actual building site and is joined with the building site by a Unity of Title.



SECTION 3. That from and after the **effective** date of this ordinance, Section **5.13** entitled, "FLOOR AREA RATIO **REQUIREMENTS** FOR BUILDINGS FOUR (4) OR MORE STORIES IN HEIGHT", of Ordinance No. 1525, as amended, and known as the "Zoning Code", shall be and it is hereby amended by adding thereto sub-paragraph (7) which **shall** read as follows:

- (7) Maximum Floor Area Ratio for "C" use buildings four (4) stories in height located on the following described property.

IN CALLAHAN TRACT

That portion of the Callahan Tract bounded on the North by South Dixie Highway, on the East by Turin Street, on the South by Avenue Madrugá and on the West by Mariposa Court.

IN RIVIERA SECTION PART 8

Lots 1 thru 13, Inclusive, Block 148  
Lots 1, 17, 26 and 27 in Block 155  
Lots 27, 28, 29, 30 and 31 in Block 156  
Tract "A"

IN RIVIERA SECTION PART 14

All lots and tracts in Blocks 197, 198 and 199

IN RIVIERA WATERWAYS

Lots 1 and 2 . . . . in Block 5  
Lots 1, 2, 3 and 4 in Block 6

IN ADDITION TO RIVIERA WATERWAYS

Tract "K"

**shall** not exceed the following:

HEIGHT OF PRINCIPAL BUILDING IN <b>STORIES</b>	<b>MAXIMUM</b> F. A. R.
4	1.5

In computing the Floor Area Ratio (F.A.R.) for commercial buildings, the site area used for off-street parking shall be included as part of the building site, provided that the off-street parking area commences within five hundred (500) feet of the actual building **site** and is joined with the building site by a Unity of Title.

SECTION 4. That from and after the effective date of this ordinance, sub-paragraphs (g) (2) and (3) of Section **9.031**, entitled, "HEIGHT OF BUILDINGS - SPECIFIC LOCATIONS", of Ordinance No. 1525, as amended, and known as the "Zoning Code", shall be and they are hereby amended to read as **follows**

- (g) 2 No apartment building shall be constructed or erected on the following described property to a height exceeding four (4) stories, nor shall such building exceed a height of forty-five (45) feet including **penthouses**.

IN RIVIERA SECTION PART 14

All lots and tracts in Blocks 197, 198 and 199  
All lots in Blocks 201 and 202  
Lots 3 thru 31, Inclusive, Block 203  
Lots 4 thru 37, Inclusive, Block 204  
Lots 4 thru 37, Inclusive, Block 205

AAA748



## IN RIVIERA WATERWAYS

Lots 1 and 2 . . . . in Block 5

## IN ADDITION TO RIVIERA WATERWAYS

Tract "K"

- (3) No commercial building shall be constructed or erected on the following described property to a height exceeding four (4) stories, nor shall such building exceed a height of forty-five (45) feet.

## IN CALLAHAN TRACT

That portion of the Callahan Tract bounded on the North by South Dixie Highway, on the East by Turin Street, on the South by Avenue **Madruga** and on the West by **Mariposa** Court.

## IN RIVIERA SECTION PART 8

Lots 1 thru 13, Inclusive, Block 148  
 Lots 1, 17, 26 and 27 in Block 155  
 Lots 27, 28, 29, 30 and 31 in Block 156  
 Tract "A"

## IN RIVIERA SECTION PART 14

All lots and tracts in Block 197, 198 and 199  
**All** lots in Block 201 and 202  
 Lots 3 thru 10, Inclusive and Lots 25 thru 31, Inclusive, Block 203  
 Lots 4 thru 37, Inclusive, Block **204**  
 Lots 4 thru 37, Inclusive, Block 205

## IN RIVIERA WATERWAYS

Lots 1 and 2 . . . . in Block 5  
 Lots **1, 2, 3** and 4 in Block 6

## IN ADDITION TO RIVIERA WATERWAYS

Tract "K"

SECTION 5. That from and after the effective date of this ordinance, sub-paragraph **(h)** of Section 9.031, entitled, "HEIGHT OF BUILDINGS - SPECIFIC LOCATIONS", of Ordinance No. 1525, as amended, and known as the "Zoning Code", **shall** be and it is hereby amended to read as **follows**:

- (h) Apartment buildings and/or structures may be erected or altered to a height not **exceeding** six (6) stories nor seventy (70) feet including penthouses, scenery lofts, cabanas, towers, cupolas, steeples and domes on the following described property to-wit:

## IN BILTMORE SECTION

Lots 3 thru 15, Inclusive, in Block 11  
 Lots 1, 2, 3 and 4 . . . . . in Block 12  
 Lots 1 thru 19, Inclusive, in Block 13

## IN DOUGLAS SECTION

Lots 1 thru 8, Inclusive, in Block 1  
 Lots 1 thru 6, Inclusive, in Block 10  
 Lots 8, 9 and 10 . . . . . in Block 10  
 Lots 1 thru 10, Inclusive, in Block 18  
 Lot "A" between Blocks 10 and 18  
 Lot "B" between Blocks 1 and 10  
 Lot "C" between Blocks 18 and 27



Lots 1 thru 5, **Inclusive**, in Block 27  
 Lots 7, 8, 9 and 10 in **Block 27**  
 Lots 1 thru 5, **Inclusive**, in Block **34**  
 Lots 7 thru 12, **Inclusive**, in Block **34**


IN SECTION "K"

Lots 1 thru **24**, **Inclusive**, in Block 1


**SECTION 6.** That all ordinances or parts of ordinances inconsistent or in conflict herewith shall be and the same are hereby repealed insofar as there is conflict or **inconsistency**.

PASSED AND ADOPTED **THIS** SEVENTEENTH DAY OF DECEMBER, A. D., 1980.

APPROVED:

  
 JAMES S. DUNN  
 MAYOR

ATTEST:

  
 VIRGINIA L. PAUL  
 CITY CLERK

PERI ZANELLI  
 DEPUTY CITY CLERK

AAA7400



## CITY OF CORAL GABLES, FLORIDA

## ORDINANCE NO 3410

AN ORDINANCE AMENDING ORDINANCE NO 1525, AS AMENDED AND KNOWN AS "ZONING CODE," BY AMENDING ARTICLE 3, "USE DISTRICTS AND REGULATIONS," SECTION 3-6, "C-USE DISTRICTS," PERMITTING MAXIMUM 3 0 FLOOR AREA RATIO (FAR) FOR HOTELS LOCATED WITHIN CENTRAL BUSINESS DISTRICT (CBD), AND REPEALING ALL ORDINANCES INCONSISTENT HERewith

WHEREAS, after notice duly published, a public hearing was held before the Planning and Zoning Board on August 11, 1999 at which hearing all interested persons were afforded the opportunity to be heard, and the Board recommended that the proposed amendment be approved, and

WHEREAS, the City Commission after due consideration at its regular meeting of September 28, 1999 approved the proposed amendment on first reading,

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

**SECTION 1.** That Ordinance No 1525, as amended and known as the "Zoning Code," is hereby amended as it pertains to Article 3, "Use Districts and Regulations," Section 3-6, "C-Use Districts," permitting a maximum 3 0 Floor Area Ratio (FAR) for Hotels within the Central Business District (CBD), as hereinafter set forth

**SEC 3-6 C-USE DISTRICTS**

(a) - (x) No change

(y) Floor area ratio (FAR) provisions for buildings four (4) or more stories in height

1 a Maximum floor area ratio (FAR) for hotels in C-Use Districts

Height of Principal Building in Stories	Maximum FAR
4 or more	1 00
5	1 10
6	1 20
7	1 30
8	1 40
9	1 50
10	1 60
11	1 75
12	1 85
13	2 00

b Hotels in the Central Business District, as defined in this Code, shall be limited to a maximum floor area ratio (FAR) of 3 0 (3410)



- 2 Maximum floor area ratio (FAR) for C-Use Districts, Special-Uses in C-Use Districts, excluding buildings in Blocks 197, 198, 199, 201, 202, 203, 204 and 205, Riviera Section Part 14, that portion of the Callahan Tract bounded on the north by South Dixie Highway, on the east by Turin Street, on the south by Madruga Avenue and on the west by Mariposa Court, Lots 1 through 13, inclusive, Block 148, Lots 1, 17, 26 and 27 in Block 155, Lots 27, 28, 29, 30 and 31 in Block 156, and Tract A Riviera Section Part 8, Lots 1 and 2, Block 5 and Lots 1, 2, 3, 4, Block 6, Riviera Waterways, apartments, apartment-hotels and hotels, except as permitted in subsection 1 b herein (3410)

Height of Principal  
Building in Stones

4

Maximum FAR

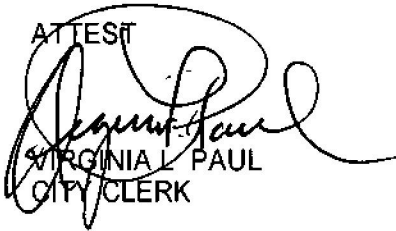
3

**SECTION 2** That all ordinances or parts of ordinances inconsistent or in conflict herewith are hereby repealed insofar as there is conflict or inconsistency


PASSED AND ADOPTED THIS FIFTH DAY OF OCTOBER, A D , 1999

(Withers/Kerdyk(3/2) (Barker/Thomson -)  
(Clerk's Item No 7)

ATTEST

  
VIRGINIA L. PAUL  
CITY CLERK

  
RAUL J VALDES-FAULI  
MAYOR

  
APPROVED AS TO FORM  
ELIZABETH M. HERNANDEZ  
CITY ATTORNEY



CLERK'S SUMMARY  
MINUTES OF SPECIAL MEETING  
CITY COMMISSION OF CORAL GABLES, FLORIDA  
DECEMBER 17, 1980

CLERK'S ITEM NO.	SUBJECT	ORDINANCE OR RESOLUTION NO.
	Commission Convened 8:30 A.M.	
Item 1.	South Dixie Highway: SECOND READING ORDINANCE: LIMITING THE HEIGHT OF BUILD- INGS FRONTING ON U.S. NO. 1 FROM RED ROAD TO LE JEUNE ROAD TO FOUR STORIES, NOT TO EXCEED FORTY-FIVE FEET AND A FLOOR AREA RATIO OF 1.5.	2362
Item 2.	Environmental Protection Agency: AUTHORIZING REFUND OF OVERPAYMENT IN THE SUM OF \$123,849.00 TO THE ENVIRONMENTAL PROTECTION AGENCY; TO BE MADE FROM WORKING CAPITAL FUND.	23172
Item 3.	School Bus: AUTHORIZING LEASE OF BUS SERVICE FROM METRO TRANSIT AUTHORITY TO PROVIDE ONE MORNING AND ONE AFTERNOON RUN TO SERVE CORAL GABLES ELEMENTARY SCHOOL AND YOUTH CENTER FROM JANUARY 12, 1981 TO JUNE 17, 1981.	23173
Item 4.	Police: APPROPRIATING \$225.00 FROM LAW ENFORCEMENT TRUST FUND TO PURCHASE SCANNER FOR POLICE DEPARTMENT.	23174
Item 5.	Planning: FIRST READING ORDINANCE: AMENDING ZONING CODE TO LIMIT EXISTING FUNERAL HOME PARKING ON PROPERTY ZONED FOR APARTMENT USE TO SURFACE AND SUB-SURFACE PARKING IN CON- NECTION WITH PROPOSED OFFICE BUILDING; LOCATED AT 831 PONCE DE LEON BOULEVARD.	_____
Item 6.	Planning: FIRST READING ORDINANCE: AMENDING ZONING CODE TO PERMIT INCLUSION OF 3 APARTMENT-ZONED LOTS USED FOR PARKING TOGETHER WITH 4 COMMERCIALY-ZONED LOTS IN COMPUTING FLOOR AREA RATIO OF OFFICE BUILDING TO BE CONSTRUCTED ON SUBJECT PROPERTY; LOCATED AT 831 PONCE DE LEON BOULEVARD.	_____
Item 7.	Code Enforcement: DIRECTING CITY ATTORNEY TO PREPARE ORDINANCE ESTABLISH- ING CODE ENFORCEMENT BOARD FOR CONSIDERATION JANUARY 13, 1981.	23175
Item 8.	Employees: AMENDING 2% WAGE ADJUSTMENT (RESO. 23171) FOR CERTAIN CITY EMPLOYEES AND INCREASING AMOUNT TO 5%.	23176

Commission Adjourned 10:30 A.M.







MINUTES OF THE SPECIAL MEETING  
OF THE CITY COMMISSION  
THE CITY OF CORAL GABLES, FLORIDA  
DECEMBER 17, 1980

The Commission of the City of Coral **Gables** convened in Special Session in the City Hall Commission Chambers, **405** Biltmore Way, Coral Gables, Florida at 8:30 A.M. Wednesday, December 17, 1980 pursuant to written notice duly given to **all** concerned parties as required by the City Charter for the purpose of (1) consideration of an ordinance on second reading **limiting** the height of buildings fronting on U.S. No. **1**, also known as South Dixie Highway, from Red Road to **Le** Jeune Road to four stories, not to exceed forty-five feet, with a floor area ratio of 1.5; (2) consideration of refunding overpayment of federal funds; and such other business as may properly come before the Commission.

Mayor James S. Dunn in the Chair; **Commissioners** William H. Chapman, Albert Jacobson, William H. Kerdyk and Dorothy Thomson present. Also present were City Manager J. Martin Gainer, City Attorney Robert D. **Zahner** and Deputy City Clerk Peri L. Zanelli.

**ITEM 1. SOUTH DIXIE HIGHWAY: SECOND READING ORDINANCE LIMITING HEIGHT OF BUILDINGS FRONTING ON U.S. NO. 1 FROM RED ROAD TO LE JEUNE ROAD**

ORDINANCE NO. 2362

AN ORDINANCE AMENDING ORDINANCE NO. **1525**, AS **AMENDED**, AND KNOWN AS THE "**ZONING CODE**", BY AMENDING SECTION 5.13 **THEREOF**, ENTITLED, "FLOOR AREA RATIO REQUIREMENTS FOR BUILDINGS FOUR **(4)** OR MORE STORIES IN HEIGHT", AS IT PERTAINS TO **SUB-PARAGRAPH (3)**; BY AMENDING **SUB-PARAGRAPH (6)** THEREOF, BY DELETING **THEREFROM** BLOCKS 197, 198 AND 199; AND BY ADDING **SUB-PARAGRAPH (7)** THERETO, DEALING WITH THE FLOOR AREA RATIO OF "**C**" USE BUILDINGS FOUR **(4)** STORIES IN HEIGHT IN THE "**CALLAHAN TRACT**", **CERTAIN** PROPERTY IN "**RIVIERA SECTION PARTS 8 AND 14**", **CERTAIN** PROPERTY IN "**RIVIERA WATERWAYS**" AND "**ADDITION TO RIVIERA WATERWAYS**"; BY AMENDING SECTION **9.031** THEREOF, ENTITLED, "HEIGHT OF BUILDINGS - SPECIFIC LOCATIONS" BY DEALING WITH THE HEIGHT OF BUILDINGS IN THE "**CALLAHAN TRACT**", "**RIVIERA SECTION PARTS 8 AND 14**", "**RIVIERA WATERWAYS**" AND "**ADDITION TO RIVIERA WATERWAYS**"; AND REPEALING ALL **ORDINANCES INCONSISTENT** HERewith.

The ordinance which was considered on second reading at this time was presented in full and was passed on first **reading** **December 9, 1980** at a **public** hearing duly held at that time in which all parties were given **an opportunity** to be heard. The ordinance will limit the height of commercial buildings fronting on South Dixie Highway from Red Road to Le Jeune Road to four **stories**, not to exceed forty-five feet, and a floor area ratio of 1.5.

Following due **consideration** at this time, the **ordinance** was passed on second reading upon motion duly made by Commissioner **Chapman**, seconded by Commissioner



Jacobson, and unanimously carried by the following **roll call: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn;** whereupon Mayor Dunn declared Ordinance No. 2362 adopted on final reading and ordered its publication by number and title as **hereinabove** set forth; it will become effective thirty days from this 17th day of December, 1980.

ITEM 2.     **ENVIRONMENTAL PROTECTION AGENCY REFUND**

Following discussion of some length regarding the refunding of the overpayment of federal funds to the **Environmental** Protection Agency, **authorization** was given to take **\$123,849.00** out of the Working Capital Fund for this purpose.

When the refund was considered at the last meeting, the matter was postponed at the request of Commissioner Thomson because she felt that every alternative should be thoroughly pursued with the possibility that the funds could be diverted **to** another use rather than **returning** them to the government.

In 1972 the City received approval for certain grants from the Environmental Protection Agency to aid in the cost of constructing various improvements to the City sewage collection system. Primarily, the improvements were to be in connection with the proposed large-scale installation of sewer lines, which was later found to be unnecessary, and a portion of the project was never completed. Grant payments were subsequently made to the City by the government on the basis of the full-scale project originally anticipated. The overpayment was not discovered until a considerable time later by **the** government auditors, who notified the City of the **necessity** for refunding that amount. An effort was made by the City to circumvent the necessity of a refund by requesting a transfer of the funds to other projects, however, it was determined that the federal rules and regulations do not provide for the transfer of grant funds that have been allocated for a specific project.

Following due **consideration** at the meeting herein, action approving the refund was taken upon motion duly made by Commissioner Jacobson, seconded by Commissioner Kerdyk, and carried by the following **roll call: "Yeas", Commissioners Chapman, Jacobson and Kerdyk; Mayor Dunn; "Nay", Commissioner Thomson;** whereupon Resolution 23172 was adopted on this 17th day of December, 1980.

RESOLUTION NO. 23172

A RESOLUTION AUTHORIZING REFUND OF OVERPAYMENT IN THE SUM OF **\$123,849.00** TO THE ENVIRONMENTAL PROTECTION AGENCY; TO BE MADE FROM WORKING CAPITAL FUND.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:



1. That the **City** Manager shall be and he is hereby **authorized** to refund overpayment in the sum of \$123,849.00 to the **Environmental** Protection Agency.

2. That the Finance Director shall be and he is hereby authorized to make said reimbursement from the Working Capital Fund.

ITEM 3. SCHOOL BUSES

I Approval was given at this time to the lease by the City of bus service from the Metro Transit Authority for the purpose of **providing** one run in the morning to take children to Coral Gables Elementary School and one run in the afternoon to take them from school to their homes or the Youth Center, from January 12, 1981 to June 17, 1981. The cost of the service to the City was estimated at \$9,000.00.

During the last budget review period, it was **decided** that providing school bus service was becoming too expensive for the City and **funds** for that purpose were **discontinued**. This posed a problem for parents of children within the two-mile limit and a committee was appointed to resolve the problem.

I Commissioner Jacobson reported at this time that the committee had received tremendous cooperation, with very rewarding results, and **that** Assistant City Manager Charles Kilborn had also been very **helpful**. The School Board had allocated nine buses and this along with the re-routing of a few **schedules**, had resolved everything, providing service for Carver, Coral Gables and Sunset Elementary schools. With the exception of one particular run where there **wasn't** any room on the existing buses, everything had been taken care of. Providing service to **Coral** Gables Elementary School was the problem the Commission was asked to address itself to at this time.

Following discussion, action for approval of the **service** was taken upon motion duly made by Commissioner Jacobson, seconded by Commissioner Chapman, and unanimously carried by the following **roll** call: "Yeas", **Commissioners** Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; whereupon Resolution No. **23173** was adopted on this 17th day of December, 1980.

RESOLUTION NO. 23173

A RESOLUTION **AUTHORIZING** LEASE OF BUS SERVICE FROM METRO TRANSIT AUTHORITY TO PROVIDE ONE MORNING AND ONE **AFTERNOON** RUN TO SERVE CORAL **GABLES** ELEMENTARY SCHOOL AND YOUTH **CENTER** FROM JANUARY 12, 1981 TO JUNE 17, 1981.

I BE IT RESOLVED BY THE COMMISSION OF THE CITY OF **CORAL** GABLES:

1. That the City Manager shall be and he is **hereby** authorized to lease bus service from the Metro Transit Authority to **provide** one morning and one afternoon run to serve Coral Gables Elementary School with a stop at the Youth Center from January 12, 1981 to June 17, 1981.



" 2. That the Finance Director shall be and he is hereby authorized to charge the sum of \$9,000.00 to the Working Capital Fund for said service.

ITEM 4. POLICE SCANNER

At **this** time the **City** Manager recommended that the Commission appropriate \$225.00 from the Law Enforcement Trust Fund to purchase a scanner for the Police Department; motion was duly made by Commissioner Chapman, seconded by Commissioner Thomson and unanimously carried by the following **roll call**: "Yeas", **Commissioners** Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; whereupon Resolution No. **23174** was adopted on this 17th day of December, 1980.

RESOLUTION NO. **23174**

A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPROPRIATE THE SUM OF \$225.00 FROM THE **LAW** ENFORCEMENT TRUST FUND TO PURCHASE A SCANNER FOR THE POLICE DEPARTMENT.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the City Manager shall be and he is hereby authorized to appropriate the sum of \$225.00 from the Law Enforcement Trust Fund for the purchase of a Police Scanner.

ITEM 5. FIRST READING ORDINANCE: AMENDING ZONING CODE TO LIMIT EXISTING FUNERAL HOME PARKING ON PROPERTY ZONED FOR APARTMENT USE TO SURFACE AND SUB-SURFACE PARKING IN CONNECTION WITH PROPOSED OFFICE BUILDING

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "**ZONING** CODE", BY **DEALING** WITH A CHANGE OF **ZONING** ON **LOTS** 3, 19 AND 20, BLOCK 8, "DOUGLAS SECTION", CORAL GABLES, DADE COUNTY, FLORIDA; AND REPEALING ALL ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH.

**Consideration** was given at this time to a request to amend the zoning code to limit the parking on the subject property, which is zoned for apartment use and is presently authorized to be used for parking in connection with **the** operation of a funeral home at 831 Ponce de Leon Boulevard. The proposed parking **limitation** would permit surface and sub-surface parking to be used in connection with a proposed office building and would require an amendment to the zoning code. This was approved by the Planning and Zoning Board, with the **recommendation** that a four-foot high **wall** be constructed along certain portions of the parking lot and that a unity of title agreement be executed by the owner of the property tying the three lots which are zoned for apartment use with parking approval together with the four **commercially** zoned lots upon which the proposed office building will be constructed.

Architect Robert Boerema appeared before the Commission in regard to this request, representing owner W. L. **Philbrick**. Following due **consideration**, the ordinance was presented **in full** and read by title as hereinabove set forth and was passed



on first reading by the following **roll** call, upon motion duly made by Commissioner Chapman and seconded by Commissioner Thomson, with **Commissioner** Jacobson objecting because he did not feel that the proposed office building should be constructed of glass, which he has gone on record as being opposed to being used **architecturally** in this area: "Yeas", **Commissioners** Chapman, Kerdyk and Thomson; Mayor Dunn; "Nay", Commissioner Jacobson.

**ITEM 6.** FIRST READING ORDINANCE: AMENDING ZONING CODE TO PERMIT INCLUSION OF 3 APARTMENT-ZONED LOTS USED FOR PARKING TOGETHER **WITH 4 COMMERCIALY-** ZONED LOTS IN COMPUTING FLOOR AREA RATIO OF OFFICE BUILDING TO BE CONSTRUCTED ON SUBJECT PROPERTY

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "ZONING CODE", BY DEALING WITH THE FLOOR **AREA** RATIO ON LOTS 1, 2, 3, 19, 20, 21 AND 22, BLOCK 8, DOUGLAS SECTION, CORAL GABLES, DADE COUNTY, FLORIDA; AND REPEALING ALL **ORDINANCES INCON-** SISTENT OR IN CONFLICT HEREWITH.

In the foregoing approval was given to a change of zoning to permit parking on three lots zoned for apartment use in connection with an office building to be constructed on four adjacent commercially zoned lots, subject to a unity of title being executed tying all of the subject lots together as one tract.

At this time **consideration** was given to a request by the owner of the subject property located at 831 Ponce de Leon Boulevard to **amend** the zoning code to permit the inclusion of all seven lots in computing the floor **area** ratio of the office building to be constructed on a portion of the property. **This** was also recommended by the Planning and Zoning Board.

Following due **consideration**, the ordinance was **presented** in full and read by title as hereinabove set forth and was passed on first **reading** by the following **roll call**: "Yeas", **Commissioners** Chapman, Kerdyk and Thomson; Mayor Dunn; "Nay", Commissioner Jacobson.

**ITEM 7.** CODE ENFORCEMENT BOARD

The City Attorney was requested at this time to **prepare** an ordinance establishing a Code Enforcement Board for **consideration** at the next Commission Meeting January 13, 1980.

**It** was the consensus that if the City has already taken steps to establish its own board, the objection by the City when Metro considers its ordinance on second reading January 20 in regard to creating a Code Enforcement Board **will** have more weight to it.

Action was taken upon motion duly made by Commissioner Chapman, seconded by **Commissioner** Kerdyk and unanimously carried by the **following roll call**: "Yeas", Com-



missioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; whereupon Resolution No. 23175 was adopted on this 17th day of December, 1980.

RESOLUTION NO. 23175

A RESOLUTION **DIRECTING CITY** ATTORNEY TO PREPARE ORDINANCE ESTABLISHING CODE ENFORCEMENT BOARD FOR **CONSIDERATION** JANUARY 13, 1981.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the City Attorney **shall** be and he is hereby directed to prepare an ordinance establishing a Code Enforcement Board for the City of Coral Gables, Florida for **consideration** at the Commission Meeting January 13, 1981.

ITEM 8. WAGE ADJUSTMENT FOR EMPLOYEES AND FIREFIGHTERS

A 5% wage adjustment for the regular employees and firefighters was approved at this time in lieu of the 2% wage adjustment made at the last meeting upon motion duly made by Commissioner Chapman, seconded by Commissioner Jacobson, and unanimously carried by the following **roll call**: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; whereupon Resolution No. 23176 was adopted on this 17th day of December, 1980.

RESOLUTION NO. 23176

A RESOLUTION AMENDING RESOLUTION NO. 23171 AUTHORIZING WAGE ADJUSTMENT FOR CERTAIN **CITY** EMPLOYEES.

WHEREAS, on December 9, 1980 the City Commission passed and adopted Resolution No. 23171 authorizing a wage adjustment for certain City employees, and

WHEREAS, the City Commission wishes to increase a provision of said resolution,

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

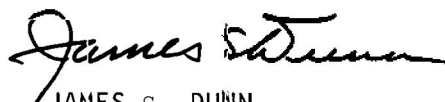
That Resolution No. 23171 **shall** be and it is hereby amended in regard to **Item 1** and **Item 2** as hereinafter set forth and that all other provisions of said Resolution No. 23171 shall remain in full force and effect:

1. That the City Manager shall be and he is hereby authorized to implement a 5% wage adjustment for all classified City employees, except the following: The City Manager, the City Attorney, the City Clerk and all uniformed Police Officers.
2. That this wage adjustment **shall** apply to employees represented by the Coral Gables Employees Association and the Coral Gables Firefighters Association only if accepted by the appropriate officers of these associations by no later than December 22, 1980.




## COMMISSION ADJOURNED

There being no further business, the **Commission** of the City of Coral Gables,  
Florida adjourned at 10:30 A.M. this 17th day of December, 1980.

  
JAMES S. DUNN  
MAYOR

ATTEST:

  
VIRGINIA L. PAUL  
CITY CLERK

  
PERI L. ZANELLI  
DEPUTY CITY CLERK

TRANSCRIPT OF THE OFFICIAL SOUND  
RECORDING OF **THIS** MEETING AND SAID  
RECORDING ARE PERMANENTLY FILED IN  
THE OFFICE OF THE CITY CLERK

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CLERK'S SUMMARY  
MINUTES OF THE REGULAR MEETING  
CITY COMMISSION OF CORAL GABLES, FLORIDA  
DECEMBER 9, 1980

CLERK'S ITEM NO.	SUBJECT	ORDINANCE OR RESOLUTION NO.
	Commission Convened 9:00 A.M.	
Item 1.	South Dixie Highway: FIRST READING ORDINANCE: LIMITING HEIGHT OF BUILDINGS FRONTING ON U.S. NO. 1 FROM RED ROAD TO LE JEUNE ROAD TO FOUR STORIES, NOT TO EXCEED FORTY-FIVE FEET AND A FLOOR AREA RATIO OF 1.5 (SUPERSEDES FIRST READING OR- DINANCE PASSED NOVEMBER 25, 1980).	
Item 2.	French Style Architecture: SECOND READING ORDINANCE: AMENDING ZONING CODE TO PRO- VIDE THAT ALL NEW BUILDINGS IN BLOCK 29, RIVIERA SEC- TION PART II SHALL CONFORM TO FRENCH STYLE ARCHITECTURE.	2359
Item 3.	Appeal Procedure: SECOND READING ORDINANCE: AMENDING ZONING CODE TO CLA- RIFY WHO CAN APPEAL BOARD OF ADJUSTMENT DECISIONS TO CITY COMMISSION TO INCLUDE ANY PROPERTY OWNERS ASSOCIA- TION, MEMBER OF BOARD OF ADJUSTMENT, MEMBER OF PLANNING AND ZONING BOARD, MEMBER OF CITY COMMISSION.	2360
Item 4.	High Rise: SECOND READING ORDINANCE: AMENDING ZONING CODE AS TO CERTAIN PORTIONS OF CALLAHAN TRACT, COCONUT GROVE WARE- HOUSE CENTER, INDUSTRIAL SECTION, MCFARLANE HOMESTEAD AND ST. ALBANS PARK AND RIVIERA SECTION PART 8 TO PROVIDE AS FOLLOWS: (1) THAT WHERE THE HEIGHT OF COMMERCIAL BUILD- INGS IS LIMITED TO SIX STORIES AND SEVENTY FEET THAT IT BE INCREASED TO SEVENTY-TWO FEET; AND (2) THAT THE AIR- CONDITIONING EQUIPMENT ROOMS, ELEVATOR SHAFTS AND ELEVA- TOR MECHANICAL EQUIPMENT ROOMS BE EXCLUDED FROM SAID HEIGHT.	2361
Item 5.	Carni Gras: APPROVING UNIVERSITY OF MIAMI ANNUAL CARNI GRAS THURSDAY, FEBRUARY 19, FRIDAY, FEBRUARY 20, AND SATURDAY, FEBRUARY 21, 1981 AT THE INTRAMURAL FIELD ON SAN AMARO DRIVE; SUB- JECT TO REQUIREMENTS OF ORDINANCE.	23150
Item 6.	Encroachment: APPROVING ENCROACHMENT OF STUCCO BAND MOULDING AT 1500 MONZA AVENUE; SUBJECT TO REQUIREMENTS OF PUBLIC WORKS.	23151
Item 7.	Encroachment: APPROVING ENCROACHMENT OF LANDSCAPING AT 1500 MONZA AVE- NUE; SUBJECT TO REQUIREMENTS OF PUBLIC WORKS.	23152
Item 8.	Adjustment: APPOINTING AUDREY FINKELSTEIN TO BOARD OF ADJUSTMENT TO REPLACE MAGGIE BLACK, FOR A PERIOD ENDING MAY 31, 1981.	23153
Item 9.	Biltmore Advisory Committee: APPOINTING MEMBERS TO BILTMORE ADVISORY COMMITTEE: MAYOR DUNN: TOM LUMPKIN; VICE MAYOR CHAPMAN: ARVA PARKS; COM- MISSIONER JACOBSON: AMARO TAQUECHEL; COMMISSIONER KERDYK: ED RUSSO; COMMISSIONER THOMSON: ROBERT E. GALLAGHER, JR.	23154



CLERK'S SUMMARY  
MINUTES OF THE REGULAR MEETING  
CITY COMMISSION OF CORAL GABLES, FLORIDA  
DECEMBER 9, 1980

CLERK'S ITEM NO.	SUBJECT	ORDINANCE OR RESOLUTION NO.
Item 10.	People to People: APPOINTING MEMBERS TO PEOPLE TO PEOPLE BOARD OF DIRECTORS FOR PERIOD ENDING DECEMBER 31, 1981: MAYOR DUNN: TOM <b>CHEGIN</b> ; RICHARD BANNON; <b>PHIL</b> SISTIK; JAMES SNEDIGAR; VICE MAYOR CHAPMAN: TRUDY LUNDSFORD; BOB <b>HILDRETH</b> ; SUZANNE <b>MCWILLIAMS</b> ; CHET EVANS; COMMISSIONER JACOBSON: EDDIE ALVAREZ; ROBERT <b>SEIPP</b> ; <b>IRMA</b> TURNER; MEL GREENE; COMMISSIONER <b>KERDYK</b> ; FRED HARTNETT; <b>ELOIS</b> BOSWORTH; BILL CASTLE; PEGGY BEHRENS; COMMISSIONER THOMSON: ROSS E. APGAR; BEEBEE <b>MANTINAN</b> ; HECTOR CRUZ; BENT <b>KAABER</b> .	23155
Item 11.	Police: RATIFYING <b>THE</b> 1980-81 AGREEMENT BETWEEN THE FRATERNAL ORDER OF POLICE AND CITY OF CORAL GABLES.	23156
	Commission Recessed 12:00 Noon	
	<b>Commission</b> Reconvened 2:00 P.M.	
Item 12.	Country Club: CONSIDERATION OF REQUEST TO PERMIT PROPOSED ADDITION TO EXISTING TENNIS CLUB FACILITY AT COUNTRY CLUB OF CORAL GABLES WAS POSTPONED TO <b>COMMISSION</b> MEETING JANUARY 13, 1981 AT THEIR REQUEST.	_____
Item 13.	Ponce Circle: DISCUSSION OF REQUEST BY PONCE DEVELOPMENT ASSOCIATION FOR <b>AUTHORIZATION</b> TO <b>PROVIDE</b> LANDSCAPING ADDITIONS, WALKWAYS AND SEATING AREAS IN PONCE CIRCLE RESULTED IN REQUEST BY <b>COMMISSION</b> THAT THEY SUBMIT PROPOSAL BASED ON RESOLUTION NO. 22923 IN WHICH CITY ESTABLISHED PONCE CIRCLE POLICY.	_____
Item 14.	Industrial Section: DENYING REQUEST TO VACATE PORTION OF AVENUE ALTARA AND <b>LAGUNA</b> STREET AND TO DEDICATE A PORTION OF BLOCK 8, INDUSTRIAL <b>SECTION</b> FOR USE AS A STREET IN CONNECTION WITH PROPOSED IMPROVEMENT <b>DISTRICT</b> IN INDUSTRIAL <b>SECTION</b> .	23157
Item 15.	Industrial Section: CONFIRMING ORDERING OF <b>IMPROVEMENT</b> DISTRICT <b>H-261</b> FOR PAVING OF ALTARA AVENUE FROM LE JEUNE ROAD TO PONCE DE LEON BOULEVARD PURSUANT TO PUBLIC HEARING DULY HELD AUGUST 26, 1980.	23158-1
Item 16.	Industrial Section: CONFIRMING ORDERING OF IMPROVEMENT DISTRICT H-262 FOR PAVING OF SAN LORENZO AVENUE FROM LE JEUNE ROAD TO PONCE DE LEON BOULEVARD PURSUANT TO PUBLIC HEARING DULY HELD AUGUST 26, 1980.	23158-2
Item 17.	Industrial Section: CONFIRMING <b>ORDERING</b> OF <b>IMPROVEMENT</b> DISTRICT <b>H-263</b> FOR PAVING OF <b>LAGUNA</b> STREET FROM SAN LORENZO AVENUE TO <b>BIRD</b> ROAD PURSUANT TO PUBLIC HEARING DULY HELD AUGUST 26, 1980.	23158-3



CLERK'S SUMMARY  
MINUTES OF THE REGULAR MEETING  
CITY COMMISSION OF CORAL GABLES, FLORIDA  
DECEMBER 9, 1980

CLERK'S ITEM NO.	SUBJECT	ORDINANCE OR RESOLUTION NO.
I Item 18.	<b>Biltmore Museum:</b> GRANTING REQUEST OF METROPOLITAN MUSEUM AND ART CENTERS TO CHARGE ADMISSION FEE TO PUBLIC: \$1.00 AGE 1.8 TO 65; UNDER 18 NO CHARGE; OVER 65 HALF FEE; WEDNESDAYS FREE; APPROVED ON ONE YEAR BASIS, SUBJECT TO REVIEW AT END OF FIRST YEAR.	23159
Item 19.	<b>Insurance:</b> AUTHORIZING LOU CANTIN, INSURANCE CONSULTANT, TO CON- DUCT SURVEY AND ASSIST IN PREPARATION OF SPECIFICATIONS FOR CITY TO SUBMIT TO INSURANCE COMPANIES IN ADVERTISING FOR PROPOSALS TO ADMINISTER SELF-INSURED LIABILITY PROGRAM; SAID CONSULTANT TO BE RETAINED BY CITY AT RATE OF \$60.00 PER HOUR, WITH MAXIMUM FEE OF \$3,500.00. ; .	23160
Item 20.	<b>Christmas Trees:</b> GRANTING TEMPORARY VARIANCE TO KEY CLUB OF GULLIVER PRE- PARATORY SCHOOL FOR THE PURPOSE OF SELLING CHRISTMAS TREES AT 12595 RED ROAD.	23161
Item 21.	<b>Planning:</b> RECEIVED. PLANNING AND ZONING BOARD MINUTES OF NOVEMBER 17, 1980.	----
I Item 22.	<b>University of Miami:</b> FIRST READING ORDINANCE: AMENDING UNIVERSITY OF MIAMI FACULTY CLUB ORDINANCE (ORD. NO. 1522) TO PROVIDE THAT PLANS AND ANY FUTURE ADDITIONS OR RENOVATIONS TO THE FACULTY CLUB SHALL COMPLY WITH THE APPLICABLE REGULA- TIONS OF THE CITY AND BE APPROVED BY THE BOARD OF ARCHI- TECTS, STRUCTURAL ENGINEER AND BUILDING AND ZONING DE- PARTMENT.	----
Item 23.	<b>Cocoplum:</b> FIRST READING ORDINANCE: COCOPLUM SECTION TWO, PLAT "C", FINAL PLAT.	----
	FIRST READING ORDINANCE: COCOPLUM SECTION TWO, PLAT "C", ZONING PLAN.	----
Item 2k.	<b>Biscayne Bay:</b> APPROVING BISCAYNE BAY PRELIMINARY MANAGEMENT PLAN.	23162
Item 25.	<b>Litigation:</b> RECEIVED PENDING LITIGATION REPORT DATED DECEMBER 3, 1980.	----
Item 26.	<b>Litigation:</b> AUTHORIZING SETTLEMENT OF FIELER v. CITY IN THE SUM OF \$8,000.00, CURRENTLY PENDING IN THE CIRCUIT COURT AND KNOWN AS CASE NO. 79-13476CA3, FILED JOINTLY BY FIRE- FIGHTER AND LABOR ORGANIZATION.	23163
Item 27.	<b>Code Enforcement:</b> AUTHORIZING CITY ATTORNEY TO ATTEND HEARING OF PROPOSED DADE COUNTY ORDINANCE ON SECOND READING REGARDING CREATION OF CODE ENFORCEMENT BOARD.	23164
Item 28.	<b>Environmental Protection Agency:</b> POSTPONING CONSIDERATION OF APPROVING REIMBURSEMENT TO ENVIRONMENTAL PROTECTION AGENCY FOR OVERPAYMENT OF GRANT FUNDS IN THE SUM OF \$123,849.00.	23165



CLERK'S SUMMARY  
MINUTES OF THE REGULAR MEETING  
CITY COMMISSION OF CORAL GABLES, FLORIDA  
DECEMBER 9, 1980

CLERK'S ITEM NO.	SUBJECT	ORDINANCE OR RESOLUTION NO.
Item 29.	Parkway Swale: EXTENDING PARKWAY SWALE PERMIT AT 175 SOLANO PRADO FOR ONE YEAR.	23166
Item 30.	Management Study: <b>CONSIDERATION</b> OF PROPOSALS FROM CONSULTING <b>FIRMS</b> REGARD- ING MANAGEMENT STUDY OF CITY POSTPONED TO COMMISSION <b>MEETING JANUARY 13, 1981.</b>	_____
Item 31.	Bus <b>Terminal:</b> RECEIVED BUS TERMINAL RENTAL ADVISORY COMMITTEE MINUTES OF DECEMBER 3, 1980.	_____
Item 32.	Bus Terminal: AUTHORIZING TRANSFER OF BUS TERMINAL LEASE AGREEMENT FOR UNIT NO. 6 FROM DR. JAMES PARSONS TO DR. M. DEAN <b>CHANCE</b> ; SUBJECT TO CPI PROVISION.	23167
Item 33.	Bus <b>Terminal:</b> AUTHORIZING RENEWAL OF BUS TERMINAL LEASE AGREEMENT WITH TIGERS RESTAURANT FOR UNIT <b>NO. 1</b> , INCLUDING ALL TAXES TO BE PAID BY LESSEE AND SUBJECT TO CPI PROVISION.	23168
Item 34.	Bus Terminal: AUTHORIZING RENTAL OF STORAGE SPACE AT BUS TERMINAL TO NEWS STAND AT \$5.00 PER SQUARE FOOT; SAID AGREEMENT MAY BE TERMINATED AT ANY TIME AND <b>CITY</b> SHALL NOT BE RESPON- SIBLE FOR MAINTENANCE OF SUBJECT SPACE.	23169
Item 35.	Crime Watch: DISCUSSION OF BUS TERMINAL SPACE <b>BEING</b> USED BY PARTICI- PANTS OF CRIME WATCH PROGRAM.	_____
Item 36.	Architects: APPOINTING RALPH WARBURTON AS REGULAR MEMBER OF BOARD OF ARCHITECTS TO REPLACE AMARO <b>TAQUECHEL.</b>	23170
Item 37.	Adjustment: RECEIVED BOARD OF ADJUSTMENT MINUTES OF OCTOBER 6 AND NOVEMBER 30, 1980.	_____
Item 38.	<b>Retirement:</b> RECEIVED RETIREMENT BOARD MINUTES OF NOVEMBER <b>4</b> , 1980.	_____
Item 39.	Economic: RECEIVED ECONOMIC DEVELOPMENT BOARD MINUTES OF NOVEMBER 18, 1980.	_____
Item 40.	Historic: RECEIVED HISTORIC PRESERVATION BOARD MINUTES OF SEPTEMBER 30 AND OCTOBER 8, 1980.	_____
Item 41.	Employees: AUTHORIZING 2% WAGE ADJUSTMENT FOR CERTAIN CITY EMPLOYEES AND <b>PROVIDING</b> EFFECTIVE DATE.	23171
Item 42.	Fire: MAYOR REPORTED ON STUDY OF SMOKE DETECTION <b>FACILITIES</b> IN <b>HIGH RISE BUILDINGS</b> WITHIN THE CITY OF CORAL GABLES.	_____

Commission Adjourned 5:20 P.M.

MINUTES OF THE REGULAR MEETING  
OF THE CITY COMMISSION  
THE CITY OF CORAL GABLES, FLORIDA  
DECEMBER 9, 1980

The Commission of the City of Coral Gables, Florida convened in regular session in the City Hall Commission Chambers, 405 Biltmore Way, Coral Gables, Florida at 9:00 A.M. on Tuesday, December 9, 1980. Mayor James S. Dunn in the Chair; Commissioners William H. Chapman, Albert Jacobson, William H. Kerdyk and Dorothy Thomson were present. Also present were City Manager J. Martin Gainer, City Attorney Robert D. Zahner and City Clerk Virginia L. Paul.

The Invocation was given by the Reverend S. Michael Preg, Associate Minister of the Granada Presbyterian Church.

The Pledge of Allegiance to the Flag of the United States of America was led by Commissioner William H. Kerdyk.

ITEM 1. SOUTH DIXIE HIGHWAY: FIRST READING ORDINANCE: LIMITING HEIGHT OF BUILDINGS FRONTING ON U.S. NO. 1 FROM RED ROAD to LE JEUNE ROAD  
(Transcript of Recording on File)

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "ZONING CODE", BY AMENDING SECTION 5.13 THEREOF, ENTITLED, "FLOOR AREA RATIO REQUIREMENTS FOR BUILDINGS FOUR (4) OR MORE STORIES IN HEIGHT", AS IT PERTAINS TO SUB-PARAGRAPH (3); BY AMENDING SUB-PARAGRAPH (6) THEREOF, BY DELETING THEREFROM BLOCKS 197, 198 AND 199; AND BY ADDING SUB-PARAGRAPH (7) THERETO, DEALING WITH THE FLOOR AREA RATIO OF "C" USE BUILDINGS FOUR (4) STORIES IN HEIGHT IN THE "CALLAHAN TRACT", CERTAIN PROPERTY IN "RIVIERA SECTION PARTS 8 AND 14", CERTAIN PROPERTY IN "RIVIERA WATERWAYS" AND "ADDITION TO RIVIERA WATERWAYS"; BY AMENDING SECTION 9.031 THEREOF, ENTITLED, "HEIGHT OF BUILDINGS - SPECIFIC LOCATIONS" BY DEALING WITH THE HEIGHT OF BUILDINGS IN THE "CALLAHAN TRACT", "RIVIERA SECTION PARTS 8 AND 14", "RIVIERA WATERWAYS" AND "ADDITION TO RIVIERA WATERWAYS"; AND REPEALING ALL ORDINANCES INCONSISTENT HERewith.

The first two and a half hours of the meeting herein were devoted to a Public Hearing on the zoning of commercial buildings on South Dixie Highway from Red Road to Le Jeune Road. Consideration was given to an ordinance which had been passed on first reading November 25, 1980 amending the Zoning Code to limit the height of buildings in the subject area to 3-stories, not to exceed 45-feet, with a floor area ratio of one.

After due consideration was given to the matter at the meeting herein and all parties had been heard, the first reading ordinance passed at the last meeting was superseded by a new ordinance passed on first reading at this time restricting the area to 4-stories, not to exceed 45-feet, with a floor area ratio of 1.5.

Commissioner Chapman opened the hearing with a motion to amend the ordinance under consideration on second reading to provide 4-stories, not to exceed 45-feet, with a floor area ratio of 1.5 and this was seconded by Commissioner Thomson.



The City Attorney advised the Commission at this time that if the ordinance was changed to the extent proposed in the amendment by Commissioner Chapman, he would recommend that a new ordinance be passed on **first** reading.

The meeting was then turned over to the appearance of individuals who spoke for and against the proposed ordinance.

Attorney Joseph H. Murphy spoke representing Caribank and characterized his appearance as being that of a proponent of the Planning and Zoning Board recommendation, which **recommendation** the Commission had chosen not to accept at the last meeting when it passed the ordinance on first **reading**. He pointed out that he had attended **all** three meetings held by the Planning and Zoning Board subsequent to the moratorium imposed on the subject area by the Commission, at which meetings the zoning for that area was considered by the Board, and that only a handful of people attended.

He alleged that the people who would **like** to stop all construction on South Dixie **Highway** number around twenty-five to thirty individuals. Following a study of the area and a comprehensive report made by the Planning Department, the Board adopted a **recommendation** by a six to one vote. The **recommendation** of the Board was not discussed at the last meeting of the Commission and Mr. Murphy requested that it be discussed at the meeting herein, however, it was brought out by the Commission that they had **all** received and read the report and were thoroughly **familiar** with **its** contents and it was not gone into at the meeting herein.

Attorney Alan Gold also spoke representing Caribank. He pointed out that there was presently no CB property in the City zoned for less than six stories in height and that to make an exception such as that being proposed **is** "selective zoning".

He pointed out further that everywhere in the CB **district** where there is more than four **stories**, **there** is a floor area ratio of three; he alleged that to restrict the subject property to a floor area ratio of 1.0 or 1.5 would be discriminatory.

He further brought out the fact that the City is under the local Comprehensive Planning Act of the State of Florida and the proposed ordinance would be contrary to that **planning** and he alleged that the City had not considered the inconsistencies between the proposal and the plan. He cited the **compatibility** of the 1976 City plan which downgraded from six stories to three stories to duplexes to residential.

Commissioner Thomson pointed out the fact that in the neighborhood meetings regarding the **development** of the rapid transit **area**, it **was** continually stressed by the residents who attended, time and time again, that they Wished no change in the area as it presently exists.

John **Farrell** then spoke representing Louis **Grossman** and his fellow owners of the University Shopping Center.

Commissioner Chapman stressed the fact that they should all keep in mind the concept that Coral Gables **was**, basically, a community of residential with a business area to complement the residential, not the other way iaround. He thought they should keep in mind that balance.

Among the opponents of high rise in the **area**, Bob Savage spoke in behalf of his mother, who is a property owner at 6635 **Nervia** Street and then **Attorney William C. Lewis** appeared representing 1900 individuals in the area.

Attorney Michael Ray of 723 **Camilo** Avenue spoke **as** to the **legality** of the proposed ordinance, citing facts that indicated the **law** was very clearly in favor of this type of action.

Other residents who spoke were Ernest Haggard of 1200 **Mariposa** Avenue and Dennis **O'Connor**. Linda **Wallenhoffer** of 1236 **Manati** Avenue asked for a show of hands of those present who were **single-family** residence owners **and** there was a showing of approximately twenty-one hands.

Commissioner Jacobson stated he had been in favor of 6-stories and a floor area ratio of two, but he then spoke to people who lived in residences and those who lived in condominiums and he came to the conclusion that **when** they last amended the Zoning Code, certain things did not exist then that: exist **today**.

Commissioner Chapman explained that he changed **from** a **45-foot**, 3-story concept to a **45-foot**, **4-story** concept because a 4-story building comes under the high rise ordinance, which requires setbacks and landscaping and would result in a smaller building with the same number of square feet. He then withdrew his amendment changing the ordinance from three stories to four stories to test the first motion and Commissioner Thomson withdrew her second to the **amendment**. He then restated the first motion, which was for 3-stories, not to exceed 45 feet, and a floor area ratio of one. Commissioner Jacobson then made a motion to **amend it** to a floor area ratio of 1.5 and Commissioner Kerdyk seconded his motion. **Commissioner** Chapman reminded them they were getting back to his original **amendment** and if they were going



to a floor area ratio of 1.5, to please consider going to **4-stories**. Commissioner Jacobson then agreed to include **4-stories** in his amendment.

Commissioner Kerdyk stated he had supported the Planning and Zoning Board **recommendation** because he felt **it** was a good compromise, but after listening to the residents of the area, he felt that the proposed compromise will best serve the needs of the residents.

Commissioner Chapman then made a new motion for a new ordinance on first reading to provide for **4-stories**, not to exceed **45-feet** and a floor area ratio of 1.5. This **was** seconded by Commissioner Jacobson and unanimously carried by the following **roll call**: "Yeas", **Commissioners** Chapman, Jacobson, Kerdyk and **Thomson**; Mayor Dunn. This ordinance supersedes the ordinance passed on first reading at the last meeting and, if passed on second reading, will become final thirty days from the date of its adoption on second reading.

**ITEM 2.** SECOND READING ORDINANCE: FRENCH STYLE ARCHITECTURE

ORDINANCE NO. 2359

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS **AMENDED**, AND KNOWN AS THE "ZONING CODE", BY AMENDING SECTION 9.011 THEREOF; BY ADDING THERETO SUB-PARAGRAPH **(j)**; THIS AMENDMENT DEALING WITH THE TYPE OF ARCHITECTURE PERMITTED IN BLOCK 259, RIVIERA SECTION PART 11; AND REPEALING ALL ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH.

The ordinance which was passed on second reading at this time was presented in **full** and passed on first reading at the last meeting. This will amend the zoning code to provide that all buildings and additions or alterations to existing buildings in Block 259, Riviera Section Part 11 **will** be required to conform to French style architecture.

Action was taken upon motion duly made by Commissioner Kerdyk, seconded by Commissioner Jacobson, and unanimously carried by the following **roll call**: "Yeas", **Commissioners** Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; whereupon Mayor Dunn declared the ordinance adopted on final reading and directed that the number and title be advertised as hereinabove set forth; it **will** become effective thirty days from this 9th day of December, 1980.

**ITEM 3.** SECOND READING ORDINANCE: APPEAL PROCEDURE

ORDINANCE NO. 2360

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS **AMENDED**, AND KNOWN AS THE "ZONING CODE", BY AMENDING SECTION 14.01 THEREOF; BY PROVIDING THAT ANY PROPERTY **OWNER'S ASSOCIATION**, MEMBER OF THE BOARD OF ADJUSTMENT, MEMBER OF THE PLANNING AND ZONING BOARD AND MEMBER OF THE CITY COMMISSION MAY APPEAL A DECISION OF THE BOARD OF ADJUSTMENT; AND REPEALING ALL ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH.

The ordinance which was passed on second reading ~~at~~ this time was presented in **full** and passed on first reading at the last meeting. This **will** amend the zoning code to clarify who can appeal decisions of the Board of Adjustment to the City Commission and will include any property owners association, ~~member~~ of the Planning and Zoning Board, member of the Board of Adjustment, and member of the City Commission.

I Action was taken upon motion duly made by Commissioner Jacobson, seconded by Commissioner Kerdyk, and unanimously carried by the **following roll call: "Yeas", Commissioners** Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; whereupon Mayor Dunn declared the ordinance adopted on final reading and directed that it be advertised by number and title as hereinabove set forth; it will become effective thirty days after this 9th day of December, 1980.

ITEM 4. SECOND READING ORDINANCE: HIGH RISE COMMERCIAL BUILDINGS

ORDINANCE NO. 2361

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "ZONING CODE", BY AMENDING SUB-PARAGRAPH (i) OF SECTION **9.031** THEREOF, ENTITLED: "HEIGHT OF BUILDINGS - SPECIFIC LOCATIONS", THIS AMENDMENT DEALING WITH THE HEIGHT OF SIX (6) STORY BUILDINGS; AND REPEALING ALL ORDINANCES INCONSISTENT OR IN CONFLICT HERewith.

I The ordinance which was passed on second reading at this time was presented in full and passed on first reading at the last meeting. **This** will amend the zoning code as to certain portions of **Callahan** Tract, Coconut Grove Warehouse Center, Industrial Section, McFarlane Homestead and St. Albans Park ~~and~~ Riviera Section Part 8 to provide that where the height of commercial buildings is **limited** to six stories and seventy feet that it be increased to seventy-two feet; and that the **air-conditioning** equipment rooms be excluded from said height.

Action was taken upon motion duly made by Commissioner Kerdyk, seconded by Commissioner Jacobson, and unanimously carried by the following **roll call: "Yeas", Commissioners** Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; whereupon Mayor Dunn declared the ordinance adopted on second reading and ordered its publication by number and title as hereinabove set forth; the ordinance **will** become effective thirty days from this 9th day of December, 1980.

ITEM 5. UNIVERSITY OF MIAMI **CARNI** GRAS

I Approval was given at this time to the University of Miami Carni Gras February 19 to **21**, which **will** be held on the Intramural Field on San Amaro Drive. This **will** be subject to the requirements of the **applicable ordinance.** Action was taken upon motion duly made by Commissioner Chapman, seconded by ~~Commissioner~~ Kerdyk, and



unanimously carried by the following roll call: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; whereupon Resolution No. 23150 was adopted on this 9th day of December, 1980.

RESOLUTION NO. 23150

A RESOLUTION APPROVING UNIVERSITY OF MIAMI ANNUAL CARNI GRAS THURSDAY, FEBRUARY 19, FRIDAY, FEBRUARY 20, AND SATURDAY, FEBRUARY 21, 1981 AT THE INTRAMURAL FIELD ON SAN AMARO DRIVE; SUBJECT TO REQUIREMENTS OF ORDINANCE.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the University of Miami Annual Carni Gras shall be and it is hereby approved to be held at the Intramural Field on San Amaro Drive Thursday, February 19, Friday, February 20, and Saturday, February 21, 1981; subject to the requirements of the applicable ordinance.

ITEM 6. ENCROACHMENT AT 1500 MONZA AVENUE

Approval was given at the meeting herein for the encroachment requested by the Babcock Co. of a stucco band moulding into the right of way on Monza Avenue, which will be subject to the requirements of the Public Works Department. Action was taken upon motion duly made by Commissioner Jacobson, seconded by Commissioner Kerdyk, and unanimously carried by the following roll call: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; whereupon Resolution No. 23151 was adopted on this 9th day of December, 1980.

RESOLUTION NO. 23151

A RESOLUTION APPROVING ENCROACHMENT OF STUCCO BAND MOULDING AT 1500 MONZA AVENUE; SUBJECT TO REQUIREMENTS OF PUBLIC WORKS.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the encroachment of a stucco band moulding, which will be no lower than 10-feet 3-inches from the sidewalk at 1500 Monza Avenue, legally described as Lots 4-15, Block 202, Coral Gables Riviera Section No. 14, all as shown on plans on file in the Building Department which have been approved by the Board of Architects, shall be and it is hereby approved, subject to the following requirements of the Public Works Department:

1. That owner maintain stucco band moulding in good repair at all times.
2. That owner execute a Restrictive Covenant, which runs with the title of the land, to be prepared by the City Attorney, agreeing in addition to the above to provide continuous public liability insurance coverage in the minimum limits required by the City for the encroachment; and naming the City as an additional insured under the policy.
3. That copies of said Restrictive Covenant, when fully executed and recorded, together with certificates of required insurance, shall be presented to the Building and Zoning Department and the Public Works Department and permits thereafter be obtained for the work from both departments.

ITEM 7. ENCROACHMENT

Approval was given at the meeting herein for the ~~encroachment~~ requested by the Babcock Co. of planters in the sidewalk right of ways at Monza Avenue, Yumuri Avenue and Venera Avenue, which will be subject to the requirements of the Public Works Department. Action was taken upon motion duly made by Commissioner Jacobson, seconded by Commissioner Thomson, and unanimously carried by the following roll call: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; whereupon Resolution No. 23152 was adopted on this 9th day of December, 1980.

## RESOLUTION NO. 23152

A RESOLUTION APPROVING ENCROACHMENT OF LANDSCAPING; SUBJECT TO REQUIREMENTS OF PUBLIC WORKS.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the request to plant trees within sidewalk planters in the right-of-way at Monza Avenue, Yumuri Avenue and Venera Avenue on property located at 1500 Monza Avenue and 1501 Venera Avenue, legally described as Lots 4-15, Block 202, Coral Gables Riviera Section No. 14, all as shown on plans on file in the Building Department which have been approved by the Board of Architects, shall be and it is hereby granted, subject to the following requirements of the Public Works Department:

1. That owner maintain landscaping improvements in good repair at all times.
2. That owner execute a Restrictive Covenant, which runs with the title of the land, to be prepared by the City Attorney, agreeing in addition to the above to provide continuous public liability insurance coverage in the minimum limits required by the City; and naming the City as an additional insured under the policy.
3. That copies of said Restrictive Covenant, when fully executed and recorded, together with certificates of required insurance, shall be presented to the Building and Zoning Department and the Public Works Department and permits thereafter be obtained for the work from both departments.

ITEM 8. BOARD OF ADJUSTMENT APPOINTMENT

The appointment by Commissioner Jacobson of Audrey Finkelstein to the Board of Adjustment to replace Maggie Black, who resigned, was confirmed at this time and the resignation accepted, with regrets. Action was taken upon motion duly made by Commissioner Jacobson, seconded by Commissioner Kerdyk, and unanimously carried by the following roll call: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; whereupon Resolution No. 23153 was adopted on this 9th day of December, 1980.



## RESOLUTION NO. 23153

A RESOLUTION APPOINTING AUDREY **FINKELSTEIN** TO BOARD OF ADJUSTMENT TO REPLACE **MAGGIE BLACK**, FOR A PERIOD ENDING MAY 31, 1981.

BE IT RESOLVED BY THE **COMMISSION** OF THE **CITY** OF CORAL GABLES:

That the appointment by **Commissioner** Jacobson of Audrey Finkelstein to the Board of Adjustment to replace Maggie Black, who resigned, shall be and it is hereby confirmed for a period ending May 31, 1981; and the resignation of Maggie Black is hereby accepted with regrets.

ITEM 9. **BILTMORE ADVISORY COMMITTEE**

The Commission at this time appointed their selections to serve as members of the Biltmore Advisory Committee and these were confirmed upon motion duly made by Commissioner Jacobson, seconded by Commissioner Chapman, and unanimously carried by the following roll call: "Yeas", **Commissioners** Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; whereupon Resolution No. 23154 was adopted on this 9th day of December, 1980.

## RESOLUTION NO. 23154

A RESOLUTION APPOINTING MEMBERS TO **BILTMORE ADVISORY COMMITTEE**.

BE IT RESOLVED BY THE **COMMISSION** OF THE **CITY** OF CORAL GABLES:

That the following appointments by the members of the City Commission to serve on the Biltmore Advisory Committee shall be and they are hereby **confirmed**:

Mayor <b>Dunn</b> :	Tom Lumpkin
Vice Mayor <b>Chapman</b> :	Arva Parks
Commissioner Jacobson:	<b>Amaro</b> Taquechel
Commissioner Kerdyk:	Ed Russo
Commissioner <b>Thomson</b> :	Robert E. <b>Gallagher</b> , Jr.

ITEM 10. **PEOPLE TO PEOPLE BOARD APPOINTMENTS**

The Commission at this time made appointments to the Board of Directors of People to People, Inc., which were confirmed upon motion duly made by Commissioner Chapman, seconded by Commissioner Thomson, and unanimously carried by the following roll call: "Yeas", **Commissioners** Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; whereupon Resolution No. 23155 was adopted on **this** 9th day of December, 1980.

## RESOLUTION NO. 23155

A RESOLUTION **APPOINTING** MEMBERS TO THE PEOPLE TO PEOPLE BOARD OF DIRECTORS.

BE IT RESOLVED BY THE **COMMISSION** OF THE **CITY** OF CORAL GABLES:

That pursuant to the provisions of Resolution No. 22272, duly passed and adopted September 26, 1978, providing that each Commissioner **shall** appoint four members to the Board of Directors of People to People, Inc., the following appointments shall be and they are hereby approved for terms ending December 31, 1981:

MAYOR DUNN:

Tom **Chegin**  
 Richard Bannon  
 Phil Sistik  
 James Snedigar

VICE MAYOR CHAPMAN:

Trudy **Lundsford**  
 Bob **Hildreth**  
 Suzanne **McWilliams**  
 •Chet Evans

COMMISSIONER JACOBSON:

Eddie Alvarez  
 Robert Seipp  
**Irma** Turner  
 Mel Greene

COMMISSIONER KERDYK:

Fred Hartnett  
**Elois** Bosworth  
 Bill Castle  
 Peggy Behrens

COMMISSIONER THOMSON:

Ross E. Apgar  
 Beebee **Mantinar**  
 Wayne Cook  
 Bent **Kaaber**

ITEM 11. POLICE CONTRACT

The collective bargaining agreement between the City and the Fraternal Order of Police was ratified at this time upon motion duly made by Commissioner Chapman, seconded by Commissioner Jacobson, and unanimously **carried** to the following **roll call**:  
 "Yeas", **Commissioners** Chapman, Jacobson, Kerdyk and **Thomson**; Mayor Dunn; whereupon Resolution No. 23156 was adopted on this 9th day of **December**, 1980.

## RESOLUTION NO. 23156

A RESOLUTION RATIFYING THE 1980-81 AGREEMENT **BETWEEN** THE FRATERNAL ORDER OF POLICE AND THE CITY OF CORAL **GABLES**, FLORIDA; AND PROVIDING THAT A COPY OF **SAID** AGREEMENT SHALL BE MADE A PART OF THIS RESOLUTION.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

1. That the 1980-81 agreement between the Fraternal Order of Police and the City of Coral Gables, Florida shall be and it is hereby ratified.

2. That a copy of said agreement shall be made a part of this resolution and kept on file in the **clerk's** office.

**Commission** Recessed **12.00** Noon

**Commission** Reconvened **2:00 P.M.**

ITEM 12. COUNTRY CLUB TENNIS CLUB FACILITY

**Consideration** of request to permit proposed addition to existing Tennis Club Facility at Country Club of Coral Gables was postponed to Commission Meeting January 13, 1981 at their request.



ITEM 13. PONCE CIRCLE (Transcript of Recording on File)

Discussion of request by Ponce Development Association for authorization to provide landscaping additions, walkways and seating areas in Ponce Circle resulted in request by Commission that they submit proposal based on **Resolution** No. 22923 in which City established Ponce Circle policy.

ITEM 14. INDUSTRIAL SECTION: REQUEST TO VACATE PORTION OF ALTARA AND LAGUNA DENIED (Transcript of Recording on File)

A request to vacate a portion of Avenue Altara and Laguna Street in exchange for a portion of Block 8, Industrial Section which would have been dedicated to the City to square off the street, was considered at this time and denied.

This matter originally came before the Commission when a **public** hearing was held last August to consider improvement districts in the Industrial Section. At that time, the largest single property owner in the area, Roy Kelly, sent a representative to the hearing to request an extension of time so a proposal could be worked out whereby the place where the road makes a bend from San Lorenzo into Laguna could be turned into a parking lot for the **owner's** use, for which he would make a trade-off to the City," so he would end up with a rectangular piece of land and the City would have a square corner area.

The confirmation of the subject improvement districts in the Industrial Section was subsequently postponed several times so that they could complete their **proposal**, which was finally presented at the meeting herein and was rejected following due **consideration**.

Action was taken upon motion duly made by Commissioner Chapman, seconded by Commissioner Jacobson, and unanimously carried by the following roll **call**: "Yeas", **Commissioners** Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; whereupon **Resolution** No. 23157 was adopted on this 9th day of December, 1980.

## RESOLUTION NO. 23157

A RESOLUTION DENYING REQUEST TO VACATE PORTION OF AVENUE ALTARA AND LAGUNA STREET **AND TO DEDICATE A PORTION OF** BLOCK 8, INDUSTRIAL SECTION FOR USE AS A STREET IN CONNECTION WITH PROPOSED IMPROVEMENT DISTRICT IN INDUSTRIAL **SECTION**.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That a request to vacate a portion of Avenue Altara and Laguna Street and to dedicate a portion of Block 8, **Industrial** Section to the City in exchange, for use as a street in **connection** with proposed Improvement Districts **H-261**, H-262 and H-263, shall be and it is hereby **denied**.

ITEM 15. INDUSTRIAL SECTION IMPROVEMENT DISTRICT H-261

A portion of the **improvement** district in the **Industrial** Section which was designated for the resurfacing and **reconstructing** of colored concrete sidewalks, providing landscaping planters, and **installing** additional **storm** drains on Altara Avenue from Le Jeune Road to Ponce de Leon Boulevard, which was ordered on July 22, 1980 and considered at public hearing on August 26, 1980, and is **known** as Improvement District H-261, was confirmed at this time.

Action was taken upon motion duly made by **Commissioner** Kerdyk, seconded by Commissioner Chapman, and unanimously carried by the following roll call: "Yeas", **Commissioners** Chapman, Jacobson, Kerdyk and Thomson; Mayor **Dunn**; whereupon Resolution No. 23158-1 was adopted on this 9th day of December, 1980.

## RESOLUTION NO. 23158-1

A RESOLUTION CONFIRMING ORDERING OF IMPROVEMENT DISTRICT H-261 ON ALTARA AVENUE FROM LE JEUNE ROAD TO PONCE DE LEON BOULEVARD PURSUANT TO **PUBLIC** HEARING DULY HELD AUGUST 26, 1980.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That **Resolution** No. 22987-1, duly **passed** and adopted July 22, 1980 ordering Local Improvement District H-261, which was considered at Public Hearing August 26, 1980 pursuant to legal **notice** duly published in accordance with the provisions of the City Charter, at which time all parties were given an opportunity to be heard, shall be and said resolution ordering said improvement **district** is hereby confirmed for the **following** work, and that the costs of such improvement, except that portion thereof to be **apportioned** to the City, shall be assessed against all lots and lands adjoining and abutting upon such improvement, in accordance with the latest **existing** plats of record:

Improvement District H-261: a **local improvement** which is a part of Phase A of proposed **Industrial** Section improvements for **reconstructing** and **re-**surfacing colored concrete sidewalks, providing landscaping planters, and installing **additional** storm drains on Altara Avenue from Le Jeune Road to Ponce de Leon Boulevard.

ITEM 16. INDUSTRIAL SECTION IMPROVEMENT DISTRICT H-262

A portion of the improvement district in the **Industrial** Section which was designated for the resurfacing and **reconstructing** of colored concrete sidewalks, providing landscaping planters, and installing additional **storm** drains on San Lorenzo from Le Jeune Road to Ponce de Leon Boulevard, which was **ordered** on July 22, 1980 and considered at **public** hearing on August 26, 1980, and is known as Improvement District H-262, was confirmed at this time.



Action was taken upon motion duly made by Commissioner **Kerdyk**, seconded by Commissioner Chapman, and unanimously carried by the following roll call: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; whereupon Resolution No. 23158-2 was adopted on this 9th day of December, 1980.

RESOLUTION NO. 23158-2

A RESOLUTION CONFIRMING ORDERING OF IMPROVEMENT DISTRICT H-262 ON SAN LORENZO AVENUE FROM LE JEUNE ROAD TO PONCE DE LEON BOULEVARD PURSUANT TO PUBLIC HEARING DULY HELD AUGUST 26, 1980.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That Resolution No. 22987-2, duly passed and adopted July 22, 1980 ordering Local Improvement District H-262, which was considered at Public Hearing August 26, 1980 pursuant to legal notice duly published in accordance with the provisions of the City Charter, at which time all parties were given an opportunity to be heard, shall be and said resolution ordering said improvement district is hereby confirmed for the following work, and that the costs of such improvement, except that portion thereof to be apportioned to the City, shall be assessed against all lots and lands adjoining and abutting upon such improvement, in accordance with the latest existing plats of record:

Improvement District H-262: a local improvement which is a part of Phase A of proposed Industrial Section improvements for reconstructing and resurfacing colored concrete sidewalks, providing landscaping planters, and installing additional storm drains on San Lorenzo Avenue from Le Jeune Road to Ponce de Leon Boulevard.

ITEM 17. INDUSTRIAL SECTION IMPROVEMENT DISTRICT H-263

A portion of the improvement district in the Industrial Section which was designated for the resurfacing and reconstructing of colored concrete sidewalks, providing landscaping planters, and installing additional storm drains on Laguna Street from San Lorenzo Avenue to Bird Road, which was ordered on July 22, 1980 and considered at public hearing on August 26, 1980, and is known as Improvement District H-263, was confirmed at this time.

Action was taken upon motion duly made by Commissioner Kerdyk, seconded by Commissioner Chapman, and unanimously carried by the following roll call: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; whereupon Resolution No. 23158-3 was adopted on this 9th day of December, 1980.

RESOLUTION NO. 23158-3

A RESOLUTION CONFIRMING ORDERING OF IMPROVEMENT DISTRICT H-263 ON LAGUNA STREET FROM SAN LORENZO AVENUE TO BIRD ROAD PURSUANT TO PUBLIC HEARING DULY HELD AUGUST 26, 1980.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That Resolution No. 22987-3, duly **passed** and adopted July 22, 1980 ordering Local Improvement District H-263, which Was considered at Public Hearing August 26, 1980 pursuant to legal notice duly published in accordance with the provisions of the City Charter, at which time all parties were given an opportunity to **be** heard, shall be and said resolution ordering said improvement **district** is hereby confirmed for the **following** work, and that the costs of such improvement, except that portion thereof to be apportioned to the City, **shall** be assessed against all lots and lands adjoining and abutting upon such improvement, in accordance with the latest **existing** plats of record:

Improvement District H-263: a **local improvement** which is a part of Phase A of proposed Industrial Section improvements for **reconstructing** and resurfacing colored concrete **sidewalks**, providing landscaping planters, and installing **additional** storm drains on Laguna Street from San Lorenzo Avenue to **Bird** Road.

ITEM 18. **BILTMORE MUSEUM**

Fred **Walkey**, Director of the **Metropolitan** Museum and Art Centers appeared before the Commission at this time and requested that **reconsideration** be given to permitting an admission **fee** to be charged at the museum **which** is located at the **Biltmore**. The Commission had previously at its meeting of October 28, 1980 denied a **similar** request.

Following due consideration at this time, upon **motion** duly made by Commissioner Jacobson and seconded by Commissioner Thomson and **unanimously** carried to reconsider, it was decided that permission would be granted on a one-year basis, subject to review at the end of the first year. Pursuant to the **lease** agreement, this will also have to be approved by the Department of the Interior.

Action for approval was taken upon motion duly **made** by Commissioner Chapman, seconded by Commissioner Jacobson, and unanimously carried **by** the following **roll call**: "Yeas", **Commissioners** Chapman, Jacobson, Kerdyk and **Thomson**; Mayor Dunn; whereupon Resolution No. 23159 was adopted on this 9th day of December, 1980.

RESOLUTION NO. 23159

A RESOLUTION GRANTING REQUEST OF METROPOLITAN MUSEUM AND ART CENTERS TO CHARGE **ADMISSION** FEE TO PUBLIC: \$1.00 AGE 18 TO 65; UNDER 18 NO CHARGE; OVER 65 HALF FEE; WEDNESDAYS **FREE**; APPROVED ON ONE YEAR **BASIS**, SUBJECT TO **REVIEW** AT END OF FIRST YEAR.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the request of the Metropolitan Museum and **Art** Centers, which is located at the Biltmore, to charge the following admission fee to the public, shall be and it is hereby granted on a one-year basis, **subject** to review at the end of the first year: \$1.00 Age 18 to 65; under 18 No Charge; over 65 Half Fee; Wednesdays Free.



ITEM 19. INSURANCE (Transcript of Recording on File)

At its last meeting the Commission discussed the **recommendation** by the Insurance Advisory Committee to retain the services of an insurance consultant to study the City insurance program. The consensus at that time was against retaining a consultant and, although no vote was taken, the City Manager was requested to work out with the Insurance Advisory Committee an analysis of the least expensive program, including the possibility of **establishing a self-insurance** program for liability coverage, with invitations for proposals from agencies to administer the program.

After further consideration at the meeting herein, at which time James McComb, Chairman of the Insurance Advisory Committee, appeared before the Commission to explain his **Committee's** position, authorization was given to retain Lou Cantin, an Insurance Consultant, to conduct a survey and assist in the preparation of specifications for the City to submit to insurance companies in advertising for proposals to administer a self-insured liability program for the City. He will be retained by the City at a rate of \$60.00 an hour, with a maximum fee of \$3,500.00.

Action was taken upon motion duly made by Commissioner Kerdyk, seconded by Commissioner Jacobson, and unanimously carried by the following roll **call: "Yeas", Commissioners** Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; whereupon Resolution No. 23160 was adopted on this 9th day of December, 1980.

## RESOLUTION NO. 23160

A RESOLUTION AUTHORIZING LOU CANTIN, INSURANCE CONSULTANT, TO CONDUCT A SURVEY AND ASSIST IN PREPARATION OF **SPECIFICATIONS** FOR CITY TO SUBMIT TO INSURANCE COMPANIES IN **ADVERTISING FOR** PROPOSALS TO ADMINISTER SELF-INSURED LIABILITY PROGRAM; SAID CONSULTANT TO BE RETAINED BY CITY AT RATE OF \$60.00 **PER HOUR**, WITH MAXIMUM FEE OF \$3,500.00.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That Lou Cantin, Insurance Consultant, shall be and he is hereby authorized to conduct a survey and assist in the preparation of specifications for the City to submit to insurance companies in advertising for proposals to administer a self-insured liability program; said consultant to be retained by the City at a rate of \$60.00 per hour, with a maximum fee of \$3,500.00.

ITEM 20. CHRISTMAS TREES

Approval was given at **this** time to the Key Club of Gulliver Preparatory School for a temporary variance to sell Christmas Trees at **12595** Red Road. Action was taken upon motion duly made by Commissioner Jacobson, seconded by Commissioner Kerdyk, and unanimously carried by the following **roll call: "Yeas", Commissioners** Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; whereupon Resolution No. 23161 was adopted on this 9th day of December, 1980.

## RESOLUTION NO. 23161

A RESOLUTION GRANTING TEMPORARY VARIANCE TO KEY CLUB OF GULLIVER PREPARATORY SCHOOL FOR THE PURPOSE OF SELLING CHRISTMAS TREES AT 12595 RED ROAD.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the Key Club of **Gulliver** Preparatory School shall be and it is hereby granted a **temporary variance** for the purpose of selling Christmas Trees at 12595 Red Road.

ITEM 21. RECEIVED PLANNING AND ZONING BOARD MINUTES OF NOVEMBER 17, 1980

ITEM 22. FIRST READING ORDINANCE: UNIVERSITY OF MIAMI FACULTY CLUB

AN ORDINANCE AMENDING SECTION 2 OF ORDINANCE NO. 1522; THIS AMENDMENT DEALING WITH FUTURE ADDITIONS OR RENOVATIONS TO THE FACULTY CLUB OF THE UNIVERSITY OF MIAMI LOCATED ON LOTS 1 THRU 9 AND 22 THRU 30, BLOCK 190, RIVIERA SECTION PART 6; AND REPEALING ALL ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH.

The Planning and Zoning Board recommended the amendment to the University of Miami Faculty Club ordinance which was considered on first reading at this time, after it was presented in full and read by title as hereinabove set forth. The purpose of the amendment was to provide that plans and any future additions or renovations to the Faculty Club shall comply with the applicable regulations of the City and be approved by the Board of Architects, Structural Engineer and Building and Zoning Department.

Commissioner Thomson objected to removing the necessity of approval by the Commission in certain instances. Following consideration the ordinance was approved on first reading upon motion duly made by Commissioner Kerdyk, seconded by Commissioner Jacobson, and carried by the following roll call: "Yeas", Commissioners Chapman, Jacobson and Kerdyk; Mayor Dunn; "Nay", Commissioner Thomson; it will be considered on second reading January 13, 1980 and, if passed, will become effective thirty days from that date.

ITEM 23. FIRST READING ORDINANCE: COCOPLUM SECTION TWO, PLAT "C", FINAL PLAT

AN ORDINANCE APPROVING A PLAT ENTITLED: "COCOPLUM SECTION TWO, PLAT "C", BEING A REPLAT OF A PORTION OF TRACT 2 LESS THE SOUTH 400 FEET, TOGETHER WITH PORTIONS OF TRACTS 3 AND 4, BEING A PORTION OF THE PLAT OF COCOPLUM BEACH PROPERTY, A PORTION OF THE SUBDIVISION IN SECTION 32, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, DADE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 53 AT PAGE 2, CORAL GABLES, DADE COUNTY, FLORIDA; AND REPEALING ALL ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH.

Commissioner Chapman objected to the final plat of Cocoplum Section Two, Plat "C" which was presented in full and read by title as hereinabove set forth



for consideration on first reading at this time. He stated they had been given the impression the developers were going to put in half-acres or better and they had not. The engineer for the developer was present at the meeting herein and stated that last year when the Commission approved the tentative plat, the lots were the same size as they presently are.

Following consideration, the final plat was passed on first reading at this time, upon motion duly made by Commissioner Jacobson, seconded by Commissioner Thomson, and carried by the following roll call: "Yeas", Commissioners Jacobson, Kerdyk and Thomson; Mayor Dunn; "Nay", Commissioner Chapman.

FIRST READING ORDINANCE: **COCOPLUM** SECTION TWO, PLAT "C",  
ZONING PLAN

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "ZONING CODE", BY ESTABLISHING THE ZONING CLASSIFICATION, SETBACKS, FACINGS AND DOCK SETBACKS FOR LOTS SHOWN ON PLAT ENTITLED: "COCOPLUM SECTION TWO, PLAT "C", BEING A REPLAT OF A PORTION OF TRACT 2 LESS THE SOUTH 400 FEET, TOGETHER WITH PORTIONS OF TRACTS 3 AND 4, BEING A PORTION OF THE PLAT OF COCOPLUM BEACH PROPERTY, A PORTION OF THE SUBDIVISION IN SECTION 32, TOWNSHIP 54 SOUTH, RANGE 41 EAST, CITY OF CORAL GABLES, DADE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 53 AT PAGE 2, CORAL GABLES, DADE COUNTY, FLORIDA; AND REPEALING ALL ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH.

The zoning plan for **Cocoplum** Section Two, Plat "C" was passed on first reading at this time, upon motion duly made by Commissioner Jacobson, seconded by Commissioner Thomson, and carried by the following roll call: "Yeas", Commissioners Jacobson, Kerdyk and Thomson; Mayor Dunn; "Nay", Commissioner Chapman.

ITEM 24. **BISCAYNE BAY PRELIMINARY MANAGEMENT PLAN**

A draft submitted to the City by **Metropolitan** Dade County **Environmental** Resources Management and Planning Department in regard to the Biscayne Bay Preliminary Management Plan was studied by the Planning and Zoning Board and a recommendation was unanimously made to the Commission in favor of the presentation. -

Following consideration at this time, the Commission approved the Biscayne Bay Preliminary Management Plan upon motion duly made by Commissioner Jacobson, seconded by Mayor Dunn and unanimously carried by the following roll call: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; whereupon Resolution No. 23162 was adopted on this 9th day of December, 1980.

RESOLUTION NO. 23162

A RESOLUTION APPROVING BISCAYNE BAY PRELIMINARY MANAGEMENT PLAN.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the Biscayne Bay Preliminary Management Plan prepared by the Metropolitan Dade County **Environmental** Resources Management and Planning Department shall be and it is hereby approved upon the recommendation of the Planning and Zoning Board of the City of Coral Gables, Florida.

ITEM 25. RECEIVED PENDING LITIGATION REPORT DATED DECEMBER 3, 1980

ITEM 26. SETTLEMENT OF FIELER CASE (Transcript of **Recording** on File)

Authorization was given at this time to the City Attorney to settle the Fieler case in the sum of **\$8,000.00**, which is currently pending in the Circuit Court and was filed jointly against the City by a **firefighter** and Local 1210 of the International Association of Firefighters alleging the City owed money for accumulated sick and annual leave which he used for job-related illness.

Action was taken upon motion duly made by Commissioner Jacobson, seconded by Mayor Dunn, and unanimously carried by the following **roll call**: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; **whereupon** Resolution No. 23163 was adopted on this 9th day of December, 1980.

RESOLUTION NO. 23163

A RESOLUTION AUTHORIZING SETTLEMENT OF FIELER v. CITY IN THE SUM OF \$8,000.00, CURRENTLY PENDING IN THE CIRCUIT COURT AND KNOWN AS CASE NO. **79-13476CA3**, FILED JOINTLY BY FIREFIGHTER AND LABOR **ORGANIZATION**.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the City Attorney shall be and he is hereby **authorized** to settle the case of Fieler v. City of Coral Gables in the sum of \$8,000.00 to be paid to plaintiffs in said case currently pending in the **Circuit** Court and known as Case No. **79-13476CA3**, which was filed **jointly** by Firefighter Ralph Fieler and Local 1210 of the International Association of **Firefighters**.

ITEM 27. CODE ENFORCEMENT BOARD (Transcript of Recording on File)

The City Attorney was authorized to attend the hearing of a proposed Dade County ordinance to be considered on second reading in regard to the creation of a Code Enforcement Board, following discussion at this **time** in which the Commission expressed concern that its zoning rights be protected.

Action was taken upon motion duly made by **Commissioner** Chapman, seconded by Commissioner Jacobson, and unanimously carried by the **following** roll call: "Yeas", **Commissioners** Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; **whereupon** Resolution No. **23164** was adopted on this 9th day of December, 1980.

RESOLUTION NO. 23164

A RESOLUTION **AUTHORIZING** CITY ATTORNEY TO ATTEND **HEARING** OF PROPOSED DADE COUNTY ORDINANCE ON SECOND READING **REGARDING** CREATION OF CODE ENFORCEMENT BOARD.

BE IT RESOLVED BY THE **COMMISSION** OF THE **CITY** OF **CORAL GABLES**:

That the **City** Attorney shall be and he is hereby authorized to attend the hearing of a proposed Dade County ordinance **on** second reading regarding the creation of a Code Enforcement **Board**.



ITEM 28. ENVIRONMENTAL PROTECTION AGENCY

Consideration of approving reimbursement to the Environmental Protection Agency for overpayment of Grant Funds to the City in the sum of \$123,849.00 was postponed at this time at the insistence of Commissioner Thomson to allow time for the City Attorney to check further to be sure all alternatives have been pursued before returning the funds.

Commissioner Kerdyk made a motion to return the funds, which was seconded by Commissioner Jacobson, with instructions to hold in abeyance until the City Attorney could investigate further. This was later preempted by Commissioner Jacobson with a motion to defer, which was seconded by Commissioner Thomson and carried by the following roll call: "Yeas", Commissioners Chapman, Jacobson and Thomson; "Nays", Commissioner Kerdyk; Mayor Dunn; whereupon Resolution No. 23165 was adopted on this 9th day of December, 1980.

## RESOLUTION NO. 23165

A RESOLUTION POSTPONING CONSIDERATION OF APPROVING REIMBURSEMENT TO ENVIRONMENTAL PROTECTION AGENCY FOR OVERPAYMENT OF GRANT FUNDS IN THE SUM OF \$123,849.00.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That consideration of approving reimbursement to Environmental Protection Agency for overpayment of Grant Funds to the City in the sum of \$123,849.00 shall be and it is hereby postponed.

ITEM 29. PARKWAY SWALE

The Parkway Swale Permit at 175 Solano Prado was extended for another year at this time upon motion duly made by Commissioner Chapman, seconded by Commissioner Jacobson, and unanimously carried by the following roll call: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; whereupon Resolution No. 23166 was adopted on this 9th day of December, 1980.

## RESOLUTION NO. 23166

A RESOLUTION EXTENDING PARKWAY SWALE PERMIT AT 175 SOLANO PRADO FOR ONE YEAR.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the Parkway Swale Permit at 175 Solano Prado shall be and it is hereby extended for one year.

ITEM 30. MANAGEMENT STUDY

Consideration of proposals from consulting firms regarding management study of City departments was postponed to the Commission Meeting January 13, 1981.

ITEM 31. RECEIVED BUS TERMINAL RENTAL ADVISORY COMMITTEE MINUTES OF  
DECEMBER 3, 1980

ITEM 32. BUS TERMINAL UNIT NO. 6

Approval was given at this time to the transfer of the Bus Terminal Lease Agreement for Unit No. 6 from Dr. James Parsons to Dr. M. Dean Chance, subject to the CPI provision. Action was taken upon motion duly made by Commissioner Jacobson, seconded by Commissioner Chapman, and unanimously carried by the following roll call: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; whereupon Resolution No. 23167 was adopted on this 9th day of December, 1980.

RESOLUTION NO. 23167

A RESOLUTION AUTHORIZING TRANSFER OF BUS TERMINAL LEASE AGREEMENT FOR UNIT NO. 6 FROM DR. JAMES PARSONS TO DR. M. DEAN CHANCE; SUBJECT TO CPI PROVISION; AND PROVIDING THAT THE EXECUTED AGREEMENT BE MADE A PART OF THIS RESOLUTION.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

1. That the City Manager and City Clerk shall be and they are hereby authorized to execute on behalf of the City of Coral Gables, Florida a transfer of the Bus Terminal Lease Agreement for Unit No. 6 from Dr. James Parsons to Dr. M. Dean Chance, subject to the CPI provision.

2. That the executed agreement shall be made a part of this resolution and kept on file in the Clerk's office.

ITEM 33. BUS TERMINAL - TIGERS RESTAURANT

Approval was given at this time to the renewal of the lease agreement with Tigers Restaurant for Unit No. 1 at the Bus Terminal, including provision that all taxes be paid by Lessee and to be subject to the CPI provision. The lease will be renewed for five years, with an option for five-year renewal. Rental rate will be \$1,399.69.

Action was taken upon motion duly made by Commissioner Jacobson, seconded by Commissioner Kerdyk, and unanimously carried by the following roll call: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; whereupon Resolution No. 23168 was adopted on this 9th day of December, 1980.

RESOLUTION NO. 23168

A RESOLUTION AUTHORIZING RENEWAL OF BUS TERMINAL LEASE AGREEMENT WITH TIGERS RESTAURANT FOR UNIT NO. 1, INCLUDING ALL TAXES TO BE PAID BY LESSEE AND SUBJECT TO CPI PROVISION; AND PROVIDING THAT EXECUTED AGREEMENT BE MADE A PART OF THIS RESOLUTION.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:



1. That the City Manager and City Clerk shall be and they are hereby authorized to execute in behalf of the City of Coral Gables, Florida a Lease Agreement with Tigers Restaurant for Unit No. 1 at the Bus Terminal, including all taxes to be paid by the Lessee and to be subject to the **CPI** provision.

2. That the executed agreement shall be made a part of this resolution and kept on file in the **clerk's office**.

ITEM 34. BUS TERMINAL NEWS STAND (Transcript of Recording on File).

Approval was given at this time to the **rental** of storage space at the Bus Terminal to the occupants of the News Stand.

Commissioner Chapman opened the discussion with a motion to approve the request, which was seconded by Commissioner Jacobson. This motion was preempted by a motion to defer which was made by Commissioner Chapman and seconded by Mayor Dunn and carried by the following roll call: "Yeas", **Commissioners** Chapman, Jacobson and Thomson; Mayor Dunn; "Nay", Commissioner Kerdyk.

Commissioner Kerdyk then made a motion to reconsider and it was seconded by Commissioner Chapman and the motion to defer was withdrawn.

A **motion** was then made by Commissioner Jacobson to lease the storage space at **\$5.00** per square foot to the News Stand, with the understanding that the agreement may be terminated at any time and that the City shall not be responsible for maintenance of the subject space. This was seconded by Commissioner Chapman and carried by the following **roll** call, with Commissioner Thomson objecting: "Yeas", Commissioners Chapman, Jacobson and Kerdyk; Mayor Dunn; "Nay", **Commissioner** Thomson; whereupon Resolution No. 23169 was adopted on this 9th day of December, 1980.

RESOLUTION NO. 23169

A RESOLUTION AUTHORIZING RENTAL OF STORAGE SPACE AT BUS TERMINAL TO NEWS STAND AT \$5.00 PER SQUARE FOOT; SAID AGREEMENT MAY BE TERMINATED AT ANY TIME AND CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF SUBJECT SPACE; AND PROVIDING THAT EXECUTED AGREEMENT BE MADE A PART OF THIS RESOLUTION.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

1. That the City Manager and City Clerk shall be and they are hereby authorized to execute in behalf of the City of Coral Gables, Florida an agreement for rental of storage space at the Bus Terminal to the News Stand at \$5.00 per square foot; said agreement may be terminated at any time and City shall not be responsible for maintenance of **subject space**.

2. That executed agreement **shall** be made a part of this resolution and kept on file in the clerk's office.

ITEM 35. CRIME WATCH SPACE AT BUS TERMINAL (Transcript of Recording on File)

Discussion of Bus Terminal space being used by participants of Crime Watch program. No action taken.

ITEM 36. BOARD OF ARCHITECTS APPOINTMENT

The appointment by the City Manager of Ralph Warburton to serve as a Regular Member of the Board of Architects to replace Amaro Taquechel was confirmed at this time upon motion duly made by Commissioner Kerdyk, seconded by Commissioner Jacobson, and carried by the following roll call: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; whereupon Resolution No. 23170 was adopted on this 9th day of December, 1980.

## RESOLUTION NO. 23170

A RESOLUTION APPOINTING RALPH WARBURTON AS REGULAR MEMBER OF BOARD OF ARCHITECTS TO REPLACE AMARO TAQUECHEL.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the appointment of Ralph Warburton to serve as a Regular Member of the Board of Architects to replace Amaro Taquechel. shall be and it is hereby confirmed.

ITEM 37. RECEIVED BOARD OF ADJUSTMENT MINUTES OF OCTOBER 6 AND NOVEMBER 30, 1980

ITEM 38. RECEIVED RETIREMENT BOARD MINUTES OF NOVEMBER 4, 1980

ITEM 39. RECEIVED ECONOMIC DEVELOPMENT BOARD MINUTES OF NOVEMBER 18, 1980

ITEM 40. RECEIVED HISTORIC PRESERVATION BOARD MINUTES OF SEPTEMBER 30 AND OCTOBER 8, 1980

ITEM 41. WAGE ADJUSTMENT FOR EMPLOYEES AND FIREFIGHTERS  
(Transcript of Recording on File)

A 2% wage adjustment for the regular employees and firefighters was approved at this time, upon motion duly made by Commissioner Kerdyk, seconded by Commissioner Jacobson, and unanimously carried by the following roll call: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; whereupon Resolution No. 23171 was adopted on this 9th day of December, 1986.

## RESOLUTION NO. 23171

A RESOLUTION AUTHORIZING WAGE ADJUSTMENT FOR CERTAIN CITY EMPLOYEES AND PROVIDING FOR EFFECTIVE DATE.

WHEREAS, it is the desire of the City to offer an additional wage adjustment to all classified City employees, except the following: The City Manager, the City Attorney, the City Clerk and all uniformed Police officers,

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

1. That the City Manager shall be and he is hereby authorized to implement a 2% wage adjustment for all classified City employees, except the following: The City Manager, the City Attorney, the City Clerk and all uniformed Police officers.
2. That this wage adjustment shall apply to employees represented by the Coral Gables Employees Association and the Coral Gables Firefighters Association only if accepted by the appropriate officers of these associations by no later than December 15, 1980.



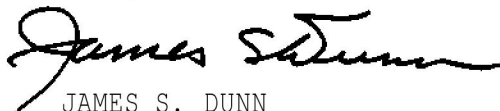
3. That the aforesaid wage adjustment shall be retroactive to and shall become effective the first full **payroll** period after October 1, 1980.
4. That this offer of the City shall not be construed, in any manner, as a re-opening of the collective bargaining agreements covering the **aforementioned** bargaining units.

ITEM 42. SMOKE DETECTION FACILITIES (Transcript of Recording on File)

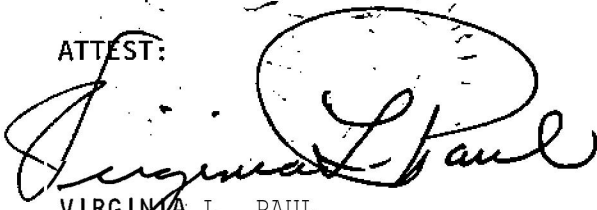
Mayor Dunn reported on a study he had requested on smoke detection **facilities** in high rise buildings within the City of Coral Gables.

COMMISSION ADJOURNED 5:20 P.M.

There being no further business, the Commission of the City of Coral Gables, Florida adjourned at 5:20 P.M. on this 9th day of December, 1980.

  
JAMES S. DUNN  
MAYOR

ATTEST:

  
VIRGINIA L. PAUL  
CITY CLERK

TRANSCRIPTS MADE OF THE OFFICIAL SOUND  
RECORDING OF **THIS** MEETING ARE SO NOTED  
HEREIN AND SAID RECORDING AND TRANSCRIPTS  
ARE PERMANENTLY FILED IN THE OFFICE OF  
THE **CITY** CLERK

CLERK'S SUMMARY  
MINUTES OF THE REGULAR MEETING  
CITY COMMISSION OF CORAL GABLES, FLORIDA  
NOVEMBER 25, 1980

CLERK'S ITEM NO.	SUBJECT	ORDINANCE OR RESOLUTION NO.
Commission Convened 9:00 A.M.		
Item 1.	Fire: APPROVING CITY <b>MANAGER'S</b> ACTION GRANTING <b>PERMIT</b> FOR SOLICITATION BY LOCAL <b>FIRE</b> DEPARTMENTS FOR THE UM/JM BURN CENTER FUND DRIVE.	23131
Item 2.	U of M: PRESENTATION OF PLANNING GUIDE FOR <b>UNIVERSITY</b> OF MIAMI ZONING BY THE VICE PRESIDENT FOR BUSINESS AFFAIRS, OLIVER G. F. BONNERT.	----
Item 3.	<b>Biltmore:</b> ACCEPTING WITHDRAWAL BY SUSSMANS OF PLANS <b>SCHEDULED</b> TO BE PRESENTED FOR PROPOSED RENOVATION OF <b>BILTMORE TOWER</b> .	23132
Item 4.	<b>Biltmore:</b> CREATING <b>BILTMORE</b> ADVISORY COMMITTEE; <b>COMMISSIONERS</b> TO APPOINT MEMBERS DECEMBER 9, 1980.	23133
Item 5.	Coral Gables House: ACCEPTING WITH APPRECIATION DONATION FROM JOHN W. STADLER TOWARDS PRESERVATION AND MAINTENANCE OF CORAL <b>GABLES</b> HOUSE.	23134
Item 6.	<b>Encroachment:</b> APPROVING ENCROACHMENT OF AWNINGS AT <b>4101 SALZEDO</b> STREET; SUBJECT TO RECOMMENDATIONS OF PUBLIC WORKS.	23135
Item 7.	Sunset Bay Estates: EXTENDING TIME PERIOD A MAXIMUM OF <b>THIRTY</b> DAYS DURING WHICH <b>BUILDINGS</b> AT SUNSET BAY ESTATES WILL BE DEMOLISHED.	23136
Item 8.	<b>Parking:</b> APPROVING EIGHT ATTENDANT PARKING SPACES AT <b>4665 PONCE</b> DE LEON BOULEVARD.	23137
Item 9.	Garbage: SECOND READING ORDINANCE: INCREASING WASTE FEES FOR <b>COM-MERCIAL</b> GARBAGE COLLECTION BY UNITED SANITATION SERVICE.	2358
Item 10.	Industrial Section: PRESENTATION REGARDING PROPOSED PLANNING STUDY OF <b>IN-DUSTRIAL</b> SECTION BY CHARLES CROMPTON, DIRECTOR OF PLAN- NING SERVICES OF CARR SMITH ASSOCIATES.	-----
Item 11.	<b>Streets:</b> POSTPONING CONFIRMATION OF ORDERING INDUSTRIAL SECTION IMPROVEMENT DISTRICTS <b>H-261</b> , H-262, H-263 TO DECEMBER 9, 1980; PUBLIC HEARING WAS HELD AUGUST 26, 1980.	23138
Item 12.	Law Enforcement Trust <b>Fund:</b> ESTABLISHING LAW ENFORCEMENT TRUST FUND AND ESTABLISHING CRITERIA AND PROCEDURES FOR <b>APPROPRIATIONS</b> FROM FUND.	23139
Item 13.	<b>Closing Time:</b> EXTENDING CLOSING TIME ONE HOUR NEW YEARS EVE <b>FOR</b> SALE OF <b>INTOXICATING</b> LIQUOR AT <b>RETAIL</b> FOR <b>CONSUMPTION</b> UPON PREMISES ONLY (CLUB VENDOR AND <b>RETAIL</b> LIQUOR STORE LI- <b>CENSES</b> ); TO 2:00 A.M. JANUARY 1, 1981.	23140



CLERK'S SUMMARY  
MINUTES OF THE REGULAR MEETING  
CITY COMMISSION OF CORAL GABLES, FLORIDA  
NOVEMBER 25, 1980

CLERK'S ITEM NO.	SUBJECT	ORDINANCE OR RESOLUTION NO.
Item 14.	Closing Time: EXTENDING CLOSING TIME ONE HOUR NEW YEARS EVE FOR SALE OF ALCOHOLIC BEVERAGES (BEER AND WINE) AT RETAIL FOR CONSUMPTION UPON PREMISES ONLY (RETAIL BEVERAGE STORE LICENSE); TO 1:00 A.M. JANUARY 1, 1981; UPON APPLICATION TO CITY MANAGER.	23141
Item 15.	Closing Time: EXTENDING CLOSING TIME FOR ALL RETAIL PACKAGE LIQUOR STORES IN CORAL GABLES, FLORIDA FOR A CERTAIN PERIOD IN DECEMBER 1980; FROM 8:00 P.M. TO 9:00 P.M.	23142
Item 16.	Police: RATIFYING R.J. BECKERICH AND E.R. JONES AS BEING ELECTED TO SERVE ON BOARD OF TRUSTEES FOR CORAL GABLES POLICE OF- FICERS RETIREMENT FUND FROM NOVEMBER 1, 1980 TO OCTOBER 31, 1982.	23143
Item 17.	Police: SELECTING FRANCIS J. MCGEE TO SERVE ON THE BOARD OF TRUSTEES FOR THE CORAL GABLES POLICE OFFICERS RETIREMENT FUND FROM NOVEMBER 1, 1980 TO OCTOBER 31, 1982.	23144
Item 18.	Litigation: RECEIVED PENDING LITIGATION REPORT DATED NOVEMBER 24, 1980.	_____
Item 19.	Encroachment: APPROVING DRIVEWAY ENCROACHMENT AT 1132 HARDEE ROAD.	23145
Item 20.	Riviera Park: REFERRING TO BEAUTIFICATION COMMITTEE CONSIDERATION OF WATER FOUNTAIN AND/OR OTHER ADDITIONS TO RIVIERA PARK.	23146
Item 21.	Coral Gables House: RECEIVED CORAL GABLES HOUSE GOVERNING BOARD MINUTES OF NOVEMBER 10, 1980.	_____
Item 22.	Youth: RECEIVED YOUTH ADVISORY BOARD MINUTES OF OCTOBER 15, 1980.	_____
Item 23.	Street Lights: REQUEST BY BEAUTIFICATION COMMITTEE FOR STUDY BY CITY STAFF OF NEED FOR ADDITIONAL STREET LIGHTS TO BE CON- SIDERED BY HISTORIC PRESERVATION BOARD WHILE REVIEWING UNIFORMITY OF STREET LIGHTS AND THEN TURNED OVER TO BEAUTIFICATION COMMITTEE FOR CONSIDERATION BEFORE GOING TO COMMISSION.	_____
Commission Recessed 12:00 Noon.		
Commission Reconvened 2:00 P.M.		
Item 24.	Proclamation: PRESENTATION OF PROCLAMATION PROCLAIMING SATURDAY, NOVEM- BER 29, 1980 AS "CORAL GABLES TEN KILOMETER CAVALIER ROAD- RACE DAY".	_____

CLERK'S SUMMARY  
MINUTES OF THE REGULAR MEETING  
CITY COMMISSION OF CORAL GABLES, FLORIDA  
NOVEMBER 25, 1980

CLERK'S ITEM NO.	SUBJECT	ORDINANCE OR RESOLUTION NO.
Item 25.	Planning: RECEIVED PLANNING AND ZONING BOARD MINUTES OF SEPTEMBER 29, OCTOBER 8 AND OCTOBER 27, 1980.	_____
Item 26.	Red Road: ACCEPTING RECOMMENDATION OF PLANNING BOARD THAT RED ROAD ACCESS TO AVENUE ALGARDI NOT BE CLOSED.	23147
Item 27.	Appeal Procedure: FIRST READING ORDINANCE: AMENDING ZONING CODE TO CLARIFY WHO CAN APPEAL DECISIONS OF BOARD OF ADJUSTMENT TO CITY COMMISSION TO INCLUDE ANY PROPERTY OWNERS ASSOCIATION, MEMBER OF BOARD OF ADJUSTMENT, MEMBER OF PLANNING AND ZONING BOARD, MEMBER OF CITY COMMISSION.	_____
Item 28.	French Style: FIRST READING ORDINANCE: AMENDING ZONING CODE TO PROVIDE THAT ALL NEW BUILDINGS AND ADDITIONS OR ALTERATIONS TO EXISTING BUILDINGS IN BLOCK 259, RIVIERA SECTION PART II SHALL CONFORM TO FRENCH STYLE ARCHITECTURE.	_____
Item 29.	South Dixie Highway: FIRST READING ORDINANCE: LIMITING THE HEIGHT OF BUILDINGS FRONTING ON U.S. NO. 1, ALSO KNOWN AS SOUTH DIXIE HIGHWAY, FROM RED ROAD TO LE JEUNE ROAD TO THREE STORIES, NOT TO EXCEED FORTY-FIVE FEET, WITH A FLOOR AREA RATIO OF ONE.	_____
Item 30.	Traffic Study: POSTPONING CONSIDERATION OF RECOMMENDATION BY PLANNING AND ZONING BOARD THAT TRAFFIC STUDY BE MADE OF AREA BOUNDED BY HARDEE ROAD ON THE SOUTH, SOUTH DIXIE HIGHWAY ON THE NORTH AND MAYNADA STREET ON THE EAST.	23148
Item 31.	High Rise: FIRST READING ORDINANCE: AMENDING ZONING CODE AS TO CERTAIN PORTIONS OF CALLAHAN TRACT, COCONUT GROVE WAREHOUSE CENTER, INDUSTRIAL SECTION, MCFARLANE HOMESTEAD AND ST. ALBANS PARK AND RIVIERA SECTION PART 8 TO PROVIDE AS FOLLOWS: (1) THAT WHERE THE HEIGHT OF COMMERCIAL BUILDINGS IS LIMITED TO SIX STORIES AND SEVENTY FEET THAT IT BE INCREASED TO SEVENTY-TWO FEET; AND (2) THAT THE AIR-CONDITIONING EQUIPMENT ROOMS, ELEVATOR SHAFTS AND ELEVATOR MECHANICAL EQUIPMENT ROOMS BE EXCLUDED FROM SAID HEIGHT.	_____
Item 32.	Snapper Creek ITT Property: DISCUSSION OF STATE PROPOSAL TO ACQUIRE APPROXIMATELY 643 ACRES OF SNAPPER CREEK ITT PROPERTY UNDER CONSERVATION AND RECREATION LANDS PROGRAM; COMMISSIONER THOMSON REQUESTED TO ATTEND MEETING DECEMBER 2, 1980 IN REGARD TO THIS	_____
Item 33.	Venetian Pool: INCREASING FEE FOR PARTIES AT VENETIAN POOL TO \$2.00 PER PERSON, WITH A \$200 MINIMUM.	23149
Item 34.	Insurance: RECEIVED INSURANCE ADVISORY COMMITTEE MINUTES OF NOVEMBER 5, 1980.	_____



CLERK'S SUMMARY  
MINUTES OF THE REGULAR MEETING  
CITY COMMISSION OF CORAL GABLES, FLORIDA  
NOVEMBER 25, 1980

CLERK'S ITEM NO.	SUBJECT	ORDINANCE OR RESOLUTION NO.
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Item 35. Insurance:

DISCUSSION OF RECOMMENDATION BY INSURANCE ADVISORY COMMITTEE TO RETAIN SERVICE OF INSURANCE CONSULTANT TO STUDY CITY INSURANCE PROGRAM: CONSENSUS AGAINST RETAINING CONSULTANT; CITY MANAGER REQUESTED TO WORK OUT WITH INSURANCE ADVISORY BOARD ANALYSIS OF LEAST EXPENSIVE PROGRAM, INCLUDING POSSIBILITY OF ESTABLISHING SELF-INSURANCE PROGRAM FOR LIABILITY COVERAGE WITH INVITATIONS FOR PROPOSALS FROM AGENCIES TO ADMINISTER PROGRAM.

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Item 36. Crimewatch:

CITY MANAGER REQUESTED TO ORDER NECESSARY WORK DONE TO SPACE BEING USED BY CRIMEWATCH COMMITTEE AT BUS TERMINAL.

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Commission Adjourned 5:15 P.M.

MINUTES OF THE REGULAR MEETING  
OF THE **CITY** COMMISSION  
THE **CITY** OF CORAL GABLES, **FLORIDA**  
NOVEMBER 25, 1980

The Commission of the City of Coral Gables, Florida convened in regular session in the City Hall Commission Chambers, 405 Biltmore Way, Coral Gables, Florida at 9:00 A.M. on Tuesday, November 25, 1980. Mayor James S. Dunn in the Chair; Commissioners William H. Chapman, Albert Jacobson, William H. Kerdyk and Dorothy Thomson were present. Also present were City Manager J. Martin Gainer, City Attorney Robert D. Zahner and City Clerk Virginia L. Paul. Mayor Dunn was absent during consideration of Item 5 through Item 23, during which time Vice Mayor Chapman chaired the meeting; Commissioner Jacobson was absent during consideration of Item 33.

The Invocation was given by Dr. Carroll L. Shuster of the First United Presbyterian Church.

The Pledge of Allegiance to the Flag of the United States of America was led by Dr. Henry King Stanford, President of the University of Miami.

The Commission Minutes of October 28 and November 4, 1980 were approved as presented and read.

ITEM 1. The first item of business on the agenda herein was the approval of the City Manager's action granting a permit for solicitation by local fire departments for the UM/JM Burn Center fund drive. Action was taken upon motion duly made by Commissioner Kerdyk, seconded by Commissioner Chapman, and unanimously carried by the following roll call: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; whereupon Resolution No. 23131 was adopted on this 25th day of November, 1980.

RESOLUTION NO. 23131

A RESOLUTION APPROVING CITY MANAGER'S ACTION GRANTING PERMIT FOR SOLICITATION BY LOCAL FIRE DEPARTMENTS FOR THE UM/JM BURN CENTER FUND DRIVE.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the City Manager's action granting permit for solicitation by local fire departments for the UM/JM Burn Center fund drive shall be and it is hereby approved.

ITEM 2. PRESENTATION OF PLANNING GUIDE OF UNIVERSITY OF MIAMI ZONING BY VICE PRESIDENT FOR BUSINESS AFFAIRS, OLIVER G. F. BONNERT

ITEM 3. SUSSMAN PROPOSAL ON BILTMORE WITHDRAWN  
(Transcript of Recording on File)

Commissioner Chapman opened the discussion with a motion, as a courtesy to the Sussmans, releasing them from the liability of presenting a plan on the Biltmore because, if they did not receive a majority vote in favor of their proposal,



it would permit them to later present it when proposals were invited to be submitted and would put them in the same position as the others without exposing their contract to the public. The Sussmans concurred in this and the motion was subsequently seconded by Commissioner Thomson following discussion and carried by the following roll call: "Yeas", Commissioners Chapman and Thomson; Mayor Dunn; "Nays", Commissioners Jacobson and **Kerdyk**; whereupon Resolution No. 23132 was adopted on this 25th day of November, 1980.

#### RESOLUTION NO. 23132

A RESOLUTION ACCEPTING WITHDRAWAL BY SUSSMANS OF PLANS SCHEDULED TO BE PRESENTED FOR PROPOSED RENOVATION OF BILTMORE TOWER:

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the withdrawal by the Sussmans of plans scheduled to be presented for proposed renovation of the Biltmore Tower shall be and it is hereby accepted.

#### ITEM 4. **BILTMORE ADVISORY COMMITTEE** (Transcript of Recording on File)

Commissioner Chapman made a motion that a board be appointed to work on **specifications**, planning, financing, etc. for the Biltmore. There was not a consensus as to whether the board should be responsible for putting together the invitation package, or whether the City Manager should do this, but it was the consensus that a blue ribbon panel be selected consisting of various professionals that specialize in the concerned areas, with one appointment to be made by each Commissioner at the next meeting.

Action was taken upon motion duly made by Commissioner Thomson, seconded by Commissioner Chapman, and carried by the following roll call: "Yeas", Commissioners Chapman, Jacobson and Thomson; Mayor Dunn; "Nay", Commissioner Kerdyk; whereupon Resolution No. 23133 was adopted on this 25th day of November, 1980.

#### RESOLUTION NO. 23133

A RESOLUTION CREATING A **BILTMORE ADVISORY COMMITTEE**; COMMISSIONERS TO APPOINT MEMBERS DECEMBER 9, 1980.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That a Biltmore Advisory Committee shall be and it is hereby created; each Commissioner shall appoint one member at the Commission Meeting December 9, 1980.

#### ITEM 5. **CORAL GABLES HOUSE**

A donation In the sum of \$500.00 was accepted with appreciation at this time from John W. Stadler towards the preservation and maintenance of Coral Gables House, upon motion duly made by Commissioner Jacobson, seconded by Commissioner Kerdyk,

and carried by the following roll call: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn was absent; whereupon Resolution No. 23134 was adopted on this 25th day of November, 1980.

#### RESOLUTION NO. 23134

A RESOLUTION ACCEPTING WITH APPRECIATION DONATION FROM JOHN W. STADLER TOWARDS PRESERVATION AND MAINTENANCE OF CORAL GABLES HOUSE.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That a donation in the sum of \$500.00 shall be and it is hereby accepted with appreciation from John W. Stadler towards the preservation and maintenance of Coral Gables House.

#### ITEM 6. AWNING ENCROACHMENT AT 4101 SALZEDO STREET

Approval was given at this time to a request by Gables Air Conditioning Service, Inc., to install a canvas awning over the public right-of-way at 4101 Salzedo Street upon motion duly made by Commissioner Kerdyk, seconded by Commissioner Thomson, and carried by the following roll call: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn was absent; whereupon Resolution No. 23135 was adopted on this 25th day of November, 1980.

#### RESOLUTION NO. 23135

A RESOLUTION APPROVING ENCROACHMENT OF AWNING OVER; SIDEWALK AT 4101 SALZEDO STREET; SUBJECT TO RECOMMENDATIONS OF ORDINANCE NO. 2338.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That a request by occupant, Gables Air Conditioning Service, Inc., for the encroachment of a canvas awning over the sidewalk right-of-way at 4101 Salzedo Street, having been approved by the Board of Architects, November 6, 1980, and having been recommended by the Public Works Department, subject to the requirements of Ordinance No. 2338, including but not limited to the execution of a Restrictive Covenant, said encroachment shall be and it is hereby approved.

#### ITEM 7. SUNSET BAY ESTATES

A thirty day extension of time was given to the owner of Sunset Bay Estates at this time to demolish buildings on the subject property, upon motion duly made by Commissioner Jacobson, seconded by Commissioner Thomson, and carried by the following roll call: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn was absent; whereupon Resolution No. 23136 was adopted on this 25th day of November, 1980.

#### RESOLUTION NO. 23136

A RESOLUTION EXTENDING TIME PERIOD A MAXIMUM OF THIRTY DAYS DURING WHICH BUILDINGS AT SUNSET BAY ESTATES WILL BE DEMOLISHED.

WHEREAS, under the terms of Ordinance No. 2332 approving a plat entitled "Sunset Bay Estates", certain buildings on the subject property were to have been demolished by December 12, 1980, and



WHEREAS, **this** provision was in conjunction with a subdivision bond which requires that said improvements be made on or before twelve (12) months following approval of the final **plat**, and

WHEREAS, the owner of the subject property has requested through his attorney an extension of time and there being no objection to this by the Planning Department or the Public Works Department,

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

That the time period during which certain buildings at Sunset Bay Estates **will** be **demolished shall** be and it is hereby extended a maximum of thirty (30) days.

ITEM 8. APPROVING ATTENDANT PARKING AT 4665 PONCE

Approval was given at this time for eight attendant parking spaces at 4665 Ponce de Leon Boulevard, which was recommended by the Zoning Administrator and the City Manager in connection with an office building located on the subject property. Action was taken upon motion duly made by Commissioner Jacobson, seconded by Commissioner Kerdyk, and **carried** by the following roll call: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn was absent; whereupon Resolution No. 23137 was adopted on this 25th day of November, 1980.

RESOLUTION NO. 23137

A RESOLUTION APPROVING EIGHT ATTENDANT PARKING SPACES AT 4665 PONCE DE LEON BOULEVARD.

**BE** IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That eight attendant parking spaces at 4665 Ponce de Leon Boulevard shall be and they are hereby approved in connection with a **building located** on subject property legally described as Lots 37, 38 and 39, Block 36, Riviera Section Part 2, Coral Gables, Florida.

ITEM 9. SECOND READING ORDINANCE: INCREASING WASTE FEES 40% FOR COMMERCIAL COLLECTION SERVICE BY UNITED SANITATION

ORDINANCE NO. 2358

AN ORDINANCE AMENDING ORDINANCE 2321, WHICH PROVIDES RULES AND **REGULATIONS** GOVERNING THE ISSUANCE OF A CONTRACT FOR THE COLLECTION OF WASTE FROM COMMERCIAL **ESTABLISHMENTS**, AND IN PARTICULAR, THE SCHEDULE OF PRICES ANNEXED THEREIN IN THE PROPOSAL CONTRACT; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING THAT **THIS** ORDINANCE SHALL BECOME EFFECTIVE JANUARY 1, 1981.

The ordinance which was considered on second reading at this time was passed on first reading October 28, 1980. Its purpose is to increase waste fees 40% for commercial collection and disposal of garbage by United Sanitation Service to offset an increase in disposal fees by Dade County.

It was passed following presentation in full upon motion duly made by Commissioner Jacobson, seconded by Commissioner Kerdyk, and carried by the following roll call: "Yeas", **Commissioners** Chapman, Jacobson Kerdyk and Thomson; Mayor Dunn was absent;

whereupon Vice Mayor Chapman declared Ordinance No. 2358 adopted on final reading and ordered its publication by number and title as hereinabove set forth; said ordinance will become effective January 1, 1981.

ITEM 10. PRESENTATION REGARDING PROPOSED PLANNING STUDY OF INDUSTRIAL SECTION BY CHARLES CROMPTON, DIRECTOR OF PLANNING SERVICES OF CARR SMITH ASSOCIATES

ITEM 11. INDUSTRIAL SECTION IMPROVEMENT DISTRICTS

Consideration of confirming the ordering of Improvement Districts H-261, H-262 and H-263 in the Industrial Section was postponed to the next meeting. The public hearing was held on August 26, 1980. Action was taken upon motion duly made by Commissioner Jacobson, seconded by Commissioner Thomson, and carried by the following roll call: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn was absent; whereupon Resolution No. 23138 was adopted on this 25th day of November, 1980.

#### RESOLUTION NO. 23138

A RESOLUTION POSTPONING CONFIRMATION OF ORDERING INDUSTRIAL SECTION IMPROVEMENT DISTRICTS H-261, H-262, H-263 TO DECEMBER 9, 1980; PUBLIC HEARING WAS HELD AUGUST 26, 1980.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That confirmation of the ordering of Industrial Section Improvement Districts H-261, H-262 and H-263 shall be and it is hereby postponed to the Commission Meeting December 9, 1980; Public Hearing was held on August 26, 1980.

ITEM 12. LAW ENFORCEMENT TRUST FUND

Creation of a law enforcement trust fund was requested by the Police Department in connection with legislation recently passed by the Florida Legislature providing for the seizure of private property in certain instances when used in the commission of a crime. Remaining proceeds, after expenses, are required to be deposited in a special fund established by the governing body of the municipality and used for law enforcement purposes only.

Action was taken upon motion duly made by Commissioner Jacobson, seconded by Commissioner Kerdyk, and carried by the following roll call: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn was absent; whereupon Resolution No. 23139 was adopted on this 25th day of November, 1980.

#### RESOLUTION NO. 23139

A RESOLUTION ESTABLISHING LAW ENFORCEMENT TRUST FUND AND ESTABLISHING CRITERIA AND PROCEDURES FOR APPROPRIATIONS FROM FUND.

WHEREAS, the City Commission desires to fulfill the requirements of Sections 943.44(3) (a) and (5), Florida Statutes (1980) relating to proceeds from the sale of forfeited property,



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

1. That the Finance Director is hereby directed to open and administer an account designated the Law Enforcement Trust **Fund**, said trust fund to receive the proceeds from the sale of property forfeited pursuant to the provisions of the Florida Contraband Forfeiture Act.

2. That **appropriations** from said Law Enforcement Trust **Fund** to the **Police** Department shall be made pursuant to this resolution and **shall** be for the purpose of defraying the costs of protracted or complex investigations, providing technical equipment or expertise, providing matching funds for federal grants, or for such other law enforcement purposes as the City Commission may deem appropriate.

3. That the Finance Director shall make a quarterly report to the City Commission specifying the type and approximate value of property received by the Police Department pursuant to provisions of the Florida Contraband Forfeiture Act and the amount of sale proceeds deposited into the trust fund.

4. That the **Police** Department shall file with the City Clerk the names and signatures of all persons authorized to sign checks and warrants drawn on the trust fund. Two of the designated signatures are required on all such warrants and checks.

ITEM 13. CLOSING TIME

Action was taken at this time extending closing time during the holiday period for Club Vendor and Retail Liquor Store License holders, upon motion duly made by Commissioner Kerdyk, seconded by Commissioner Jacobson, and carried by the following roll **call**: "Yeas", Commissioners Jacobson, Kerdyk and Thomson; Mayor Dunn was absent; "Nay", Commissioner Chapman; whereupon **Resolution No. 23140** was adopted on this 25th day of November, 1980.

RESOLUTION NO. 23140

A RESOLUTION EXTENDING CLOSING TIME ONE HOUR NEW YEARS EVE FOR SALE OF INTOXICATING LIQUOR AT RETAIL FOR CONSUMPTION UPON PREMISES ONLY (CLUB VENDOR AND RETAIL LIQUOR STORE LICENSES); TO 2:00 A.M. JANUARY 1, 1981.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

**That 2:00 A.M. January 1, 1981** shall be and it is hereby designated as the closing time for sale of Intoxicating Liquor at retail for consumption upon the premises only (Club Vendor and Retail Liquor Store Licenses) within the City of Coral Gables, Florida, by extending the regular closing time one hour New Years Eve, December **31, 1980**.

ITEM 14. CLOSING TIME

Action was taken at this time extending closing time during the holiday period for Retail Beverage Store License holders, upon motion duly made by Commissioner Kerdyk, seconded by Commissioner Jacobson, and carried by the following roll call: "Yeas", Commissioners Jacobson, Kerdyk and Thomson; Mayor Dunn was absent; "Nay", Commissioner Chapman; whereupon **Resolution No. 23141** was adopted on this 25th day of November, 1980.

## RESOLUTION NO. 23141

A RESOLUTION EXTENDING CLOSING TIME ONE HOUR NEW YEARS EVE FOR SALE OF ALCOHOLIC BEVERAGES (BEER AND WINE) At RETAIL FOR CONSUMPTION UPON PREMISES ONLY (RETAIL BEVERAGE STORE LICENSE); TO 1:00 A.M. JANUARY 1, 1981; UPON APPLICATION TO CITY MANAGER.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That 1:00 A.M. January 1, 1981 shall be and it is hereby designated as the closing time for sale of Alcoholic Beverages (Beer and Wine) at retail for consumption upon the premises only (Retail Beverage Store License) within the corporate limits of the City of Coral Gables, Florida, by extending the regular closing time one hour New Years Eve, December 31, 1980; and providing that application for said extension of time be made to the City Manager.

ITEM 15. CLOSING TIME

Action was taken at this time extending closing time during the holiday period for Retail Package Liquor Store License holders, upon motion duly made by Commissioner Kerdyk, seconded by Commissioner Jacobson, and carried by the following roll call: "Yeas", Commissioners Jacobson, Kerdyk and Thomson; Mayor Dunn was absent; "Nay", Commissioner Chapman; whereupon Resolution No. 23142 was adopted on this 25th day of November, 1980.

## RESOLUTION NO. 23142

A RESOLUTION EXTENDING CLOSING TIME FOR ALL RETAIL PACKAGE LIQUOR STORES IN CORAL GABLES, FLORIDA FOR A CERTAIN PERIOD IN DECEMBER 1980; FROM 8:00 P.M. TO 9:00 P.M.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the closing time for all Retail Package Liquor Stores within the corporate limits of Coral Gables, Florida shall be and it is hereby extended from 8:00 P.M. to 9:00 P.M. prior to Christmas on December 11, 12, 13, 15, 16, 17, 18, 19, 20, 22, 23 and 24, 1980, and prior to New Year's on December 30 and 31, 1980.

ITEM 16. POLICE OFFICERS RETIREMENT BOARD OF TRUSTEES

Action was taken at this time to ratify the selection of R. J. Beckerich and E. R. Jones to serve on the Coral- Gables Police Officers Retirement Fund Board of Trustees for a two-year period, upon motion duly made by Commissioner Kerdyk, seconded by Commissioner Thomson, and carried by the following roll call: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn was absent; whereupon Resolution No. 23143 was adopted on this 25th day of November, 1980.

## RESOLUTION NO. 23143

A RESOLUTION RATIFYING R. J. BECKERICH AND E. R. JONES AS BEING ELECTED TO SERVE ON BOARD OF TRUSTEES FOR CORAL GABLES POLICE OFFICERS RETIREMENT FUND FROM NOVEMBER 1, 1980 TO OCTOBER 31, 1982.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:



That the election of R. J. Beckerich and E. R. Jones to serve on the Board of Trustees for the Coral Gables Police Officers Retirement Fund from November 1, 1980 to October 31, 1982 shall be and it is hereby ratified.

ITEM 17. POLICE OFFICERS RETIREMENT BOARD OF TRUSTEES  
(Transcript of Recording on File)

The participants of the Coral Gables Police Officers Retirement Fund recommended Francis J. McGee, Joseph H. Murphy and William G. Kimbrough to the City Commission as selections to serve on the Board of Trustees, from which the Commission selected Francis J. McGee at this time upon motion duly made by Commissioner Jacobson, seconded by **Commissioner** Kerdyk, and carried by the following roll call: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn was absent; whereupon Resolution No. **23144** was adopted on this 25th day of November, 1980.

RESOLUTION NO. 23144

A RESOLUTION SELECTING FRANCIS J. MCGEE TO SERVE ON THE BOARD OF TRUSTEES FOR THE CORAL GABLES POLICE OFFICERS RETIREMENT FUND FROM NOVEMBER 1, 1980 TO OCTOBER 31, 1982.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That Francis J. McGee shall be and he is hereby selected to serve on the Board of Trustees for the Coral Gables **Police** Officers Retirement Fund from November 1, 1980 to October 31, 1982.

ITEM 18. **RECEIVED** PENDING LITIGATION REPORT DATED NOVEMBER 24, 1980.

ITEM 19. ENCROACHMENT AT 1132 HARDEE ROAD

Consideration was given at this time to the request of Frank Lagueruela, to resurface his driveway at 1132 Hardee Road with bomanite concrete.

Following discussion, approval was given, subject to the **recommendations** of the Public Works Department, upon motion **duly made** by Commissioner Kerdyk, seconded by Commissioner Jacobson, and carried by the following **roll** call: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn was absent; whereupon Resolution No. **23145** was adopted on this 25th day of November, 1980.

RESOLUTION NO. 23145

A RESOLUTION APPROVING DRIVEWAY ENCROACHMENT AT 1132 HARDEE ROAD; SUBJECT TO REQUIREMENTS OF PUBLIC WORKS DEPARTMENT.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the request for an encroachment consisting of a Bomanite concrete driveway approach at 1132 Hardee Road, legally described as Lot 2, Block 1, University Estates, as approved by the Board of Architects on October 30, 1980, shall be and said encroachment is hereby approved, subject to the following requirements of the **Public** Works Department:

1. That existing asphalt concrete approach be **removed** and the Bomanite concrete be six inches (6") in thickness with 6" x 10/10 w.w.m. **reinforcement**.
2. That owner maintain the improvements in good repair at all **times**.
3. That in the event the Public Works Department must issue a permit for a utility cut in the future, in areas in which special paving is approved, the owner will replace the **special** paving so cut by the **utility installation**.
4. That owner execute Restrictive Covenant, which runs with the title of the land, to be prepared by the City **Attorney**, agreeing, in addition to the above, to provide continuous **public** liability insurance coverage for the encroachment in the **minimum limits** required by the City; and naming the City as an additional insured under the **policy**.
5. That copies of said Restrictive Covenant, **when** fully executed and recorded, together with certificates of **required** insurance, be presented to the Building and Zoning **Department** and to the Public Works Department, and permits thereafter be **obtained** for said work from both departments.

**ITEM 20. RIVIERA PARK**

The **Commission** turned over to the **Beautification Committee** at this time the consideration of what to do about a proposed \$5,000.00 donation toward the installation of a water fountain and/or other additions in **Riviera Park**, upon motion duly made by Commissioner Thomson, seconded by Commissioner **Jacobson**, and carried by the following roll **call**: "Yeas", **Commissioners** Chapman, **Jacobson**, Kerdyk and Thomson; Mayor Dunn was absent; whereupon Resolution No. **23146** was adopted on this 25th day of November, 1980.

**RESOLUTION NO. 23146**

A RESOLUTION REFERRING TO **BEAUTIFICATION COMMITTEE CONSIDERATION OF WATER FOUNTAIN AND/OR OTHER ADDITIONS TO RIVIERA PARK.**

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF **CORAL GABLES**:

That **consideration** of a water fountain and/or **other additions** to Riviera Park shall be and it is hereby referred to the **Beautification Committee**.

**ITEM 21.** RECEIVED CORAL GABLES HOUSE GOVERNING BOARD MINUTES OF NOVEMBER 10, 1980

**ITEM 22.** RECEIVED YOUTH ADVISORY COMMITTEE MINUTES OF **OCTOBER** 15, 1980

**ITEM 23.** REQUEST BY **BEAUTIFICATION COMMITTEE** FOR STUDY BY CITY STAFF OF NEED FOR ADDITIONAL STREET LIGHTS TO BE CONSIDERED BY HISTORIC PRESERVATION BOARD WHILE REVIEWING UNIFORMITY OF STREET LIGHTS AND THEN TURNED OVER TO **BEAUTIFICATION COMMITTEE** FOR **CONSIDERATION** BEFORE GOING TO COMMISSION

COMMISSION RECESSED 12:00 **NOON**.

COMMISSION RECONVENED 2:00 P.M.

**ITEM 2k.** PRESENTATION OF PROCLAMATION PROCLAIMING SATURDAY, NOVEMBER 29, 1980 AS "CORAL GABLES TEN KILOMETER CAVALIER ROADRACE DAY"



ITEM 25. RECEIVED PLANNING AND ZONING BOARD MINUTES OF SEPTEMBER 29, OCTOBER 8 AND OCTOBER 27, 1980

ITEM 26. RED ROAD

Action was taken at this time accepting the **recommendation** of the Planning and Zoning **Board** that Red Road access to Avenue Algardi not **be** closed, upon motion duly made by Commissioner Jacobson, seconded by Commissioner Kerdyk, and carried by the following **roll call**: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; whereupon Resolution No. **23147** was adopted on this 25th day of November, 1980.

RESOLUTION NO. **23147**

A RESOLUTION ACCEPTING **RECOMMENDATION** OF PLANNING AND ZONING BOARD THAT RED ROAD ACCESS TO AVENUE ALGARDI NOT BE CLOSED.

BE IT RESOLVED BY THE **COMMISSION** OF THE CITY OF CORAL GABLES:

That the **recommendation** of the Planning and Zoning Board **following** public hearing duly held on October 27, 1980 that Red Road access to Avenue Algardi not be closed, shall be and it is hereby accepted; said **recommendation** having been made because of the low volume usage of Avenue Algardi and the importance this route serves as a roadway allowing residents in the area to make short trips without being forced to use Bird Road.

ITEM 27. FIRST READING ORDINANCE: APPEAL PROCEDURE

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "ZONING CODE", BY AMENDING SECTION **14.01** THEREOF; BY PROVIDING THAT ANY PROPERTY **OWNER'S** ASSOCIATION, MEMBER OF THE BOARD OF ADJUSTMENT, MEMBER OF THE PLANNING AND ZONING BOARD AND MEMBER OF THE CITY COMMISSION MAY APPEAL A DECISION OF THE BOARD OF ADJUSTMENT; AND REPEALING ALL ORDINANCES INCONSISTENT OR IN CONFLICT HERewith.

An ordinance was passed on first reading at this time after it was presented in full and read by title as hereinabove set forth which, if passed on second reading, **will** amend the zoning code to clarify who can appeal decisions of the Board of Adjustment to the City Commission and will include any property owners association, member of the Planning and Zoning Board, member of the Board of Adjustment, and member of the **City Commission**.

Action was taken upon **motion** duly made by Commissioner Chapman, seconded by Commissioner Jacobson, and carried by the following **roll call**: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; it **will** be considered on second reading on December 9, 1980 and, if passed, will become effective thirty days later.

ITEM 28. FIRST READING ORDINANCE: FRENCH STYLE ARCHITECTURE

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "ZONING CODE", BY AMENDING SECTION **9.011** THEREOF; BY ADDING THERETO SUB-PARAGRAPH **(j)**; **THIS** AMENDMENT DEALING WITH THE TYPE OF ARCHITECTURE PERMITTED IN BLOCK 259, RIVIERA SECTION PART **II**; AND REPEALING ALL ORDINANCES INCONSISTENT OR IN CONFLICT HERewith.

An ordinance was passed on first reading at this time after it was presented in full and read by title as hereinabove set forth which, if passed on second reading, will amend the zoning code to provide that all new buildings and additions or alterations to existing buildings in Block 259, Riviera Section Part II will be required to conform to French style architecture.

Action was taken upon motion duly made by Commissioner Jacobson, seconded by Commissioner Chapman, and carried by the following roll call: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; it will be considered on second reading December 9, 1980 and, if passed, will become effective thirty days later.

ITEM 29. MORATORIUM ON SOUTH DIXIE HIGHWAY; FIRST READING ORDINANCE:  
LIMITING HEIGHT OF BUILDINGS FRONTING ON U.S. NO. 1  
(Transcript of Recording on File)

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "ZONING CODE", BY ADDING THERETO SECTION 3.12.01, ENTITLED: "FLOOR AREA RATIO REQUIREMENTS FOR COMMERCIAL BUILDINGS ONE (1) THRU THREE (3) STORIES IN HEIGHT - SPECIFIC LOCATIONS", BY DEALING WITH THE FLOOR AREA RATIO OF BUILDINGS CONSTRUCTED IN THE "CALLAHAN TRACT", RIVIERA SECTION PARTS 8 AND 14, "RIVIERA WATERWAYS" AND "ADDITION TO RIVIERA WATERWAYS"; AND BY AMENDING SUB-PARAGRAPH (g) (1) OF SECTION 9.031, ENTITLED: "HEIGHT OF BUILDINGS - SPECIFIC LOCATIONS", BY PROVIDING FOR AREAS IN THE "CALLAHAN TRACT", RIVIERA SECTION PARTS 8 AND 14, "RIVIERA WATERWAYS" AND "ADDITION TO RIVIERA WATERWAYS" WHERE BUILDINGS MAY NOT EXCEED A HEIGHT OF THREE (3) STORIES NOR A HEIGHT OF FORTY-FIVE (45) FEET; AND BY REPEALING ALL ORDINANCES INCONSISTENT OR IN CONFLICT HERewith.

An ordinance was passed on first reading at this time after it was read by title as hereinabove set forth which, if passed on second reading, will amend the zoning code to limit the height of buildings on South Dixie Highway from Red Road to Le Jeune Road to three stories, not to exceed forty-five feet, with a floor area ratio of one.

The Planning and Zoning Board made a recommendation on the subject area following three hearings on the matter plus a study compiled by the Planning Department, however, the Commission did not accept its recommendation. Commissioner Thomson made a motion that the area between Red Road and Maynada be rezoned to the "existing construction", with the building height limitation to be as presently constructed and that the existing zoning east of Maynada remain as is. This was seconded by Commissioner Chapman.

After the City Attorney advised that if the motion was passed as worded, the City would have no chance of defending it in court, Commissioner Chapman then amended the motion to limit the area to three stories, not to exceed forty-five feet, with a floor area ratio of one. Commissioner Thomson accepted his amendment and he



seconded the motion and the following vote was **taken: "Yeas", Commissioners** Chapman and Thomson; Mayor Dunn; **"Nays", Commissioners** Jacobson and Kerdyk. Commissioner Jacobson then changed **his "Nay"** to a **"Yea"** because he felt a 4/5 vote was required and he said he wanted to give them a chance to study it further between first and second reading, but said he would not vote for **it** the way **it** stands on second reading.

ITEM 30. TRAFFIC STUDY

A **recommendation** by the Planning and Zoning Board that a traffic study be made of the area bounded by Hardee Road on the south, South Dixie Highway on the **north** and Maynada Street on the east was postponed at this time upon motion duly made by Commissioner Kerdyk, seconded by Commissioner Chapman, and carried by the following **roll call: "Yeas", Commissioners** Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; whereupon Resolution No. **23148** was adopted on this 25th day of November, 1980.

RESOLUTION NO. 23148

A RESOLUTION POSTPONING **CONSIDERATION OF RECOMMENDATION BY PLANNING AND ZONING BOARD THAT TRAFFIC STUDY BE MADE OF AREA BOUNDED BY HARDEE ROAD ON THE SOUTH, SOUTH DIXIE HIGHWAY ON THE NORTH AND MAYNADA STREET ON THE EAST.**

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That **consideration** of recommendation by Planning and **Zoning** Board that a traffic study be made of the area bounded by Hardee Road on the South, South Dixie Highway on the North and Maynada Street on the East, shall be and it is hereby postponed.

ITEM 31. FIRST READING ORDINANCE: HIGH RISE COMMERCIAL BUILDINGS

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE **"ZONING BODE", BY AMENDING SUB-PARAGRAPH . (1) OF SECTION 9.031 THEREOF, ENTITLED: "HEIGHT OF BUILDINGS - SPECIFIC LOCATIONS", THIS AMENDING DEALING WITH THE HEIGHT OF SIX (6) STORY BUILDINGS; AND REPEALING ALL ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH.**

An ordinance was passed on first reading at this time after it was presented in full and read by title as hereinabove set forth which, if passed on second reading, will **amend** the zoning code as to certain portions of Callahan Tract, Coconut Grove Warehouse Center, Industrial Section, **McFarlane** Homestead and St. Albans Park and Riviera Section Part 8 to provide that where the height of commercial buildings is limited to six stories and seventy feet that it be increased to seventy-two feet; and that the **air-conditioning** equipment rooms be excluded from said height.

Action was taken upon motion duly made by Commissioner Kerdyk, seconded by Commissioner **Jacobson**, and carried by the **following roll call: "Yeas", Commissioners** Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; it **will** be considered on second reading on December 9, 1980 and, if **passed, will** become effective thirty days later.

ITEM 32. DISCUSSION OF STATE PROPOSAL TO ACQUIRE **APPROXIMATELY 643** ACRES OF SNAPPER CREEK ITT PROPERTY UNDER CONSERVATION **AND** RECREATION LANDS PROGRAM: COMMISSIONER THOMSON REQUESTED TO ATTEND MEETING DECEMBER 2, 1980 IN REGARD TO THIS

ITEM 33. VENETIAN POOL

It was the consensus that the way the **City Manager's** staff is **handling** rentals of the Venetian Pool for social functions at the present time seems to be working out and, following discussion, Commissioner Chapman made a **motion** to increase the fee for parties at the pool to \$2.00 per person, with a \$200.00 **minimum**, which was seconded by Commissioner Kerdyk and carried by the following roll **call**: "Yeas", Commissioners Chapman, Kerdyk and Thomson; Mayor Dunn; Commissioner **Jacobson** was absent; whereupon Resolution No. **23149** was adopted on this 25th day of November, 1980.

RESOLUTION NO. **23149**

A RESOLUTION INCREASING FEE FOR PARTIES AT VENETIAN POOL TO \$2.00 PER PERSON, WITH A \$200.00 MINIMUM.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF **CORAL** GABLES:

That the fee for parties at the Venetian Pool be increased effective as of the date of this resolution to \$2.00 per **person**, with a \$200.00 minimum.

ITEM 34. RECEIVED INSURANCE ADVISORY COMMITTEE MINUTES OF NOVEMBER 5, 1980

ITEM 35. **DISCUSSION OF RECOMMENDATION** BY INSURANCE **ADVISORY** COMMITTEE TO RETAIN SERVICE OF INSURANCE CONSULTANT TO STUDY CITY **INSURANCE** PROGRAM: CONSENSUS AGAINST RETAINING CONSULTANT; CITY MANAGER REQUESTED TO WORK OUT WITH INSURANCE ADVISORY BOARD ANALYSIS OF LEAST **EXPENSIVE** PROGRAM, INCLUDING POSSIBILITY OF ESTABLISHING **SELF-INSURANCE PROGRAM** FOR LIABILITY COVERAGE WITH INVITATIONS FOR PROPOSALS FROM AGENCIES TO ADMINISTER **PROGRAM**.

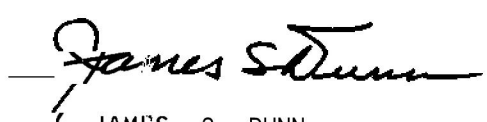
ITEM 36. **CITY MANAGER REQUESTED TO ORDER NECESSARY WORK DONE** TO SPACE BEING USED BY CRIMEWATCH COMMITTEE AT BUS TERMINAL.

COMMISSION ADJOURNED 5:15 P.M.

There being no further business, the Commission **of** the City of Coral Gables, Florida adjourned at 5:15 P.M. this 25th day of November, 1980.

ATTEST:

  
VIRGINIA L. PAUL  
CITY CLERK

  
JAMES S. DUNN  
MAYOR

TRANSCRIPTS MADE OF THE OFFICIAL **SOUND** RECORDING OF **THIS** MEETING ARE SO NOTED HEREIN AND **SAID** RECORDING AND TRANSCRIPTS ARE FILED PERMANENTLY IN THE OFFICE OF THE CITY CLERK





CLERK'S SUMMARY  
MINUTES OF THE REGULAR MEETING  
CITY COMMISSION OF CORAL GABLES, FLORIDA  
NOVEMBER 25, 1980

CLERK'S ITEM NO.	SUBJECT	ORDINANCE OR RESOLUTION NO.
Commission Convened 9:00 A.M.		
Item 1.	Fire: APPROVING CITY <b>MANAGER'S</b> ACTION GRANTING <b>PERMIT</b> FOR SOLICITATION BY LOCAL <b>FIRE</b> DEPARTMENTS FOR THE UM/JM BURN CENTER FUND DRIVE.	23131
Item 2.	U of M: PRESENTATION OF PLANNING GUIDE FOR <b>UNIVERSITY</b> OF MIAMI ZONING BY THE VICE PRESIDENT FOR BUSINESS AFFAIRS, OLIVER G. F. BONNERT.	----
Item 3.	<b>Biltmore:</b> ACCEPTING WITHDRAWAL BY SUSSMANS OF PLANS <b>SCHEDULED</b> TO BE PRESENTED FOR PROPOSED RENOVATION OF <b>BILTMORE TOWER</b> .	23132
Item 4.	<b>Biltmore:</b> CREATING <b>BILTMORE</b> ADVISORY COMMITTEE; <b>COMMISSIONERS</b> TO APPOINT MEMBERS DECEMBER 9, 1980.	23133
Item 5.	Coral Gables House: ACCEPTING WITH APPRECIATION DONATION FROM JOHN W. STADLER TOWARDS PRESERVATION AND MAINTENANCE OF CORAL <b>GABLES</b> HOUSE.	23134
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CLERK'S SUMMARY  
MINUTES OF THE REGULAR MEETING  
CITY COMMISSION OF CORAL GABLES, FLORIDA  
NOVEMBER 25, 1980

CLERK'S ITEM NO.	SUBJECT	ORDINANCE OR RESOLUTION NO.
Item 14.	Closing Time: EXTENDING CLOSING TIME ONE HOUR NEW YEARS EVE FOR SALE OF ALCOHOLIC BEVERAGES (BEER AND WINE) AT RETAIL FOR CONSUMPTION UPON PREMISES ONLY (RETAIL BEVERAGE STORE LICENSE); TO 1:00 A.M. JANUARY 1, 1981; UPON APPLICATION TO CITY MANAGER.	23141
Item 15.	Closing Time: EXTENDING CLOSING TIME FOR ALL RETAIL PACKAGE LIQUOR STORES IN CORAL GABLES, FLORIDA FOR A CERTAIN PERIOD IN DECEMBER 1980; FROM 8:00 P.M. TO 9:00 P.M.	23142
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Item 20.	Riviera Park: REFERRING TO BEAUTIFICATION COMMITTEE CONSIDERATION OF WATER FOUNTAIN AND/OR OTHER ADDITIONS TO RIVIERA PARK.	23146
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Item 22.	Youth: RECEIVED YOUTH ADVISORY BOARD MINUTES OF OCTOBER 15, 1980.	_____
Item 23.	Street Lights: REQUEST BY BEAUTIFICATION COMMITTEE FOR STUDY BY CITY STAFF OF NEED FOR ADDITIONAL STREET LIGHTS TO BE CON- SIDERED BY HISTORIC PRESERVATION BOARD WHILE REVIEWING UNIFORMITY OF STREET LIGHTS AND THEN TURNED OVER TO BEAUTIFICATION COMMITTEE FOR CONSIDERATION BEFORE GOING TO COMMISSION.	_____
Commission Recessed 12:00 Noon.		
Commission Reconvened 2:00 P.M.		
Item 24.	Proclamation: PRESENTATION OF PROCLAMATION PROCLAIMING SATURDAY, NOVEM- BER 29, 1980 AS "CORAL GABLES TEN KILOMETER CAVALIER ROAD- RACE DAY".	_____

CLERK'S SUMMARY  
MINUTES OF THE REGULAR MEETING  
CITY COMMISSION OF CORAL GABLES, FLORIDA  
NOVEMBER 25, 1980

CLERK'S ITEM NO.	SUBJECT	ORDINANCE OR RESOLUTION NO.
Item 25.	Planning: RECEIVED PLANNING AND ZONING BOARD MINUTES OF SEPTEMBER 29, OCTOBER 8 AND OCTOBER 27, 1980.	_____
Item 26.	Red Road: ACCEPTING RECOMMENDATION OF PLANNING BOARD THAT RED ROAD ACCESS TO AVENUE ALGARDI NOT BE CLOSED.	23147
Item 27.	Appeal Procedure: FIRST READING ORDINANCE: AMENDING ZONING CODE TO CLARIFY WHO CAN APPEAL DECISIONS OF BOARD OF ADJUSTMENT TO CITY COMMISSION TO INCLUDE ANY PROPERTY OWNERS ASSOCIATION, MEMBER OF BOARD OF ADJUSTMENT, MEMBER OF PLANNING AND ZONING BOARD, MEMBER OF CITY COMMISSION.	_____
Item 28.	French Style: FIRST READING ORDINANCE: AMENDING ZONING CODE TO PROVIDE THAT ALL NEW BUILDINGS AND ADDITIONS OR ALTERATIONS TO EXISTING BUILDINGS IN BLOCK 259, RIVIERA SECTION PART II SHALL CONFORM TO FRENCH STYLE ARCHITECTURE.	_____
Item 29.	South Dixie Highway: FIRST READING ORDINANCE: LIMITING THE HEIGHT OF BUILDINGS FRONTING ON U.S. NO. 1, ALSO KNOWN AS SOUTH DIXIE HIGHWAY, FROM RED ROAD TO LE JEUNE ROAD TO THREE STORIES, NOT TO EXCEED FORTY-FIVE FEET, WITH A FLOOR AREA RATIO OF ONE.	_____
Item 30.	Traffic Study: POSTPONING CONSIDERATION OF RECOMMENDATION BY PLANNING AND ZONING BOARD THAT TRAFFIC STUDY BE MADE OF AREA BOUNDED BY HARDEE ROAD ON THE SOUTH, SOUTH DIXIE HIGHWAY ON THE NORTH AND MAYNADA STREET ON THE EAST.	23148
Item 31.	High Rise: FIRST READING ORDINANCE: AMENDING ZONING CODE AS TO CERTAIN PORTIONS OF CALLAHAN TRACT, COCONUT GROVE WAREHOUSE CENTER, INDUSTRIAL SECTION, MCFARLANE HOMESTEAD AND ST. ALBANS PARK AND RIVIERA SECTION PART 8 TO PROVIDE AS FOLLOWS: (1) THAT WHERE THE HEIGHT OF COMMERCIAL BUILDINGS IS LIMITED TO SIX STORIES AND SEVENTY FEET THAT IT BE INCREASED TO SEVENTY-TWO FEET; AND (2) THAT THE AIR-CONDITIONING EQUIPMENT ROOMS, ELEVATOR SHAFTS AND ELEVATOR MECHANICAL EQUIPMENT ROOMS BE EXCLUDED FROM SAID HEIGHT.	_____
Item 32.	Snapper Creek ITT Property: DISCUSSION OF STATE PROPOSAL TO ACQUIRE APPROXIMATELY 643 ACRES OF SNAPPER CREEK ITT PROPERTY UNDER CONSERVATION AND RECREATION LANDS PROGRAM; COMMISSIONER THOMSON REQUESTED TO ATTEND MEETING DECEMBER 2, 1980 IN REGARD TO THIS	_____
Item 33.	Venetian Pool: INCREASING FEE FOR PARTIES AT VENETIAN POOL TO \$2.00 PER PERSON, WITH A \$200 MINIMUM.	23149
Item 34.	Insurance: RECEIVED INSURANCE ADVISORY COMMITTEE MINUTES OF NOVEMBER 5, 1980.	_____



CLERK'S SUMMARY  
MINUTES OF THE REGULAR MEETING  
CITY COMMISSION OF CORAL GABLES, FLORIDA  
NOVEMBER 25, 1980

CLERK'S ITEM NO.	SUBJECT	ORDINANCE OR RESOLUTION NO.
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Item 35. Insurance:

DISCUSSION OF RECOMMENDATION BY INSURANCE ADVISORY COMMITTEE TO RETAIN SERVICE OF INSURANCE CONSULTANT TO STUDY CITY INSURANCE PROGRAM: CONSENSUS AGAINST RETAINING CONSULTANT; CITY MANAGER REQUESTED TO WORK OUT WITH INSURANCE ADVISORY BOARD ANALYSIS OF LEAST EXPENSIVE PROGRAM, INCLUDING POSSIBILITY OF ESTABLISHING SELF-INSURANCE PROGRAM FOR LIABILITY COVERAGE WITH INVITATIONS FOR PROPOSALS FROM AGENCIES TO ADMINISTER PROGRAM.

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Item 36. Crimewatch:

CITY MANAGER REQUESTED TO ORDER NECESSARY WORK DONE TO SPACE BEING USED BY CRIMEWATCH COMMITTEE AT BUS TERMINAL.

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Commission Adjourned 5:15 P.M.

MINUTES OF THE REGULAR MEETING  
OF THE **CITY** COMMISSION  
THE **CITY** OF CORAL GABLES, **FLORIDA**  
NOVEMBER 25, 1980

The Commission of the City of Coral Gables, Florida convened in regular session in the City Hall Commission Chambers, 405 Biltmore Way, Coral Gables, Florida at 9:00 A.M. on Tuesday, November 25, 1980. Mayor James S. Dunn in the Chair; Commissioners William H. Chapman, Albert Jacobson, William H. Kerdyk and Dorothy Thomson were present. Also present were City Manager J. Martin Gainer, City Attorney Robert D. Zahner and City Clerk Virginia L. Paul. Mayor Dunn was absent during consideration of Item 5 through Item 23, during which time Vice Mayor Chapman chaired the meeting; Commissioner Jacobson was absent during consideration of Item 33.

The Invocation was given by Dr. Carroll L. Shuster of the First United Presbyterian Church.

The Pledge of Allegiance to the Flag of the United States of America was led by Dr. Henry King Stanford, President of the University of Miami.

The Commission Minutes of October 28 and November 4, 1980 were approved as presented and read.

ITEM 1. The first item of business on the agenda herein was the approval of the City Manager's action granting a permit for solicitation by local fire departments for the UM/JM Burn Center fund drive. Action was taken upon motion duly made by Commissioner Kerdyk, seconded by Commissioner Chapman, and unanimously carried by the following roll call: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; whereupon Resolution No. 23131 was adopted on this 25th day of November, 1980.

RESOLUTION NO. 23131

A RESOLUTION APPROVING CITY MANAGER'S ACTION GRANTING PERMIT FOR SOLICITATION BY LOCAL FIRE DEPARTMENTS FOR THE UM/JM BURN CENTER FUND DRIVE.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the City Manager's action granting permit for solicitation by local fire departments for the UM/JM Burn Center fund drive shall be and it is hereby approved.

ITEM 2. PRESENTATION OF PLANNING GUIDE OF UNIVERSITY OF MIAMI ZONING BY VICE PRESIDENT FOR BUSINESS AFFAIRS, OLIVER G. F. BONNERT

ITEM 3. SUSSMAN PROPOSAL ON BILTMORE WITHDRAWN  
(Transcript of Recording on File)

Commissioner Chapman opened the discussion with a motion, as a courtesy to the Sussmans, releasing them from the liability of presenting a plan on the Biltmore because, if they did not receive a majority vote in favor of their proposal,



it would permit them to later present it when proposals were invited to be submitted and would put them in the same position as the others without exposing their contract to the public. The Sussmans concurred in this and the motion was subsequently seconded by Commissioner Thomson following discussion and carried by the following roll call: "Yeas", Commissioners Chapman and Thomson; Mayor Dunn; "Nays", Commissioners Jacobson and **Kerdyk**; whereupon Resolution No. 23132 was adopted on this 25th day of November, 1980.

RESOLUTION NO. 23132

A RESOLUTION ACCEPTING WITHDRAWAL BY SUSSMANS OF PLANS SCHEDULED TO BE PRESENTED FOR PROPOSED RENOVATION OF BILTMORE TOWER:

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the withdrawal by the Sussmans of plans scheduled to be presented for proposed renovation of the Biltmore Tower shall be and it is hereby accepted.

ITEM 4. **BILTMORE ADVISORY COMMITTEE**  
(Transcript of Recording on File)

Commissioner Chapman made a motion that a board be appointed to work on **specifications**, planning, financing, etc. for the Biltmore. There was not a consensus as to whether the board should be responsible for putting together the invitation package, or whether the City Manager should do this, but it was the consensus that a blue ribbon panel be selected consisting of various professionals that specialize in the concerned areas, with one appointment to be made by each Commissioner at the next meeting.

Action was taken upon motion duly made by Commissioner Thomson, seconded by Commissioner Chapman, and carried by the following roll call: "Yeas", Commissioners Chapman, Jacobson and Thomson; Mayor Dunn; "Nay", Commissioner Kerdyk; whereupon Resolution No. 23133 was adopted on this 25th day of November, 1980.

RESOLUTION NO. 23133

A RESOLUTION CREATING A **BILTMORE ADVISORY COMMITTEE**; COMMISSIONERS TO APPOINT MEMBERS DECEMBER 9, 1980.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That a Biltmore Advisory Committee shall be and it is hereby created; each Commissioner shall appoint one member at the Commission Meeting December 9, 1980.

ITEM 5. **CORAL GABLES HOUSE**

A donation In the sum of \$500.00 was accepted with appreciation at this time from John W. Stadler towards the preservation and maintenance of Coral Gables House, upon motion duly made by Commissioner Jacobson, seconded by Commissioner Kerdyk,

and carried by the following roll call: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn was absent; whereupon Resolution No. 23134 was adopted on this 25th day of November, 1980.

#### RESOLUTION NO. 23134

A RESOLUTION ACCEPTING WITH APPRECIATION DONATION FROM JOHN W. STADLER TOWARDS PRESERVATION AND MAINTENANCE OF CORAL GABLES HOUSE.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That a donation in the sum of \$500.00 shall be and it is hereby accepted with appreciation from John W. Stadler towards the preservation and maintenance of Coral Gables House.

#### ITEM 6. AWNING ENCROACHMENT AT 4101 SALZEDO STREET

Approval was given at this time to a request by Gables Air Conditioning Service, Inc., to install a canvas awning over the public right-of-way at 4101 Salzedo Street upon motion duly made by Commissioner Kerdyk, seconded by Commissioner Thomson, and carried by the following roll call: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn was absent; whereupon Resolution No. 23135 was adopted on this 25th day of November, 1980.

#### RESOLUTION NO. 23135

A RESOLUTION APPROVING ENCROACHMENT OF AWNING OVER; SIDEWALK AT 4101 SALZEDO STREET; SUBJECT TO RECOMMENDATIONS OF ORDINANCE NO. 2338.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That a request by occupant, Gables Air Conditioning Service, Inc., for the encroachment of a canvas awning over the sidewalk right-of-way at 4101 Salzedo Street, having been approved by the Board of Architects, November 6, 1980, and having been recommended by the Public Works Department, subject to the requirements of Ordinance No. 2338, including but not limited to the execution of a Restrictive Covenant, said encroachment shall be and it is hereby approved.

#### ITEM 7. SUNSET BAY ESTATES

A thirty day extension of time was given to the owner of Sunset Bay Estates at this time to demolish buildings on the subject property, upon motion duly made by Commissioner Jacobson, seconded by Commissioner Thomson, and carried by the following roll call: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn was absent; whereupon Resolution No. 23136 was adopted on this 25th day of November, 1980.

#### RESOLUTION NO. 23136

A RESOLUTION EXTENDING TIME PERIOD A MAXIMUM OF THIRTY DAYS DURING WHICH BUILDINGS AT SUNSET BAY ESTATES WILL BE DEMOLISHED.

WHEREAS, under the terms of Ordinance No. 2332 approving a plat entitled "Sunset Bay Estates", certain buildings on the subject property were to have been demolished by December 12, 1980, and



WHEREAS, **this** provision was in conjunction with a subdivision bond which requires that said improvements be made on or before twelve (12) months following approval of the final **plat**, and

WHEREAS, the owner of the subject property has requested through his attorney an extension of time and there being no objection to this by the Planning Department or the Public Works Department,

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

That the time period during which certain buildings at Sunset Bay Estates **will** be **demolished shall** be and it is hereby extended a maximum of thirty (30) days.

ITEM 8. APPROVING ATTENDANT PARKING AT 4665 PONCE

Approval was given at this time for eight attendant parking spaces at 4665 Ponce de Leon Boulevard, which was recommended by the Zoning Administrator and the City Manager in connection with an office building located on the subject property. Action was taken upon motion duly made by Commissioner Jacobson, seconded by Commissioner Kerdyk, and **carried** by the following roll call: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn was absent; whereupon Resolution No. 23137 was adopted on this 25th day of November, 1980.

RESOLUTION NO. 23137

A RESOLUTION APPROVING EIGHT ATTENDANT PARKING SPACES AT 4665 PONCE DE LEON BOULEVARD.

**BE** IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That eight attendant parking spaces at 4665 Ponce de Leon Boulevard shall be and they are hereby approved in connection with a **building located** on subject property legally described as Lots 37, 38 and 39, Block 36, Riviera Section Part 2, Coral Gables, Florida.

ITEM 9. SECOND READING ORDINANCE: INCREASING WASTE FEES 40% FOR COMMERCIAL COLLECTION SERVICE BY UNITED SANITATION

ORDINANCE NO. 2358

AN ORDINANCE AMENDING ORDINANCE 2321, WHICH PROVIDES RULES AND **REGULATIONS** GOVERNING THE ISSUANCE OF A CONTRACT FOR THE COLLECTION OF WASTE FROM COMMERCIAL **ESTABLISHMENTS**, AND IN PARTICULAR, THE SCHEDULE OF PRICES ANNEXED THEREIN IN THE PROPOSAL CONTRACT; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING THAT **THIS** ORDINANCE SHALL BECOME EFFECTIVE JANUARY 1, 1981.

The ordinance which was considered on second reading at this time was passed on first reading October 28, 1980. Its purpose is to increase waste fees 40% for commercial collection and disposal of garbage by United Sanitation Service to offset an increase in disposal fees by Dade County.

It was passed following presentation in full upon motion duly made by Commissioner Jacobson, seconded by Commissioner Kerdyk, and carried by the following roll call: "Yeas", **Commissioners** Chapman, Jacobson Kerdyk and Thomson; Mayor Dunn was absent;

whereupon Vice Mayor, Chapman declared Ordinance No. 2358 adopted on final reading and ordered its publication by number and title as **hereinabove** set forth; said ordinance will become effective January 1, 1981.

ITEM 10. PRESENTATION REGARDING PROPOSED PLANNING STUDY OF INDUSTRIAL SECTION BY CHARLES CROMPTON, DIRECTOR OF PLANNING SERVICES OF CARR SMITH ASSOCIATES

ITEM 11. INDUSTRIAL SECTION IMPROVEMENT DISTRICTS

Consideration of confirming the ordering of Improvement Districts H-261, H-262 and H-263 in the Industrial Section was postponed to the next meeting. The public hearing was held on August 26, 1980. Action was taken upon motion duly made by Commissioner Jacobson, seconded by Commissioner Thomson, and carried by the following **roll call**: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn was absent; whereupon Resolution No. 23138 was adopted on this 25th day of November, 1980.

#### RESOLUTION NO. 23138

A RESOLUTION POSTPONING **CONFIRMATION** OF ORDERING INDUSTRIAL SECTION IMPROVEMENT DISTRICTS H-261, H-262, H-263 TO DECEMBER 9, 1980; PUBLIC HEARING WAS HELD AUGUST 26, 1980.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That confirmation of the ordering of Industrial Section Improvement Districts H-261, H-262 and H-263 shall be and it is hereby postponed to the Commission Meeting December 9, 1980; **Public** Hearing was held on August 26, 1980.

ITEM 12. LAW ENFORCEMENT TRUST FUND

Creation of a law enforcement trust fund was **requested** by the Police Department in connection with legislation recently passed by the Florida Legislature providing for the seizure of private property in certain **instances** when used in the commission of a crime. Remaining proceeds, after expenses, are required to be **deposited** in a special fund **established** by the governing body of the municipality and used for law enforcement purposes only.

Action was taken upon motion duly made by Commissioner Jacobson, seconded by Commissioner Kerdyk, and carried by the following **roll call**: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn was absent; whereupon Resolution No. 23139 was adopted on this 25th day of November, 1980.

#### RESOLUTION NO. 23139

A RESOLUTION ESTABLISHING LAW ENFORCEMENT TRUST FUND AND ESTABLISHING CRITERIA AND PROCEDURES FOR **APPROPRIATIONS** FROM FUND.

WHEREAS, the City Commission desires to fulfill the requirements of Sections 943.44(3) (a) and (5), Florida Statutes (1980) relating to proceeds from the sale of forfeited property,



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

1. That the Finance Director is hereby directed to open and administer an account designated the Law Enforcement Trust **Fund**, said trust fund to receive the proceeds from the sale of property forfeited pursuant to the provisions of the Florida Contraband Forfeiture Act.

2. That **appropriations** from said Law Enforcement Trust **Fund** to the **Police** Department shall be made pursuant to this resolution and **shall** be for the purpose of defraying the costs of protracted or complex investigations, providing technical equipment or expertise, providing matching funds for federal grants, or for such other law enforcement purposes as the City Commission may deem appropriate.

3. That the Finance Director shall make a quarterly report to the City Commission specifying the type and approximate value of property received by the Police Department pursuant to provisions of the Florida Contraband Forfeiture Act and the amount of sale proceeds deposited into the trust fund.

4. That the **Police** Department shall file with the City Clerk the names and signatures of all persons authorized to sign checks and warrants drawn on the trust fund. Two of the designated signatures are required on all such warrants and checks.

ITEM 13. CLOSING TIME

Action was taken at this time extending closing time during the holiday period for Club Vendor and Retail Liquor Store License holders, upon motion duly made by Commissioner Kerdyk, seconded by Commissioner Jacobson, and carried by the following roll **call**: "Yeas", Commissioners Jacobson, Kerdyk and Thomson; Mayor Dunn was absent; "Nay", Commissioner Chapman; whereupon **Resolution No. 23140** was adopted on this 25th day of November, 1980.

RESOLUTION NO. 23140

A RESOLUTION EXTENDING CLOSING TIME ONE HOUR NEW YEARS EVE FOR SALE OF INTOXICATING LIQUOR AT RETAIL FOR CONSUMPTION UPON PREMISES ONLY (CLUB VENDOR AND RETAIL LIQUOR STORE LICENSES); TO 2:00 A.M. JANUARY 1, 1981.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

**That 2:00 A.M. January 1, 1981** shall be and it is hereby designated as the closing time for sale of Intoxicating Liquor at retail for consumption upon the premises only (Club Vendor and Retail Liquor Store Licenses) within the City of Coral Gables, Florida, by extending the regular closing time one hour New Years Eve, December **31**, 1980.

ITEM 14. CLOSING TIME

Action was taken at this time extending closing time during the holiday period for Retail Beverage Store License holders, upon motion duly made by Commissioner Kerdyk, seconded by Commissioner Jacobson, and carried by the following roll call: "Yeas", Commissioners Jacobson, Kerdyk and Thomson; Mayor Dunn was absent; "Nay", Commissioner Chapman; whereupon **Resolution No. 23141** was adopted on this 25th day of November, 1980.

## RESOLUTION NO. 23141

A RESOLUTION EXTENDING CLOSING TIME ONE HOUR NEW YEARS EVE FOR SALE OF ALCOHOLIC BEVERAGES (BEER AND WINE) At RETAIL FOR CONSUMPTION UPON PREMISES ONLY (RETAIL BEVERAGE STORE LICENSE); TO 1:00 A.M. JANUARY 1, 1981; UPON APPLICATION TO CITY MANAGER.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

I That 1:00 A.M. January 1, 1981 shall be and it is hereby designated as the closing time for sale of Alcoholic Beverages (Beer and Wine) at retail for consumption upon the premises only (Retail Beverage Store License) within the corporate limits of the City of Coral Gables, Florida, by extending the regular closing time one hour New Years Eve, December 31, 1980; and providing that application for said extension of time be made to the City Manager.

ITEM 15. CLOSING TIME

Action was taken at this time extending closing time during the holiday period for Retail Package Liquor Store License holders, upon motion duly made by Commissioner Kerdyk, seconded by Commissioner Jacobson, and carried by the following roll call: "Yeas", Commissioners Jacobson, Kerdyk and Thomson; Mayor Dunn was absent; "Nay", Commissioner Chapman; whereupon Resolution No. 23142 was adopted on this 25th day of November, 1980.

## RESOLUTION NO. 23142

I A RESOLUTION EXTENDING CLOSING TIME FOR ALL RETAIL PACKAGE LIQUOR STORES IN CORAL GABLES, FLORIDA FOR A CERTAIN PERIOD IN DECEMBER 1980; FROM 8:00 P.M. TO 9:00 P.M.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the closing time for all Retail Package Liquor Stores within the corporate limits of Coral Gables, Florida shall be and it is hereby extended from 8:00 P.M. to 9:00 P.M. prior to Christmas on December 11, 12, 13, 15, 16, 17, 18, 19, 20, 22, 23 and 24, 1980, and prior to New Year's on December 30 and 31, 1980.

ITEM 16. POLICE OFFICERS RETIREMENT BOARD OF TRUSTEES

I Action was taken at this time to ratify the selection of R. J. Beckerich and E. R. Jones to serve on the Coral- Gables Police Officers Retirement Fund Board of Trustees for a two-year period, upon motion duly made by Commissioner Kerdyk, seconded by Commissioner Thomson, and carried by the following roll call: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn was absent; whereupon Resolution No. 23143 was adopted on this 25th day of November, 1980.

## RESOLUTION NO. 23143

I A RESOLUTION RATIFYING R. J. BECKERICH AND E. R. JONES AS BEING ELECTED TO SERVE ON BOARD OF TRUSTEES FOR CORAL GABLES POLICE OFFICERS RETIREMENT FUND FROM NOVEMBER 1, 1980 TO OCTOBER 31, 1982.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:



That the election of R. J. Beckerich and E. R. Jones to serve on the Board of Trustees for the Coral Gables Police Officers Retirement Fund from November 1, 1980 to October 31, 1982 shall be and it is hereby ratified.

ITEM 17. POLICE OFFICERS RETIREMENT BOARD OF TRUSTEES  
(Transcript of Recording on File)

The participants of the Coral Gables Police Officers Retirement Fund recommended Francis J. McGee, Joseph H. Murphy and William G. Kimbrough to the City Commission as selections to serve on the Board of Trustees, from which the Commission selected Francis J. McGee at this time upon motion duly made by Commissioner Jacobson, seconded by **Commissioner** Kerdyk, and carried by the following roll call: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn was absent; whereupon Resolution No. **23144** was adopted on this 25th day of November, 1980.

RESOLUTION NO. 23144

A RESOLUTION SELECTING FRANCIS J. MCGEE TO SERVE ON THE BOARD OF TRUSTEES FOR THE CORAL GABLES POLICE OFFICERS RETIREMENT FUND FROM NOVEMBER 1, 1980 TO OCTOBER 31, 1982.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That Francis J. McGee shall be and he is hereby selected to serve on the Board of Trustees for the Coral Gables **Police** Officers Retirement Fund from November 1, 1980 to October 31, 1982.

ITEM 18. **RECEIVED** PENDING LITIGATION REPORT DATED NOVEMBER 24, 1980.

ITEM 19. ENCROACHMENT AT 1132 HARDEE ROAD

Consideration was given at this time to the request of Frank Lagueruela, to resurface his driveway at 1132 Hardee Road with bomanite concrete.

Following discussion, approval was given, subject to the **recommendations** of the Public Works Department, upon motion **duly made** by Commissioner Kerdyk, seconded by Commissioner Jacobson, and carried by the following **roll** call: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn was absent; whereupon Resolution No. **23145** was adopted on this 25th day of November, 1980.

RESOLUTION NO. 23145

A RESOLUTION APPROVING DRIVEWAY ENCROACHMENT AT 1132 HARDEE ROAD; SUBJECT TO REQUIREMENTS OF PUBLIC WORKS DEPARTMENT.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the request for an encroachment consisting of a Bomanite concrete driveway approach at 1132 Hardee Road, legally described as Lot 2, Block 1, University Estates, as approved by the Board of Architects on October 30, 1980, shall be and said encroachment is hereby approved, subject to the following requirements of the **Public** Works Department:

1. That existing asphalt concrete approach be **removed** and the Bomanite concrete be six inches (6") in thickness with 6" x 10/10 w.w.m. **reinforcement**.
2. That owner maintain the improvements in good repair at all **times**.
3. That in the event the Public Works Department must issue a permit for a utility cut in the future, in areas in which special paving is approved, the owner will replace the **special** paving so cut by the **utility installation**.
4. That owner execute Restrictive Covenant, which runs with the title of the land, to be prepared by the City **Attorney**, agreeing, in addition to the above, to provide continuous **public** liability insurance coverage for the encroachment in the **minimum limits** required by the City; and naming the City as an additional insured under the **policy**.
5. That copies of said Restrictive Covenant, **when** fully executed and recorded, together with certificates of **required** insurance, be presented to the Building and Zoning **Department** and to the Public Works Department, and permits thereafter be **obtained** for said work from both departments.

**ITEM 20. RIVIERA PARK**

The **Commission** turned over to the **Beautification Committee** at this time the consideration of what to do about a proposed \$5,000.00 donation toward the installation of a water fountain and/or other additions in **Riviera Park**, upon motion duly made by Commissioner Thomson, seconded by Commissioner **Jacobson**, and carried by the following roll **call**: "Yeas", **Commissioners** Chapman, **Jacobson**, Kerdyk and Thomson; Mayor Dunn was absent; whereupon Resolution No. **23146** was adopted on this 25th day of November, 1980.

**RESOLUTION NO. 23146**

A RESOLUTION REFERRING TO **BEAUTIFICATION COMMITTEE CONSIDERATION OF WATER FOUNTAIN AND/OR OTHER ADDITIONS TO RIVIERA PARK.**

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF **CORAL GABLES**:

That **consideration** of a water fountain and/or **other additions** to Riviera Park shall be and it is hereby referred to the **Beautification Committee**.

**ITEM 21.** RECEIVED CORAL GABLES HOUSE GOVERNING BOARD MINUTES OF NOVEMBER 10, 1980

**ITEM 22.** RECEIVED YOUTH ADVISORY COMMITTEE MINUTES OF **OCTOBER** 15, 1980

**ITEM 23.** REQUEST BY **BEAUTIFICATION COMMITTEE** FOR STUDY BY CITY STAFF OF NEED FOR ADDITIONAL STREET LIGHTS TO BE CONSIDERED BY HISTORIC PRESERVATION BOARD WHILE REVIEWING UNIFORMITY OF STREET LIGHTS AND THEN TURNED OVER TO **BEAUTIFICATION COMMITTEE** FOR **CONSIDERATION** BEFORE GOING TO COMMISSION

COMMISSION RECESSED 12:00 **NOON**.

COMMISSION RECONVENED 2:00 P.M.

**ITEM 2k.** PRESENTATION OF PROCLAMATION PROCLAIMING SATURDAY, NOVEMBER 29, 1980 AS "CORAL GABLES TEN KILOMETER CAVALIER ROADRACE DAY"



ITEM 25. RECEIVED PLANNING AND ZONING BOARD MINUTES OF SEPTEMBER 29, OCTOBER 8 AND OCTOBER 27, 1980

ITEM 26. RED ROAD

Action was taken at this time accepting the **recommendation** of the Planning and Zoning **Board** that Red Road access to Avenue Algardi not **be** closed, upon motion duly made by Commissioner Jacobson, seconded by Commissioner Kerdyk, and carried by the following **roll call**: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; whereupon Resolution No. **23147** was adopted on this 25th day of November, 1980.

RESOLUTION NO. **23147**

A RESOLUTION ACCEPTING **RECOMMENDATION** OF PLANNING AND ZONING BOARD THAT RED ROAD ACCESS TO AVENUE ALGARDI NOT BE CLOSED.

BE IT RESOLVED BY THE **COMMISSION** OF THE CITY OF CORAL GABLES:

That the **recommendation** of the Planning and Zoning Board **following** public hearing duly held on October 27, 1980 that Red Road access to Avenue Algardi not be closed, shall be and it is hereby accepted; said **recommendation** having been made because of the low volume usage of Avenue Algardi and the importance this route serves as a roadway allowing residents in the area to make short trips without being forced to use Bird Road.

ITEM 27. FIRST READING ORDINANCE: APPEAL PROCEDURE

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "ZONING CODE", BY AMENDING SECTION **14.01** THEREOF; BY PROVIDING THAT ANY PROPERTY **OWNER'S** ASSOCIATION, MEMBER OF THE BOARD OF ADJUSTMENT, MEMBER OF THE PLANNING AND ZONING BOARD AND MEMBER OF THE CITY COMMISSION MAY APPEAL A DECISION OF THE BOARD OF ADJUSTMENT; AND REPEALING ALL ORDINANCES INCONSISTENT OR IN CONFLICT HERewith.

An ordinance was passed on first reading at this time after it was presented in full and read by title as hereinabove set forth which, if passed on second reading, **will** amend the zoning code to clarify who can appeal decisions of the Board of Adjustment to the City Commission and will include any property owners association, member of the Planning and Zoning Board, member of the Board of Adjustment, and member of the **City Commission**.

Action was taken upon **motion** duly made by Commissioner Chapman, seconded by Commissioner Jacobson, and carried by the following **roll call**: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; it **will** be considered on second reading on December 9, 1980 and, if passed, will become effective thirty days later.

ITEM 28. FIRST READING ORDINANCE: FRENCH STYLE ARCHITECTURE

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "ZONING CODE", BY AMENDING SECTION **9.011** THEREOF; BY ADDING THERETO SUB-PARAGRAPH **(j)**; **THIS** AMENDMENT DEALING WITH THE TYPE OF ARCHITECTURE PERMITTED IN BLOCK 259, RIVIERA SECTION PART **II**; AND REPEALING ALL ORDINANCES INCONSISTENT OR IN CONFLICT HERewith.

An ordinance was passed on first reading at this time after it was presented in full and read by title as hereinabove set forth which, if passed on second reading, will amend the zoning code to provide that all new buildings and additions or alterations to existing buildings in Block 259, Riviera Section Part II will be required to conform to French style architecture.

Action was taken upon motion duly made by Commissioner Jacobson, seconded by Commissioner Chapman, and carried by the following roll call: "Yeas", Commissioners Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; it will be considered on second reading December 9, 1980 and, if passed, will become effective thirty days later.

ITEM 29. MORATORIUM ON SOUTH DIXIE HIGHWAY; FIRST READING ORDINANCE:  
LIMITING HEIGHT OF BUILDINGS FRONTING ON U.S. NO. 1  
(Transcript of Recording on File)

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "ZONING CODE", BY ADDING THERETO SECTION 3.12.01, ENTITLED: "FLOOR AREA RATIO REQUIREMENTS FOR COMMERCIAL BUILDINGS ONE (1) THRU THREE (3) STORIES IN HEIGHT - SPECIFIC LOCATIONS", BY DEALING WITH THE FLOOR AREA RATIO OF BUILDINGS CONSTRUCTED IN THE "CALLAHAN TRACT", RIVIERA SECTION PARTS 8 AND 14, "RIVIERA WATERWAYS" AND "ADDITION TO RIVIERA WATERWAYS"; AND BY AMENDING SUB-PARAGRAPH (g) (1) OF SECTION 9.031, ENTITLED: "HEIGHT OF BUILDINGS - SPECIFIC LOCATIONS", BY PROVIDING FOR AREAS IN THE "CALLAHAN TRACT", RIVIERA SECTION PARTS 8 AND 14, "RIVIERA WATERWAYS" AND "ADDITION TO RIVIERA WATERWAYS" WHERE BUILDINGS MAY NOT EXCEED A HEIGHT OF THREE (3) STORIES NOR A HEIGHT OF FORTY-FIVE (45) FEET; AND BY REPEALING ALL ORDINANCES INCONSISTENT OR IN CONFLICT HERewith.

An ordinance was passed on first reading at this time after it was read by title as hereinabove set forth which, if passed on second reading, will amend the zoning code to limit the height of buildings on South Dixie Highway from Red Road to Le Jeune Road to three stories, not to exceed forty-five feet, with a floor area ratio of one.

The Planning and Zoning Board made a recommendation on the subject area following three hearings on the matter plus a study compiled by the Planning Department, however, the Commission did not accept its recommendation. Commissioner Thomson made a motion that the area between Red Road and Maynada be rezoned to the "existing construction", with the building height limitation to be as presently constructed and that the existing zoning east of Maynada remain as is. This was seconded by Commissioner Chapman.

After the City Attorney advised that if the motion was passed as worded, the City would have no chance of defending it in court, Commissioner Chapman then amended the motion to limit the area to three stories, not to exceed forty-five feet, with a floor area ratio of one. Commissioner Thomson accepted his amendment and he



seconded the motion and the following vote was **taken: "Yeas", Commissioners** Chapman and Thomson; Mayor Dunn; **"Nays", Commissioners** Jacobson and Kerdyk. Commissioner Jacobson then changed **his "Nay"** to a **"Yea"** because he felt a 4/5 vote was required and he said he wanted to give them a chance to study it further between first and second reading, but said he would not vote for **it** the way **it** stands on second reading.

ITEM 30. TRAFFIC STUDY

A **recommendation** by the Planning and Zoning Board that a traffic study be made of the area bounded by Hardee Road on the south, South Dixie Highway on the **north** and Maynada Street on the east was postponed at this time upon motion duly made by Commissioner Kerdyk, seconded by Commissioner Chapman, and carried by the following **roll call: "Yeas", Commissioners** Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; whereupon Resolution No. **23148** was adopted on this 25th day of November, 1980.

RESOLUTION NO. 23148

A RESOLUTION POSTPONING **CONSIDERATION OF RECOMMENDATION BY PLANNING AND ZONING BOARD THAT TRAFFIC STUDY BE MADE OF AREA BOUNDED BY HARDEE ROAD ON THE SOUTH, SOUTH DIXIE HIGHWAY ON THE NORTH AND MAYNADA STREET ON THE EAST.**

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That **consideration** of recommendation by Planning and **Zoning** Board that a traffic study be made of the area bounded by Hardee Road on the South, South Dixie Highway on the North and Maynada Street on the East, shall be and it is hereby postponed.

ITEM 31. FIRST READING ORDINANCE: HIGH RISE COMMERCIAL BUILDINGS

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE **"ZONING BODE", BY AMENDING SUB-PARAGRAPH . (1) OF SECTION 9.031 THEREOF, ENTITLED: "HEIGHT OF BUILDINGS - SPECIFIC LOCATIONS", THIS AMENDING DEALING WITH THE HEIGHT OF SIX (6) STORY BUILDINGS; AND REPEALING ALL ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH.**

An ordinance was passed on first reading at this time after it was presented in full and read by title as hereinabove set forth which, if passed on second reading, will **amend** the zoning code as to certain portions of Callahan Tract, Coconut Grove Warehouse Center, Industrial Section, **McFarlane** Homestead and St. Albans Park and Riviera Section Part 8 to provide that where the height of commercial buildings is limited to six stories and seventy feet that it be increased to seventy-two feet; and that the **air-conditioning** equipment rooms be excluded from said height.

Action was taken upon motion duly made by Commissioner Kerdyk, seconded by Commissioner **Jacobson**, and carried by the **following roll call: "Yeas", Commissioners** Chapman, Jacobson, Kerdyk and Thomson; Mayor Dunn; it **will** be considered on second reading on December 9, 1980 and, if **passed, will** become effective thirty days later.

ITEM 32. DISCUSSION OF STATE PROPOSAL TO ACQUIRE **APPROXIMATELY 643** ACRES OF SNAPPER CREEK ITT PROPERTY UNDER CONSERVATION **AND** RECREATION LANDS PROGRAM: COMMISSIONER THOMSON REQUESTED TO ATTEND MEETING DECEMBER 2, 1980 IN REGARD TO THIS

ITEM 33. VENETIAN POOL

It was the consensus that the way the **City Manager's** staff is **handling** rentals of the Venetian Pool for social functions at the present time seems to be working out and, following discussion, Commissioner Chapman made a **motion** to increase the fee for parties at the pool to \$2.00 per person, with a \$200.00 **minimum**, which was seconded by Commissioner Kerdyk and carried by the following roll **call**: "Yeas", Commissioners Chapman, Kerdyk and Thomson; Mayor Dunn; Commissioner **Jacobson** was absent; whereupon Resolution No. **23149** was adopted on this 25th day of November, 1980.

RESOLUTION NO. **23149**

A RESOLUTION INCREASING FEE FOR PARTIES AT VENETIAN POOL TO \$2.00 PER PERSON, WITH A \$200.00 MINIMUM.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF **CORAL** GABLES:

That the fee for parties at the Venetian Pool be increased effective as of the date of this resolution to \$2.00 per **person**, with a \$200.00 minimum.

ITEM 34. RECEIVED INSURANCE ADVISORY COMMITTEE MINUTES OF NOVEMBER 5, 1980

ITEM 35. **DISCUSSION OF RECOMMENDATION** BY INSURANCE **ADVISORY** COMMITTEE TO RETAIN SERVICE OF INSURANCE CONSULTANT TO STUDY CITY **INSURANCE** PROGRAM: CONSENSUS AGAINST RETAINING CONSULTANT; CITY MANAGER REQUESTED TO WORK OUT WITH INSURANCE ADVISORY BOARD ANALYSIS OF LEAST **EXPENSIVE** PROGRAM, INCLUDING POSSIBILITY OF ESTABLISHING **SELF-INSURANCE PROGRAM** FOR LIABILITY COVERAGE WITH INVITATIONS FOR PROPOSALS FROM AGENCIES TO ADMINISTER **PROGRAM**.

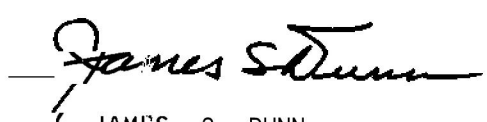
ITEM 36. **CITY MANAGER REQUESTED TO ORDER NECESSARY WORK DONE** TO SPACE BEING USED BY CRIMEWATCH COMMITTEE AT BUS TERMINAL.

COMMISSION ADJOURNED 5:15 P.M.

There being no further business, the Commission **of** the City of Coral Gables, Florida adjourned at 5:15 P.M. this 25th day of November, 1980.

ATTEST:

  
VIRGINIA L. PAUL  
CITY CLERK

  
JAMES S. DUNN  
MAYOR

TRANSCRIPTS MADE OF THE OFFICIAL **SOUND** RECORDING OF **THIS** MEETING ARE SO NOTED HEREIN AND **SAID** RECORDING AND TRANSCRIPTS ARE FILED PERMANENTLY IN THE OFFICE OF THE CITY CLERK





## CITY OF CORAL GABLES, FLORIDA

## ORDINANCE NO. 2790

AN ORDINANCE AMENDING ORDINANCE NO. 1525, AS AMENDED, AND KNOWN AS THE "ZONING CODE", BY AMENDING ARTICLE V, SECTION 5-3, THEREOF, ENTITLED "RESTAURANT DRIVE-IN SERVICE WINDOWS AND DRIVE-IN OR WALK-UP TELLERS IN "C" AND "M" DISTRICTS; APPROVING A CONDITIONAL USE FOR A WALK-UP TELLER ON TRACT "K", ADDITION TO RIVIERA WATERWAYS (1390 SOUTH DIXIE HIGHWAY), CORAL GABLES, DADE COUNTY, FLORIDA; SETTING FORTH A CONDITION, DECLARING THIS TO BE AN EMERGENCY MEASURE FOR THE PURPOSE OF WAIVING SECOND READING AND THIRTY DAY WAITING PERIOD, PROVIDING AN EFFECTIVE DATE OF JUNE 23, 1988; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, Application No. 428-P requesting an amendment to Article V, Section 5-3 of the Zoning Code and a conditional use to permit a walk-up teller on Tract "K", Addition to Riviera Waterways (1390 South Dixie Highway), Coral Gables, Dade County, Florida, was made, and

WHEREAS, after notice of public hearing duly published, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on May 11, 1988, at which hearing all interested persons were afforded an opportunity to be heard; and

WHEREAS, THE Planning and Zoning Board at its regular meeting held on May 11, 1988, recommended that the amendment and conditional use be approved, with a condition;

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

SECTION 1. That from and after the effective date of this ordinance, Article V, Section 5-3 of Ordinance NO. 1525, as amended, and known as the "Zoning Code", shall be and it is hereby amended to read as follows:

Sec. 5-3 RESTAURANT DRIVE-IN SERVICE WINDOWS AND DRIVE-IN OR WALK-UP TELLERS.

Restaurant drive-in service windows and drive-in tellers may be approved as a conditional use in a "CB", "CC" or "M" use district, and walk-up tellers may be approved as a conditional use in any "C" or "M" Use District, subject to the following conditions and restrictions.

SECTION 2. That pursuant to Section 5-3 of Ordinance No. 1525, as amended, and known as the "Zoning Code", the construction and operation of a walk-up teller to be located on Tract "K", Addition to Riviera Waterways, (1390 South Dixie Highway), Coral Gables, Dade County, Florida, shall be and it is hereby approved with the following condition.

1. That no signage be placed on the waterway side of the property.

SECTION 3. That this ordinance shall be and it is hereby declared to be an emergency measure for the purpose of waiving second reading, waiving the thirty day waiting period, and providing an effective date of June 23, 1988.

SECTION 4. That all ordinances or parts of ordinances inconsistent or in conflict herewith shall be and they are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS TWENTY-THIRD DAY OF JUNE, A. D., 1988

APPROVED.  
  
 GEORGE M. CORRIGAN  
 MAYOR

ATTEST:

VIRGINIA L. PAUL  
 CITY CLERK  
 (50)(K/H(4)(W- Absent)

ABE627



CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 26973

A RESOLUTION AMENDING SITE PLAN FOR UNIVERSITY INN APARTMENTS AT 6401 SANTONA STREET AND 1274-78 SOUTH ALHAMBRA CIRCLE FOR PURPOSE OF ELIMINATING PERPENDICULAR PARKING ON SOUTH ALHAMBRA CIRCLE REQUIRED BY RESOLUTION NO. 26769 AND PERMITTING ANGLE PARKING TO CONTINUE.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That the Site **Plan** for the University Inn Apartments at 6401 Santona Street and 1274-78 South Alhambra Circle shall be and it is hereby amended for the purpose of **eliminating perpendicular** parking on South Alhambra Circle as required by Resolution No. 26769, and permitting angle parking to continue at the subject location.

PASSED AND ADOPTED THIS TWENTY-EIGHTH DAY OF MARCH, **A.D.** 1989.

APPROVED:

GEORGE M. CORRIGAN  
MAYOR

ATTEST:

VIRGINIA L. PAUL  
CITY CLERK  
(20) (H/V-F) (5)

CITY OF CORAL GABLES, FLORIDA

RESOLUTION NO. 26093

A RESOLUTION DENYING APPEAL AGAINST VARIANCE PERMITTING CONVERSION OF RESIDENTIAL-USE APARTMENT HOTEL BUILDING (UNIVERSITY INN, 1390 SOUTH DIXIE HIGHWAY) TO COMMERCIAL-USE BUILDING, AS SET FORTH IN **APPLICANT'S** PROPOSAL NO. 6544-Z; UPHOLDING BOARD OF ADJUSTMENT AND GRANTING VARIANCE.

BE IT RESOLVED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

That an **appeal** which was brought to the City Commission against a variance permitting the conversion of a Residential-Use Apartment Hotel building (University Inn, 1390 South Dixie Highway) to a **Commercial-Use** building, as hereinafter set forth in **Applicant's** Proposal No. 6544-Z, having been considered at a Public Hearing duly held on this 12th day of May, 1987, and all parties haven been given an opportunity to be heard, said appeal shall be and it is hereby denied, thereby granting the variance and **upholding** the Board of **Adjustment**:

GRANTED: APPLICANT'S PROPOSAL NO. 6544-Z: In connection with a proposed conversion of a Residential-Use hotel building to Office Use, the applicant requests the following variance to Ordinance No. 1525, as amended, and known as the "Zoning Code".

Pursuant to Section 23-22 of the "Zoning Code", the **applicant** requests approval from the Board of Adjustment for the conversion of a Residential-Use (**apartment-hotel**) **building** to a **Commercial-Use building**.

All as shown on **plans** which have preliminary approval of the Board of Architects on property **legally** described as Lots 1, 2, 3 and 4, Block 5, Riviera Waterways, Lots 1, 2, 3 and 4, Tract "K", Block 6, Riviera Waterways, and Lots 5 and 5A, Tract 6, Singer Subdivision, located at 1390 South Dixie Highway.

PASSED AND ADOPTED THIS TWELFTH DAY OF MAY, A. D., 1987.

APPROVED:

GEORGE M. CORRIGAN  
MAYOR

ATTEST:

VIRGINIA L. PAUL  
CITY CLERK  
(29)(H/V-F(3/2)(K/W-))





Historical Resources &  
Cultural Arts

2327 SALZEDO STREET  
CORAL GABLES  
FLORIDA 33134

☎ 305-460-5093  
✉ hist@coralgables.com

October 27, 2023

Gables Waterway Property LLC  
1000 Brickell Avenue, #1015  
Miami, FL 33131

Re: 6100 Caballero Boulevard, lengthy legal description on file at the Historical Resources and Cultural Arts Department

Dear Gables Waterway Property LLC:

Section 3-1107(g) of the Coral Gables Zoning Code states that “All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for eighteen (18) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of “eligibility.” Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments.”

Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

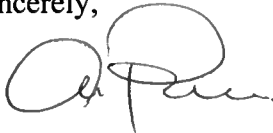
**6100 Caballero Boulevard, lengthy legal description on file at the Historical Resources and Cultural Arts Department, does not meet the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made for a demolition permit.**

This letter is a reissue of the previous letter dated April 4, 2017. Please note that, pursuant to Section 2-705(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of eighteen (18) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the six-month period.

Upon expiration of the eighteen-month period, you will be required to file a new application. Any change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made.

If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anna C. Pernas', with a stylized, cursive script.

Anna C. Pernas  
Historic Preservation Officer

cc: Mario Garcia-Serra, 600 Brickell Avenue, Suite 3500, Miami, FL 33131  
Cesar Garcia-Pons, Chair, Historic Preservation Board  
Cristina M. Suárez, City Attorney  
Stephanie Throckmorton, Deputy City Attorney  
Gustavo Ceballos, Assistant City Attorney  
Douglas Ramirez, Development Services Assistant Director  
Jennifer Garcia, City Planner  
Analyn Hernandez, Interim Plans Processor, Lead  
Historical Significance Request Property File



September 18, 2023

**VIA FIRST-CLASS MAIL**

Ms. Anna Pernas  
Historical Resources & Cultural Arts Director  
2327 Salzedo Street, 2nd Floor  
Coral Gables, FL 33134

**Re: 6100 Caballero Blvd, Coral Gables, Florida / Request for Determination of Historical Significance**

Dear Ms. Pernas:

I am requesting a re-issue historical significance letter for the existing structure on the property located at 6100 Caballero Blvd, Coral Gables, Florida (the "Property"). The Property is identified by tax folio numbers 03-4130-006-0290; 03-4130-016-0010; 03-4130-016-0050; and 03-4130-016-0040. The Property is more particularly described in Exhibit A.

Photographs of the existing structure are enclosed, along with the required survey of the Property, application form and a re-issue processing fee check for \$100.00. Thank you for your attention to this matter.

Sincerely,



Mario Garcia-Serra

Enclosures

## Exhibit A

### Legal Description

All of Tract "K" of 'ADDITION TO RIVIERA WATERWAYS', according to the Plat thereof, as recorded in Plat Book 59, Page 93 of the Public Records of Miami-Dade County, Florida.

Lots 1, 2, 3 and 4, In Block 5, and Lots 1, 2, 3 and 4, In Block 6 of 'RIVIERA WATERWAYS', according to the Plat thereof, as recorded in Plat Book 46, at Page 47 of the Public Records of Miami-Dade County, Florida.

Lot 5, in Block 5, and Lot 5 and Lot 5-A, in Block 6, of 'SINGER SUBDIVISION', according to the Plat thereof, as recorded in Plat Book 68, Page 19 of the Public Records of Miami-Dade County, Florida.

#### Parcel 'A'

That certain un-dredged, or filled, portion of the canal waterway, known as 'University Waterway', according to Plat Book 59, Page 93, also known as 'Mahi Waterway', according to Plat Book 28, Page 30 and Plat Book 68, Page 19, and also known as 'Waterway', according to Plat Book 46, Page 47 of the Public Records of Miami-Dade County, Florida, lying southeasterly of, and adjacent to, the southeasterly right-of-way of US No 1 (State Road No. 5), also lying southwesterly of, and adjacent to, Lot 1, Block 5 'RIVIERA WATERWAYS', according to the Plat thereof, as recorded in Plat Book 46, Page 47 and lying northeasterly of, and adjacent to, Tract "K" of 'ADDITION TO RIVIERA WATERWAYS', according to the Plat thereof, as recorded in Plat Book 59, Page 93, all of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the most northerly corner of said Tract 'K'; thence run N50°19'22"E, along the southeasterly right-of-way line of US No 1 (State Road No. 5), for 100 feet to the most westerly corner of said Lot 1, Block 5, said point being a point on a circular curve concave to the southwest and having a radial bearing of S50°14'43"W to the center of said circular curve; thence run southeasterly along the southwesterly line of said Lot 1, Block 5, along said circular curve to the right, having for its elements a radius of 480 feet and a central angle of 8°01'04", for an arc distance of 67.17 feet; thence run N39°16'34"W for 26.39 feet; thence run S49°45'39"W for 89.51 feet; thence run S15°24'56"E for 29.64 feet to a point on the northeasterly line of said Tract 'K', said point being on a circular curve concave to the southwest and having a radial bearing of S60°36'11"W to the center of said circular curve; thence run northwesterly along the northeasterly line of said Tract 'K', along said circular curve to the left, having for its elements a radius of 380 feet and a central angle of 10°22'42", for an arc distance of 68.83 feet to the Point of Beginning; containing 4250 square feet, more or less.





## CITY OF CORAL GABLES HISTORIC SIGNIFICANCE REQUESTS OF ANY STRUCTURE

---

In order to process a request for information as to whether or not a non-designated structure is historically significant prior to a request for a demolition permit in the City of Coral Gables, the following information is required:

1. A survey of the lot in question and all contiguous lots or parcels of land owned by the same property owner. The survey must be signed and sealed by a land surveyor registered and licensed to do business in the United State of Florida.  
The survey must include the following:

- a) All lot lines and property lines must be shown and labeled.
- b) All improvements must be shown (i.e. buildings, wall fences, slabs, driveways, etc.)
- c) Correct legal description.
- d) Survey must be current (a current survey is less than five (5) years old and must accurately reflect the existing conditions at the site at the time it is submitted to the Historical Resources Department). The date issued must be clearly marked and the survey must be signed and sealed.

2. A letter of request / intent stating the specifics request, including the address and legal description of the property i.e.:

I would like to know if 6XX Alhambra Circle (Lot 1, Block 1, Coral Gables Section) is historically significant.

3. Color Photographs of the overall site, and of all sides of all the buildings and features on the site labeled. Polaroid's, Google Street View, Google Earth images will not be accepted.
4. Processing fee (per Ordinance No. 2015-17):  
NEW REQUEST: \$761.25  
RE-ISSUE OF EXPIRED LETTER: \$100.00  
Checks made payable to: *The City of Coral Gables*

5. Application

**ALL SUBMITTED INFORMATION WILL BE RETAINED BY  
THE CITY OF CORAL GABLES AND WILL NOT BE RETURNED.**

Letters for the determination of historical significance should be addressed to:

*The City of Coral Gables  
Historical Resources and Cultural Arts Department  
2327 Salzedo Street, 2<sup>nd</sup> Floor  
Coral Gables, FL 33134*

**CITY OF CORAL GABLES  
HISTORIC SIGNIFICANCE REQUEST  
OF ANY STRUCTURE**

☐ Re-Issue

**PROPERTY INFORMATION:**

Folio Number: 03-4130-006-0290; 03-4130-016-0010; 03-4130-016-0050; 03-4130-016-0040

Property Address: 6100 CABALLERO BLVD

Legal Description: See attached Exhibit A

Original Date of Construction: 1952

Original Architect(s): \_\_\_\_\_

**OWNER INFORMATION:**

Owner: GABLES WATERWAY PROPERTY LLC

Mailing Address: 1000 Brickell Ave STE 1015 Miami, FL 33131

*(Please be sure to include City and Zip Code)*

Phone number(s): (305) 607- 2944

E-mail: Jortiz@gableswaterway.com

**CONTACT INFORMATION:**

Applicant Name: Mario Garcia-Serra, Esq.

Mailing Address: 600 Brickell Avenue, Suite 3500, Miami, FL 33131

*(Please be sure to include City and Zip Code)*

Phone number(s): (305) 376-6061

E-mail: mgarcia-serra@gunster.com

***-Staff Use Only-***

EDEN SYSTEM PERMIT #: \_\_\_\_\_

**Determination:** The property ☐ does not meet ☐ does meet the minimum eligibility criteria for designation as a local historic landmark at the present time.

***Note: The Historical Resources staff will require review by the Historic Preservation Board if the building to be demolished is considered eligible for local designation.***

Any change from the foregoing may only be made upon a demonstration of a change in the material facts upon which this determination was made.

Please be advised that this determination does not constitute a development order.

**\*\*PLEASE NOTE:** Section 3-1107(g) of the Coral Gables Zoning Code states that "All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for eighteen (18) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments."



## Exhibit A

### Legal Description

All of Tract "K" of 'ADDITION TO RIVIERA WATERWAYS', according to the Plat thereof, as recorded in Plat Book 59, Page 93 of the Public Records of Miami-Dade County, Florida.

Lots 1, 2, 3 and 4, In Block 5, and Lots 1, 2, 3 and 4, In Block 6 of 'RIVIERA WATERWAYS', according to the Plat thereof, as recorded in Plat Book 46, at Page 47 of the Public Records of Miami-Dade County, Florida.

Lot 5, in Block 5, and Lot 5 and Lot 5-A, in Block 6, of 'SINGER SUBDIVISION', according to the Plat thereof, as recorded in Plat Book 68, Page 19 of the Public Records of Miami-Dade County, Florida.

#### Parcel 'A'

That certain un-dredged, or filled, portion of the canal waterway, known as 'University Waterway', according to Plat Book 59, Page 93, also known as 'Mahi Waterway', according to Plat Book 28, Page 30 and Plat Book 68, Page 19, and also known as 'Waterway', according to Plat Book 46, Page 47 of the Public Records of Miami-Dade County, Florida, lying southeasterly of, and adjacent to, the southeasterly right-of-way of US No 1 (State Road No. 5), also lying southwesterly of, and adjacent to, Lot 1, Block 5 'RIVIERA WATERWAYS', according to the Plat thereof, as recorded in Plat Book 46, Page 47 and lying northeasterly of, and adjacent to, Tract "K" of 'ADDITION TO RIVIERA WATERWAYS', according to the Plat thereof, as recorded in Plat Book 59, Page 93, all of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the most northerly corner of said Tract 'K'; thence run N50°19'22"E, along the southeasterly right-of-way line of US No 1 (State Road No. 5), for 100 feet to the most westerly corner of said Lot 1, Block 5, said point being a point on a circular curve concave to the southwest and having a radial bearing of S50°14'43"W to the center of said circular curve; thence run southeasterly along the southwesterly line of said Lot 1, Block 5, along said circular curve to the right, having for its elements a radius of 480 feet and a central angle of 8°01'04", for an arc distance of 67.17 feet; thence run N39°16'34"W for 26.39 feet; thence run S49°45'39"W for 89.51 feet; thence run S15°24'56"E for 29.64 feet to a point on the northeasterly line of said Tract 'K', said point being on a circular curve concave to the southwest and having a radial bearing of S60°36'11"W to the center of said circular curve; thence run northwesterly along the northeasterly line of said Tract 'K', along said circular curve to the left, having for its elements a radius of 380 feet and a central angle of 10°22'42", for an arc distance of 68.83 feet to the Point of Beginning; containing 4250 square feet, more or less.





Begin at the most northerly corner of said Tract "K", thence run N59°12'22"E, along the southeasterly right-of-way line of USFO N1 State Highway, a distance of 102'22"42", to the center of said circular curve, Block said point being a point on a circular curve concave to the southeast and having a radial bearing of S50°14'43"W to the center of said circular curve. From said point, Block said point, thence run S50°14'43"W, along said circular curve to the right, having for its elements a radius of 480 feet and a central angle of 9°01'04", for an arc distance of 67.17 feet, then run S52°24'56"E for 29.64 feet to a point on the northeasterly line of said Tract "K", said point being on a circular curve concave to the southwest and having for its elements a radius of 480 feet and a central angle of 10°22'42", for an arc distance of 68.83 feet, then run northeasterly along the northeasterly line of said Tract "K", along said circular curve to the left, beginning for its elements a radius of 480 feet and a central angle of 10°22'42", for an arc distance of 68.83 feet, to the Point of Beginning, containing 4250 square feet, more or less.

ADDITIONS OR DELETIONS TO SURVEY MAPS  
OR REPORTS BY OTHER THAN THE SIGNING  
PARTY OR PARTIES IS PROHIBITED WITHOUT  
WRITTEN CONSENT OF THE SIGNING PARTY  
OR PARTIES.

25. Official Records Book 30584, Page 966, as presented to us, does not affect the property.

Old Republic National Title Insurance Company

Date of Survey: August 2, 2023

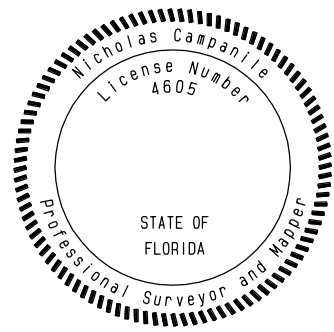
The use of the image of the surveyor's seal appearing on this sketch was authorized by Nicholas Campanile, PSM 4605, State of Florida, on 08-02-2023. Unless a print of this sketch bears the signature by Nicholas Campanile, PSM this sketch is to be used for informational purposes only and is not certified.

[illegible]

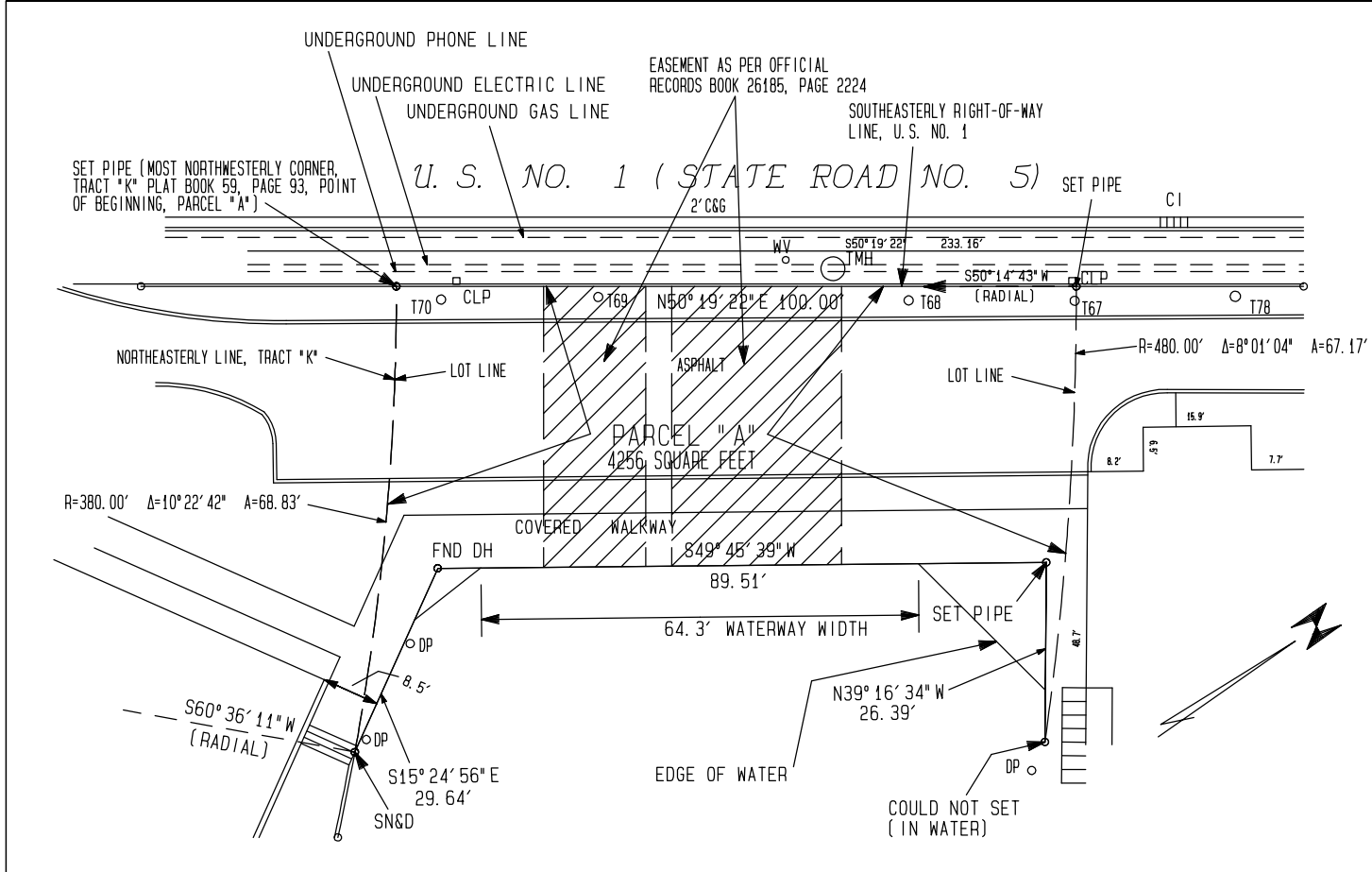
For: Amace Properties, Inc.

PROJECT # 1367.011	DATE 3-10-2005
DRAWN NC/AC	CHECKED AC
FIELD BOOK; PAGES PRINTS	
CADD FILE 1367	SCALE 1" = 40'

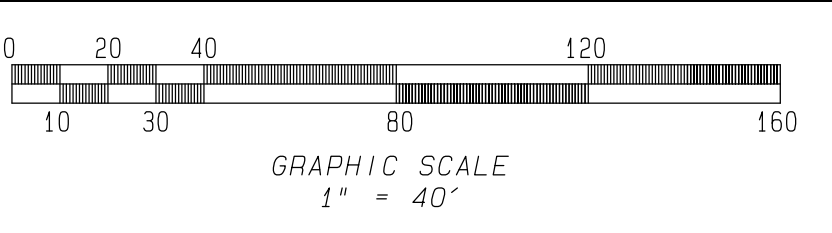
SHEET 1 OF 2







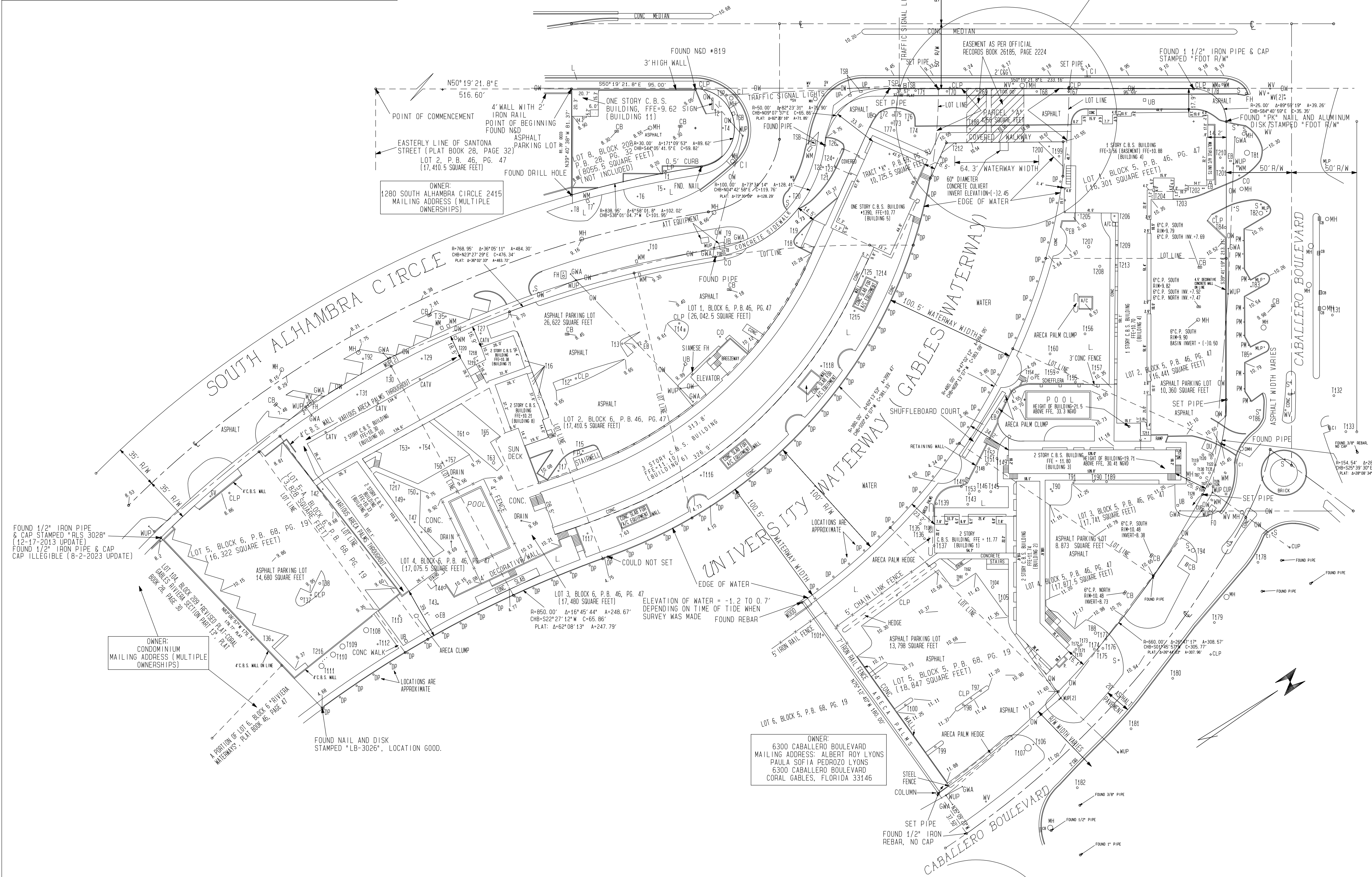
DETAIL "A"  
NOT TO SCALE



ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

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DATE	BY	REVISION DESCRIPTION
10-10-2005	AC	UPDATE
12-17-2013	AC	UPDATE/CONVERT TO ALTA/ACSM
10-26-2006	AC	ADD SQUARE FOOTAGES, NO UPDATE
16-12-2006	AC	ADD ELEVATIONS, NO UPDATE
11-3-2006	AC	UPDATE PARCEL "A", PROVIDE DETAIL
11-3-2006	AC	DATE



- LEGEND
- NSD NAIL & DISK
  - R/W RIGHT OF WAY
  - CB CATCH BASIN
  - FH FIRE HYDRANT
  - WV WATER VALVE
  - CONC CONCRETE
  - GWA GUY WIRE & ANCHOR
  - WM WATER METER
  - CS CURB & GUTTER
  - C1 CURB INLET
  - CLP CONCRETE LIGHT POLE
  - A CENTRAL ANGLE
  - R RADIUS
 ARC LENGTH |  - OW OVERHEAD WIRES
  - C CHORD LENGTH
  - CHB CHORD BEARING
  - LP LIGHT POLE
  - CBLS CONCRETE BLOCK & STUCCO
  - FFE FINISH FLOOR ELEVATION
  - EXS EXISTING ELEVATION
  - DP DOLPHIN PILE (MOORING PILE)
  - MUP WOOD UTILITY POLE
  - CO CLEANOUT
  - TSB TRAFFIC SIGNAL BOX
  - S SIGN
  - UB UTILITY BOX
  - TSF TRAFFIC SIGNAL POLE
  - A/C AIR CONDITIONING APPURTENANCE
  - EB ELECTRIC BOX
  - L LANDSCAPED
  - GV GAS VALVE
  - CLP CONCRETE LIGHT POLE
  - CUP CONCRETE UTILITY POLE
  - PM PARKING METER
  - DMH DRAINAGE MANHOLE
  - C.P. CLAY PIPE
  - INV INVERT
  - P.B. PLAT BOOK
  - PG PAGE
  - DU DUMPSTER PAD
  - PE POOL EQUIPMENT
  - FO FIBER OPTICS BOX
  - NOVD NATIONAL GEODETIC VERTICAL DATUM OF 1929
  - TMW TELEPHONE MANHOLE
  - ATT AMERICAN TELEPHONE & TELEGRAPH MANHOLE
  - TSB TRAFFIC SIGNAL BOX
  - GM GAS METER
  - NO NUMBER
  - TB TELEPHONE BOX

CAMPANILE & ASSOCIATES, INC.  
ENGINEERS \* PLANNERS \* SURVEYORS  
6420 MAHI DRIVE  
CORAL GABLES, FLORIDA 33158  
(305) 971-1988  
ACAMPAN@AOL.COM

ALTA/ACSM  
SKETCH OF SURVEY  
or  
Gables Waterway Offices  
& Apartments  
For: Amace Properties, Inc.

PROJECT#	DATE
1367-011	3-10-2005
DRAWN	CHECKED
NC/AC	AC
FIELD BOOK#	PAGES
	PRINTS
CADD FILE	SCALE
1367	1" = 40'











































































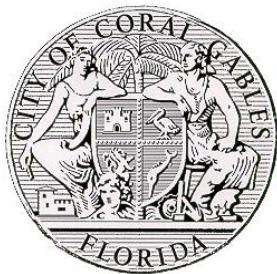












## CITY OF CORAL GABLES CONCURRENCY APPLICATION

AN APPLICATION FEE OF \$190.31 WILL BE CHARGED WITH THE COMPLETION OF THIS APPLICATION

### PROPOSED PROJECT INFORMATION:

APPLICANT: Gables Waterway Associates, LLC and Gables Waterway Property, LLC

DEVELOPMENT NAME: Gables Waterway

SITE ADDRESS: 6100 Caballero Blvd

FOLIO: 03-4130-006-0290; 03-4130-009-2750; 03-4130-016-0010; 03-4130-016-0050; and 03-4130-016-0040.

### CONCURRENCY REVIEW REQUESTED:

(PLEASE CHECK ONE BELOW)

☒ INFORMATIONAL

☐ IMPACT ANALYSIS

### ASSOCIATED DEVELOPMENT ORDER:

DEVELOPMENT ORDER/PROCESSING NUMBER: \_\_\_\_\_

### PROPOSED LAND USES:

#### RESIDENTIAL

SINGLE FAMILY NUMBER OF UNITS: \_\_\_\_\_

TOWNHOUSES NUMBER OF UNITS: \_\_\_\_\_

MULTI-FAMILY NUMBER OF UNITS: 251

**PROPOSED LAND USES:**

**COMMERCIAL**

SERVICE STATION NUMBER OF PUMPS: \_\_\_\_\_

SUPERMARKET 1,000 S.F. GFA: \_\_\_\_\_

DISCOUNT STORE 1,000 S.F. GFA: \_\_\_\_\_

DISCOUNT STORE W/SUPERMARKET 1,000 S.F. GFA: \_\_\_\_\_

GENERAL RETAIL OR DEPT. STORE 1,000 S.F. GFA: 1,500 sq ft

AUTO SUPPLY 1,000 S.F. GFA: \_\_\_\_\_

NEW CAR DEALER 1,000 S.F. GFA: \_\_\_\_\_

CONVENIENCE STORE 1,000 S.F. GFA: \_\_\_\_\_

**SHOPPING CENTER**

½ TO 1 MILLION SQ. FT. 1,000 S.F. GFA: \_\_\_\_\_

100 TO 500 THOUSAND SQ. FT. 1,000 S.F. GFA: \_\_\_\_\_

LESS THAN 100,000 SQ. FT. 1,000 S.F. GFA: \_\_\_\_\_

CENTRAL AREA HIGH DENSITY 1,000 S.F. GFA: \_\_\_\_\_

GENERAL MFG. WAREHOUSE 1,000 S.F. GFA: \_\_\_\_\_

PLUS NUMBER OF BAYS: \_\_\_\_\_

RESEARCH/DEVELOPMENT 1,000 S.F. GFA: \_\_\_\_\_

INDUSTRIAL PARK 1,000 S.F. GFA: \_\_\_\_\_

GENERAL LIGHT INDUSTRY 1,000 S.F. GFA: \_\_\_\_\_

ALL INDUSTRY AVERAGE OFFICES 1,000 S.F. GFA: \_\_\_\_\_

GENERAL OFFICE 1,000 S.F. GFA: \_\_\_\_\_



MEDICAL OFFICE 1,000 S.F. GFA: \_\_\_\_\_

PROFESSIONAL OFFICE 1,000 S.F. GFA: \_\_\_\_\_

CIVIC CENTER 1,000 S.F. GFA: \_\_\_\_\_

RESEARCH CENTER 1,000 S.F. GFA: \_\_\_\_\_

#### RESTAURANTS

QUALITY 1,000 S.F. GFA: \_\_\_\_\_

OTHER SIT-DOWN 1,000 S.F. GFA: \_\_\_\_\_

FAST FOOD 1,000 S.F. GFA: \_\_\_\_\_

NUMBER OF SEATS: \_\_\_\_\_

BANKS 1,000 S.F. GFA: \_\_\_\_\_

#### HOSPITALS

GENERAL NUMBERS OF BEDS: \_\_\_\_\_

CHILDREN NUMBER OF BEDS: \_\_\_\_\_

CONVALESCENT NUMBER OF BEDS: \_\_\_\_\_

UNIVERSITY NUMBER OF BEDS: \_\_\_\_\_

VETERANS NUMBER OF BEDS: \_\_\_\_\_

NURSING HOME NUMBER OF BEDS: \_\_\_\_\_

CLINICS NUMBER OF BEDS: \_\_\_\_\_

#### EDUCATIONAL

ALL NUMBER OF STUDENTS: \_\_\_\_\_

4-YEAR UNIVERSITY NUMBER OF STUDENTS: \_\_\_\_\_

JR. COLLEGE NUMBER OF STUDENTS: \_\_\_\_\_

EDUCATIONAL (CONTINUES)

SECONDARY SCHOOL NUMBER OF STUDENTS: \_\_\_\_\_

ELEMENTARY SCHOOL NUMBER OF STUDENTS: \_\_\_\_\_

COMBINED ELEM./SEC. NUMBER OF STUDENTS: \_\_\_\_\_

LIBRARY NUMBER OF STAFF: \_\_\_\_\_

MOTEL/HOTEL

HOTEL NUMBERS OF ROOMS: \_\_\_\_\_

MOTEL NUMBER OF ROOMS: \_\_\_\_\_

RESORT HOTEL NUMBER OF ROOMS: \_\_\_\_\_



# DAVID PLUMMER & ASSOCIATES

TRAFFIC ENGINEERING • CIVIL ENGINEERING • TRANSPORTATION PLANNING

1750 PONCE DE LEON BOULEVARD | CORAL GABLES, FLORIDA 33134  
305•447•0900 | DPA@DPLUMMER.COM

October 25, 2023

Ms. Melissa De Zayas, P.E.  
Senior Transportation Engineer  
City of Coral Gables  
Public Works Department  
2800 SW 72 Ave  
Miami, Florida 33155  
305.460.5128  
[mdezayas@coralgables.com](mailto:mdezayas@coralgables.com)

## **RE: Gables Waterway Trip Generation - #22199**

Dear Melissa,

David Plummer & Associates has been retained by Gables Waterway to perform a trip generation analysis for the proposed Gables Waterway development. Contact information for the developer is as follows:

Mr. Jorge E. Ortiz  
Gables Waterway  
1390 South Dixie Highway  
Coral Gables, Florida 33146  
Phone: (305) 704.3422  
[jortiz@gableswaterway.com](mailto:jortiz@gableswaterway.com)

The proposed project is located at 6100 Caballero Boulevard in Coral Gables, Florida. The project is proposing a mixed-used development consisting of 251 residential units and 1,500 SF of retail space. The site is currently occupied by 20 residential units, 62,581 SF of office space, and 5,309 SF of retail space.

The project will be comprised of three towers. Tower 1 will be adjacent and parallel to South Alhambra Circle and will be comprised of 113 residential units. Tower 2 will be parallel and adjacent to Caballero Boulevard and will consist of 110 residential units. Tower 3 will be parallel and adjacent to South Alhambra Circle and South Dixie Highway; it will consist of 28 residential units and 1,500 SF of retail space. A covered veranda (parallel to US-1) will facilitate pedestrian access between tower 1 and tower 2.

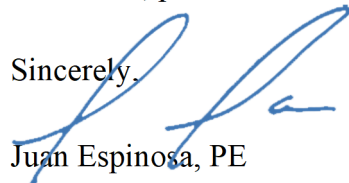
Vehicular access to tower 1 is provided via a two-way driveway located on South Alhambra Circle that gives direct access to the basement parking ramp. Access to the ramp of tower 2's parking area is provided via a two-way driveway located on Caballero Boulevard. Optional drop-off loops will also be provided at the entrance lobbies of all three towers. Access to the tower 1's one-way drop-off will be provided via two, one-way driveways located on South Alhambra Circle. Access to tower 2's one-way drop-off will be provided via two, one-way driveways located on Caballero Boulevard. Access to the tower 3's one-way drop-off will be provided via two, one-way driveways located on South Alhambra Circle. The proposed site plan is provided in Attachment A.

Trip generation calculations for the proposed development were performed using the *Institute of Transportation Engineers' (ITE) Trip Generation Manual*, 11<sup>th</sup> Edition. ITE Land Use Code (LUC) 222 (Multifamily Housing – High-Rise) and LUC 822 (Strip Retail Plaza - <40k) were utilized for the proposed trip generation. ITE Land Use Code (LUC) 220 (Multifamily Housing – Low-Rise), LUC 710 (General Office Building), and LUC 822 (Strip Retail Plaza - <40k) were utilized for the existing trip generation. Based on U.S. Census Bureau data (tract 79.01), a 2.5% deduction was applied for other modes of transportation. A trip generation summary is provided in Table 1. Detailed trip generation calculations are provided in Attachment B.

Table 1: Trip Generation Summary			
Development Plan	Total Weekday	A.M. Peak Hour	P.M. Peak Hour
Existing	1,360	122	138
Proposed	1,612	76	94
$\Delta$ Trips	252	-46	-44

As shown in Table 1, the results of the trip generation analysis indicate that the proposed development will generate 252 more daily trips, 46 less AM peak hour trips, and 44 less PM peak hour trips along the adjacent roadway network. Since the project will generate less than 50 net new (two-way) vehicle trips during the AM and PM peak hours, we are requesting that the project be exempt from conducting a traffic impact study.

We stand ready to provide any support needed for this project. Should you have any questions or comments, please call me at (305) 447-0900.

Sincerely,  
  
 Juan Espinosa, PE

W:\22\22199\Trip generation letter\_cg\October 2023\Gables Waterway Trip Gen Letter -cg.docx



## **Attachment A**





## **Attachment B**

## Gables Waterway

### Existing

Existing ITE Land Use Designation <sup>1</sup>	Number of Units	Daily Vehicle Trips	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
			In	Out	Total	In	Out	Total
General Office Building <i>Land Use Code: 710</i>	62,581 SF	772	98	13	111	19	93	112
Multifamily Housing (Low-Rise) <i>Land Use Code: 220</i>	20 DU	134	2	6	8	6	4	10
Strip Retail Plaza (<40k) <i>Land Use Code: 822</i>	5,309 SF	454	8	5	13	25	25	50
<b>Total Gross Trips</b>		<b>1,360</b>	<b>108</b>	<b>24</b>	<b>132</b>	<b>50</b>	<b>122</b>	<b>172</b>
Other Modes of Transportation <sup>2</sup>		2.5%	-2	0	-2	-1	-3	-4
Internalization <sup>3</sup>	AM	6.2%	-4	-4	-8	-7	-7	-14
	PM	8.3%						
Passby Retail (PM) <sup>4</sup>		40.0%	-	-	-	-8	-8	-16
<b>Net Existing Trips</b>			<b>102</b>	<b>20</b>	<b>122</b>	<b>34</b>	<b>104</b>	<b>138</b>

<sup>1</sup> Based on ITE Trip Generation Manual, 11<sup>th</sup> Edition.

<sup>2</sup> Based on US census data for census tract 79.01 and local characteristics.

<sup>3</sup> Based on ITE Trip Generation Handbook, 3<sup>rd</sup> Edition.

<sup>4</sup> Based on two ITE studies the average pass-by rate for shopping centers <40k SF is 66%, a 40% reduction was used for a more conservative analysis.

### Proposed

Proposed ITE Land Use Designation <sup>1</sup>	Number of Units	Daily Vehicle Trips	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
			In	Out	Total	In	Out	Total
Multifamily Housing (High-Rise) <i>Land Use Code: 222</i>	251 DU	1,320	19	55	74	55	34	89
Strip Retail Plaza (<40k) <i>Land Use Code: 822</i>	1,500 SF	292	2	1	3	10	10	20
<b>Total Gross Trips</b>		<b>1,612</b>	<b>21</b>	<b>56</b>	<b>77</b>	<b>65</b>	<b>44</b>	<b>109</b>
Other Modes of Transportation <sup>2</sup>		2.5%	0	-1	-1	0	-1	-1
Internalization <sup>3</sup>	AM	0%	0	0	0	-4	-4	-8
	PM	7.4%						
Passby Retail (PM) <sup>4</sup>		40.0%	-	-	-	-3	-3	-6
<b>Net Proposed Trips</b>			<b>21</b>	<b>55</b>	<b>76</b>	<b>58</b>	<b>36</b>	<b>94</b>

<sup>1</sup> Based on ITE Trip Generation Manual, 11<sup>th</sup> Edition.

<sup>2</sup> Based on US census data for census tract 79.01 and local characteristics.

<sup>3</sup> Based on ITE Trip Generation Handbook, 3<sup>rd</sup> Edition.

<sup>4</sup> Based on two ITE studies the average pass-by rate for shopping centers <40k SF is 66%, a 40% reduction was used for a more conservative analysis.

### Trip Difference

	Daily Vehicle Trips	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
		In	Out	Total	In	Out	Total
<b>Proposed</b>	<b>1,612</b>	<b>21</b>	<b>55</b>	<b>76</b>	<b>58</b>	<b>36</b>	<b>94</b>
<b>Existing</b>	<b>1,360</b>	<b>102</b>	<b>20</b>	<b>122</b>	<b>34</b>	<b>104</b>	<b>138</b>
<b>Difference</b>	<b>252</b>	<b>-81</b>	<b>35</b>	<b>-46</b>	<b>24</b>	<b>-68</b>	<b>-44</b>



## Scenario - 8

Scenario Name: Proposed October 2023

User Group:

## VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
222 - Multifamily Housing (High-Rise) - Not Close to Rail Transit	General Urban/Suburban	Dwelling Units	251	Weekday	Best Fit (LIN)	660	660	1320
Data Source: Trip Generation Manual, 11th Ed					$T = 3.76(X) + 377.04$	50%	50%	
222(1) - Multifamily Housing (High-Rise) - Not Close to Rail Transit	General Urban/Suburban	Dwelling Units	251	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN)	19	55	74
Data Source: Trip Generation Manual, 11th Ed					$T = 0.22(X) + 18.85$	26%	74%	
222(2) - Multifamily Housing (High-Rise) - Not Close to Rail Transit	General Urban/Suburban	Dwelling Units	251	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LIN)	55	34	89
Data Source: Trip Generation Manual, 11th Ed					$T = 0.26(X) + 23.12$	62%	38%	
822 - Strip Retail Plaza (<40k)	General Urban/Suburban	1000 Sq. Ft. GLA	1.5	Weekday	Best Fit (LIN)	146	146	292
Data Source: Trip Generation Manual, 11th Ed					$T = 42.20(X) + 229.68$	50%	50%	
822(1) - Strip Retail Plaza (<40k)	General Urban/Suburban	1000 Sq. Ft. GLA	1.5	Weekday, Peak Hour of Adjacent Street Traffic, One	Average	2	1	3
Data Source: Trip Generation Manual, 11th Ed					2.36	60%	40%	
822(2) - Strip Retail Plaza (<40k)	General Urban/Suburban	1000 Sq. Ft. GLA	1.5	Weekday, Peak Hour of Adjacent Street Traffic, One	Best Fit (LOG)	10	10	20
Data Source: Trip Generation Manual, 11th Ed					$\ln(T) = 0.71\ln(X) +$	50%	50%	

## Scenario - 9

Scenario Name: Existing Oct 2023 with bank

User Group:

## VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
710 - General Office Building	General Urban/Suburban	1000 Sq. Ft. GFA	62.58	Weekday	Best Fit (LOG)	386	386	772
Data Source: Trip Generation Manual, 11th Ed					$\ln(T) = 0.87\ln(X) + 3.05$	50%	50%	
710(1) - General Office Building	General Urban/Suburban	1000 Sq. Ft. GFA	62.58	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG)	98	13	111
Data Source: Trip Generation Manual, 11th Ed					$\ln(T) = 0.86\ln(X) + 1.16$	88%	12%	
710(2) - General Office Building	General Urban/Suburban	1000 Sq. Ft. GFA	62.58	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG)	19	93	112
Data Source: Trip Generation Manual, 11th Ed					$\ln(T) = 0.83\ln(X) + 1.29$	17%	83%	
220 - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	General Urban/Suburban	Dwelling Units	20	Weekday	Average	67	67	134
Data Source: Trip Generation Manual, 11th Ed					6.74	50%	50%	
220(1) - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	General Urban/Suburban	Dwelling Units	20	Weekday, Peak Hour of Adjacent Street Traffic, One	Average	2	6	8
Data Source: Trip Generation Manual, 11th Ed					0.40	24%	76%	
220(2) - Multifamily Housing (Low-Rise) - Not Close to Rail Transit	General Urban/Suburban	Dwelling Units	20	Weekday, Peak Hour of Adjacent Street Traffic, One	Average	6	4	10
Data Source: Trip Generation Manual, 11th Ed					0.51	63%	37%	
822 - Strip Retail Plaza (<40k)	General Urban/Suburban	1000 Sq. Ft. GLA	5.31	Weekday	Best Fit (LIN)	227	227	454
Data Source: Trip Generation Manual, 11th Ed					$T = 42.20(X) + 229.68$	50%	50%	
822(1) - Strip Retail Plaza (<40k)	General Urban/Suburban	1000 Sq. Ft. GLA	5.31	Weekday, Peak Hour of Adjacent Street Traffic, One	Average	8	5	13
Data Source: Trip Generation Manual, 11th Ed					2.36	60%	40%	
822(2) - Strip Retail Plaza (<40k)	General Urban/Suburban	1000 Sq. Ft. GLA	5.31	Weekday, Peak Hour of Adjacent Street Traffic, One	Best Fit (LOG)	25	25	50
Data Source: Trip Generation Manual, 11th Ed					$\ln(T) = 0.71\ln(X) + 2.72$	50%	50%	

## AM Peak Hour Trip Generation and Internalization

Gables Waterway

Proposed - 22199

Multifamily Housing (High-rise) Land Use 222 251 DU		Retail Land Use 822 1,500 SF		
In	Out	In	Out	
19	55	2	1	77 ITE Trips
0	-1	0	0	-1 -2.5% Transit/Pedestrian
19	54	2	1	76 Non Transit Vehicle Trips
<b>UNBALANCED INTERNALIZATION</b>				
<div> <div>1%</div> <div>1</div> <div>2%</div> <div>0</div> </div>		<div> <div>17%</div> <div>0</div> <div>14%</div> <div>0</div> </div>		
Multifamily Housing (High-rise)		Retail		
In	Out	In	Out	
19	54	2	1	76 Vehicle Trips
<b>BALANCED INTERNALIZATION</b>				
<div> <div>0</div> <div>0</div> </div>		<div> <div>0</div> <div>0</div> </div>		
0	0	0	0	0 Internal
19	54	2	1	76 External Trips
	0.0%		0.0%	0.0% % Internal
19	54	2	1	76
		0	0	0 0% Passby
19	54	2	1	76 Net New External Trips



## PM Peak Hour Trip Generation and Internalization

Gables Waterway

Proposed - 22199

Multifamily Housing (High-rise) Land Use 222 251 DU		Retail Land Use 822 1,500 SF		
In	Out	In	Out	
55	34	10	10	109 ITE Trips
0	-1	0	0	-1 -2.5%
55	33	10	10	108 Non Transit vehicle Trips
<b>UNBALANCED INTERNALIZATION</b>				
<div> <div>42%</div> <div>14</div> <div>46%</div> <div>25</div> </div>		1	10%	
		3	1	26%
			3	
Multifamily Housing (High-rise)		Retail		
In	Out	In	Out	
55	33	10	10	108 Vehicle Trips
<b>BALANCED INTERNALIZATION</b>				
<div> <div>-1</div> <div>-3</div> </div>		-1	-1	
			-3	
-3	-1	-1	-3	-8 Internal
52	32	9	7	100 External Trips
	4.5%		20.0%	7.4% % Internal
52	32	9	7	100
		-3	-3	-6 40% Passby
52	32	6	4	94 Net New External Trips

# **AM Peak Hour Trip Generation and Internalization** *Gables Waterway*

General Office Building Land Use 710 62,581 SF		tifamily Housing (Low-i Land Use 220 20 DU		Retail Land Use 822 5,309 SF		
In	Out	In	Out	In	Out	
98	13	2	6	8	5	132 ITE Trips
-2	0	0	0	0	0	-2 -2.5% other modes of transportaion
96	13	2	6	8	5	130 Non Transit Vehicle Trips
UNBALANCED INTERNALIZATION						
<div><div><div>1% 0</div><div>3% 3</div></div><div>0</div><div><div>0% 0</div><div>2% 0</div></div></div> <div><div><div>28% 4</div><div>4% 4</div></div><div>3</div><div>1</div><div><div>32% 3</div><div>29% 1</div></div></div> <div><div><div>1% 0</div><div>2% 0</div></div><div>0</div><div><div>17% 1</div><div>14% 1</div></div></div>						
General Office Building		tifamily Housing (Low-i		Retail		
In	Out	In	Out	In	Out	
96	13	2	6	8	5	130 Vehicle Trips
BALANCED INTERNALIZATION						
<div><div><div>0</div><div>0</div></div><div>0</div><div><div>0</div><div>0</div></div></div> <div><div><div>-3</div><div>-1</div></div><div>-3</div><div>-1</div><div><div>-3</div><div>-1</div></div></div> <div><div><div>0</div><div>0</div></div><div>0</div><div><div>0</div><div>0</div></div></div>						
-1	-3	0	0	-3	-1	-8 Internal
95	10	2	6	5	4	122 External Trips
	3.7%		0.0%		30.8%	6.2% % Internal
95	10	2	6	5	4	0 0% Passby
						122 Net New External Trips

1%  
0

2%  
0

0

0

17%  
1

14%  
1



# **PM Peak Hour Trip Generation and Internalization** *Gables Waterway*

General Office Building Land Use 710 62,581 SF		Multifamily Housing (Low-rise) Land Use 220 20 DU		Retail Land Use 822 5,309 SF		
In	Out	In	Out	In	Out	
19	93	6	4	25	25	172 ITE Trips
0	-2	0	0	-1	-1	-4 -2.5% other modes of transportation
19	91	6	4	24	24	168 Non Transit Vehicle Trips
<b>UNBALANCED INTERNALIZATION</b>						
<div> <div> <div>2%</div> <div>2</div> <div>0</div> </div> <div> <div>4%</div> <div>0</div> <div>0</div> </div> </div> <div> <div>57%</div> <div>11</div> <div>0</div> </div> <div> <div>4%</div> <div>0</div> <div>0</div> </div>						
<div> <div>20%</div> <div>18</div> <div>2</div> </div> <div> <div>8%</div> <div>2</div> <div>2</div> </div>						
<div> <div>31%</div> <div>6</div> <div>0</div> </div> <div> <div>2%</div> <div>0</div> <div>0</div> </div>						
<div> <div>42%</div> <div>2</div> <div>2</div> </div> <div> <div>10%</div> <div>2</div> <div>2</div> </div>						
<div> <div>46%</div> <div>3</div> <div>3</div> </div> <div> <div>26%</div> <div>6</div> <div>6</div> </div>						
General Office Building		Multifamily Housing (Low-rise)		Retail		
In	Out	In	Out	In	Out	
19	91	6	4	24	24	168 Vehicle Trips
<b>BALANCED INTERNALIZATION</b>						
<div> <div>0</div> <div>0</div> <div>0</div> </div> <div> <div>0</div> <div>0</div> <div>0</div> </div>						
<div> <div>-2</div> <div>0</div> <div>0</div> </div> <div> <div>-2</div> <div>0</div> <div>0</div> </div>						
<div> <div>-2</div> <div>-3</div> <div>-3</div> </div> <div> <div>-2</div> <div>-3</div> <div>-3</div> </div>						
0	-2	-3	-2	-4	-3	-14 Internal
19	89	3	2	20	21	154 External Trips
	1.8%		50.0%		14.6%	8.3% % Internal
19	89	3	2	12	13	-16 -40% Passby
						<b>138 Net New External Trips</b>

**Table E.9 Pass-By and Non-Pass-By Trips Weekday, PM Peak Period  
Land Use Code 820—Shopping Center**

SIZE (1,000 SQ. FT. GFA)	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS-BY TRIP (%)	NON-PASS-BY TRIP (%)			ADJ. STREET PEAK HOUR VOLUME	AVERAGE 24-HOUR TRAFFIC	SOURCE
						PRIMARY	DIVERTED	TOTAL			
53	Port Orange, FL	1993	162	2:00–6:00 p.m.	59	—	—	41	—	—	TPD Inc.
9	Kissimmee, FL	1994	107	2:00–6:00 p.m.	66	20	14	34	—	—	TPD Inc.
77	Edgewater, FL	1992	365	2:00–6:00 p.m.	46	—	—	54	—	—	TPD Inc.
82	Dellona, FL	1992	336	2:00–6:00 p.m.	34	—	—	66	—	—	TPD Inc.
78	Orlando, FL	1991	702	2:00–6:00 p.m.	55	23	22	45	—	—	TPD Inc.
45	Orlando, FL	1992	844	2:00–6:00 p.m.	56	24	20	44	—	—	TPD Inc.
50	Orlando, FL	1992	555	2:00–6:00 p.m.	41	41	18	59	—	—	TPD Inc.
52	Orlando, FL	1995	665	2:00–6:00 p.m.	42	33	25	58	—	—	TPD Inc.
17	Orlando, FL	1994	196	2:00–6:00 p.m.	66	—	—	34	—	—	TPD Inc.
60	Orlando, FL	1995	1,593	3:00–7:00 p.m.	40	38	22	60	—	—	TPD Inc.
158	Crestwood, KY	June 1993	129	4:00–6:00 p.m.	36	39	25	64	759	—	Barton- Aschman Assoc.
118	Louisville area, KY	June 1993	133	4:00–6:00 p.m.	22	51	27	78	3,555	—	Barton- Aschman Assoc.
74	Louisville, KY	June 1993	187	4:00–6:00 p.m.	30	43	27	70	922	—	Barton- Aschman Assoc.
59	Louisville area, KY	June 1993	247	4:00–6:00 p.m.	31	52	17	69	2,659	—	Barton- Aschman Assoc.
145	Louisville area, KY	June 1993	210	4:00–6:00 p.m.	53	30	17	47	2,636	—	Barton- Aschman Assoc.
104	Louisville area, KY	June 1993	281	4:00–6:00 p.m.	28	50	22	72	2,111	—	Barton- Aschman Assoc.
235	Louisville, KY	June 1993	211	4:00–6:00 p.m.	35	29	36	65	2,593	—	Barton- Aschman Assoc.
71	Louisville, KY	June 1993	109	4:00–6:00 p.m.	25	42	33	75	1,559	—	Barton- Aschman Assoc.
350	Worcester, MA	Apr. 1994	224	4:00–6:00 p.m.	18	45	37	82	2,112	—	ICSC
738	East Brunswick, NJ	Apr. 1994	283	4:00–6:00 p.m.	14	79	7	86	8,059	—	ICSC
294	Philadelphia, PA	Apr. 1994	213	4:00–6:00 p.m.	25	51	24	75	4,055	—	ICSC
256	Hamden, CT	Apr. 1994	208	4:00–6:00 p.m.	27	51	22	73	3,422	—	ICSC
418	Glen Burnie, MD	Apr. 1994	281	4:00–6:00 p.m.	20	51	29	80	5,610	—	ICSC
560	Harrisonburg, VA	Apr. 1994	437	4:00–6:00 p.m.	19	49	32	81	3,051	—	ICSC



# COMMUTING CHARACTERISTICS BY SEX



Note: This is a modified view of the original table produced by the U.S. Census Bureau. This download or printed version may have missing information from the original table.

Census Tract 79.01, Miami-Dade County, Florida					
Label	Total		Male		Female
	Estimate	Margin of Error	Estimate	Margin of	Estima
Workers 16 years and over	1,568	±211	862	±131	706
MEANS OF TRANSPORTATION TO WORK					
Car, truck, or van	82.1%	±5.3	84.2%	±7.7	79.6%
Drove alone	80.2%	±5.6	83.8%	±7.7	75.9%
Carpooled	1.9%	±1.5	0.5%	±0.7	3.7%
In 2-person carpool	1.9%	±1.5	0.5%	±0.7	3.7%
In 3-person carpool	0.0%	±3.0	0.0%	±5.4	0.0%
In 4-or-more person carpool	0.0%	±3.0	0.0%	±5.4	0.0%
Workers per car, truck, or van	1.01	±0.01	1.00	±0.01	1.01
Public transportation (excluding taxicab)	2.5%	±2.6	4.5%	±4.8	0.0%
Walked	0.0%	±3.0	0.0%	±5.4	0.0%
Bicycle	0.0%	±3.0	0.0%	±5.4	0.0%
Taxicab, motorcycle, or other means	1.6%	±1.5	1.9%	±2.2	1.3%
Worked from home	13.8%	±4.7	9.4%	±5.3	19.7%
PLACE OF WORK					
Workers 16 years and over who did not work from home	1,352	±178	781	±126	571
VEHICLES AVAILABLE					
PERCENT ALLOCATED					

## Table Notes

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# COMMUTING CHARACTERISTICS BY SEX

**Survey/Program:** American Community Survey

**Year:** 2020

**Estimates:** 5-Year

**Table ID:** S0801

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, for 2020, the 2020 Census provides the official counts of the population and housing units for the nation, states, counties, cities, and towns. For 2016 to 2019, the Population Estimates Program provides estimates of the population for the nation, states, counties, cities, and towns and intercensal housing unit estimates for the nation, states, and counties.

Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates

When information is missing or inconsistent, the Census Bureau logically assigns an acceptable value using the response to a related question or questions. If a logical assignment is not possible, data are filled using a statistical process called allocation, which uses a similar individual or household to provide a donor value. The "Allocated" section is the number of respondents who received an allocated value for a particular subject.

2019 ACS data products include updates to several categories of the existing means of transportation question. For more information, see: [Change to Means of Transportation](#).

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see ACS Technical Documentation). The effect of nonsampling error is not represented in these tables.

The 12 selected states are Connecticut, Maine, Massachusetts, Michigan, Minnesota, New Hampshire, New Jersey, New York, Pennsylvania, Rhode Island, Vermont, and Wisconsin.

Workers include members of the Armed Forces and civilians who were at work last week.

The 2016-2020 American Community Survey (ACS) data generally reflect the September 2018 Office of Management and Budget (OMB) delineations of metropolitan and micropolitan statistical areas. In certain instances, the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB delineation lists due to differences in the effective dates of the geographic entities.

Estimates of urban and rural populations, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Explanation of Symbols:

-

The estimate could not be computed because there were an insufficient number of sample observations. For a ratio of medians estimate, one or both of the median estimates falls in the lowest interval or highest interval of an open-ended distribution.

N

The estimate or margin of error cannot be displayed because there were an insufficient number of sample cases in the selected geographic area.

(X)

The estimate or margin of error is not applicable or not available.

median-

The median falls in the lowest interval of an open-ended distribution (for example "2,500-")

median+

The median falls in the highest interval of an open-ended distribution (for example "250,000+").

\*\*

The margin of error could not be computed because there were an insufficient number of sample observations.

\*\*\*

The margin of error could not be computed because the median falls in the lowest interval or highest interval of an open-ended distribution.

\*\*\*\*\*

A margin of error is not appropriate because the corresponding estimate is controlled to an independent population or housing estimate. Effectively, the corresponding estimate has no sampling error and the margin of error may be treated as zero.

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.





# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On: 10/25/2023

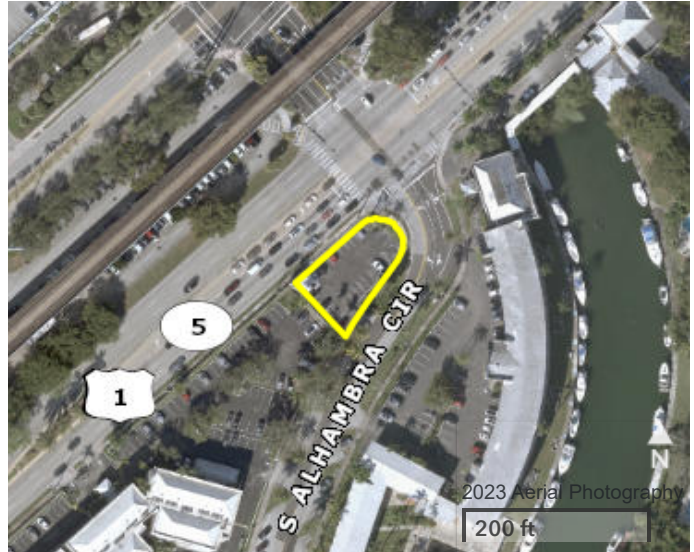
PROPERTY INFORMATION	
<b>Folio</b>	03-4130-009-2570
<b>Property Address</b>	0 FL
<b>Owner</b>	GABLES WATERWAY PROPERTY LLC
<b>Mailing Address</b>	1000 BRICKELL AVE STE 1015 MIAMI, FL 33131-3014
<b>Primary Zone</b>	5002 HOTELS & MOTELS - GENERAL High Density
<b>Primary Land Use</b>	0081 VACANT RESIDENTIAL : VACANT LAND
<b>Beds / Baths / Half</b>	0 / 0 / 0
<b>Floors</b>	0
<b>Living Units</b>	0
<b>Actual Area</b>	0 Sq.Ft
<b>Living Area</b>	0 Sq.Ft
<b>Adjusted Area</b>	0 Sq.Ft
<b>Lot Size</b>	8,040 Sq.Ft
<b>Year Built</b>	0

ASSESSMENT INFORMATION			
Year	2023	2022	2021
<b>Land Value</b>	\$1,206,000	\$1,005,000	\$1,005,000
<b>Building Value</b>	\$0	\$0	\$0
<b>Extra Feature Value</b>	\$0	\$0	\$0
<b>Market Value</b>	\$1,206,000	\$1,005,000	\$1,005,000
<b>Assessed Value</b>	\$1,105,500	\$1,005,000	\$997,032

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
<b>Non-Homestead Cap</b>	Assessment Reduction	\$100,500		\$7,968

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION	
30 54 41 0.18 AC M/L	
COR GAB RIVIERA SEC 14 PB 28-32	
2ND REV PT OF LOT 8 & PT OF AREA	
DESIG UNIV WW BLK 208 AS DESC IN	
DB 3723-137	



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,105,500	\$1,005,000	\$997,032
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,206,000	\$1,005,000	\$1,005,000
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,105,500	\$1,005,000	\$997,032
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,105,500	\$1,005,000	\$997,032

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
05/29/2014	\$20,000,000	29174-0567	Qual on DOS, multi-parcel sale
06/01/2000	\$10,216,700	19154-0589	Deeds that include more than one parcel
05/01/1987	\$4,025,000	13296-2012	Deeds that include more than one parcel

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# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On: 10/25/2023

PROPERTY INFORMATION	
<b>Folio</b>	03-4130-016-0040
<b>Property Address</b>	0 , FL
<b>Owner</b>	GABLES WATERWAY PROPERTY LLC
<b>Mailing Address</b>	1000 BRICKELL AVE STE 1015 MIAMI, FL 33131-3014
<b>Primary Zone</b>	5900 DUPLEXES - >1200 SQFT/BLD
<b>Primary Land Use</b>	0081 VACANT RESIDENTIAL : VACANT LAND
<b>Beds / Baths /Half</b>	0 / 0 / 0
<b>Floors</b>	0
<b>Living Units</b>	0
<b>Actual Area</b>	0 Sq.Ft
<b>Living Area</b>	0 Sq.Ft
<b>Adjusted Area</b>	0 Sq.Ft
<b>Lot Size</b>	15,558 Sq.Ft
<b>Year Built</b>	0

ASSESSMENT INFORMATION			
Year	2023	2022	2021
<b>Land Value</b>	\$2,100,330	\$1,843,623	\$1,478,010
<b>Building Value</b>	\$0	\$0	\$0
<b>Extra Feature Value</b>	\$0	\$0	\$0
<b>Market Value</b>	\$2,100,330	\$1,843,623	\$1,478,010
<b>Assessed Value</b>	\$1,656,615	\$1,506,014	\$1,369,104

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
<b>Non-Homestead Cap</b>	Assessment Reduction	\$443,715	\$337,609	\$108,906
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
30 54 41	
SINGER SUBDIVISION PB 68-19	
LOT 5 BLK 6	
LOT SIZE 84.100 X 185	
OR 19154-0589 0600 2(5)	



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,656,615	\$1,506,014	\$1,369,104
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$2,100,330	\$1,843,623	\$1,478,010
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,656,615	\$1,506,014	\$1,369,104
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,656,615	\$1,506,014	\$1,369,104

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
05/29/2014	\$20,000,000	29174-0567	Qual on DOS, multi-parcel sale
06/01/2000	\$10,216,700	19154-0589	Deeds that include more than one parcel
05/01/1987	\$4,025,000	13296-2012	Deeds that include more than one parcel

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# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On: 10/25/2023

PROPERTY INFORMATION	
<b>Folio</b>	03-4130-016-0050
<b>Property Address</b>	0 , FL
<b>Owner</b>	GABLES WATERWAY PROPERTY LLC
<b>Mailing Address</b>	1000 BRICKELL AVE STE 1015 MIAMI, FL 33131-3014
<b>Primary Zone</b>	5900 DUPLEXES - >1200 SQFT/BLD
<b>Primary Land Use</b>	0081 VACANT RESIDENTIAL : VACANT LAND
<b>Beds / Baths /Half</b>	0 / 0 / 0
<b>Floors</b>	0
<b>Living Units</b>	0
<b>Actual Area</b>	0 Sq.Ft
<b>Living Area</b>	0 Sq.Ft
<b>Adjusted Area</b>	0 Sq.Ft
<b>Lot Size</b>	3,820 Sq.Ft
<b>Year Built</b>	0

ASSESSMENT INFORMATION			
Year	2023	2022	2021
<b>Land Value</b>	\$515,700	\$452,670	\$362,900
<b>Building Value</b>	\$0	\$0	\$0
<b>Extra Feature Value</b>	\$0	\$0	\$0
<b>Market Value</b>	\$515,700	\$452,670	\$362,900
<b>Assessed Value</b>	\$406,753	\$369,776	\$336,160

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
<b>Non-Homestead Cap</b>	Assessment Reduction	\$108,947	\$82,894	\$26,740
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
30 54 41	
SINGER SUBDIVISION PB 68-19	
LOT 5-A BLK 6	
LOT SIZE 20.000 X 191	
OR 19154-0589 0600 2(5)	



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$406,753	\$369,776	\$336,160
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$515,700	\$452,670	\$362,900
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$406,753	\$369,776	\$336,160
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$406,753	\$369,776	\$336,160

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
05/29/2014	\$20,000,000	29174-0567	Qual on DOS, multi-parcel sale
06/01/2000	\$10,216,700	19154-0589	Deeds that include more than one parcel
05/01/1987	\$4,025,000	13296-2012	Deeds that include more than one parcel

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# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On: 10/25/2023

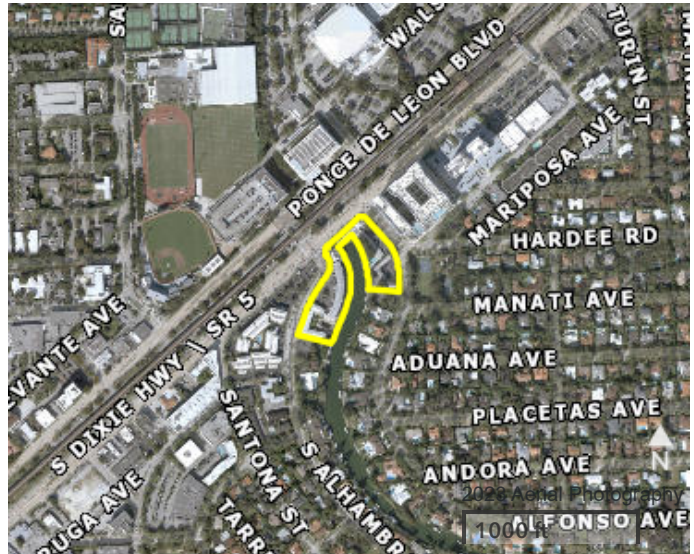
PROPERTY INFORMATION	
<b>Folio</b>	03-4130-006-0290
<b>Property Address</b>	6100 CABALLERO BLVD CORAL GABLES, FL 33146-2958
<b>Owner</b>	GABLES WATERWAY PROPERTY LLC
<b>Mailing Address</b>	1000 BRICKELL AVE STE 1015 MIAMI, FL 33131-3014
<b>Primary Zone</b>	5003 MIXED-USE
<b>Primary Land Use</b>	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
<b>Beds / Baths /Half</b>	0 / 0 / 0
<b>Floors</b>	2
<b>Living Units</b>	20
<b>Actual Area</b>	
<b>Living Area</b>	
<b>Adjusted Area</b>	80,466 Sq.Ft
<b>Lot Size</b>	163,100 Sq.Ft
<b>Year Built</b>	Multiple (See Building Info.)

ASSESSMENT INFORMATION			
Year	2023	2022	2021
<b>Land Value</b>	\$24,465,000	\$24,465,000	\$17,125,500
<b>Building Value</b>	\$10,000	\$10,000	\$1,774,500
<b>Extra Feature Value</b>	\$0	\$0	\$0
<b>Market Value</b>	\$24,475,000	\$24,475,000	\$18,900,000
<b>Assessed Value</b>	\$22,869,000	\$20,790,000	\$18,900,000

BENEFITS INFORMATION			
Benefit	Type	2023	2022 2021
<b>Non-Homestead Cap</b>	Assessment Reduction	\$1,606,000	\$3,685,000

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION	
RIVIERA WATERWAYS PB 46-47	
LOTS 1 TO 4 INC BLK 5 & LOTS 1	
TO 4 INC BLK 6 PB 46-47 & TR K	
PB 59-93 & UNDUG PORT UNIVERSITY	
WATERWAY 45FT M/L BY 100FT AS	



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$22,869,000	\$20,790,000	\$18,900,000
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$24,475,000	\$24,475,000	\$18,900,000
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$22,869,000	\$20,790,000	\$18,900,000
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$22,869,000	\$20,790,000	\$18,900,000

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
05/29/2014	\$20,000,000	29174-0567	Qual on DOS, multi-parcel sale
06/01/2000	\$10,216,700	19154-0589	Deeds that include more than one parcel
05/01/1987	\$4,025,000	13296-2012	Deeds that include more than one parcel

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# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

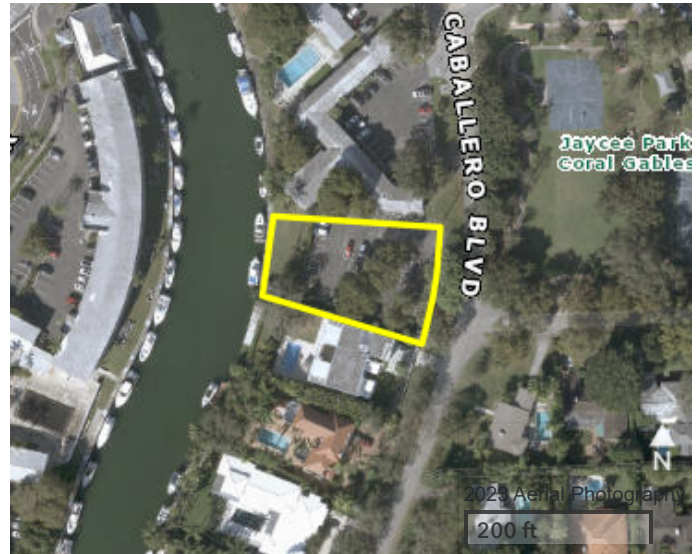
Generated On: 10/25/2023

PROPERTY INFORMATION	
<b>Folio</b>	03-4130-016-0010
<b>Property Address</b>	0 , FL
<b>Owner</b>	GABLES WATERWAY PROPERTY LLC
<b>Mailing Address</b>	1000 BRICKELL AVE STE 1015 MIAMI, FL 33131-3014
<b>Primary Zone</b>	5900 DUPLEXES - >1200 SQFT/BLD
<b>Primary Land Use</b>	0081 VACANT RESIDENTIAL : VACANT LAND
<b>Beds / Baths /Half</b>	0 / 0 / 0
<b>Floors</b>	0
<b>Living Units</b>	0
<b>Actual Area</b>	0 Sq.Ft
<b>Living Area</b>	0 Sq.Ft
<b>Adjusted Area</b>	0 Sq.Ft
<b>Lot Size</b>	17,816 Sq.Ft
<b>Year Built</b>	0

ASSESSMENT INFORMATION			
Year	2023	2022	2021
<b>Land Value</b>	\$2,405,160	\$2,111,196	\$1,692,520
<b>Building Value</b>	\$0	\$0	\$0
<b>Extra Feature Value</b>	\$0	\$0	\$0
<b>Market Value</b>	\$2,405,160	\$2,111,196	\$1,692,520
<b>Assessed Value</b>	\$1,897,046	\$1,724,588	\$1,567,808

BENEFITS INFORMATION				
Benefit	Type	2023	2022	2021
<b>Non-Homestead Cap</b>	Assessment Reduction	\$508,114	\$386,608	\$124,712
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
30 54 41	
SINGER SUBDIVISION PB 68-19	
LOT 5 BLK 5	
LOT SIZE 98.980 X 180	
OR 19154-0589 0600 2(5)	



TAXABLE VALUE INFORMATION			
Year	2023	2022	2021
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,897,046	\$1,724,588	\$1,567,808
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$2,405,160	\$2,111,196	\$1,692,520
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,897,046	\$1,724,588	\$1,567,808
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$1,897,046	\$1,724,588	\$1,567,808

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
05/29/2014	\$20,000,000	29174-0567	Qual on DOS, multi-parcel sale
06/01/2000	\$10,216,700	19154-0589	Deeds that include more than one parcel
05/01/1987	\$4,025,000	13296-2012	Deeds that include more than one parcel

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**AUTHORIZATION OF AGENT**

TO: All applicable Governmental Permitting Agencies

This will serve as confirmation that the undersigned owner hereby appoints Jorge Ortiz as its authorized agent concerning all city, county and governmental agency applications including but not limited to permitting applications for the property located at 6100 Caballero Blvd, Coral Gables, Florida and defined by the attached legal description (Exhibit "A").

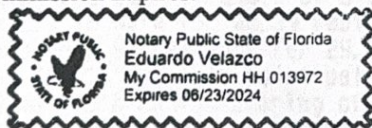
**GABLES WATERWAY PROPERTY LLC,**  
a Florida limited liability company

By: [Signature]  
Name: Arturo Siso  
Title: Manager

**STATE OF FLORIDA**  
**COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 3 day of Oct, 2023, by Arturo Siso, who ☒ is personally known to me or ☐ has produced \_\_\_\_\_, as identification.

My Commission Expires:



[Signature]  
NOTARY PUBLIC, State of Florida



## Exhibit A

### Legal Description

All of Tract "K" of 'ADDITION TO RIVIERA WATERWAYS', according to the Plat thereof, as recorded in Plat Book 59, Page 93 of the Public Records of Miami-Dade County, Florida.

Lots 1, 2, 3 and 4, In Block 5, and Lots 1, 2, 3 and 4, In Block 6 of 'RIVIERA WATERWAYS', according to the Plat thereof, as recorded in Plat Book 46, at Page 47 of the Public Records of Miami-Dade County, Florida.

Lot 5, in Block 5, and Lot 5 and Lot 5-A, in Block 6, of 'SINGER SUBDIVISION', according to the Plat thereof, as recorded in Plat Book 68, Page 19 of the Public Records of Miami-Dade County, Florida.

### Parcel 'A'

That certain un-dredged, or filled, portion of the canal waterway, known as 'University Waterway', according to Plat Book 59, Page 93, also known as 'Mahi Waterway', according to Plat Book 28, Page 30 and Plat Book 68, Page 19, and also known as 'Waterway', according to Plat Book 46, Page 47 of the Public Records of Miami-Dade County, Florida, lying southeasterly of, and adjacent to, the southeasterly right-of-way of US No 1 (State Road No. 5), also lying southwesterly of, and adjacent to, Lot 1, Block 5 'RIVIERA WATERWAYS', according to the Plat thereof, as recorded in Plat Book 46, Page 47 and lying northeasterly of, and adjacent to, Tract "K" of 'ADDITION TO RIVIERA WATERWAYS', according to the Plat thereof, as recorded in Plat Book 59, Page 93, all of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the most northerly corner of said Tract "K"; thence run N50°19'22"E, along the southeasterly right-of-way line of US No 1 (State Road No. 5), for 100 feet to the most westerly corner of said Lot 1, Block 5, said point being a point on a circular curve concave to the southwest and having a radial bearing of S50°14'43"W to the center of said circular curve; thence run southeasterly along the southwesterly line of said Lot 1, Block 5, along said circular curve to the right, having for its elements a radius of 480 feet and a central angle of 8°01'04", for an arc distance of 67.17 feet; thence run N39°16'34"W for 26.39 feet; thence run S49°45'39"W for 89.51 feet; thence run S15°24'56"E for 29.64 feet to a point on the northeasterly line of said Tract "K", said point being on a circular curve concave to the southwest and having a radial bearing of S60°36'11"W to the center of said circular curve; thence run northwesterly along the northeasterly line of said Tract "K", along said circular curve to the left, having for its elements a radius of 380 feet and a central angle of 10°22'42", for an arc distance of 68.83 feet to the Point of Beginning; containing 4250 square feet, more or less.

**Contact Information**

**Property Owner:**

**Gables Waterway Property, LLC**

1000 Brickell Avenue

Suite 1015

Miami, FL 33131

(305) 607-2944

**Applicant:**

**Gables Waterway Associates, LLC**

1300 Brickell Avenue

Miami, FL 33131

(305) 351-1000

**Architect:**

**Arquitectonica International Corp.**

2900 Oak Ave

Miami, FL 33133

(305) 372-1812

**Attorney:**

**Gunster**

Mario Garcia-Serra

600 Brickell Avenue

Suite 3500

Miami, Florida 33131

(305) 376-6061





LOBBYIST REGISTRATION CERTIFICATE  
CITY OF CORAL GABLES  
CITY CLERK'S OFFICE

405 Biltmore Way - Coral Gables, FL 33134  
305-460-5210 cityclerk@coralgables.com

**LOBBYIST NAME:** Mario Garcia-Serra

**LOBBYIST ADDRESS:** 600 Brickell Ave, Suite 3500, Miami, FL 33131

**PRINCIPAL NAME:** Gables Waterway Associates, LLC

**PRINCIPAL ADDRESS:** 1300 Brickell Avenue, Miami, FL 33131

**PRINCIPAL ISSUE:** Obtaining the necessary land use and zoning approvals for proposed development of a new multifamily residential building for property located at 6100 Caballero Boulevard in Coral Gables, Florida

**REGISTERED DATE:** 1/25/2023

**EXPIRATION DATE:** 12/31/2023

State of Florida, City of Coral Gables

I HEREBY CERTIFY, that the foregoing is an official copy  
of a lobbyist record electronically filed in this office.

This 5th day of January AD 2023

Billy Y Urquia, City Clerk

**OATH**

*I do solemnly swear that all facts contained on this Annual Lobbyist Registration form and principal are true and correct; and that I have read and am familiar with the Ordinance 2017-44 of the Code of City of Coral Gables.*







CFN 2014R0392494  
DR Bk 29174 Pgs 0567 - 5701 (4pgs)  
RECORDED 06/02/2014 14:30:40  
DEED DOC TAX 120,000.00  
SURTAX 90,000.00  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY:  
Law Offices of Machado & Herran, P.A.  
Jose Luis Machado, Esq.  
8500 S.W. 8<sup>th</sup> Street, Suite #238  
Miami, Florida 33144

RECORD & RETURN TO:  
Salcedo Attorneys at Law, P.A.  
Attn: Yamilet Estevez, Senior Paralegal  
Southeast Financial Center  
200 S. Biscayne Blvd., Suite 2700  
Miami, FL 33131

Folio #03-4130-006-0290; 03-4130-009-2570; 03-4130-016-0050; 03-4130-016-0040 and  
03-4130-016-0010

### **SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 29 day of May, 2014, between **AMACE PROPERTIES, LLC, a Florida limited liability company f/k/a Amace Properties, Inc., a Florida corporation**, hereinafter referred to as "GRANTOR", and whose post office address is: 1390 South Dixie Highway, Suite 1200, Coral Gables, Florida 33146 and **GABLES WATERWAY PROPERTY LLC, a Florida limited liability company** hereinafter referred to as "GRANTEE", whose post office address is: 848 Brickell Avenue, Suite 305, Miami, FL 33131.

That GRANTOR, for and in consideration of the sum of \$10.00 and other valuable consideration, to it in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to GRANTEE, its successor and assigns forever, the land described on:

**EXHIBIT "A"** attached (the "Property")

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Real Estate Taxes for 2014 and thereafter, which are not yet due and payable.
2. All conditions, restrictions, dedications, reservations, existing zoning ordinances, and easements of record, but which shall not reimpose same.

To have and to hold the same in fee simple forever.

And GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of the Land in fee simple; that it has good right and lawful authority to sell and convey the Land; that it hereby fully warrants the title to the Land and will defend the same against the lawful claims of all persons claiming by, through or under GRANTOR.

In Witness Whereof, GRANTOR has caused this Deed to be executed in its name, by its duly authorized officers.

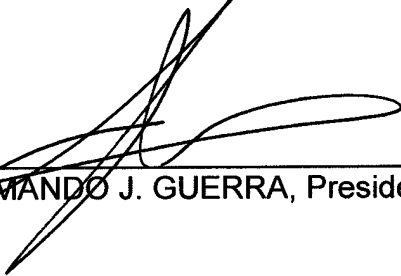
EXECUTED this 29 day of May, 2014

GRANTOR

AMACE PROPERTIES, LLC, a Florida  
limited liability company

Witnesses:

  
Name: Jose Luis Machado

By:   
ARMANDO J. GUERRA, President


  
Name: MARIA E. CEBALLOS

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me on this 29 day of May, 2014, by Armando J. Guerra, President of Amace Properties LLC, a Florida limited liability company, (☒) who is personally known to me or ( ) who has produced \_\_\_\_\_ as identification and who did not take an oath.

My commission expires:

  
Notary Public, State of Florida





**EXHIBIT "A"**

**LEGAL DESCRIPTION**

All of Tract "K" of ADDITION TO RIVIERA WATERWAYS, according to the Plat thereof, as recorded in Plat Book 59, at Page 93, of the Public Records of Miami-Dade County, Florida.

AND

Lots 1, 2, 3 and 4, in Block 5, and Lots 1, 2, 3, and 4, in Block 6, RIVIERA WATERWAYS, according to the Plat thereof, as recorded in Plat Book 46, at Page 47, of the Public Records of Miami-Dade County, Florida.

AND

Lot 5, in Block 5 and Lots 5 and 5-A, in Block 6, of SINGER SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 68, at Page 19, of the Public Records of Miami-Dade County, Florida.

AND

A portion of Lot 8 and a portion of the area designated as "University Waterway", Block 208, SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION, PART FOURTEEN, according to the Plat thereof, as recorded in Plat Book 28, at Page 32, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

COMMENCING at the point of intersection of the Easterly line of Santana Street and the Southerly boundary of the "Federal Highway"; thence run North 50 degrees 19'21.8" East along the Southerly boundary of the "Federal Highway" a distance of 516.60 feet to the POINT OF BEGINNING of the tract of land hereinafter to be described; thence continuing on the last mentioned course a distance of 95.00 feet to the point of curve of a circular curve to the right having for its elements a radius of 30 feet and a central angle of 171 degrees 09'53"; thence run along the arc of the circular curve to the right a distance of 89.62 feet to the point of reverse curve; thence run along the arc of a circular curve to the left having its elements a radius of 838.95 feet and a central angle of 06 degrees 58'01.8" for a distance of 102.02 feet to a point; thence run North 39 degrees 40'38.2" West a distance of 81.39 feet to the POINT OF BEGINNING.

AND

That certain tract of land lying between Lot 1, Block 5, RIVIERA WATERWAYS, according to the Plat thereof, as recorded in Plat Book 46, at Page 47, of the Public Records of Miami-Dade County, Florida and Tract "K" of ADDITION TO RIVIERA WATERWAYS, according to the Plat thereof, as recorded in Plat Book 59, Page 93, of the Public Records of Miami-Dade County, Florida, being the undug portion of the canal waterway