

RIVIERA PLAZA
1558 S DIXIE HIGHWAY

DRC SET 03-06-2019

BEHAR·FONT

PARTNERS, P.A.
ARCHITECTURE • PLANNING • INTERIORS

4533 Ponce de Leon Boulevard
Coral Gables, Florida 33146
Tel: (305) 740-5442 Fax: (305) 740-5443

554 W. Main Street · Bldg A · Suite 410
Buford, GA 30518
Tel: (678) 765-2008 Fax: (678) 765-2008

E-Mail: reception@beharfont.com

**Publix at Riviera Plaza
1542 South Dixie Highway
Development Review Committee**

Application	Tab 1
Statement of Use	Tab 2
Aerial, Photographs, Survey, Zoning Chart, Site Plan, Elevations and Floor Plans	Tab 3
Art in Public Places Plan/Statement	Tab 4
Ordinances, Resolutions, Covenants, Etc.	Tab 5
Historical Significance Letter	Tab 6
Contact Information	Tab 7
Lobbyist Forms	Tab 8
Deed	Tab 9



Level
2
Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

Preamble

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 Two (2) Development Review Committee consideration and review for the following application(s) (please check all that apply):

- ☒ Permitted use new construction, additions, and alterations to buildings and/or structures (Board of Architects review only).
☐ Change in use or occupancy.
☐ Other: _____

Property information

Street address of the subject property: 1542 South Dixie Highway

Property/project name: Riviera Plaza

Current land use classification(s): Commercial Low-Rise Intensity

Current zoning classification(s): Commercial

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

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

Last use/current use of the property/building(s): Retail shopping center


Proposed use(s) of the property/building(s): Super market and retail

Size of property (square feet/acres): Approximately 64,000 SF / 1.15 acres

Total non-residential (i.e, commercial, office, etc.) floor area (total square feet/FAR): 64,000 SF/1.15 acres

Total number of residential units per acre and total number of units: N/A

Estimated cost of the existing/proposed building/project: \$10,000,000

 <p>City of Coral Gables, Florida</p>	<p>Level 2 Review</p>	<p>Development Review Committee Application</p>
	<p>Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134 Email: planning@coralgables.com Phone: 305.460.5211</p>	

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

On September 26, 2017, the City Commission adopted Ordinance No. 2017-34 which vacated a portion of the public alley which previously bisected the site. A previous version of the project obtained preliminary approval from the Board of Architects on April 6, 2017.

Project Legal Description: Lot(s): Tracts "A" and "B"

Block(s): 199

Section(s): Coral Gables Riviera Section Part #14

Listing of all folio numbers for subject property:

03-4130-010-0010 and 03-4130-010-0011

General information

Applicant(s)/Agent(s) Name(s): Mario Garcia-Serra on behalf Publix Super Markets, Inc.

Telephone Contact No: 305-376-6061 Fax No.: _____ Email: mgarcia-serra @ gunster.com

Mailing Address: 600 Brickell Avenue, Suite 3500, Miami, FL 33133
(City) (State) (ZIP Code)

Property Owner(s) Name(s): Riviera Plaza Holdings LP

Telephone Contact No: _____ Fax No.: _____ Email: _____ @ _____

Mailing Address: _____
(City) (State) (ZIP Code)



Level

2

Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134

Email: planning@coralgables.com

Phone: 305.460.5211

Property Owner(s) Name(s): _____

Telephone Contact No: _____ Fax No.: _____ Email: _____@_____

Mailing Address: _____
(City) (State) (ZIP Code)

Project Architect(s) Name(s): Behar Font & Partners P.A.

Telephone Contact No: 305-740-5442 Fax No.: _____ Email: javier@beharfont.com

Mailing Address: 4533 Ponce de Leon Boulevard, Coral Gables, FL 33146
(City) (State) (ZIP Code)

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

Alley vacation-Ordinance No. 2017-34

June 2016-DRC review of approved plans



Level
2
Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

Application requirements and supporting information

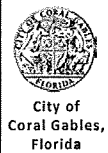
Application submittal dates and meeting dates. Applications for the DRC shall be submitted in no later the first Friday of each month to be scheduled for the same monthly DRC meeting. DRC meetings are held the last Friday of each month, 9:30 a.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134. Applicants and/or agent 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. City staff to check/confirm if all below information is provided at time of application submittal.

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, adjacent uses and/or streetscape.
- ☒ Property survey and legal description.
- ☒ Zoning chart and supporting information.
- ☒ Site Plan.
- ☐ Landscape plan and vegetation assessment.
- ☐ Tree survey and relocation plan.
- ☒ Architectural/building elevations.
- ☒ Building floor plans.
- ☒ Art in Public Places plan and/or statement.
- ☒ Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- ☒ Historical Significance letter.
- ☒ 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 of \$100.00 dollars in check form, payable to the City of Coral Gables. Submit copy of check.
- ☐ Other: _____

Posting of the property. The City 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.



Level

2

Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134

Email: planning@coralgables.com

Phone: 305.460.5211

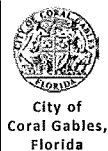
Application submittal requirements

1. Hard copies. Three (3) hard copies of the entire application shall be submitted including all the items identified in the pre-application conference. Plans and drawings shall be in 11" x 17" format.
2. Electronic copy. One (1) PDF of the entire application shall be submitted including all items provided within the hard copies. The documents provided in the electronic copy shall be the same size (11" x 17" maximum for plans and drawings) and in the same order as the hard copy submittal. 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 City 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
2
Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

Applicant(s)/Agent(s) Signature:

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

Mario Garcia-Serra

Address: 600 Brickell Avenue, Suite 3500, Miami, FL 33133

Telephone: 305-376-6061

Fax:

Email: mgarcia-serra@gunster.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this ____ day of _____ by _____
(Signature of Notary Public - State of Florida)

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

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



Level
2
Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

Property Owner(s) Signature:

Property Owner(s) Print Name:

Riviera Plaza Holdings, LP

Property Owner(s) Signature:

Property Owner(s) Print Name:

Property Owner(s) Signature:

Property Owner(s) Print Name:

Address:

411 W. Putnam Avenue, Greenwich, CT 06830

Telephone: 786-220-0460

Fax:

Email: rmelendi@13fi.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

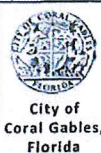
The foregoing instrument was acknowledged before me this 7th day of March, 2019 by Reynaldo Melendi
(Signature of Notary Public - State of Florida)



Marta Cuevas
Commission # FF961252
Expires: February 16, 2020
Bonded thru Aaron Notary

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

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



Level
2
Review

Development Review Committee Application

Address: 427 Biltmore Way, 2nd Floor, Coral Gables, Florida 33134
Email: planning@coralgables.com Phone: 305.460.5211

Architect(s) Signature:

Architect(s) Print Name:

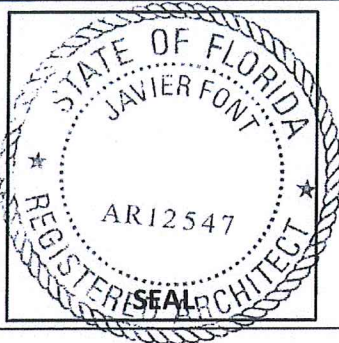
Javier Font

Address: 4533 Ponce de Leon Boulevard, Coral Gables, FL 33146

Telephone: 305-740-5442

Fax:

Email: javier@beharfont.com



NOTARIZATION

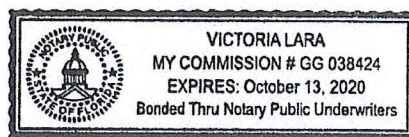
STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 8th day of March, by Javier Font
(Signature of Notary Public - State of Florida) 2019

Victoria Lara

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

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





March 5, 2019

VIA HAND DELIVERY

Mr. Ramon Trias
Chairman
Development Review Committee
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, FL 33134

Re: Publix at Riviera Plaza / 1542 South Dixie Highway / Development Review Committee Application / Statement of Use

Dear Mr. Trias:

On behalf of Publix Super Markets, Inc., (the "Applicant"), we respectfully submit this Statement of Use in connection with the enclosed Development Review Committee application for the construction of a new Publix super market (the "Project") to be located at 1542 South Dixie Highway (the "Property"). The Property is approximately 64,000 square feet in size and is identified by the following Miami-Dade County Tax Folio Numbers: 03-4130-010-0010 and 03-4130-010-0011. The Applicant proposes to demolish the existing two-story structure and to construct a new 42,000 square foot supermarket with structured parking on the approximately 1.5-acre site. In June of 2016, the property owner previously submitted a similar version of this plan to the Development Review Committee. The enclosed plans are the current version with the one major difference being that the supermarket space is now at ground level as opposed to the 4th story.

Pursuant to the City's Future Land Use Map, the relevant section of which is attached as **Exhibit A**, the Property is designated Commercial Low-Rise Intensity, and pursuant to the City's Zoning Map, the relevant section of which is attached as **Exhibit B**, the Property is zoned as "Commercial." The Site Specific Regulations, the relevant excerpts of which are provided as **Exhibit C**, control the Floor Area Ratio ("FAR"), height and front setback of the Property. The maximum allowable density/intensity for a Commercial zoned property is 1.5 FAR, or 2.0 with Mediterranean design incentives. Additionally, based on the Site Specific Regulations, the required front setback from U.S. Route 1 is 56 feet, but can be reduced to 0 pursuant to the Mediterranean Design Ordinance. Please also note that the City Commission previously adopted Ordinance No. 2017-34, which is attached as **Exhibit D**, vacating a portion of the alley that previously bisected the Property. The enclosed proposed plans comply with all applicable zoning regulations and will not require any public hearing approvals.

Mr. Ramon Trias
March 5, 2019
Page 2

Accordingly, we respectfully request your favorable consideration of this application and look forward to working with you on this Project. If you have any questions, please do not hesitate to contact me at (305) 376-6061. Thank you for your attention to this matter.

Sincerely,



Mario Garcia-Serra

Enclosures

MIA_ACTIVE 4865126.1

RIVIERA PLAZA
1558 S DIXIE HIGHWAY

DRC SET 03-06-2019

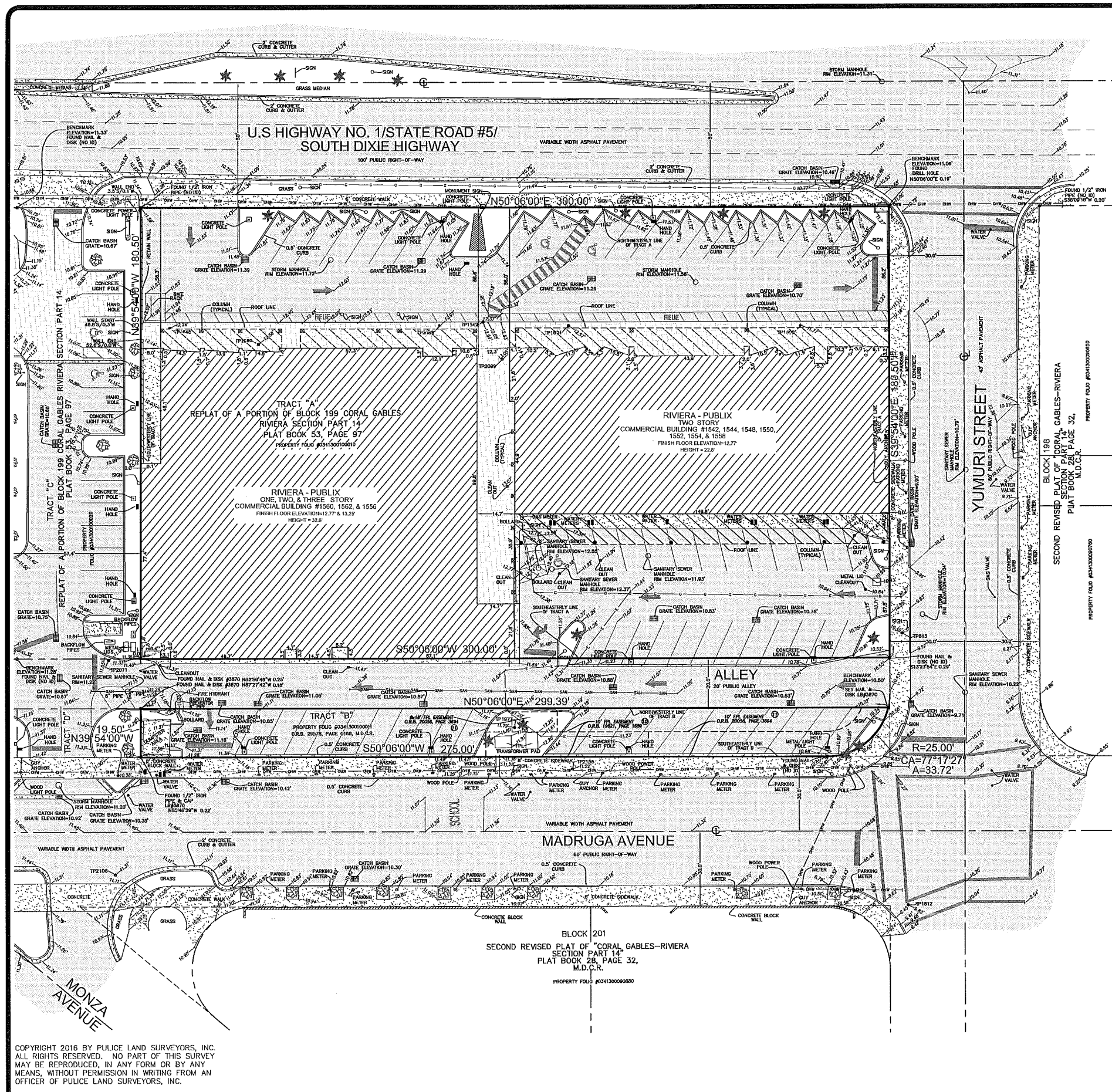
BEHAR • FONT

PARTNERS, P.A.
ARCHITECTURE • PLANNING • INTERIORS

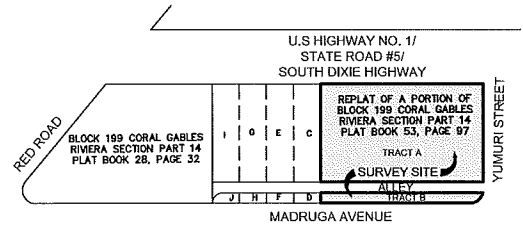
4533 Ponce de Leon Boulevard
Coral Gables, Florida 33146
Tel: (305) 740-5442 Fax: (305) 740-5443

554 W. Main Street • Bldg.A • Suite 410
Buford, GA 30518
Tel: (678) 765-2008 Fax: (678) 765-2008

E-Mail: reception@beharfont.com



- LEGEND
- CONCRETE
 - ASPHALT PAVEMENT
 - TILE
 - OVERHEAD WIRES
 - SEWER LINE
 - UNDERGROUND SANITARY SEWER LINE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND GAS LINE
 - CENTERLINE
 - O.R.B. OFFICIAL RECORDS BOOK
 - M.D.C.R. MIAMI-DADE COUNTY RECORDS
 - DISABLED PARKING
 - PALM TREE
 - UNIDENTIFIED TREE



LEGAL DESCRIPTION:
TRACTS "A" AND "B", OF REPLAT OF A PORTION OF BLOCK 199 CORAL GABLES RIVIERA SECTION PART 14, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 97, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- NOTES:
- 1) THIS SITE CONTAINS A TOTAL OF 59,867 SQUARE FEET (1.3744 ACRES) MORE OR LESS.
 - 2) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. MIAMI-DADE COUNTY BENCHMARK P-601; ELEVATION: 10.13 FEET
 - 3) FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #120639 0458L; MAP DATE: 9/11/09.
 - 4) THIS SITE LIES IN SECTION 30, TOWNSHIP 54 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.
 - 5) BEARINGS ARE BASED ON THE NORTH LINE OF TRACT "A" BEING N50°06'00"E.
 - 6) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
 - 7) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
 - 8) THIS SITE CONTAINS 67 TOTAL PARKING SPACES (64 REGULAR & 3 DISABLED).
 - 9) THIS SURVEY WAS PREPARED WITH BENEFIT OF OWNER'S POLICY OF TITLE INSURANCE, FILE No. 1062-3304846 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED APRIL 15, 2015 AT 8:53 AM. THE FOLLOWING ARE SCHEDULE B EXCEPTIONS TO SAID POLICY:
ITEMS 1, 2, 3, 4, 5 & 6 - DELETED.
ITEM 7 - NOT ADDRESSED.
ITEM 8 - RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS IN PLAT BOOK 53, PAGE 97 AFFECT THIS SITE. THERE ARE NO PLATTED EASEMENTS.
ITEM 9 - DECLARATION OF RESTRICTIVE COVENANT IN O.R.B. 14990, PAGE 2460 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
ITEM 10 - FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 19621, PAGE 1689 AFFECTS THIS SITE AS DEPICTED HEREON.
ITEM 11 - FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 20056, PAGE 3694 AFFECTS THIS SITE AS DEPICTED HEREON.
ITEM 12 - NOT ADDRESSED.
ITEM 13 - SURVEY MATTERS DEPICTED HEREON.
ITEM 14 - MORTGAGE IN O.R.B. 29578, PAGE 173 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
ITEM 15 - UCC FINANCING STATEMENT IN O.R.B. 29578, PAGE 193 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.

CERTIFICATION:
TO RIVIERA PLAZA HOLDINGS LP, A DELAWARE LIMITED PARTNERSHIP; FIRST AMERICAN TITLE INSURANCE COMPANY; BANKUNITED, N.A., ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(c), 8, 9, 11 OF TABLE A THEREOF.
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- STATE OF FLORIDA

RIVIERA PUBLIX SITE	
1542 THRU 1566 SOUTH DIXIE HIGHWAY CORAL GABLES, MIAMI-DADE COUNTY FLORIDA 33146	
NO.	REVISIONS
5	
4	
3	
2	
1	

BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY



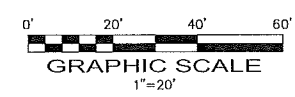
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@puliceandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB3870

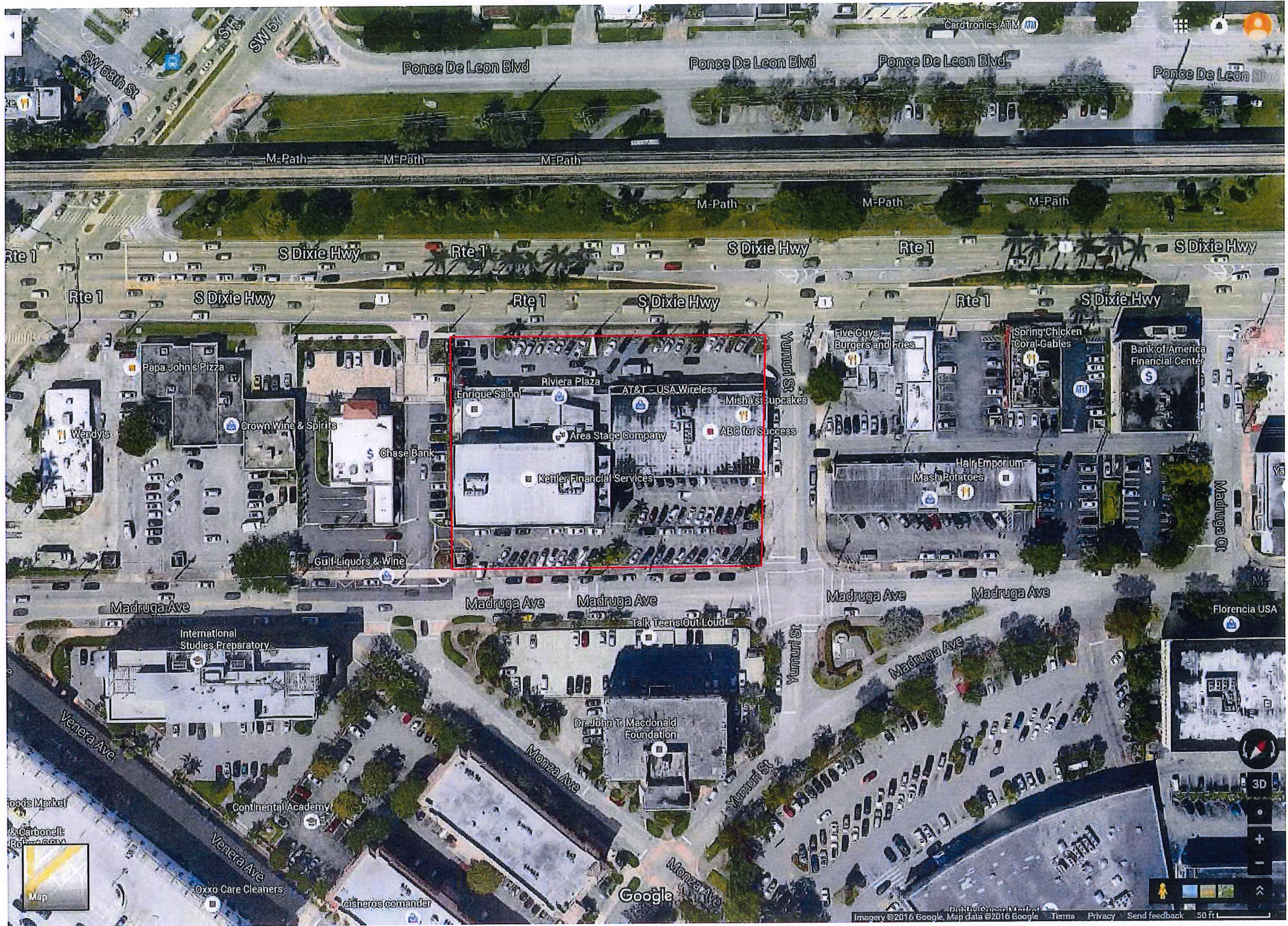
DRAWN BY: M.D.
CHECKED BY: J.F.P.

SCALE: 1" = 20'
SURVEY DATE: 5/26/16

FILE: RIVIERA PLAZA HOLDINGS LP
ORDER NO.: 61260

COPYRIGHT 2016 BY PULICE LAND SURVEYORS, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED, IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM AN OFFICER OF PULICE LAND SURVEYORS, INC.

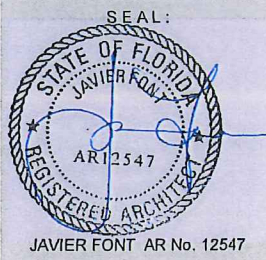




BEHAR·FONT

PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS

4533 Ponce de Leon Blvd.
Coral Gables, Florida 33146
TEL: (305) 740-5442 FAX: (305) 740-5443
E-MAIL: reception@beharfont.com

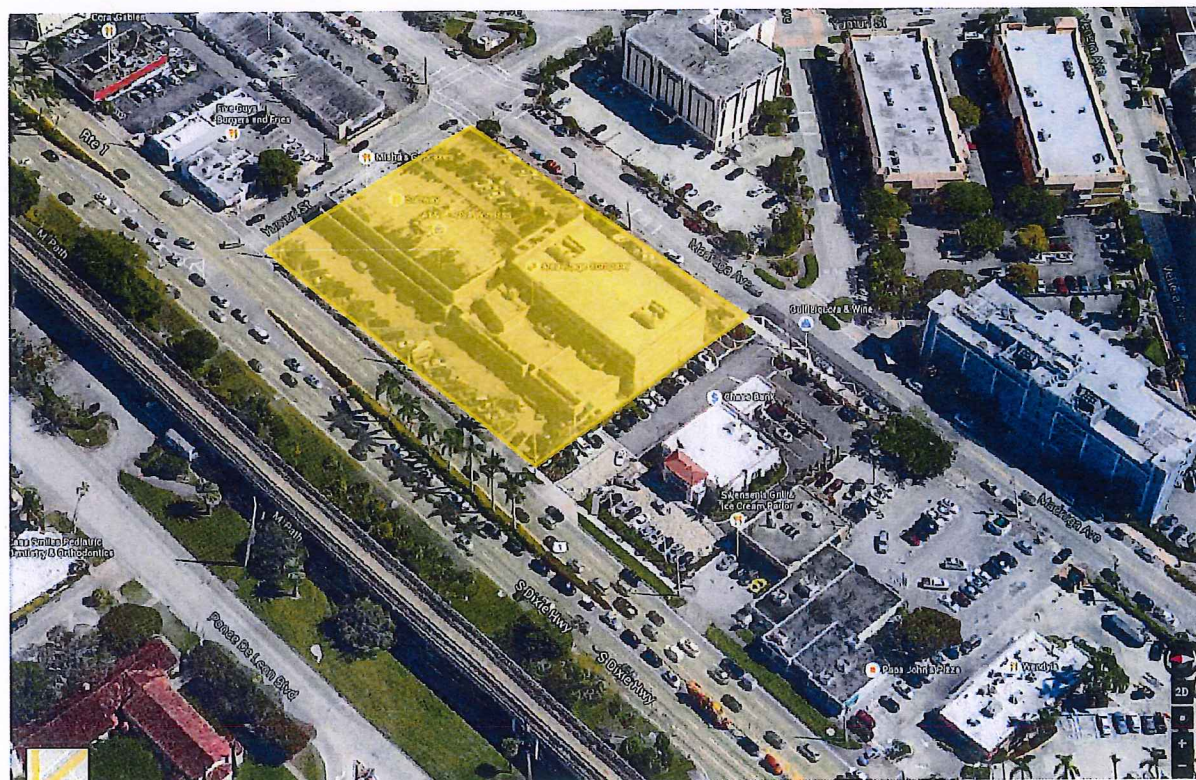
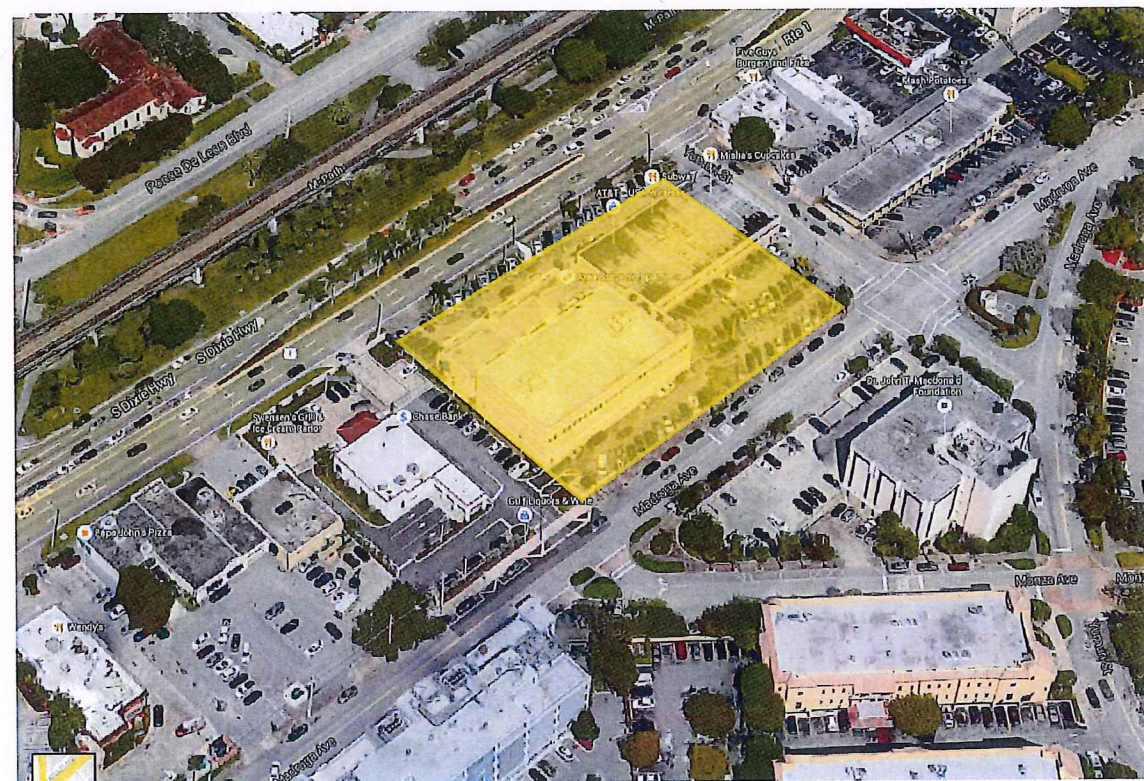
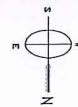
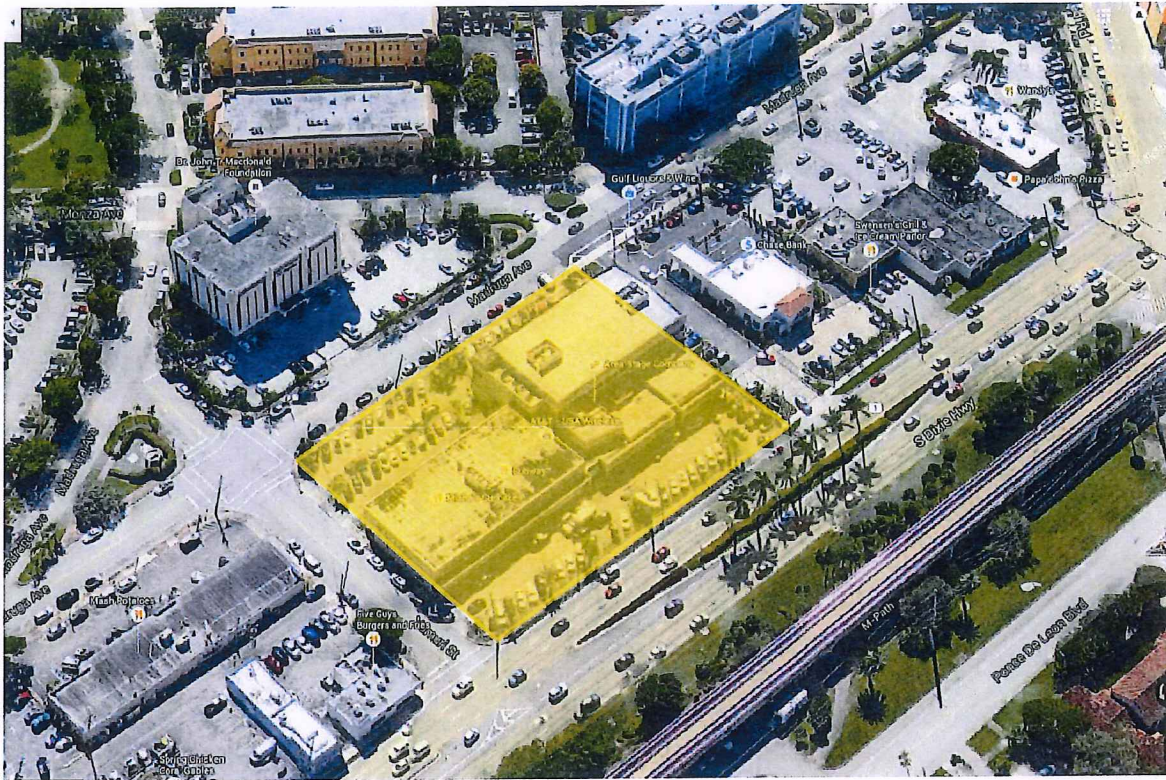


PROPOSED RETAIL DEVELOPMENT
RIVIERA PLAZA
1558 SOUTH DIXIE HWY
CORAL GABLES, FLORIDA 33146

© 2019 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

DATE:
03-06-2019
PROJECT NO:
18-097
DRAWING NAME:
SITE MAP
SHEET NO:

SITE MAP



SITE AERIALS

BEHAR·FONT
PARTNERS, P.A.
ARCHITECTURAL · PLANNING · INTERIORS

4533 Ponce de Leon Blvd.
Coral Gables, Florida 33146
TEL: (305) 740-5442 FAX: (305) 740-5443
E-MAIL: reception@beharfont.com



PROPOSED RETAIL DEVELOPMENT
RIVIERA PLAZA
1558 SOUTH DIXIE HWY
CORAL GABLES, FLORIDA 33146

© 2016 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THE ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

DATE:
03-06-2019
PROJECT NO:
18-097
DRAWING NAME:
SITE AERIALS
SHEET NO:



PICTURE # 1



PICTURE # 3



PICTURE # 7



PICTURE # 9



PICTURE # 2



PICTURE # 4



PICTURE # 8



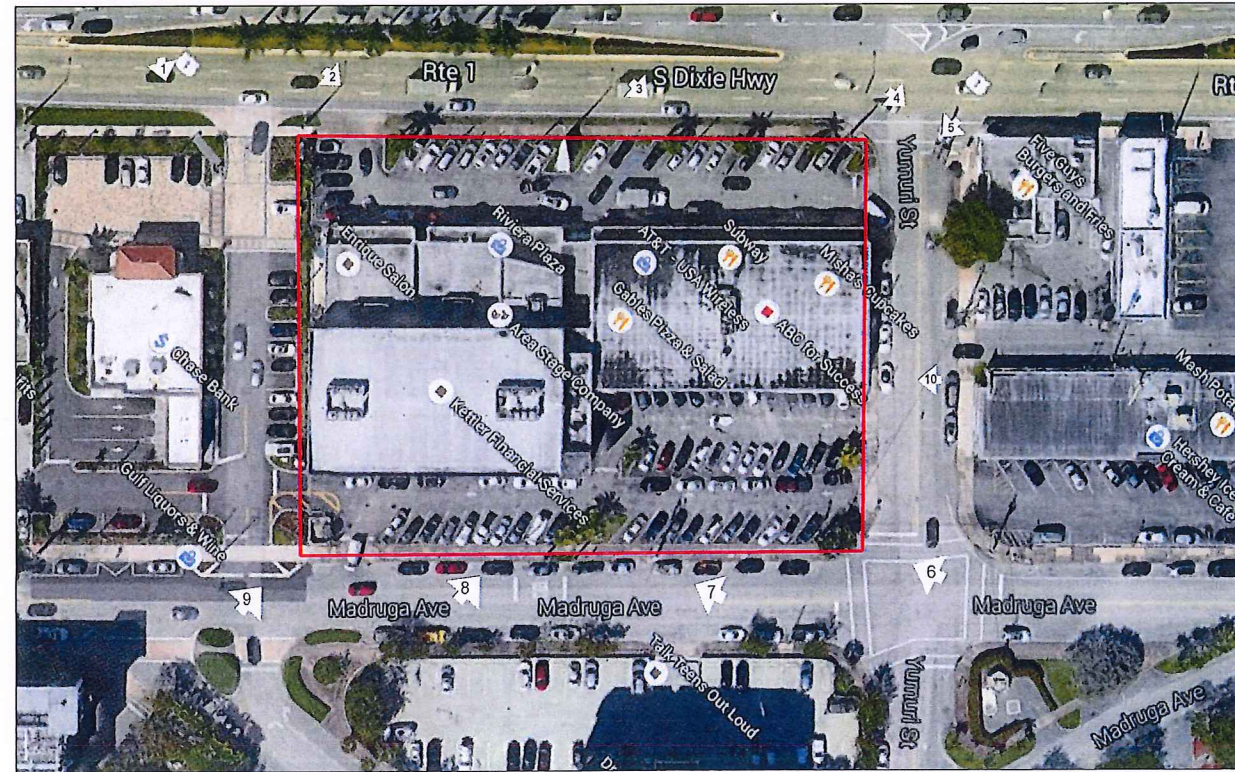
PICTURE # 10



PICTURE # 5



PICTURE # 6



NTS

SITE PHOTOS

BEHAR·FONT
 PARTNERS, P.A.
 ARCHITECTURE · PLANNING · INTERIORS

4533 Ponce de Leon Blvd.
 Coral Gables, Florida 33146
 TEL: (305) 740-5442 FAX: (305) 740-5443
 E-MAIL: reception@beharfont.com

SEAL:
 STATE OF FLORIDA
 JAVIER FONT
 AR12547
 REGISTERED ARCHITECT
 JAVIER FONT AR No. 12547

PROPOSED RETAIL DEVELOPMENT
RIVIERA PLAZA
 1558 SOUTH DIXIE HWY
 CORAL GABLES, FLORIDA 33146

© 2019 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT

DATE:
 03-06-2019
 PROJECT NO:
 18-097
 DRAWING NAME:
 SITE PHOTOS
 SHEET NO:

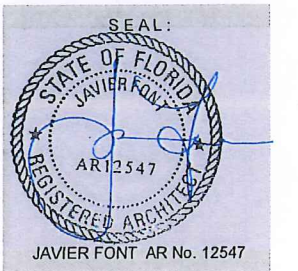


MADRUGA CONTEXT ELEVATIONS



BEHAR·FONT
PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS

4533 Ponce de Leon Blvd.
Coral Gables, Florida 33146
TEL: (305) 740-5442 FAX: (305) 740-5443
E-MAIL: reception@beharfont.com



PROPOSED RETAIL DEVELOPMENT
RIVIERA PLAZA
1558 SOUTH DIXIE HWY
CORAL GABLES, FLORIDA 33146

© 2016 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

DATE:
03-06-2019
PROJECT NO:
18-097
DRAWING NAME:
CONTEXT PHOTOS
SHEET NO:

ZONING INFORMATION		
PROJECT NAME: RIVIERA PLAZA		
PROPERTY ADDRESS: 1558 S DIXIE HWY		
PROPERTY'S LAND USE DESIGNATION : COMMERCIAL LOW RISE ZONING DESIGNATION : COMMERCIAL		
NET LOT AREA (NOT INCLUDE ALLEY): 59,733.60 SQ. FT. (1,371 ACRES) ALLEY AREA: 5,998.15 SQ. FT. (0,137 ACRES) TOTAL NET LOT AREA (INCLUDED ALLEY): 65,731.75 SQ. FT. (1,508 ACRES)		
MAXIMUM F.A.R	ALLOWED/REQUIRED	PROVIDED
NET LOT AREA (NOT INCLUDED ALLEY) 59,733.60 SQ. FT. X 2.0 = 119,467.2 (WITH MED. BONUS)	119,467.2 SQ FT	+/- 47,000 SQ. FT.
TOTAL	119,467.2 SQ FT	+/- 47,000 SQ. FT.
PROPOSED BUILDING F.A.R.		
GROUND	RETAIL = +/- 47,000 SQ. FT.	+/- 47,000 SQ. FT.
TOTAL		+/- 47,000 SQ. FT.
BUILDING SETBACKS		
	ALLOWED/REQUIRED	PROVIDED
FRONT (US HIGHWAY # 1)	56' FROM US ROUTE 1	5'-4" UP TO 35'-0" IN HEIGHT 8'-0" ABOVE 35'-0" IN HEIGHT SETBACK REDUCTION PURSUANT TO THE MEDITERRANEAN DESIGN ORDINANCE
FRONT (MADRUGA AVENUE)	UP TO 15' NONE ABOVE 15' SHALL BE SETBACK 10' FROM THE PROPERTY LINE AT THE LOWER OF : a) CORNICE LINE ABOVE 15' b) THE TOP OF THE PARKING PEDESTAL c) FORTY (40) FEET	8'-0" UP TO 35'-0" IN HEIGHT 8'-0" ABOVE 35'-0" IN HEIGHT SETBACK REDUCTION PURSUANT TO THE MEDITERRANEAN DESIGN ORDINANCE
SIDE STREET (YUMURI STREET)	15'-0"	5'-0" SETBACK REDUCTION PURSUANT TO THE MEDITERRANEAN DESIGN ORDINANCE
INTERIOR SIDE (ADJ. PROPERTY)	UP TO 45' IN HEIGHT : 0'-0" GREATER THAN 45' IN HEIGHT : 15' PLUS 1 FOOT OF ADDITIONAL SETBACK FOR EACH 3' OF HEIGHT ABOVE 45'	UP TO 45' IN HEIGHT: 0'-0"

TOTAL LOT COVERAGE	REQUIRED	PROVIDED
	NO MINIMUM OR MAXIMUM REQUIRED	+/-58,000 SQ FT
LANDSCAPED / TOTAL OPEN SPACE AS PER 5.1105.C1 CITY OF CORAL GABLES ZONING CODE	ALLOWED/ REQUIRED	PROVIDED
GROUND LEVEL (ON-SITE) @ GROUND FLOOR - GREEN AREA.	10% OF THE BUILDING SITE (WITH ALLEY)	+/- 5,000 SQ.FT.
@ GROUND FLOOR - HARDSCAPE (PERVIOUS PAVERS)	10% OF 65,731= 6,573 SQ FT	+/- 9,000 SQ FT.
TOTAL		+/- 14,000 SQ FT.
BUILDING HEIGHTS		
AS PER CITY OF CORAL GABLES ZONING CODE MAXIMUM HEIGHT: 72'-0"	72'-0" MAXIMUM HEIGHT	38'-8"
PARKING AS PER 5.1409 CITY OF CORAL GABLES ZONING CODE	ALLOWED/REQUIRED	PROVIDED
	RETAIL PARKING (1 PER 250 SQ.FT.) 47,000 SQ.FT./250 = 188	209
HC PARKING REQUIREMENT		
GROUP	PARKING SPACES	PROVIDED
COMMERCIAL	REQUIRED HC PARKING 2% OF 188 = 4	8
	1 PER 6 REQUIRED PARKING SPACES REQUIRED TO BE VAN ACCESSIBLE 7/6 = 1,17	4 **
** INCLUDED IN TOTAL	TOTAL HC PARKING	8
LOADING SPACES AS PER 5.1409 D CITY OF CORAL GABLES ZONING CODE	ALLOWED/REQUIRED	PROVIDED
	2	3
TOTAL PARKING SPACES PER FLOOR		
GROUND FLOOR	0 PARKING SPACES	
SECOND FLOOR PARKING	107 PARKING SPACES	
THIRD FLOOR PARKING	102 PARKING SPACES	
TOTAL	209 PARKING SPACES	

ARTICLE 5 DEVELOPMENTS STANDARDS SECTION 5 -604 CORAL GABLES MEDITERRANEAN STYLE DESIGN STANDARDS			
b. DEVELOPMENTS BONUS STANDARDS TABLE 1. REQUIRED STANDARDS (NON RESIDENTIAL)			
REF	TYPE	PROVIDED	COMMENTS
1	ARCHITECTURAL ELEMENTS ON BUILDING FACADES	YES	SEE ELEVATIONS SHEETS A-5, & A-6
2	ARCHITECTURAL RELIEF ELEMENTS AT STREET LEVEL	YES	SEE FLOOR PLAN SHEET A-1.0 & ELEVATIONS SHEETS A-5, A-6, ARCADE AND LANDSCAPING PROVIDED.
3	ARCHITECTURAL ELEMENTS ON THE TOP OF BLDG.	YES	SEE ELEVATIONS SHEETS A-5, A-6
4	BICYCLE STORAGE	YES	SEE FLOOR PLAN L-1
5	BUILDING FACADES	YES	SEE ELEVATIONS SHEETS, A-2, A-3, (VERTICAL BREAKS PROVIDED AT REGULAR INTERVALS)
6	BUILDING LOT COVERAGE	YES	
7	DRIVE THRU FACILITIES	N/A	
8	LANDSCAPE / OPEN SPACE AREA	YES	SEE SHEET THIS SHEET, A-1 & L-1
9	STREET LIGHTING	YES	STREET LIGHTS PROPOSED.
10	PARKING GARAGES	YES	SEE SHEET A-1, A-2 & A-3
11	PORTE-COCHERES	N/A	
12	SIDEWALK / PEDESTRIAN ACCESS	YES	SEE SHEET A-1
13	STRUCTURAL SOIL	YES	SEE SHEET L-1
14	WINDOWS ON MEDITERRANEAN BUILDINGS	YES	SEE ELEVATIONS SHEETS A-2, A-3.
MEDITERRANEAN STYLE DESIGN			
(ARCHITECTURAL AND PUBLIC REALM STANDARDS) TABLE 2 (EIGHT OF TWELVE REQUIRED)			
REF	TYPE	PROVIDED	COMMENTS
1	ARCADES AND OR / LOGGIAS	YES	SEE PLAN THIS SHEET, AND A-1 FOR ARCADE PROVIDED ALONG US HIGHWAY # 1, MADRUGA AVE. & YUMURI STREET
2	BUILDING ROOF LINES	YES	
3	BUILDING STEPBACK	YES	
4	BUILDING TOWERS	N/A	
5	DRIVEWAYS	YES	PARKING GARAGE DRIVEWAY ENTRY FROM MADRUGA AVE. & YUMARI STREET
6	LIGHTING OF LANDSCAPING	YES	UPLIGHTING AT US HIGHWAY #1 7 YUMARI STREET
7	MATERIALS ON EXTERIOR BUILDING FACADES	YES	PAINTED STUCCO, W/KEYSTONE VENEER AND IMITATION KEYSTONE ACCENTS AT PEDESTRIAN ENTRIES,
8	OVERHEAD DOORS	YES	NOTE THAT NONE OF THE PARKING ENTRIES THAT MAY RECEIVE OVERHEAD DOORS.
9	KEYSTONE PAVER TREATMENT	YES	PAVERS ARE SHOWN THROUGHOUT THE GROUND FLOOR KEYSTONE TILES
10	PEDESTRIAN AMENITIES	YES	(BENCHES, EXPANDED SIDEWALKS, REFUSE CONTAINER)
11	PEDESTRIAN PASS-THROUGHS / PASEOS	YES	
12	UNDERGROUND PARKING	N/A	

BEHAR·FONT
PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS

4330 P.O. BOX DELECH BLVD CORAL GABLES FLORIDA 33146
Tel: 305.740.5442 • Fax: 305.740.5443
530 CHAPEL ST NEW HAVEN, CONNECTICUT 06510
Tel: 203.974.0785
554 W MAIN ST • BLDG A SUITE 400 ATLANTA, GEORGIA 30318
Tel: Fax: 678.7652009



PROPOSED RETAIL DEVELOPMENT

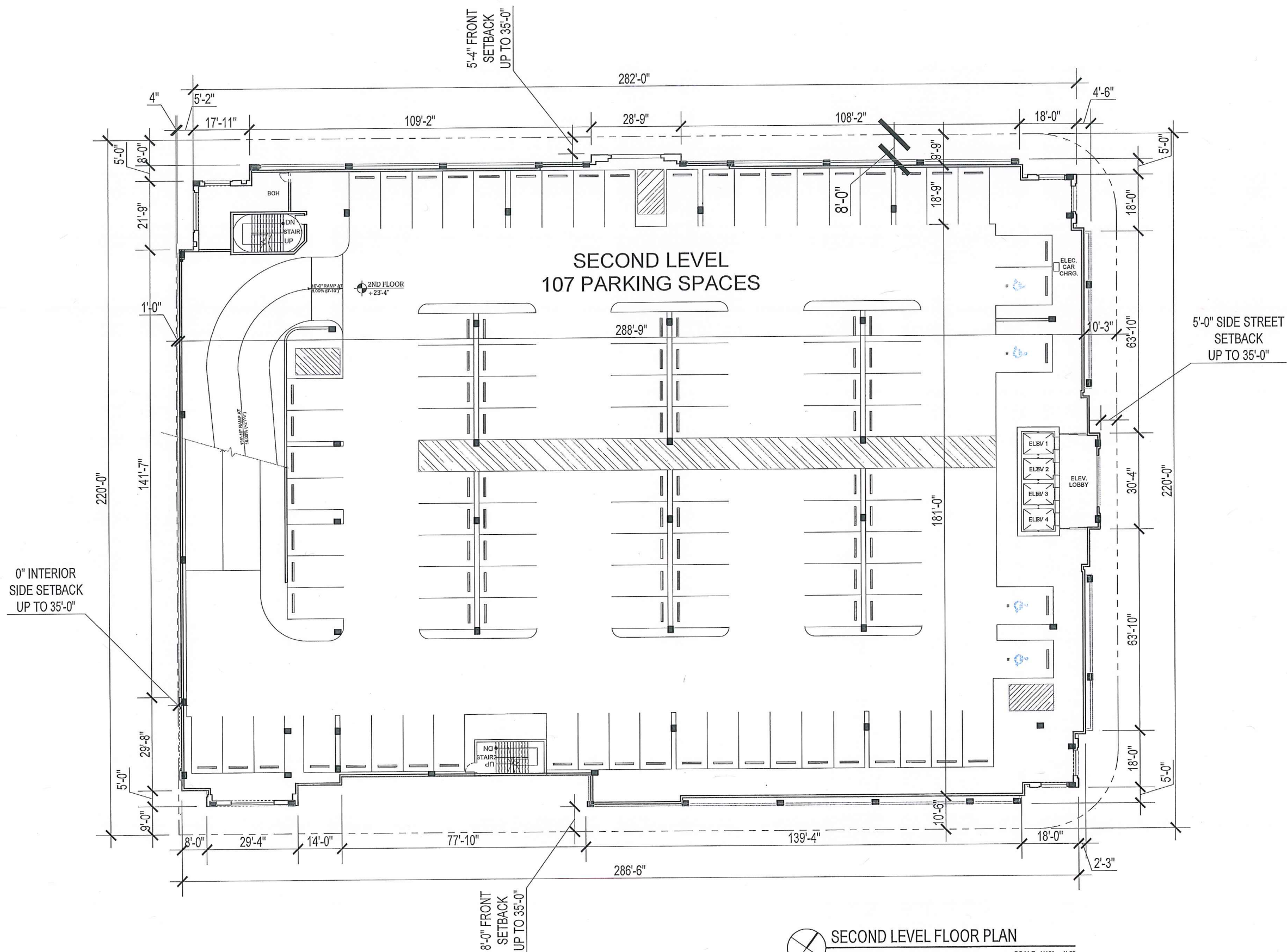
RIVIERA PLAZA PUBLIX


1558 S DIXIE HIGHWAY

CORAL GABLES, FL 33146

© 2018 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

DATE:
03-06-2019
PROJECT NO:
16-039
DRAWING NAME:
ZONING CHART
SHEET NO:



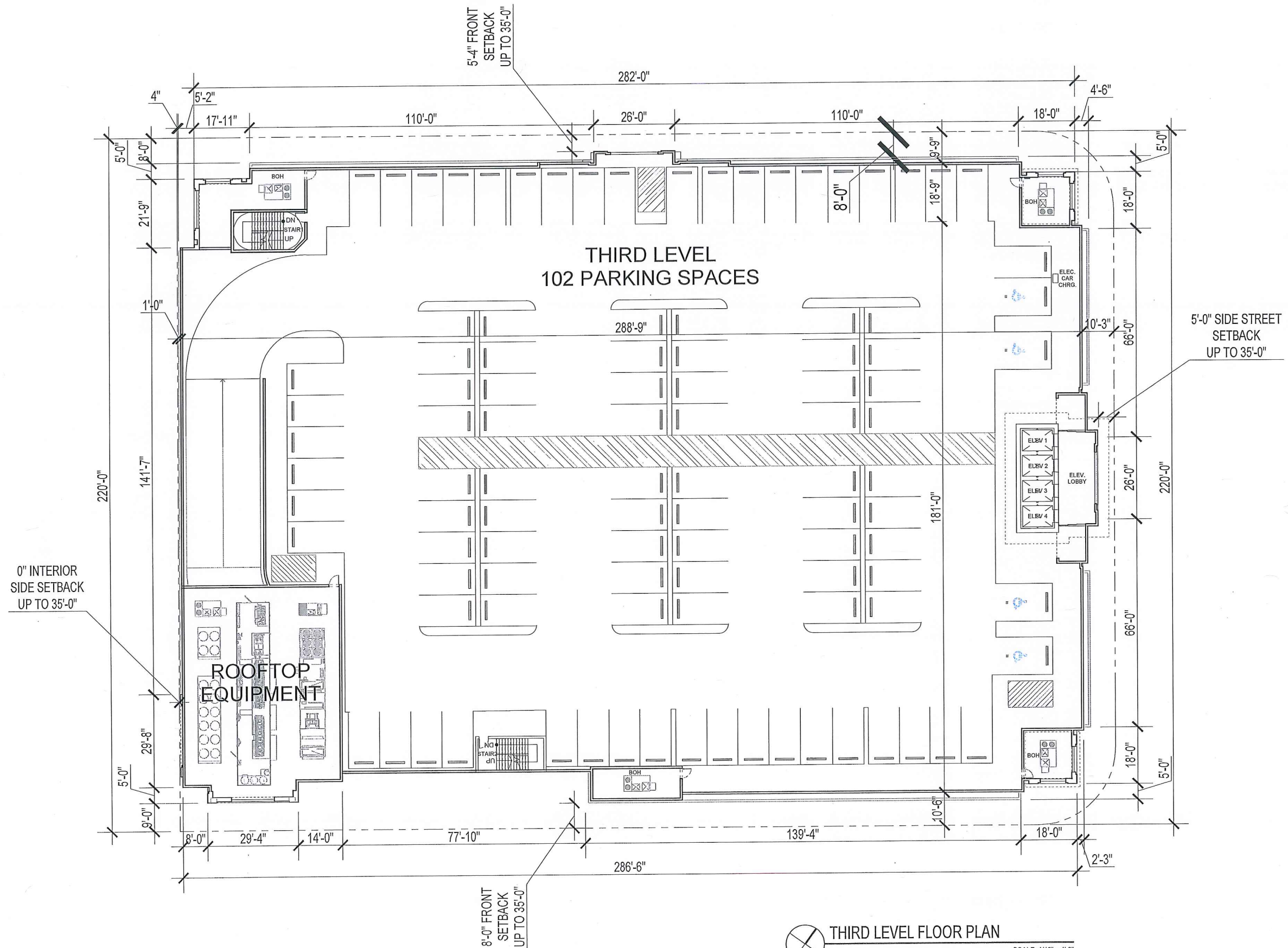
 SECOND LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"



PROPOSED RETAIL DEVELOPMENT

RIVIERA PLAZA PUBLIX
1558 S DIXIE HIGHWAY
CORAL GABLES, FL 33146

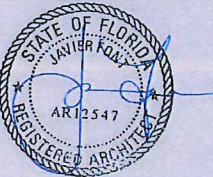
© 2018 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT



BEHAR·FONT
PARTNERS, P.A.
ARCHITECTURE · PLANNING · INTERIORS

4331 BOWS DELEON BLVD CORAL GABLES, FLORIDA 33146
TEL: 305.740.5442 • FAX: 305.740.5442
333 CHAPEL ST. NEW HAVEN, CONNECTICUT 06510
TEL: 203.269.8782
574 W. MAIN ST. - ELDON A. SUITE 300 BURLINGTON, GEORGIA 30518
TEL: 678.622.2206

SEAL:



Javier Font AR No. 12547

PROPOSED RETAIL DEVELOPMENT

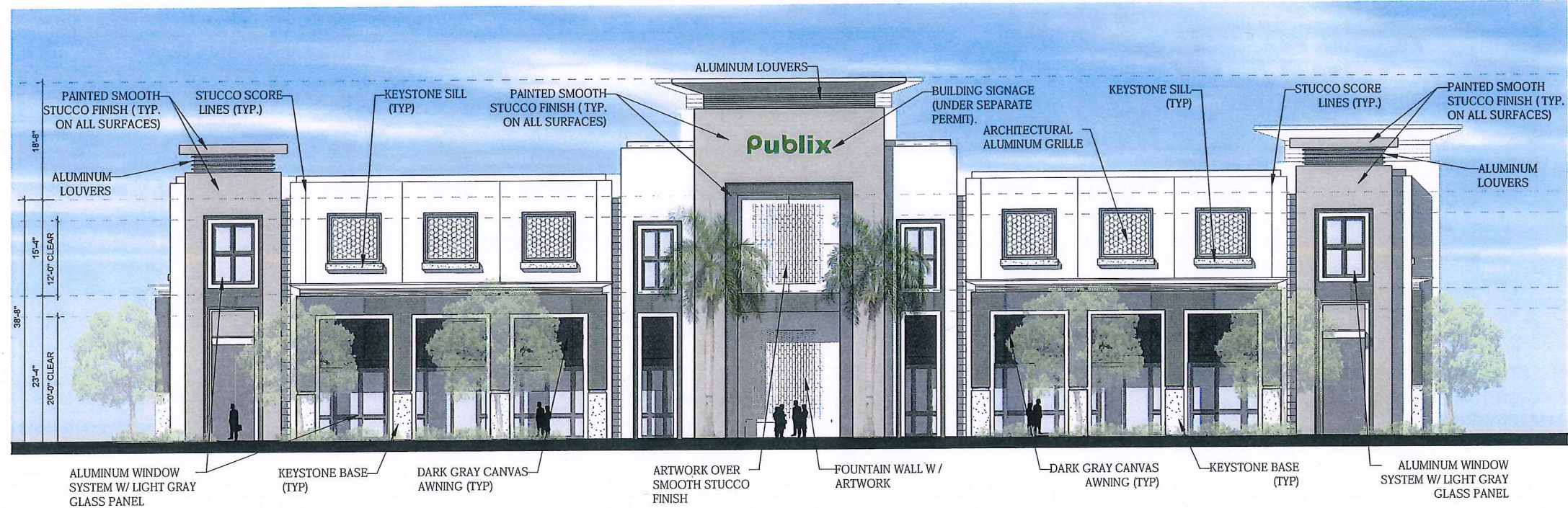
RIVIERA PLAZA PUBLIX

1558 S DIXIE HIGHWAY
CORAL GABLES, FL 33146

© 2018 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

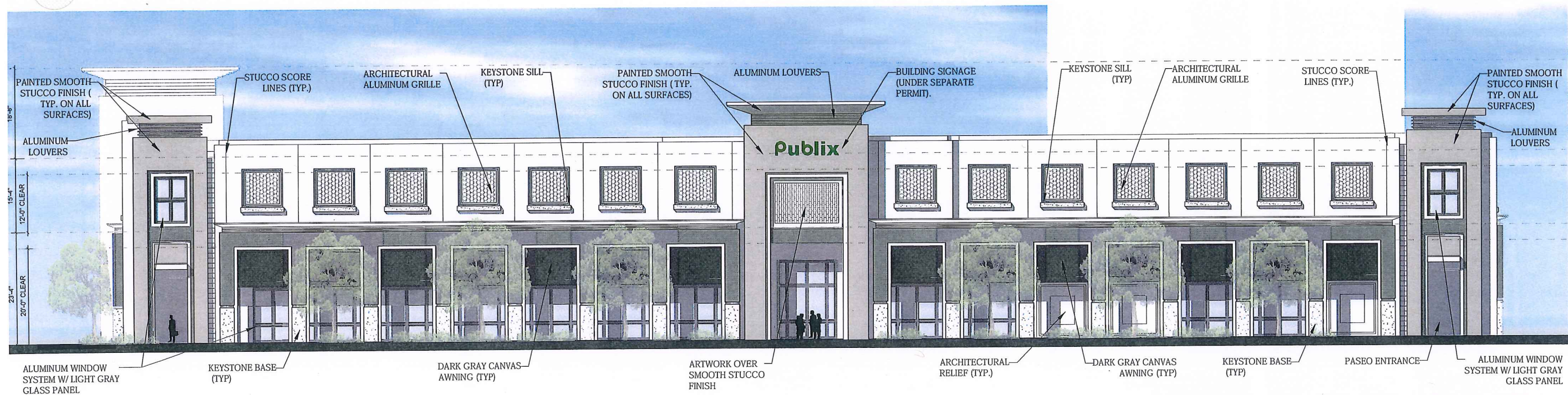
DATE:
03-06-2019
PROJECT NO:
16-039
DRAWING NAME:

SHEET NO:



PRELIMINARY N.E. ELEVATION - YUMURI

$\frac{3}{32}'' = 1'$



PRELIMINARY N.W. ELEVATION - US1

$\frac{3}{32}'' = 1'$

BEHAR • FONT
PARTNERS, P.A.
ARCHITECTURE • PLANNING • INTERIORS

1531 PLUNGE DE LEON BLVD., CORAL GABLES, FLORIDA 33134
TEL: 305.442.4442 • FAX: 305.442.4444
930 CHATELAIN NEW HAVEN, CONNECTICUT 06510
TEL: 203.267.0978
554 W. MAIN ST. • BLDG. A - SUITE 410 BURLINGTON, GEORGIA 30519
TEL: 404.875.2208

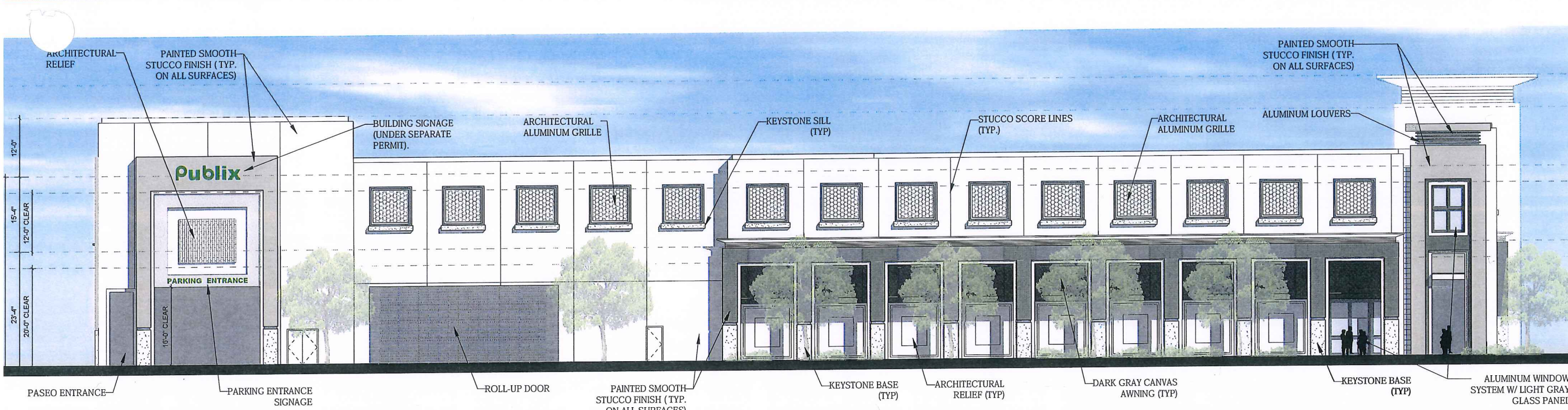


PROPOSED RETAIL DEVELOPMENT
RIVIERA PLAZA PUBLIX
1558 S DIXIE HIGHWAY
CORAL GABLES, FL 33146

© 2018 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

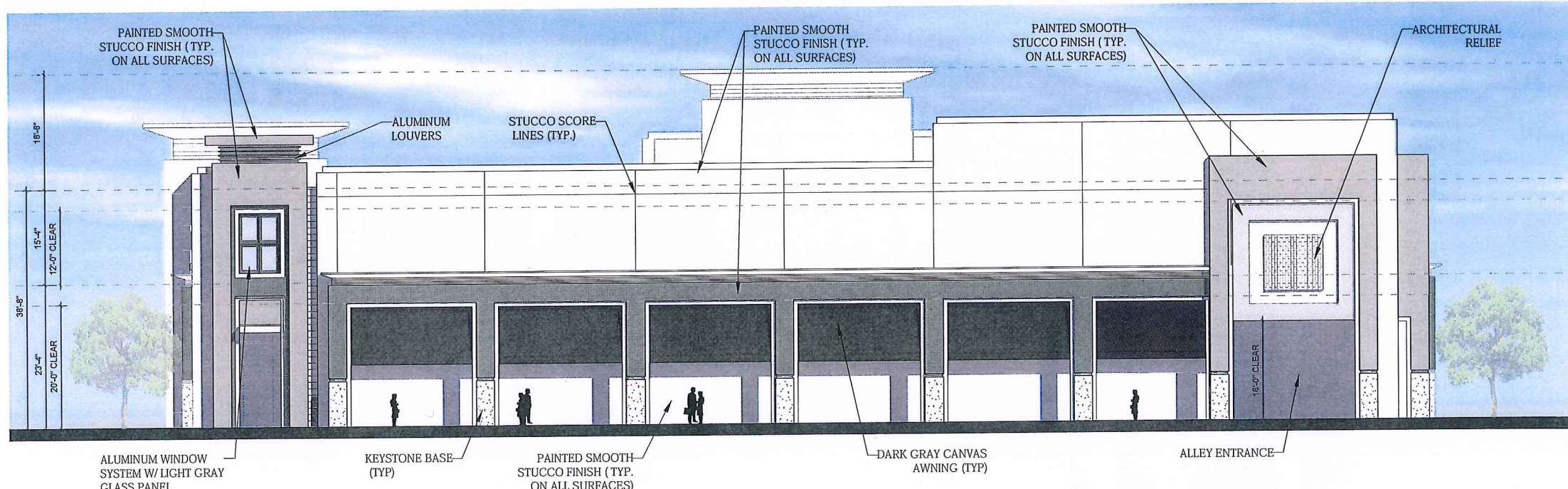
DATE:
03-06-2019
PROJECT NO:
16-039
DRAWING NAME:

SHEET NO:



PRELIMINARY S.W. ELEVATION - MADRUGA

$\frac{3}{32}'' = 1'$



PRELIMINARY S.W. ELEVATION - INT. SIDE

$\frac{3}{32}'' = 1'$

BEHAR-FONT
PARTNERS, P.A.
ARCHITECTURE • PLANNING • INTERIORS

4333 PONCE DE LEON BLVD. CORAL GABLES, FLORIDA 33146
TEL: 305.440.0441 • FAX: 305.440.0442
200 CHAPPELL ST. NEW HAVEN, CONNECTICUT 06510
TEL: 203.938.7628

154 W. MAIN ST. - BLDG. A - SUITE 410 BURLINGTON, VERMONT 05401
TEL: 802.243.8686 • FAX: 802.243.8687

SEAL:

Javier Font AR No. 12547

PROPOSED RETAIL DEVELOPMENT

RIVIERA PLAZA PUBLIX

1558 S DIXIE HIGHWAY
CORAL GABLES, FL 33146

© 2019 BEHAR-FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

DATE:
03-06-2019

PROJECT NO:
16-039

DRAWING NAME:

SHEET NO:

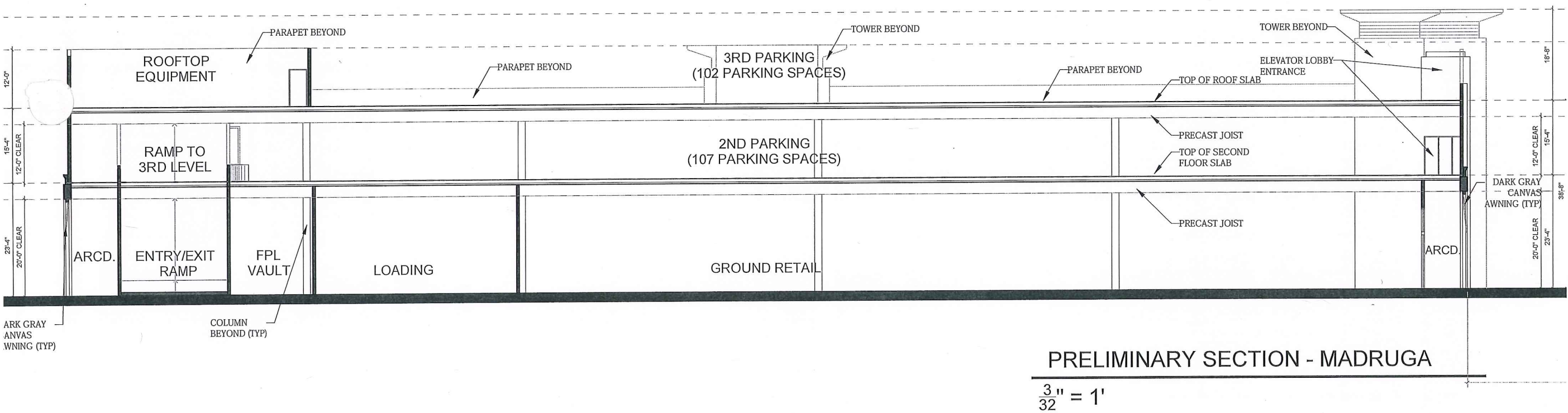


PROPOSED RETAIL DEVELOPMENT

RIVIERA PLAZA PUBLIX

1558 S DIXIE HIGHWAY
CORAL GABLES, FL 33146

© 2018 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.





SOUTHERN VIEW FROM US1

SCALE: N.T.S.



WESTERN VIEW FROM US1

BEHAR • FONT
 PARTNERS, P.A.
 ARCHITECTURE • PLANNING • INTERIORS

5500 PONCE DE LEON BLVD., CORAL GABLES, FLORIDA 33146
 TEL: 305.462.4442 • FAX: 305.462.4444

330 CHATEL ST., NEW HAVEN, CONNECTICUT 06510
 TEL: 203.261.0700

654 W. MIAMI ST., SUITE 410, MIAMI, FLORIDA 33135
 TEL: 305.462.4442



PROPOSED RETAIL DEVELOPMENT

RIVIERA PLAZA PUBLIX

1558 S DIXIE HIGHWAY
 CORAL GABLES, FL 33146

© 2018 BEHAR FONT PARTNERS, P.A. THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

DATE:
 03-06-2019

PROJECT NO:
 16-039

DRAWING NAME:

SHEET NO:



GUNSTER
FLORIDA'S LAW FIRM FOR BUSINESS

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

March 5, 2019

VIA HAND DELIVERY

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

Re: Publix at Riviera Plaza / Art in Public Places Statement

Dear Mr. Trias:

As required by Coral Gables Zoning Code Section 3-2103.A.2, and on behalf of Publix Super Markets, Inc., (the "Applicant"), please be advised that, as part of the proposed construction of a new Public Super Market at 1542 South Dixie Highway, the Applicant intends to contribute 1% of the Aggregate Project Value to the Art Acquisition Fund. If you have any questions, please do not hesitate to contact me at (305) 376-6061.

Sincerely,

Mario Garcia-Serra

MIA_ACTIVE 4899319.1

ORDINANCE NO. 628

AN ORDINANCE VACATING AND DISCONTINUING THAT CERTAIN 20 FOOT ALLEY RUNNING SOUTH-WESTERLY AND NORTHEASTERLY IN BLOCK 199, RIVIERA SECTION PART 14, FROM RED ROAD TO THE NORTHEASTERLY BOUNDARY LINE OF LOT 3 IN SAID BLOCK EXTENDED, ACCORDING TO PLAT THEREOF FILED IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, TO PERMIT CONSTRUCTION OF A BUILDING OVER SAID ALLEY WHICH WOULD BE IMPOSSIBLE WITHOUT SUCH VACATION AND DISCONTINUANCE.

WHEREAS, Harley W. Vanderboegh and wife are the owners of Lots 1 to 4, both inclusive and Lots 40 to 44, both inclusive of Block 199 of 2nd Revised Plat of Coral Gables, Riviera Section, Part 14, according to a map or plat thereof, recorded in Plat Book 28 at Page 32 of the Public Records of Dade County, Florida; and

WHEREAS, the said Harley W. Vanderboegh has requested the City of Coral Gables to vacate the alley as shown on said plat, commencing at Red Road, and lying between Lots 1, 2 and 3 and Lots 44, 43 and 42 and the southwesterly 25 feet of Lot 41; and

WHEREAS the said Harley W. Vanderboegh has represented to the city that he has the written consents of the other property owners in said block to the vacation of said alley and has deeded to the city, for alley purposes, the northeasterly 25 feet of Lot 41 of said Block 199 of 2nd Revised Plat of Coral Gables Riviera Section, Part 14, according to the plat thereof recorded in Plat Book 28 at page 32, Dade County, Florida, records;

NOT, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES, FLORIDA:


SECTION 1. That the 20 foot alley running northeasterly and southwesterly in Block 199, Riviera Section, Part 14, from Red Road to the northeasterly boundary line of lot 3 in said block, extended, according to the plat thereof recorded in the Public Records of Dade County, Florida, in Plat Book 28, at page 32, (being that portion of the alley in said block lying between lots 1, 2 and 3 and Lots 44, 43, 42 and the southwesterly 25 feet of Lot 41 thereof) be, and the same hereby is vacated.

PASSED AND ADOPTED THIS 18th DAY OF OCTOBER A. D. 1949.

APPROVED:


MAYOR
W. Keith Phillips

ATTEST:


CITY CLERK
E. B. Poorman

I
Abess stated that the matter had been discussed with the Architects Board (which took no action because the work was prohibited by city ordinance) and the Zoning Board. On motion of Commissioner Neher, seconded by Commissioner Rogers and un-animously adopted, the amended sign ordinance, passed on first reading at the regular meeting December 1, 1953, was amended to permit the painting of decorative motifs upon awnings, above the valances, provided that a permit was secured therefor from the Building Department, and provided further that in each such instance the decoration motif to appear upon the awning was to be approved by the City Commission.

AIA398
Mr. Morris Kellman appeared before the Commission to request permission to hang a sign "Kells Apartments" from a bracket on his building at 214 Avenue Antiquera. It was pointed out to Mr. Kellman that this violated the sign ordinance and would not be permitted. He was advised to apply to the Building Department for the installation of a sign complying with the sign ordinance of the city.

I
The City Manager was directed to take prosecutive action against any similar signs that may violate the ordinance, alleged by Mr. Kellman to be in existence.

The following resolution was presented and read:

- RESOLUTION NO. 5303

A RESOLUTION AUTHORIZING AN EXCEPTION TO ORDINANCE NO. 271, KNOWN AS THE "ZONING ORDINANCE".

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

That the following exception to the provisions of Ordinance No. 271, having been recommended by the Zoning Board of Appeals at its regular meeting of December 14, 1953, be and the same hereby is granted:

Permit construction of a residence exceeding the maximum floor coverage by 4.48 percent upon Lot 3> Block 151, Country Club Section Part 6.

I
Motion for its adoption was made by Commissioner Rogers, seconded by Commissioner Phillips. Resolution was adopted by the following roll call: "Yeas" - Commissioners Hartnett, Phillips and Rogers; Mayor Hendrick. "Nays" - Commissioner Neher.

Mr. W. J. McLeod and Mr. Leslie Coombes appeared before the Commission requesting approval of a replat of a portion of Block 199, Riviera Section, and requesting that the paving of the new alley and parking spaces on such replat be not required of the owners at this time.

ORDINANCE NO. 809

AN ORDINANCE APPROVING A PLAT ENTITLED "REPLAT OF A PORTION OF BLOCK 199, CORAL GABLES RIVIERA SECTION PART 14, BEING A REPLAT OF A PORTION OF BLOCK 199 OF THE SECOND REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 14, P.B. 28 P. 32 LYING IN SECTION 30-54-41, CORAL GABLES, DADE COUNTY, FLORIDA"; AND ACCEPTING DEDICATION OF ALLEY AS SHOWN THEREON. *

which was read and adopted on first reading December 1, 1953, was read again in full. Motion for its adoption was made by Commissioner Neher, seconded by Commissioner Phillips and the ordinance was adopted by the following roll call: Commissioners Hartnett, Neher, Phillips and Rogers; Mayor Hendrick, "Nays" - None.

Thereupon Mayor Hendrick declared the ordinance passed and adopted and ordered its publication as Ordinance No. 809.

Commissioner Hartnett was excused from the meeting at this point.

The following resolution was presented and read:

RESOLUTION NO. 5304

A RESOLUTION DIRECTING THE MAYOR AND CITY CLERK NOT TO SIGN AND DELIVER THE PLAT APPROVED BY ORDINANCE NO. 809 UNTIL THE OCCURRENCE OF CERTAIN EVENTS LISTED HEREIN.

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

That the Mayor and City Clerk are hereby directed not to sign and execute the replat of Block 199, Coral Gables Riviera Section, and not to deliver said signed plat to the owners thereof unless and until the following events and actions take place:

1. That a covenant running with the land be signed by all owners of the land within such plat and delivered to the city, such covenant to be in form and content as approved by the City Attorney, providing that a five-foot masonry wall eight inches thick be constructed along the southwesterly line of such replat and along the street line of Avenue Madruga.

2. That 1953 city taxes be paid upon all property lying within the replat.

3. That opinions of title to the property within the plat, satisfactory to the City Attorney, be delivered to the City Attorney,

4. That the northeasterly twenty-five feet of Lot 39 in said Block 199 be deeded to the city for use as an alley and that satisfactory arrangements be made with the grantor that the grantor will pave such property as an alley at his expense, or that he deposit an adequate sum with the city to insure such paving in an amount to be approved by the City Manager.

5. That said replat be signed by all owners, mortgagees and lessees of record.

Motion for its adoption was made by Commissioner Neher, seconded by

Commissioner Phillips. Resolution was adopted by the following roll call:

"Yeas" - Commissioners Neher, Phillips and Rogers; Mayor Hendrick. "Nays" - None.

The following ordinance was presented and read:

ORDINANCE NO. 810

AN ORDINANCE AMENDING SECTION 15 OF ORDINANCE NO. 271, KNOWN AS THE "ZONING ORDINANCE"; ESTABLISHING A FRONT SETBACK FOR ALL PROPERTY IN BLOCK 199, RIVIERA SECTION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND DECLARING THIS TO BE AN EMERGENCY ORDINANCE.

Motion was made by Commissioner Phillips, seconded by Commissioner Rogers, that the requirement of reading on two separate days be dispensed with and the ordinance be placed on second reading at once. Motion was adopted by the following roll call: "Yeas" - Commissioners Neher, Phillips and Rogers; Mayor Hendrick. "Nays" - None.

- Thereupon the ordinance was read again in full. Motion for its adoption was made by Commissioner Phillips, seconded by Commissioner Rogers, and the ordinance was adopted by the following roll call: "Yeas" - Commissioners Neher, Phillips and Rogers; Mayor Hendrick. "Nays" - None.

Thereupon Mayor Hendrick declared the ordinance passed and adopted and ordered its publication as Ordinance No. 810,

The City Clerk presented to the Commission a plat of land entitled "Grand Avenue Park, a Subdivision in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 20-54-41", said land being owned by the City of Miami and said plat being presented by the Department of Engineering, City of Miami. The land covered in said plat is at the southwest corner of Grand Avenue and Jefferson Street, and extends into Coral Gables a distance of 3.25 feet on Grand Avenue and a distance of 1.23 feet at the south end of such tract. The City Clerk advised that inasmuch as only a few feet of land within the City of Coral Gables was involved the plat had not been presented to the Zoning or Planning Boards for approval.

The following ordinance was presented and read:

ORDINANCE

AN ORDINANCE APPROVING A PLAT ENTITLED "GRAND AVENUE PARK, A SUBDIVISION IN THE NW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 20, TWP. 54 S., RGE. 41 E, MIAMI, DADE COUNTY, FLORIDA".

upon first reading. Motion for its adoption on first reading was made by Commissioner Rogers, seconded by Commissioner Phillips. Ordinance was adopted on first reading by the following roll call: "Yeas" - Commissioners Neher, Phillips

CERTIFICATE NO. 984

IN COMPLIANCE APPROVED A PLAT (ALLOTMENT) REPLY OF
A PLAT OF BLOCK 28, CORAL GABLES ESTATES
SECTION PART 14, BEING A REPLY OF A PORTION OF
BLOCK NO. 10 OF THE SECOND REVISED PLAT OF CORAL
GABLES ESTATES SECTION PART 14, P. 28 P. 10
LIVING IN SECTION 20-24-41, CORAL GABLES, Dade
COUNTY, FLORIDA, AND ACCEPTING REGULATION OF
ALINE AS SUNDAY TRAIL.

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

SECTION 1. That that certain plat entitled "Plat of a
portion of Block 179, Coral Gables Estates Section Part 14, being a
portion of a portion of Block 10 of the Second Revised Plat of Coral
Gables Estates Section Part 14, P. 28 P. 10, as shown in Section 20-24-41,
Coral Gables, Dade County, Florida, as presented by Louis A. Dunn,
Barley C. Vanderburgh and Alice A. Vanderburgh, his wife, P. M. Ryan
and Gladys E. Ryan, his wife, Martin V. Spitzer and Ruth M. Spitzer,
his wife, and Arden Thomas, owner of the property included with the
said plat, as approved by the Planning and Advisory Board and Planning
Board of Appeals of this city, be and the same hereby is approved.

SECTION 2. That the dedication to the public of the alley
as shown on the said plat is hereby accepted and confirmed.

PASSED AND ADOPTED THIS 15TH DAY OF DECEMBER, A. D. 1955.

APPROVED:

David H. Hendrick
MAYOR
Elected 1954, 1958, 1962

ATTEST:

[Signature]
LARRY CLARK
CITY CLERK

AOLINE

ORDINANCE HO. 810

AN ORDINANCE AMENDING SECTION 15 OF ORDINANCE NO. 271, KNOWN AS THE "ZONING ORDINANCE"; ESTABLISHING 4 FRONT SETBACK FOR ALL PROPERTY IN BLOCK 199, RIVIERA SECTION; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND DECLARING THIS TO BE AN EMERGENCY ORDINANCE.

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

SECTION 1. That Section 15 of Ordinance No. 271, passed and adopted February 16, 1937, and known as the "Zoning Ordinance" as amended, be and the same is hereby amended by the addition thereto of the following paragraphs


The front setback from South Dixie Highway (also known as U. S. Highway No. 1 and Miami-Homestead Highway) for all lots and parcels of land in Block 199, Riviera Section Part 14, Flat Book 28, page 32, or as shown upon any replat of all or part of such block, shall be 56 feet."

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

SECTION 3. That this ordinance is hereby declared to be an emergency measure upon the grounds of urgent public need for the preservation of peace, health, safety and property of the people of Coral Gables.

PASSED AND ADOPTED THIS 15TH DAY OF DECEMBER, A. D. 1953.

APPROVED:


MAYOR
David H. Hendrick, Jr.

ATTESTS


CITY CLERK
E. B. Poorman

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2017-34

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES REQUESTING VACATION OF A PUBLIC ALLEYWAY PURSUANT TO ZONING CODE ARTICLE 3, DIVISION 12, "ABANDONMENT AND VACATIONS" AND CITY CODE CHAPTER 62, ARTICLE 8, "VACATION, ABANDONMENT AND CLOSURE OF STREETS, EASEMENTS AND ALLEYS BY PRIVATE OWNERS AND THE CITY; APPLICATION PROCESS," PROVIDING FOR THE VACATION OF THE TWENTY (20) FOOT WIDE ALLEY WHICH IS THREE-HUNDRED (300) FEET IN LENGTH LYING BETWEEN TRACTS A AND B, AND DEDICATION OF SUBSTITUTE PERPETUAL ACCESS AND UTILITY EASEMENT IN BLOCK 199, RIVIERA SECTION PART 14 (1542 SOUTH DIXIE HIGHWAY), CORAL GABLES, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an Application was submitted requesting approval to vacate, abandon, and close a portion of the alley that presently runs from Yumuri Street between the boundary lines of Tracts A and B of a portion of Block 199, Coral Gables Riviera Section Part 14, Coral Gables, Florida; and

WHEREAS, in accordance with Section 62-262 of the City Code, property owners within 1000 feet of the proposed alley to be vacated were notified by letter of the Development Review Committee on January 27, 2017; and

WHEREAS, comments were solicited from affected utility companies and no objections were received from any of the utility companies; and

WHEREAS, after notice of public hearing duly published and courtesy notification of all property owners of record within one-thousand (1,000) feet, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on July 12, 2017 at which hearing all interested persons were afforded the opportunity to be heard; and

WHEREAS, at the Planning and Zoning Board's July 12, 2017 meeting, the Board recommended approval of the proposed alley vacation (vote: 6-0) subject to conditions of approval; and

WHEREAS, pursuant to the City Code an additional public hearing notice was provided via Certified Mail to all property owners within 1000 feet of the subject property advising of the upcoming Commission meeting; and

WHEREAS, after notice of public hearing duly published, a public hearing was held before the City Commission on August 29, 2017, at which hearing this item was presented and all interested persons were afforded the opportunity to be heard; and

WHEREAS, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request to vacate an alley as required by the Zoning Code, and including careful consideration of written and oral comments by members of the public;

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

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

SECTION 2. The applicant and/or owner of record shall grant to the City by deed of dedication of absolute rights of public ingress and egress and of all utilities whatever interest they need in the access easement more particularly described as follows:

“The southwesterly 24.10 feet of tract “B”, “re-plat of a portion of Block 199 of Coral Gables Riviera Section Part 14”, according to the plat thereof, as recorded in Plat Book 53, Page 97, of the public records of Miami-Dade County, Florida; less the southwesterly 4.10 feet thereof; together with the southwesterly 24.10 feet of that portion of the 20.00 foot wide alley between tracts “A” and “B” of said plat, containing 872 square feet, more or less.”

SECTION 3. The proposed alley vacation that presently runs from Yumuri Street between the boundary lines of Tracts “A” and “B” of “Re-plat of a portion of Block 199, Coral Gables Riviera Section Part 14”, Coral Gables, Florida shall be and is hereby approved subject to all of the following conditions:

1. The applicant grants to the City by Deed of Dedication absolute rights of public ingress and egress and of all utilities whatever interests they need.
2. That all vehicle turning radius be adequate for all vehicles that would normally or occasionally use the alley.
3. That a vertical clearance of sixteen feet (16') extending the full length and width of the easement should be provided.
4. Applicant is responsible for the relocation of the existing utilities in the proposed alley to be vacated in accordance to the requirements of the affected utility companies including the City's gravity sanitary sewer line.
5. Applicant must seek Commission approval and provide fully executed hold harmless agreement or restrictive covenant for all proposed encroachments into, onto, under and over the City's rights-of-way.
6. Applicant must seek Florida Department of Transportation approval and permits for proposed improvements on or affecting South Dixie Highway.
7. Further refinement of ground floor on Madruga Avenue to minimize loading driveway and roll up door on sidewalk and façade.
8. Update arcade design to ensure a minimum of 10' horizontal clearance for a pedestrian path along the entire length of the arcade. Twelve feet horizontal clearance is preferred.
9. Further refinement of north elevation to incorporate architectural details above parking entrance on Yumuri Street.

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

SECTION 4. That the applicant shall further be required to comply with all applicable zoning regulations.

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

PASSED AND ADOPTED THIS TWENTY-SIXTH DAY OF SEPTEMBER, A.D.,
2017.

(Moved: Keon / Seconded: Lago)
(Yeas: Quesada, Keon, Lago, Mena, Valdes-Fauli)
(Unanimous: 5-0 Vote)
(Agenda Item: F-2)

APPROVED:


RAUL VALDES-FAULI
MAYOR

ATTEST:


WALTER J. FOEMAN
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:


CRAIG E. LEEN
CITY ATTORNEY



Historical Resources &
Cultural Arts

2327 SALZEDO STREET
CORAL GABLES
FLORIDA 33134

☎ 305.460.5093
✉ hist@coralgables.com

February 13, 2019

Riviera Plaza Holdings LP c/o Wexford Capital LP
848 Brickell Avenue, PH1
Miami, FL 33131

Re: 1542 South Dixie Highway, legally described as Tracts "A" and "B" of the replat of a portion of Block 199 of Coral Gables Riviera Section Part 14 according to the plat thereof as recorded in Plat Book 53 Page 97 in the public records of Miami-Dade County, Florida

Dear Property Owners:

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:

1542 South Dixie Highway, legally described as Tracts "A" and "B" of the replat of a portion of Block 199 of Coral Gables Riviera Section Part 14 according to the plat thereof as recorded in Plat Book 53 Page 97 in the public records of Miami-Dade County, Florida, 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 February 22, 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 eighteen-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 "Dona M. Spain", with a stylized, flowing script.

Dona M. Spain
Historic Preservation Officer

cc: Mario Garcia-Serra, 600 Brickell Avenue, Suite 3500, Miami, FL 33131
Miriam Soler Ramos, City Attorney
Cristina M. Suárez, Deputy City Attorney
Suramy Cabrera, Development Services Director
Charles Wu, Assistant Development Services Director
Ramon Trias, Planning & Zoning Director
Virginia Goizueta, Plans Processor Lead
Historical Significance Request Property File

Contact Information

Property Owner:

Riviera Plaza Holdings LP
848 Brickell Avenue
PH #1
Miami, FL 33131
(786) 220-0460
rmelendi@13fi.com

Attorney:

Mario Garcia-Serra, Esq.
600 Brickell Avenue, Suite 3500
Miami, Florida 33131
(305) 376-6061
MGarcia-Serra@gunster.com

Architect:

Mr. Javier Font
4533 Ponce de Leon Boulevard
Coral Gables, Florida 33146
(305) 740-5442
javier@beharfont.com

Contract Purchaser's Representative:

Mr. Paul Tremblay
Boos Development Group
5789 NW 151 Street, #B
Miami Lakes, Florida 33014



**CITY OF CORAL GABLES
LOBBYIST ANNUAL REGISTRATION APPLICATION
FOR EACH PRINCIPAL REPRESENTED**

REGISTRATION #: _____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager(s), Deputy/Assistant City Attorney(s), Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors Board, Committee Members, or any other City Official or staff.

FOR THIS PURPOSE: To encourage the approval, disapproval, adoption, repeal, passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of the City Commission, any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST:

Print Your Name and Email Address: Mario Garcia-Serra / mgarcia-serra@gunster.com
LOBBYIST EMAIL ADDRESS

Print Your Business Name, if applicable: Gunster, Yoakley & Stewart, P.A.

Business Telephone Number: 305-376-6000

Business Address 600 Brickell Avenue, Suite 3500, Miami, Florida 33131
ADDRESS CITY, STATE ZIP CODE

Federal ID#: 59-1450702

State the extent of any business or professional relationship you have with any current member of the City Commission.

N/A

CITY OF CORAL GABLES
RECEIVED BY THE
OFFICE OF THE CITY CLERK
2019 JAN -9 AM 9:55

PRINCIPAL REPRESENTED:

NAME Publix Super Markets, Inc. COMPANY NAME, IF APPLICABLE _____

BUSINESS ADDRESS 3300 Publix Corporate Pkwy. TELEPHONE NO.: 1-863-680-5311
Lakeland, Florida 33811-3311

Page 2 of 2



**CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION**

REGISTRATION #: _____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager(s), Deputy/Assistant City Attorney(s), Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors, Board/Committee Members, or any City Official or staff.

FOR THIS PURPOSE: To encourage the passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST AND TO FILE THE FOLLOWING INFORMATION, UNDER OATH, WITH THE CITY CLERK FOR EACH ISSUE ADDRESSED. ISSUE FEE: NO CHARGE, PROVIDING YOU HAVE A CURRENT ANNUAL LOBBYIST REGISTRATION DOCUMENT ON FILE.

Print Your Name and Email Address: Mario Garcia-Serra / mgarcia-serra@gunster.com
LOBBYIST EMAIL ADDRESS

Print Your Business Name: Gunster, Yoakley & Stewart, P.A.

Business Telephone Number: 305-376-6000

Business Address: 600 Brickell Avenue, #3500, Miami, Florida 33131
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented:

Principal Name: Publix Super Markets, Inc.

Principal Address: 3300 Publix Corporate Pkwy., Lakeland, FL 33811-3311 Telephone Number: 1-863-680-5311

ISSUE: Describe in detail, including address, if applicable, of the specific issue on which you will lobby: (Separate Application is required for each specific issue)

Zoning and Design review Approvals for 1542 South Dixie Highway.

I Mario Garcia-Serra hereby swear or affirm under penalty of per-
jury that all the facts contained in this Application are true and that I am aware
that these requirements are in compliance with the provisions of the City of Coral
Gables Ordinance No. 2006-11 (06/06/2006); Ordinance No. 2017-44
(12/05/2017); governing Lobbying.

Mario Garcia-Serra
Signature of Lobbyist

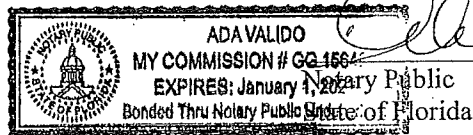
January 4, 2019
Date

STATE OF FLORIDA)
)
COUNTY OF MIAMI-)
DADE

BEFORE ME personally appeared Mario Garcia-Serra to me well known and known to me to be the person
described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said in-
strument for the purposes therein expressed.

WITNESS my Hand and Official Seal this January 4, 2019.

X Personally Known
____ Produced ID



For Office Use Only

Data Entry Date: _____, 20____.

Entered By: _____

Annual Fees Waived for Not-for-Profit Organizations (documentary proof attached.) _____

FL ID #: _____



**CITY OF CORAL GABLES
LOBBYIST ANNUAL REGISTRATION APPLICATION
FOR EACH PRINCIPAL REPRESENTED**

REGISTRATION #: _____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager(s), Deputy/Assistant City Attorney(s), Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors Board, Committee Members, or any other City Official or staff.

FOR THIS PURPOSE: To encourage the approval, disapproval, adoption, repeal, passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of the City Commission, any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST:

Print Your Name and Email Address: Mario Garcia-Serra / mgarcia-serra@gunster.com
LOBBYIST EMAIL ADDRESS

Print Your Business Name, if applicable: Gunster, Yoakley & Stewart, P.A.

Business Telephone Number: 305-376-6000

Business Address 600 Brickell Avenue, Suite 3500, Miami, Florida 33131
ADDRESS CITY, STATE ZIP CODE

Federal ID#: 59-1450702

State the extent of any business or professional relationship you have with any current member of the City Commission.

N/A

PRINCIPAL REPRESENTED:

NAME Publix Super Markets, Inc. COMPANY NAME, IF APPLICABLE _____

BUSINESS ADDRESS 3300 Publix Corporate Pkwy. TELEPHONE NO.: 1-863-680-5311
Lakeland, Florida 33811-3311

ANNUAL REPORT: On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of \$25.00 for the preceding calendar year. A statement is not required to be filed if there were no expenditures.

LOBBYIST ISSUE APPLICATION: Prior to lobbying for a specific issue, you are required to fill out a Lobbyist Issue Application form with the Office of the City Clerk; stating under oath, your name, business address, the name of each principal who employed you to lobby, and the specific issue on which you wish to lobby.

NOTICE OF WITHDRAWAL: If you discontinue representing a particular client, a notice of withdrawal is required to be filed with the City Clerk.

ANNUAL LOBBYIST REGISTRATION FEE: This Registration must be on file in the Office of the City Clerk prior to The filing of an Issue Application to lobby on a specific issue, and payment of a \$250.00 Lobbyist Registration Fee is required.

I Mario Garcia-Serra hereby swear or affirm under penalty of perjury that I have read the provisions of the City of Coral Gables Ordinance 2006-11, governing Lobbying and that all of the facts contained in this Registration Application are true and that I agree to pay the \$250.00 Annual Lobbyist Registration Fee.

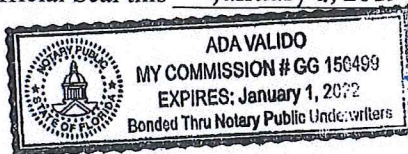
Mario Garcia-Serra
Signature of Lobbyist

STATE OF FLORIDA)
)
COUNTY OF MIAMI-)
DADE

BEFORE ME personally appeared Mario Garcia-Serra to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this January 4, 2019

X Personally Known
____ Produced ID



Cal Zohle
Notary Public
State of Florida

\$250.00 Fee Paid _____ Received By _____ Date: _____

Fee Waived for Not-for-Profit Organizations (documentary proof attached.) _____ FL. ID#: _____

For Office Use Only

Data Entry Date: _____, 20____.

Entered By: _____



**CITY OF CORAL GABLES
LOBBYIST
ISSUE APPLICATION**

REGISTRATION #: _____

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?

CITY OFFICIALS: Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant City Manager(s), Deputy/Assistant City Attorney(s), Heads or Directors of Departments, and their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zoning Inspectors, Board/Committee Members, or any City Official or staff.

FOR THIS PURPOSE: To encourage the passage, defeat or modification of any ordinance, resolution, action or decision of the City Commission; or any action, decision or recommendation of any Board, Committee or City Official.

IF THE FOREGOING APPLIES TO YOU, YOU ARE REQUIRED TO REGISTER AS A LOBBYIST AND TO FILE THE FOLLOWING INFORMATION, UNDER OATH, WITH THE CITY CLERK FOR EACH ISSUE ADDRESSED. ISSUE FEE: NO CHARGE, PROVIDING YOU HAVE A CURRENT ANNUAL LOBBYIST REGISTRATION DOCUMENT ON FILE.

Print Your Name and Email Address: Mario Garcia-Serra / mgarcia-serra@gunster.com
LOBBYIST EMAIL ADDRESS

Print Your Business Name: Gunster, Yoakley & Stewart, P.A.

Business Telephone Number: 305-376-6000

Business Address: 600 Brickell Avenue, #3500, Miami, Florida 33131
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented:

Principal Name: Publix Super Markets, Inc.

Principal Address: 3300 Publix Corporate Pkwy., Lakeland, FL 33811-3311 Telephone Number: 1-863-680-5311

ISSUE: Describe in detail, including address, if applicable, of the specific issue on which you will lobby: **(Separate Application is required for each specific issue)**

Zoning and Design review Approvals for 1542 South Dixie Highway.

I Mario Garcia-Serra hereby swear or affirm under penalty of per-
jury that all the facts contained in this Application are true and that I am aware
that these requirements are in compliance with the provisions of the City of Coral
Gables Ordinance No. 2006-11 (06/06/2006); Ordinance No. 2017-44
(12/05/2017); governing Lobbying.

Mario Garcia-Serra
Signature of Lobbyist

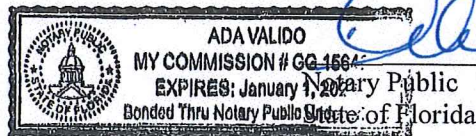
January 4, 2019
Date

STATE OF FLORIDA)
)
COUNTY OF MIAMI-)
DADE

BEFORE ME personally appeared Mario Garcia-Serra to me well known and known to me to be the person
described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said in-
strument for the purposes therein expressed.

WITNESS my Hand and Official Seal this January 4, 2019.

X Personally Known
 Produced ID



For Office Use Only

Data Entry Date: _____, 20____.

Entered By: _____

Annual Fees Waived for Not-for-Profit Organizations (documentary proof attached.) _____

FL ID #: _____

This instrument prepared by:

Marc J. Sternbaum, Esq.
Rennert Vogel Mandler & Rodriguez, P.A.
100 SE 2nd Street, Suite 2900
Miami, Florida 33131

After recording return to:

Monica Cunill-Falls, Esq.
Avila Rodriguez Hernandez Mena & Ferri LLP
2525 Ponce de Leon Blvd., Suite 1225
Coral Gables, Florida 33134

Tax folio nos.: 03-4130-010-0010 and 03-4130-010-0011

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 8th day of April, 2015, between **RIVIERA PLAZA, LLC**, a Florida limited liability company, having an address of 1550 S. Dixie Highway, Suite 210, Coral Gables, Florida 33146 (hereinafter called "**Grantor**"), and **RIVIERA PLAZA HOLDINGS LP**, a Delaware limited partnership, having an address of c/o Wexford Capital LP, 411 West Putnam Avenue, Greenwich, CT 06830 (hereinafter called "**Grantee**") (the words "Grantor" and "Grantee" to include their respective successors and assigns where the context requires or permits).

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00), and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all of Grantor's right, title and interest in that certain parcel of land situated in Miami-Dade County, Florida, as more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference (the "**Property**");

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

This conveyance is expressly made subject only to those matters set forth on **Exhibit "B"** (the "**Permitted Exceptions**") attached hereto and incorporated herein by this reference, provided that this reference shall not be deemed to reimpose the Permitted Exceptions.

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

AND GRANTOR HEREBY COVENANTS with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed the within instrument as of the date first set forth above.

Signed in the presence of:

GRANTOR:

RIVIERA PLAZA, LLC, a Florida limited liability company

By: Adrienne Leff, Manager
Adrienne Leff, Manager

By: Phil Schneiderman, Manager
Phil Schneiderman, Manager

As to Adrienne Leff:

Judith Ann Howland
Print Name: Judith Ann Howland
Nidia Dupond
Print Name: Nidia Dupond

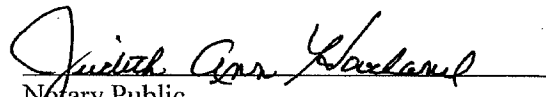
As to Phil Schneiderman:

Judith Ann Howland
Print Name: Judith Ann Howland

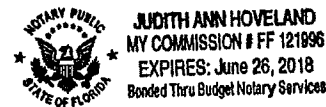
Cecile Mary Howland
Print Name: CECILE MARY HOWLAND

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

The foregoing instrument was acknowledged before me this 8th day of April, 2015
by Adrienne Leff, as Manager of RIVIERA PLAZA, LLC, a Florida limited liability company,
on behalf of the company. She is ☒ personally known to me or ☐ presented
_____ as identification.

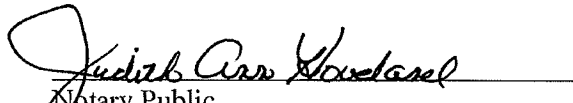

Notary Public
My commission expires:

[NOTARY SEAL]



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

The foregoing instrument was acknowledged before me this 8th day of April, 2015
by Phil Schneiderman, as Manager of RIVIERA PLAZA, LLC, a Florida limited liability
company, on behalf of the company. He is ☒ personally known to me or ☐ presented
_____ as identification.


Notary Public
My commission expires:

[NOTARY SEAL]

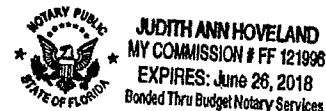


EXHIBIT "A"

LEGAL DESCRIPTION

Tracts "A" and "B", of the REPLAT OF A PORTION OF BLOCK 199 OF CORAL GABLES RIVIERA SECTION PART 14, according to the Plat thereof, as recorded in Plat Book 53, at page 97, of the Public Records of Miami-Dade County, Florida.

EXHIBIT "B"

Permitted Exceptions

1. Real estate taxes and assessments for 2015 and subsequent years, which are not yet due and payable.
2. Zoning and building ordinances.
3. Rights of tenants in possession as tenants only, under unrecorded leases, with no rights of first refusal or options to purchase all or any part of the Property.
4. Matters shown on the plat of Replat of a Portion of Block 199 of Coral Gables Riviera Section Part 14, as recorded in Plat Book 53, at Page 97.
5. Declaration of Restrictive Covenant, recorded April 19, 1991, in Official Records Book 14990, at Page 2460.
6. Easement granted to Florida Power and Light Company, recorded April 24, 2001, in Official Records Book 19621, at Page 1689.
7. Easement granted to Florida Power and Light Company, recorded December 5, 2001, in Official Records Book 20056, at Page 3694.