

# **Replacement for Publix Store #84**

2551 Le Jeune Road

DRC Level 1 Application

date of DRC meeting April 26<sup>th</sup>, 2019

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11. Traffic Study

Full set of plans are separately enclosed with each binder.



Akerman LLP  
Three Brickell City Centre  
98 Southeast Seventh Street  
Suite 1100  
Miami, FL 33131

T: 305 374 5600  
F: 305 374 5095

April 5, 2019

**VIA HAND DELIVERY**

Mr. Ramon Trias  
Director, Planning & Zoning Division  
City of Coral Gables  
427 Biltmore Way, Ste. 201  
Coral Gables, FL 33134

**RE: Publix Store #84 and Miracle Residences Redevelopment – 2551 Le Jeune Road  
*Development Review Committee Submittal***

Dear Mr. Trias:

We represent Publix Supermarkets, Inc. ("Owner"), who owns the property located at 2551 Le Jeune Road in downtown Coral Gables ("Property"). Owner is proposing to redevelop the referenced Publix grocery store at the Property with a modern mixed-use development better suited to this highly-urbanized area of the City. We have enclosed for your review a copy of our submittal to the Development Review Committee ("DRC"), for consideration at its next meeting on April 26, 2019.

**A. Overview of the Project**

The Property occupies a full City block within the City's *Central Business District* ("CBD"). It has a future land use classification of *Commercial High-Rise* in the local comprehensive plan and a zoning designation of *Commercial*. Currently, Property features a 43,000 square foot Publix grocery store that was built in 1962, along with a surface parking lot for use of its customers ("Existing Improvements").

The Owner is proposing to replace the Existing Improvements with a modern 56,011 square foot Publix grocery store fronting onto Le Jeune Road to better activate this main thoroughfare. Together with updated Publix grocery facilities, Owner is proposing an 18-story multifamily residential building fronting on Salzedo Street and containing approximately 284 units, along with an integrated 758 space parking garage to service both the grocery store and residences (collectively, the "Project").

The Project is a significant enhancement to the Property consistent with the increasingly urban, pedestrian-oriented and mixed-use nature of downtown Coral Gables. The current Publix configuration is outdated and auto-oriented. It does not embrace the multi-modal transportation network that the City is striving for, and is not consistent with more recent development along Le Jeune Road. To that end, the Project will vastly improve the pedestrian experience on all four streets surrounding this block, while modernizing and expanding an essential element of any neighborhood, the local grocery store.

## **B. Recent Updates to the Design**

The Project was previously reviewed before by the DRC on May 30, 2014. Since that time, the Owner has reworked the design to incorporate feedback from the City and other improvements. The core elements of the Project—moving the Publix grocery store to the west end of the block, building enclosed parking, and incorporation of a residential tower at the east end of the block—remain and the proposed floor area ratio (“FAR”) is the same as was proposed in 2014. The Project continues to better distribute this allowable development intensity across the entire block and move it towards Le Jeune Road, where there is currently a glaring gap in the urban development on this frontage in the CBD.

The following is a detailed description of the design enhancements incorporated between the 2014 submittal of the Project and the version being submitted to the City at this time:

- Widened the public sidewalk along the length of Le Jeune Road from 5 feet to 10 feet
- Provided outdoor seating areas under a covered arcade along Le Jeune Road
- Added additional entry to Publix grocery store at Le Jeune Road
- Included additional storefront windows along Valencia Avenue
- Enhanced features of the paseo and public courtyard area within the center of block
- Relocated pool deck from the roof of residential tower down to roof of the parking garage
- Removed end units from the two upper-most floors in the residential tower to create a step-down in the tower’s massing along the Andalusia and Valencia Avenue façades
- Provided further articulation on the residential tower component of the Project, including the addition of coins and architectural embellishments to the roof

Generally these changes improve the Project design in two main ways—improved activation of the pedestrian experience at street level and better distribution of the building mass across the entire block. Incorporating these updates has resulted in a Publix grocery store and new residential component that fit squarely within the pedestrian-oriented, Mediterranean-inspired character of downtown Coral Gables, where the Existing Improvements completely ignore the surrounding urban context.

## **C. Requested Approvals and Compliance**

Pursuant to Section 4-302 of the City of Coral Gables Zoning Code (“Code”), the Project requires Conditional Use approval as a mixed-use building.<sup>1</sup> Further, the Project incorporates Coral Gables Mediterranean Style Design elements consistent with Code Section 5-604 (“Mediterranean Bonuses”) and addresses the standards for Mixed Use Districts set forth in Code Section 4-201 (“MXD”).

Using the Mediterranean Bonuses, the Project will total 443,844 square feet of floor area, which is an FAR of slightly more than 3.4 on the 132,509 square foot parcel (3.04 acres). The Project also satisfies the minimum ground floor retail, commercial and/or office use requirements and ground floor treatment details set forth in Code Sections 4-302(K)(7)(a),(c) and Section 4-201(D)(5). In order to utilize the FAR permitted under the Mediterranean Bonuses, the Project satisfies each of the required standards set forth in Code Section 5-604(B) in the following manner:

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<sup>1</sup> The Project includes a continuation of alcoholic beverage sales at the new Publix store (beer and wine only), which is currently a legal nonconforming use at the Property due to its proximity to a church. We maintain that this legal nonconforming use may continue at the Property as a component of the Project under Article 6, Division 2 of the Code, because the use is not being extended/expanded during replacement of the Publix grocery store.

1. Architectural elements on building facades. The Project elevations demonstrate consistent exterior architectural relief elements on all sides. Each wall is detailed to avoid the appearance of blank walls (which the outdated Existing Improvements currently have). Structured parking located above the Publix grocery store is enclosed by treated architectural elements that are compatible with both the grocery store and residential building components of the Project.
2. Architectural relief elements at street level. The Project building facades fronting Le Jeune Road, Andalusia Avenue, Salzedo Street, and Valencia Avenue each have adjoining pedestrian sidewalks and incorporate display windows, landscaping, and architectural relief elements or ornamentation—where the Existing Improvements have none of these features.
3. Architectural elements located on top of buildings. The Project includes ornamental and aesthetic elements on the rooftop, which comply with limitations on height for these features.
4. Bicycle storage. Required bicycle storage is provided on the 3<sup>rd</sup> floor of the parking garage.
5. Building facades. The design of the Project employs stepbacks, architectural variations, and vertical breaks in massing at least every 100 feet for all facades over 150 feet in length.
6. Building lot coverage. Under the applicable sections of the Code, no minimum or maximum lot coverage is set forth for the Property. Therefore, this standard is not applicable to the Project.
7. Drive through facilities. Not applicable because the Project does not include such a facility.
8. Landscaped open space area. The Project provides more than 35,511 square feet of landscaped open space area, or approximately 19,277 square feet more than the minimum required under the Code, and where the Existing Improvements provide virtually none.
9. Lighting, street. The street lighting proposed for the Project complies with City standards.
10. Parking garages. No parking is proposed on the ground floor of the Project. Ground floor uses are limited to active retail and office spaces, as well as the required loading areas. The proposed parking facility provides direct pedestrian access to each of the streets surrounding the Project.
11. Porte-cocheres. The port-cochere forming part of the Project is located on Salzedo Street and is thus in compliance with this requirement.
12. Sidewalks/pedestrian access. Main entrances to the Publix grocery store and the multi-family residential Project component are oriented directly onto Andalusia Avenue, Le Jeune Road and Salzedo Street, respectively, to bring these frontages into the downtown Coral Gables pedestrian network.
13. Soil, structural. All landscaping proposed within the right-of-way complies with structural soil and root barrier requirements approved by the Public Services Department.
14. Windows on Mediterranean buildings. The window casings included in the Project meet or exceed the minimum depth requirements.

In addition to the foregoing, the Project satisfies each of the architectural and public realm standards for the Mediterranean Bonuses set forth in Table 2 of Code Section 5-604(c) as follows:

1. Arcades and/or loggias. The Project incorporate Coral Gables-style arcades and covered areas adjacent to the building to provide pedestrians with cover and protection from the elements, where currently no such pedestrian enhancements exist with the Existing Improvements.
2. Building rooflines. The overall Project has multiple levels with horizontal and vertical changes in the building roofline, and the residential tower component also has a stepdown feature.
3. Building setbacks. The building facades, particularly the portions forming part of the parking garage structure, incorporate setbacks from the street to further reduce the potential impacts of the building bulk and mass, and the residential tower component has a stepdown feature.



4. Building Towers. The Project includes a residential tower specifically to reduce the mass and bulk of the Project, because allowable FAR could otherwise be spread across the entire block.
5. Driveways. Driveways have been consolidated onto the center of the block along Andalusia and Valencia Avenues to minimize the number of vehicular penetrations into pedestrian sidewalks and to preserve the preeminence of pedestrians using both Le Jeune Road and Salezedo Street.
6. Lighting of landscaping. The Project utilizes up-lighting of landscaping within the adjacent pedestrian areas consistent with this provision.
7. Materials on exterior building facades. Natural materials are incorporated into the Project at the base of the building on exterior surfaces in satisfaction of this requirement.
8. Overhead doors. Overhead doors are utilized to mask the required loading areas for the Project with ingress/egress onto Valencia and Andalusia Avenues. These overhead doors are not oriented towards residentially-zoned properties in compliance with this requirement.
9. Paver treatments. The Project includes driveway and sidewalk paver treatments to enhance the pedestrian experience in compliance with this requirement.
10. Pedestrian amenities. Benches, expanded sidewalks and other amenities are provided on both private and public property throughout the Project to enhance the pedestrian experience.
11. Pedestrian pass-through/paseo. The Project includes a combined paseo at least 20 feet in width that provides public access to a central courtyard feature and satisfies this requirement.
12. Underground parking. Not applicable because the Project does not include such a facility.

#### **D. Conclusion**

As demonstrated herein and in the provided plans, the Project complies with the governing standards of the Code and is consistent with the pedestrian-oriented, mixed-use character of downtown Coral Gables. The Project represents a dramatic improvement over the existing Publix Store at the Property, which ignores the pedestrian and does not adhere to the City's Mediterranean design principles. We look forward to receiving further input and comments on the Project at the upcoming April DRC meeting and moving forward with the public hearing process at the City.

Sincerely,



Neisen O. Kasdin

Enclosures

	Level	<b>Development Review Committee Application</b>	
	<b>1</b>	427 Biltmore Way, 2 <sup>nd</sup> Floor, Coral Gables, Florida 33134 planning@coralgables.com 305.460.5211	
City of Coral Gables Florida	Review		

## 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 One (1) Development Review Committee consideration and review for the following application(s) (please check all that apply):

- ☐ Abandonment and Vacations
- ☐ Annexation
- ☐ 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: \_\_\_\_\_

## Property information

Street address of the subject property: 2551 Le Jeune Road

Property/project name: Replacement for Publix Store #84 and Miracle Residences

Current land use classification(s): Commercial High-Rise Intensity; in CBD

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City of Coral Gables Florida	Review		

Current zoning classification(s): Commercial

Proposed land use classification(s) (if applicable): n/a

Proposed zoning classification(s) (if applicable): n/a

Previous use(s)/current use(s) of the property/building(s): 43,000 sq.ft. Publix grocery store and surface parking lot

Proposed use(s) of the property/building(s): 56,011 sq.ft. Publix store and 284-unit multi-family building; see cover letter for additional details.

Size of property (square feet/acres) 132,509 square feet / 3.042 acres

Total non-residential (i.e, commercial, office, etc.) floor area (total square feet/FAR): total floor area = 443,844 / FAR = 3.3

Total number of residential units per acre and total number of unit's 93.4 units per acre; 284 units

Estimated cost of the existing/proposed building/project: \$81,500,000

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

DR-14-05-2841, May 30, 2014, DRC review

Project Legal Description: Lot(s): 1 through 48

Block(s): 8

Section(s): Coral Gables Crafts Section

Listing of all folio numbers for subject property:

03-4117-005-2020



Level

**1**

Review

**Development Review Committee Application**427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134

planning@coralgables.com

305.460.5211

**General information**Applicant(s)/Agent(s) Name(s): David Siegel, authorized agent for Publix Super Markets, Inc.Telephone Contact No: 954-627-9338 Fax No. \_\_\_\_\_ Email david.siegel@stiles.comMailing Address: 301 East Las Olas Blvd., Fort Lauderdale, FL 33301  
(City) (State) (ZIP Code)Property Owner(s) Name(s): Publix Super Markets, Inc.Telephone Contact No: 863-616-5777 Fax No. \_\_\_\_\_ Email tonya.karcher@publix.comMailing Address: 3300 Publix Corporate Parkway, Lakeland, FL 33811-3311  
(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): Aris Garcia, Wolfberg Alvarez & PartnersTelephone Contact No: 305-666-5474 Fax No. \_\_\_\_\_ Email agarcia@wolfbergalvarez.comMailing Address: 75 Valencia Avenue, Suite 1050, Coral Gables, FL 33134  
(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:

DR-14-05-2841, May 30, 2014, DRC review. Future reviews required include Board of Architects (Med. Bonuses), Planning &amp; Zoning Board, City Commission.

 City of Coral Gables Florida	Level	<b>Development Review Committee Application</b>	
	<b>1</b>	427 Biltmore Way, 2 <sup>nd</sup> Floor, Coral Gables, Florida 33134 planning@coralgables.com 305.460.5211	
Review			

### 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 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.
- ☐ Statement of use and/or cover letter.
- ☐ DRC Application.
- ☐ Aerial.
- ☐ Photographs of property, adjacent uses and/or streetscape.
- ☐ Property survey and legal description.
- ☐ Zoning chart and supporting information (including on-street parking analysis).
- ☐ Site Plan.
- ☐ Landscape plan and vegetation assessment.
- ☐ Architectural/building elevations.
- ☐ Building floor plans.
- ☐ Pedestrian amenities and streetscape plan.
- ☐ 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 Concurrency 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. Submit copy of check.
- ☐ Other: \_\_\_\_\_

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City of Coral Gables Florida	Review		

Posting of the property. The City shall provide a City approved sign to the applicant to post the subject property advising of the DRC meeting date. The public notice posting shall be in accordance with the Zoning Code. The sign shall be installed by the applicant 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.

<b>Application submittal requirements</b>
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1. Hard copies. Sixteen (16) 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. Digital media copies.
  - a. Two (2) compact discs (CDs) of the entire application including all items identified in the Pre-application Conference. The documents provided in the digital media copy shall be the same size (11" x 17" max for plans and drawings) and in the same order as the hard copy submittal. The total file size shall not exceed 30 MB. All discs shall be labeled "DRC Application" and include the applicant(s) name, project name and date of submittal.
  - b. One (1) compact disc (CDs) of all drawings, plans, etc. in AutoCAD format.


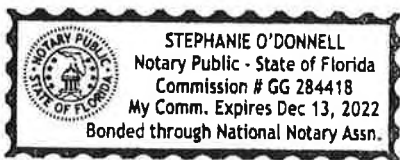
<b>Applicant/agent/property owner/architect affirmation and consent</b>
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(I) (We) affirm and certify to all of the following:

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.

	Level	<b>Development Review Committee Application</b>	
	<b>1</b>	427 Biltmore Way, 2 <sup>nd</sup> Floor, Coral Gables, Florida 33134 planning@coralgables.com 305.460.5211	
City of Coral Gables Florida	Review		

8. The subject property will be posted with a City approved public notice sign. The public notice posting is in accordance with the Zoning Code. The sign shall be installed by the applicant 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.

Applicant(s)/Agent(s) Signature: 	Applicant(s)/Agent(s) Print Name:  David Siegel
Address: 301 East Las Olas Blvd., Fort Lauderdale, FL 33301	
Telephone: 954-627-9338	Fax:
Email: david.siegel@stiles.com	
<b>NOTARIZATION</b>	
STATE OF FLORIDA/COUNTY OF The foregoing instrument was acknowledged before me this <u>14</u> day of <u>March</u> by <u>Steph O'Neill</u> (Signature of Notary Public - State of Florida)	
	
(Print, Type or Stamp Commissioned Name of Notary Public) <input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____	



Level

**1**

Review

**Development Review Committee Application**427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134

planning@coralgables.com

305.460.5211

Property Owner(s) Signature:

Property Owner(s) Print Name:

David Siegel

Property Owner(s) Signature:

Property Owner(s) Print Name:

Property Owner(s) Signature:

Property Owner(s) Print Name:

Address: 301 East Las Olas Blvd., Fort Lauderdale, FL 33301

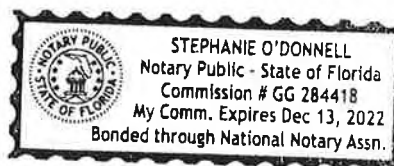
Telephone: 954-627-9338

Fax:

Email: david.siegel@stiles.com

**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 14 day of March by Stiles  
(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 \_\_\_\_\_



## AUTHORIZATION OF AGENT

TO: All applicable Governmental Permitting Agencies.

This will serve as confirmation that the undersigned owner hereby appoints David Siegel of Stiles Corporation as its authorized agent(s) concerning all city, county and governmental agency applications including but not limited to permitting applications for the property located at 2551 S. LeJeune Road, Coral Gables, Florida and defined by the attached legal description ("Exhibit A").

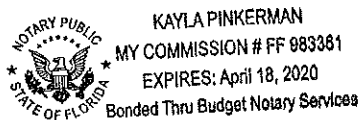
**PUBLIX SUPER MARKETS, INC.,**  
a Florida corporation

By: William W. Rayburn, IV  
William W. Rayburn, IV  
Vice President of Real Estate Assets

**STATE OF FLORIDA**  
**COUNTY OF POLK**

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of January, 20 19, by William W. Rayburn, IV, Vice President of Real Estate Assets, of PUBLIX SUPER MARKETS, INC., a Florida corporation, on behalf of the corporation. He is personally known to me.

(NOTARY SEAL)



Kayla Pinkerman  
Notary Public, State of Florida  
Print Name: **Kayla Pinkerman**  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Lots 1 through 48, Block 8, Coral Gables Crafts Section, according to the Plat thereof as recorded in Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida together with the 20 foot strip of land which was formerly an alleyway as shown by said Plat of Crafts Section, said property being all of said Block 8, together with the alleyway therein, of coral Gables Crafts Section, being bounded by Andalusia Avenue on the North, Salzaedo Street on the East, Valencia Avenue on the South and Le Jeune Road on the West , in the City of Coral Gables, Florida.

Less those portions of Lots 1 and 48 taken by Order of Taking filed November 20, 1961, in OR Book 2894, Page 393, of the Public Records of Miami-Dade County, Florida.



Level

**1**

Review

**Development Review Committee Application**427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134

planning@coralgables.com

305.460.5211

Architect(s) Signature:

Architect(s) Print Name:

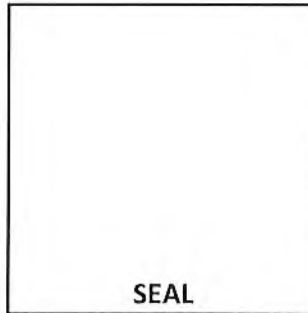
Aris Garcia

Address: 75 Valencia Avenue, Suite 1050, Coral Gables, Florida, 33134

Telephone: 305-666-5474

Fax:

Email: agarcia@wolfbergalvarez.com



SEAL

**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of March 2019 by Aris Garcia  
(Signature of Notary Public - State of Florida)

ODALIS VIDAL

MY COMMISSION # GG 033720

EXPIRES: October 16, 2020

Bonded Thru Budget Notary Services

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

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

305-666-5474

agarcia@wolfbergalvarez.com



Level

**1**

Review

**Development Review Committee Application**427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134

planning@coralgables.com

305.460.5211

Architect(s) Signature:

Architect(s) Print Name:

Marcel Morlote

Address: 75 Valencia Avenue, Suite 1050, Coral Gables, Florida, 33134

Telephone: 305-666-5474

Fax:

Email: mmorlote@wolfbergalvarez.com

**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of March 2019 by Marcel R. Morlote  
(Signature of Notary Public - State of Florida)

ODALIS VIDAL

MY COMMISSION # GG 033720

EXPIRES: October 16, 2020

Bonded Thru Budget Notary Services

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

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

# **Replacement for Publix Store #84 and Miracle Residences**

## **Contact information for project team**

### **Property Owner**

Publix Super Markets, Inc.  
Tonya Karcher  
Development Manager  
3300 Publix Corporate Parkway  
Lakeland, FL 33811-3311  
863-616-5777  
tonya.karcher@publix.com

### **Property Owner Authorized Agent**

David Siegel  
301 East Las Olas Boulevard  
Fort Lauderdale, FL 33301  
david.siegel@stiles.com

### **Zoning Attorney**

Akerman LLP  
Neisen Kasdin  
98 SE 7 Street  
Suite 1100  
Miami, FL 33131  
305-374-5600  
neisen.kasdin@akerman.com

### **Architect**

Wolfberg Alvarez & Partners  
Aris Garcia  
3225 Aviation Avenue  
Suite 400  
Miami, FL 33133  
305-666-5474  
agarcia@wolfbergalvarez.com

### **Surveyor**

Schwebke-Shiskin & Associates, Inc.  
Chad Jackson  
3240 Corporate Way  
Miramar, FL 33025  
954-435-7010  
cjackson@shiskin.com

### **Traffic Engineer**

David Plummer & Associates  
Juan Espinosa  
1750 Ponce de Leon Boulevard  
Coral Gables, FL 33134  
305-447-0900  
juan.espinosa@dplummer.com

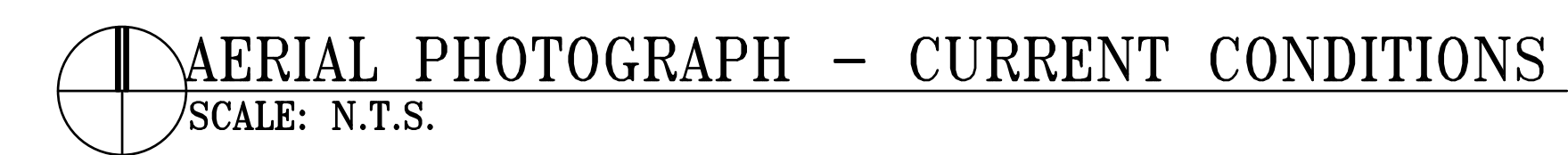
### **Landscape Architect**

O'Leary Richards Design Associates, Inc.  
Kathy O'Leary Richards  
8525 SW 92<sup>nd</sup> Street  
Suite C-11  
Miami, FL 33156  
305-596-6628  
info@olearyrichards.com

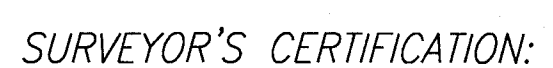
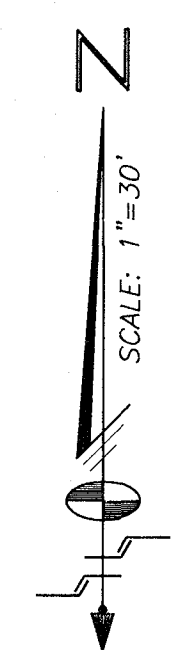
### **Civil Engineer**

Wolfberg Alvarez & Partners  
Jorge Maldonado  
3225 Aviation Avenue  
Suite 400  
Miami, FL 33133  
305-666-5474  
jmalonado@wolfbergalvarez.com



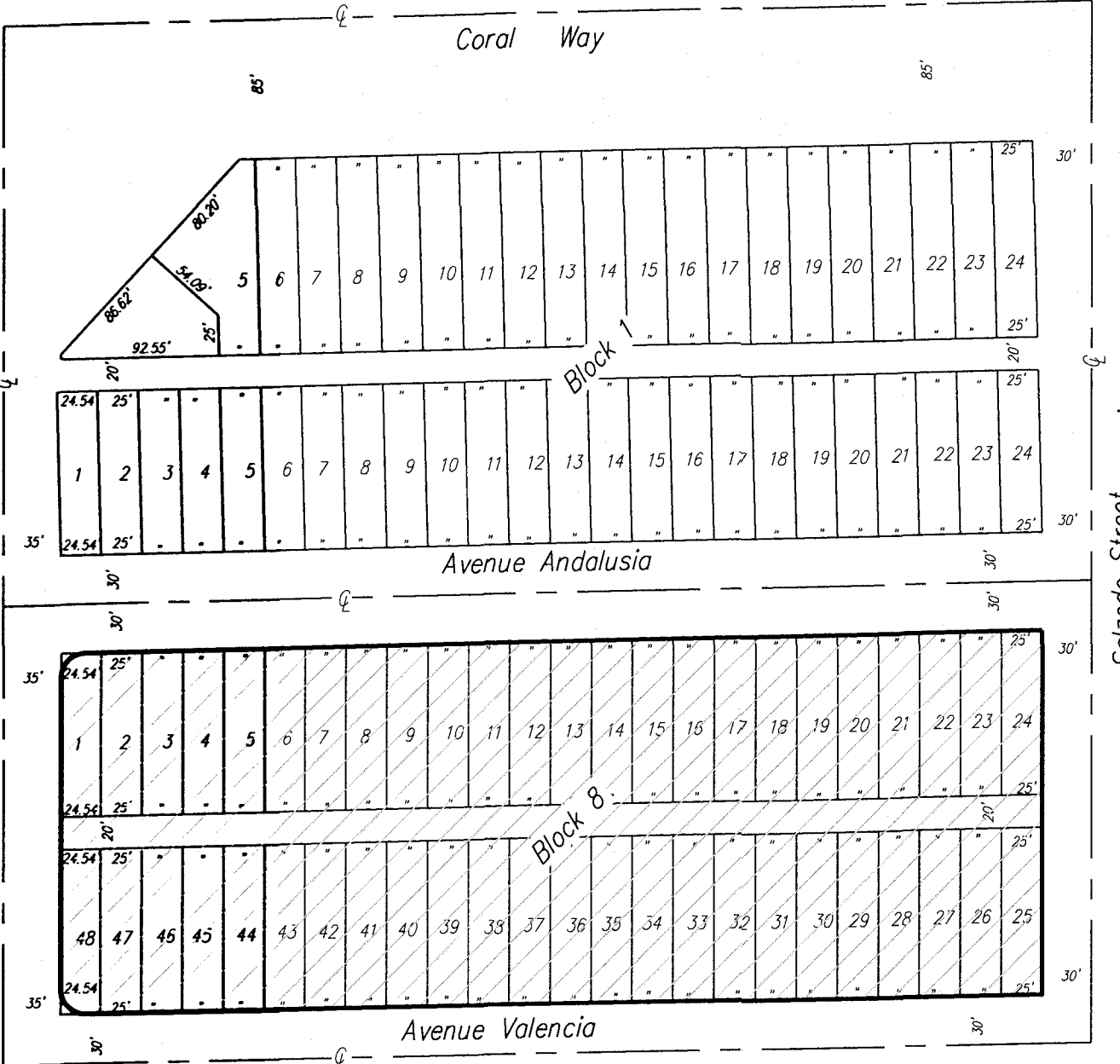






Schwebke-Shiskin &amp; Associates, Inc.

BY: \_\_\_\_\_  
MARK STEVEN JOHNSON, PRINCIPAL  
PROFESSIONAL LAND SURVEYOR No. 4775  
STATE OF FLORIDA.



Scale:  $1''=100'$

5. DECLARATION OF RESTRICTIVE COVENANT RECORDED JANUARY 3, 1986 IN OFFICIAL RECORDS BOOK 12749, PAGE 811, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AFFECTS PARCEL BUT NOT PLOTTABLE.
6. DECLARATION OF RESTRICTIVE COVENANT RECORDED JANUARY 25, 1994 IN OFFICIAL RECORDS BOOK 16222, PAGE 1580, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AFFECTS PARCEL BUT NOT PLOTTABLE.
7. APPLICATION AND ACCEPTANCE OF CONDITIONAL BUILDING PERMIT AND ESTOPPEL NOTICE RECORDED JUNE 3, 1994 IN OFFICIAL RECORDS BOOK 16388, PAGE 418, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AFFECTS PARCEL BUT NOT PLOTTABLE.
8. DECLARATION OF RESTRICTIVE COVENANTS RECORDED JUNE 13, 1996 IN OFFICIAL RECORDS BOOK 17237, PAGE 1778, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AFFECTS PARCEL BUT NOT PLOTTABLE.
9. AGREEMENT FOR WATER FACILITIES RECORDED JULY 18, 1996 IN OFFICIAL RECORDS BOOK 17279, PAGE 1492, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AFFECTS PARCEL BUT NOT PLOTTABLE.
10. DECLARATION OF RESTRICTIVE COVENANT RECORDED JANUARY 5, 2005 IN OFFICIAL RECORDS BOOK 22969, PAGE 445, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AFFECTS PARCEL BUT NOT PLOTTABLE.

OB-BLACK OAK (CASUARINA GLAUCA)  
GL-GUMBO LIMBO (BUSEA SAMARUBA)  
AP-ALEXANDER'S PALM (PYTCHOSPERMA ALEXANDRAE)  
TP-THATCH PALM (THURNAX RADATA)  
ST-SILVER TRUMPET (TABEUBIA ARGENTEA)  
PT-PINK TRUMP TREE (TABEUBIA PENTAPHYLLO)  
BO-BLACK OLIVE (BUCCIDA BUCERAS)  
FT-FOX TAIL PALM (WOEDYETIA BIFURCATA)  
PP-PIGEON PLUM (COCOCLAVA DIVERSIFOLIA)  
BW-BUTTONWOOD (CONOCARPUS ERECTUS)  
DH-DAHOON HOLLY (ILEX CASSINE)  
XP-CHRISTMAS PALM (VEITCHIA MERRILLII)

Section 17, Township 54 South, Range 41 East, Miami-Dade County, Florida





**Prepared by and Return to:**

Ellen Rose, Esq.  
Therrel Baisden, P.A.  
One Southeast Third Ave, Suite 2950  
Miami, FL 33131

CFN 2006R0705958  
OR Bk 24675 Pgs 4675 - 4677; (3pgs)  
RECORDED 06/29/2006 08:40:42  
DEED DOC TAX 75,000.00  
SURTAX 56,250.00  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

Tax Folio #03-4117-005-2020

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(above space reserved for recording information)

**SPECIAL WARRANTY DEED**

**THIS WARRANTY DEED** made effective as of the 22<sup>nd</sup> day of June, 2006, by **VALENCIA CENTER, INC.**, a Florida corporation, whose post office address is 1684 W. Hibiscus Blvd., Melbourne, Florida 32901 (hereinafter referred to as the "**Grantor**"), to **PUBLIX SUPER MARKETS, INC.**, a Florida corporation, whose post office address is 3300 Publix Corporate Parkway, Lakeland, Florida 33811 (hereinafter collectively referred to as the "**Grantee**").

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

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

**Lots 1 through 48, inclusive, in Block 8, of CORAL GABLES, CRAFTS SECTION, a subdivision, according to the plat thereof, as recorded in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida; together with the 20 foot strip of land which was formerly an alleyway as shown by said plat of CRAFTS SECTION, said property being all of said Block 8, together with the alleyway therein, of CORAL GABLES, CRAFTS SECTION, being bounded by Andalusia Avenue on the North, Salzedo Street on the East, Valencia Avenue on the South, and LeJeune Road on the West, in the City of Coral Gables, Florida.**

**LESS those portions of Lots 1 and 48 taken by Order of Taking filed November 20, 1961, in Official Records Book 2894, Page 393, of the Public Records of Miami-Dade County, Florida.**

U353125\2 - # 753590 v2

Record/Return To: Jeanette M. Flores, Esq.  
GrayRobinson, P.A., Post Office Box 3324, Tampa, FL 33601-3324



**SUBJECT TO:**

1. Taxes for the year 2006 and years subsequent thereto;
2. Zoning ordinances of Miami-Dade County, Florida; and
3. Conditions, restrictions, easements and limitations of record, if any, without reimposing same.

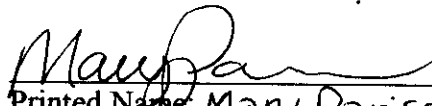
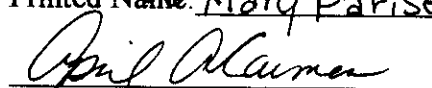
**TOGETHER WITH** all of the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by or through the Grantor; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2005.

**IN WITNESS WHEREOF**, the undersigned has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered  
in the presence of:*

  
Printed Name: Mary Pariseau  
  
Printed Name: April A. Carmen

**VALENCIA CENTER, INC.**, a Florida corporation

By:

  
John H. Sottile, President

Address: 1684 W. Hibiscus Blvd.  
Melbourne, Florida 32901

STATE OF FLORIDA                     )  
  ) ss.  
COUNTY OF BREVARD                )

The foregoing instrument was sworn to and acknowledged before me this <sup>20th</sup> 22<sup>nd</sup> day of June 2006 by John H. Sottile as President of **VALENCIA CENTER, INC.**, a Florida corporation by and on behalf of said corporation. He is personally known to me.



**Mary Manger**  
Commission # DD509251  
Expires January 22, 2010  
Bonded Troy Fain Insurance, Inc 800-385-7019

*Mary Manger*  
\_\_\_\_\_  
Notary Public  
State of Florida at Large

*MARY MANGER*  
\_\_\_\_\_  
Printed Notary Signature

My commission expires:

## **Replacement for Publix Store #84 and Miracle Residences**

### **Photographs of property, adjacent uses and streetscape**



On Le Jeune facing east



In parking lot facing east



Looking SW, Salzedo Street in front, Andalusia Avenue to the right

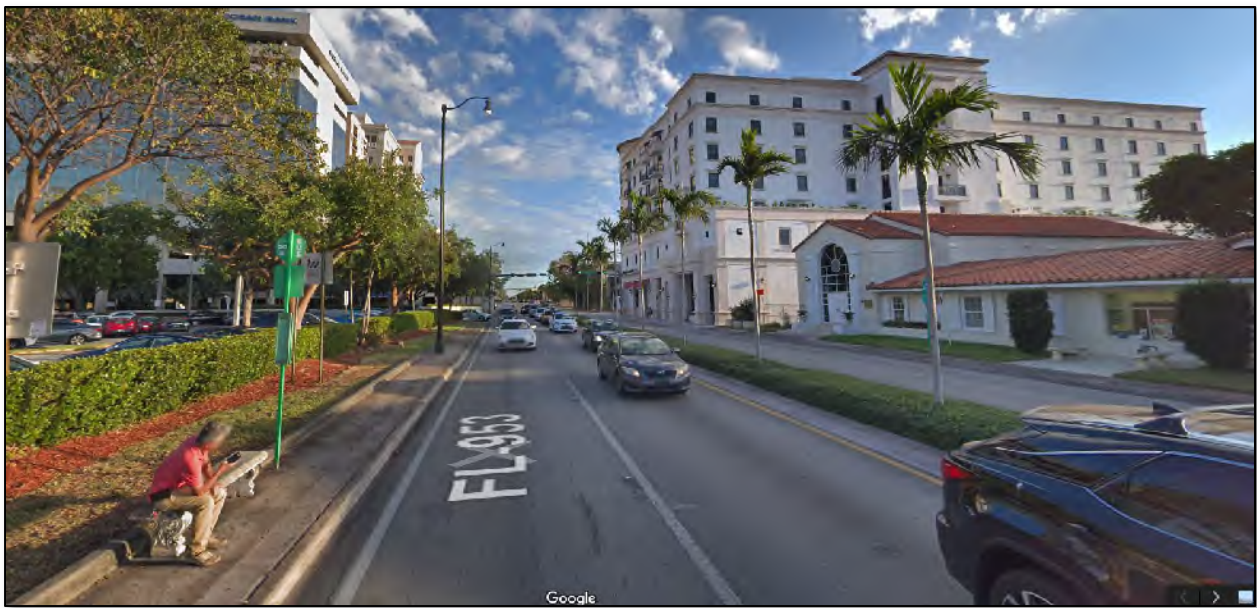


Looking NW, Salzedo Street in front, Valencia Avenue to the left





Andalusia Avenue streetscape, looking east



Le Jeune Road streetscape, looking south



Salzedo Street streetscape, looking south



Looking east down Valencia Avenue





Adjacent uses to the west, hotel (Commercial Zoning)



Adjacent uses to the west, church (Commercial Limited Zoning)



Adjacent uses to the north, office (Commercial Zoning)

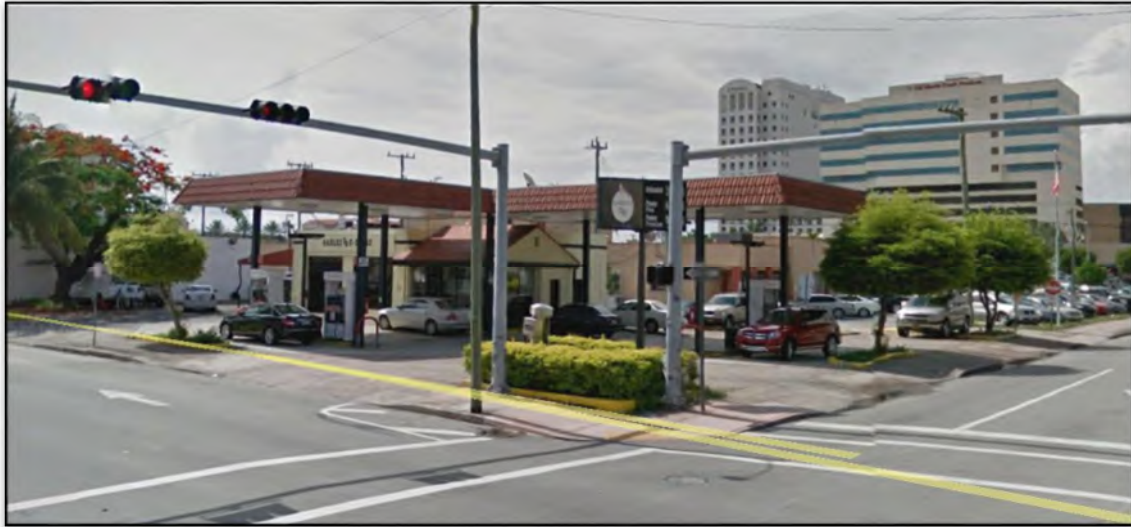


Adjacent uses to the north, public parking garage (Commercial Zoning)



Adjacent uses to the south, office (Commercial Zoning)





Adjacent uses to the east, gas station (Commercial Zoning)



Adjacent uses to the east, post office (Commercial Zoning)

ZONING DATA	Allowed/ Required	Provided
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**Site Address:**

- \* 2551 Le Jeune Road, Coral Gables, Fl.

**Legal Description:**

- \* Lots 1 through 48, Block 8, "Coral Gables Crafts Section" according to the plat thereof, as recorded in Plat Book 10 of Page 40, of the Public Records of Miami-Dade County, Florida. Together with the 20 foot strip of land which was formerly an alleyway as shown by said plat of crafts section, said property beign all said block 8, together with the alleyway therein, of coral gables , crafts section, beign bounded by Andalusia Avenue on the North, Salzedo street on the East, Valencia Avenue on the South, and LeJeune Road on the West, in the city of Coral Gables, Florida. Less those portions of lots1 and 48 taken by order of taking filed November 20, 1961. In official records book 2894, page 393, of the Public Records of Miami-Dade county, Florida.

**Site Zoning:**

- \* C (Commercial), as per CG Zoning Map, Plate 6 of 18, dated Feb 2011
- \* High-Rise Intensity Commercial Use, 150ft; 3.0 FAR, as per CG Future Land Use Map, Plate 6 of 18, dated Feb 2011
- \* CBD (Central Business District), as per CG Zoning Map, Plate 6 of 18, dated July 2013
- \* **MXD overlay (Mixed Use District) - Proposed**

MXD overlay  
(Mixed Use District)

**Lot Area:**

- \* Minimum site area as per Article 4, Division 2, section4-201, table 1, D.1. (pg.4-25)

20,000 SF      132,412 SF  
3.040 acres

**Lot Coverage:**

- \* As per Article 4, Division 2, section4-201, table 1, D.4. (pg.4-25)
  - \* Publix / Garage: 93,262 SF
  - \* Miracle Residences: 25,955 SF
  - Total: 119,217 SF

No Min. SF      119,217 SF

**Residential Density:**

- \* As per Article 4, Division 2, section4-201, table 1, E.13. (pg.4-26)
- There shall be no density limitations in the CBD.

N/A      93.4 units/  
acres

**Development Proposed:**

- \* Publix 84 Store

\* Retail Store: 56,011 SF  
 \* Loading/ Utilities/ Support: 18,823 SF  
 \* Parking Garage: 441,437 SF  
 \* Number of Parking Spaces: 758 PS

- \* Miracle Residences

\* Residential Apartment Building:  
 Total Number of Units: 284 units

Unit Mix:	No.Units	
* 1 Bedroom	149	units
* 2 Bedroom	115	units
* 3 Bedroom	20	units
Total:	284	units

\* Commercial: 10,405 SF

Lease Space: 6,657 SF  
 Common Areas: 1,339 SF  
 Building Support Areas: 2,409 SF

ZONING DATA	Allowed/ Required	Provided
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**Mixed Use Percentages:**

\* As per Article 4, Division 2, section 4-201, table 1, D.5.

A min. of 8% of the total square footage of the building, exclusive of parking garage, or the entire ground floor, whichever is greater, of permitted ground floor uses. (pg.4-25)

**Total Building Area** (exclusive of parking garage): 8% 39.07%

\* Publix 84 Store:

Retail Store: 56,011 SF

Loading/ Utilities/ Support: 18,823 SF

\* Miracle Residences 369,010 SF

Total: 443,844 SF

8% 35,508 SF

**Total Ground Floor Area of Permitted Uses** (as per section 4-201):

\* Publix 84 Store: 74,834 SF

\* Miracle Residences: 16,038 SF

Total: 90,872 SF

\* As per CG Future Land Use Element, Policy FLU-1.1.5, table FLU-4. (pg.2)

\* No single use may comprise more than 85% of the MDX FAR. 377,267 SF 369,010 SF

\* Residential use may comprise up to a maximum of 85% of the MDX FAR. 377,267 SF 369,010 SF

\* Retail/Commercial use may comprise a maximum of 40% of the MDX FAR. 177,538 SF 74,834 SF

\* Retail/Commercial use shall be a minimum of 8% of the MDX FAR. 35,508 SF 74,834 SF

**Percentages of MDX FAR:**

\* Publix 84 Store: 16.9% 74,834 FAR SF

\* Miracle Residences 83.1% 369,010 FAR SF

Total: 443,844 FAR SF

**Floor Area Ratio:** 3.5 FAR 3.352 FAR

**\* Base FAR:**

**3.0** As per CG Future Land Use Map, Plate 6 of 18, dated Feb 2011, for underlying High-Rise Intensity Commercial Use. 397,236 SF

\* Up to 3.5, with Mediterranean Architecture, as per Article 4, Division 2, section 4-201, table 1, E.3., for MDX overlay. (pg.4-26)

**\* Coral Gables Mediterranean Style Design Standards:**

Development Bonus Standards as per Article 5, Division 6, section 5-604, B.1, requiring satisfaction of all 14 qualifications in Table 1.

**0.2** Level 1 Bonuses, as per Article 5, Division 6, section 5-604, C.2.c, requiring satisfaction of a minimum of 8 of the 12 qualifications in Table 2 for MXD districts. 26,482 SF

**0.3** Level 2 Bonuses, as per Article 5, Division 6, section 5-604, D, requiring use of Mediterranean Architectural Design. 39,724 SF

Total Area: 463,442 SF 443,844 SF

**\* Total Proposed Project FAR:**

\* Lot Area: 132,412 SF

\* Publix 84 Store: 74,834 FAR SF

\* Miracle Residences 369,010 FAR SF

Total: 443,844 FAR SF

3.352 FAR

ZONING DATA	Allowed/ Required	Provided
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#### Building Height:

##### \* Maximum Allowed above "Established Grade"

- \* Miracle's (Residential Tower) 1st Finish Floor at Elev. 0'-0" = Elev. +10.00 FT NGVD
- \* Established Grade Elevation = Elev. + 8.68 FT NGVD
- \* Max. Allowed Height at 190.5 FT + 8.68 FT NGVD = 199.18 FT NGVD
- \* Proposed Bldg. Height to Top of Roof = 188'-0" + Elev. +10.00 NGVD = 198.00 FT NGVD

199.18 FT  
NGVD

18 stories  
198.00 FT  
NGVD

##### \* Base Height

- \* Maximum of 150 ft, as per Future Land Use Map, Plate 6 of 18, dated Feb 2011, for Commercial High-Rise Intensity.
- \* Maximum of 150 ft, as per CG Future Land Use Element, Policy FLU-1.1.3, for Commercial Land Uses, table FLU-2. (pg.2), up to 150ft with no limitations on floors.
- \* As per Section 4-201, Table 1.E.4, there is no minimum or maximum number of floors required in the MXD.
- \* As per Section 4-201, Table 1.E.5, the minimum floor-to-floor height in an MXD building shall be permitted as regulated by the Building Code.

150 FT

##### \* Bonus Height

- \* 1 Floor / 13.5ft Bonus,  
with Level 1 Bonuses, as per Article 5, Division 6, section 5-604, C.2.c (pg. 5-27), requiring satisfaction of a minimum of 8 of the 12 qualifications in Table 2 for MXD districts.
- \* 2 Floors / 27ft Bonus,  
with Level 2 Bonuses, as per Article 5, Division 6, section 5-604, D, (pg. 5-30) requiring use of Mediterranean Architectural Design and satisfaction of 8 qualifications in Table 2 for MXD districts.

1 Additional Floor  
163.5 FT

2 Additional Floor  
190.5 FT

##### \* Established Grade

- \* Average elevation of rear of sidewalks abutting portion of the site with proposed Residential Tower.
- \* Spot Elevations per Survey (Site's eastern section):
 

8.75	8.67	9.29
8.78	8.54	8.67
8.69	8.60	8.65
8.33	8.48	

Average Elevation: 8.68

8.68 FT NGVD

#### Height of Architectural Elements:

- \* As per Article 4, Division 2, section 4-201, table 1, E.7, for underlying Commercial District, maximum height of architectural elements. (pg 4-26)
- \* Max. Habitable Building Height: 190.5 FT ( 199.18 FT NGVD)
- \* Max. Height of Architectural Elements: 25 FT
- Total Max. Height: 215.5 FT ( 224.18 FT NGVD)
- \* Proposed Height to top of Mech Penthouse (exclusive of decorative finial)  
Elev. +209'-4" + (Elev 10.00 FT NGVD) = 219.33 FT NGVD

25 FT

21'-4" FT

224.18 FT  
NGVD

219.33 FT  
NGVD

#### Ground Floor Building Frontage on Primary Street:

- \* As per Article 4, Division 2, section 4-201, table 1, E.10, minimum of 50% of the linear ground floor building frontage shall include retail sales and service, office, or restaurant or public realm land area uses. (pg 4-26)

109 FT  
50%

217.33 FT  
100%

##### Le Jeune Road:

- \* Total Bldg. Linear Ground Floor Frontage: 217.33 FT
- \* Deducted Uses: 0 FT
- (Entire Frontage Proposed as Retail and /or Public Realm Arcades) 217.33 FT

ZONING DATA	Allowed/ Required	Provided
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**Ground Floor Building Frontage on Secondary Street:**

\* As per Article 4, Division 2, section 4-201, table 1, E.11, minimum of 40% of the linear ground floor building frontage shall include retail sales and service, office, or restaurant or public realm land area uses. (pg 4-26)

**Salzedo Street:**

\* Total Bldg. Linear Ground Floor Frontage: 216.67 FT  
 \* Deducted Uses: 0 FT  
 (Entire Frontage Proposed as Lease Space, Residential Lobby & Common Areas and /or Public Realm Arcades) 216.67 FT

87 FT  
 40% 216.67 FT  
 100%

**Andalusia Avenue:**

\* Total Bldg. Linear Ground Floor Frontage: 589.33 FT  
 \* Deducted Uses:  
 \* Loading Zone & Door -52.33 FT  
 \* Garage Entrance -35.33 FT  
 (Portion having Retail and /or Public Realm Arcades) 501.67 FT

236 FT  
 40% 501.67 FT  
 85%

**Valencia Avenue:**

\* Total Bldg. Linear Ground Floor Frontage: 593.17 FT  
 \* Deducted Uses:  
 \* Loading Door & Garage Entrance -72.33 FT  
 (Portion having Retail and /or Public Realm Arcades) 520.84 FT

237 FT  
 40% 520.84 FT  
 88%

**Driveway Cuts:**

\* As per Article 5, Division 6, Section 5-604, C, Table 2(5), consolidation of vehicular entrances into one (1) curb cut per street.

\* Number of site's existing streets = 4 streets

\* Total number of Curb Cuts proposed =

\* Le Jeune Road: 0  
 \* Salzedo Street: 0  
 \* Andalusia Avenue: 3  
 \* Valencia Avenue: 1

Total: 4 Driveway Curb Cuts

4 Curb  
 Cuts 4 Curb  
 Cuts

ZONING DATA	Allowed/ Required	Provided
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**Setbacks:**

\* As per Article 4, Division 2, section 4-201, table 1, E.14, (pg 4-26)

**Front (Le Jeune Road):**

*Min. Up to 45ft in height	0 FT	5.92 FT
*Min. Over 45ft in height	10 FT	18.47 FT

**Side Street (Andalusia Avenue):** Requires Setback Reduction

15 FT 0.25 FT

**Side Street (Valencia Avenue):** Requires Setback Reduction

15 FT 0.25 FT

**Rear, Abutting a dedicated alley or street (Salzedo):**

0 FT 0.083 FT

**Balconies (Max. Cantilevered Open Balcony Projections):**

6 FT 6 FT

**Setback Reductions (For Sidestreets; Andalusia & Valencia Avenues):**

15 FT 0 FT

\* Under Option Standards, with Level 1 and/or Level 2 bonuses, as per Article 5, Division 6, section 5-604, H, table 3, (pg 5-31) setbacks may be reduced to 0 ft on all property lines subject to:

2,993 SF 11,227 SF

\* Minimum Open Space of 25% of the square footage received from the setback reduction is provided as publicly accessible street level open space and landscape area on private property.

25% 93.78%

\* Minimum Square Footage of open space (plaza) shall be 400sf.

\* Types of Open Space includes arcades and loggias

**\* Encroachment Area into Setback:**

**Andalusia Avenue Encroachment Area into Setback:**

\* PUBLIX 4,367 SF

\* Miracle Residences: 1,421 SF

**Valencia Avenue Encroachment Area into Setback:**

\* PUBLIX 4,843 SF

\* Miracle Residences: 1,340 SF

**Total Encroachment Area into Setback:** 11,971 SF

\* 25% of Encroachment Area 2,993 SF

**\* Encroachment Area not Provided as Publically Accessible Open Space:**

**Andalusia Avenue Encroachment Area:**

\* PUBLIX 246 SF

\* Miracle Residences: 74 SF

**Valencia Avenue Encroachment Area:**

\* PUBLIX 407 SF

\* Miracle Residences: 17 SF

**Total Encroachment Area:** 744 SF

**\* Encroachment Area Provided as Publically Accessible Open Space:**

(Total Encroachment Area) - (Area Not Provided as Publically Accessible Open Space)

**Total Encroachment Area:** 11,227 SF

**% of Open Space Provided:** 93.78%

**Vertical Building Stepbacks:**

10 FT 10 FT

\* As per Article 4, Division 2, section 4-201, table 1, E.15, (pg 4-27)

Minimum vertical building stepbacks above 45ft in height on all facades

**Arcades and/or Loggias:**

\* As per Article 4, Division 2, section 4-201, table 1, F.1, (pg 4-27)

1,294.27 FT

(Requires Approval)

Arcades, loggias, or covered areas may accommodate up to 80% of the entire length of the building. Encroachment of the entire length or one hundred (100%) percent may be requested subject to review and approval at the time of site plan consideration.

80%

1345.99 FT

83.20%

**Building Lengths**

**Arcade Lengths**

\* Le Jeune Road: 218.67 FT 218.67 FT (Requires Approval)

100.00%

\* Salzedo Street: 216.67 FT 216.67 FT (Requires Approval)

100.00%

\* Andalusia Avenue: 589.33 FT 467.82 FT

79.38%

\* Valencia Avenue: 593.17 FT 442.83 FT

74.65%

1617.84 FT

1345.99 FT

ZONING DATA	Allowed/ Required	Provided
<b>Pedestrian Pass-through/Paseo:</b> * As per Article 4, Division 2, section 4-201, table 1, F.15, (pg 4-28) Pedestrian Pass-through/Paseo shall be provided for each 250 LF or fraction thereof of building frontage on the Primary Street. (Minimum of 10ft., 2 pass-through may be combined into one). * Primary Street: Le Jeune Road * Primary Building Frontage: 217.5 Linear FT. Approx. * Minimum number of 10ft Paseos: 1	10 FT	20 FT (Clear Width)
* As per Article 5, Division 6, section 5-604, C.2.c, table 2.11, (pg. 5-29), under Level 1 and/or Level 2 Bonuses, Pedestrian Pass-through/Paseo shall be provided for each 250 LF or fraction thereof of building frontage on properties contiguous to streets. (Minimum of 10ft., 2 pass-through may be combined into one).	10 FT	20 FT
<b>Landscape Open Space Area:</b> * As per Article 5, Division 6, section 5-604, B.1.8, table 1, (pg. 5-27), 10% of the site area for mixed use properties, under Level 1 and/or Level 2 Bonuses. The total area shall be based upon the total lot area. This landscape area can be provided at street level, within the public right-of-way, elevated areas, planter boxes, planters, etc. * <u>Total Lot Area:</u> 132,412 SF * 10%: 13,241 SF		
* Additional Open Space for Setback Reductions: As per Article 5, Division 6, section 5-604, H, table 3, (pg 5-31), a minimum Open Space of 25% of the square footage received from the setback reduction is provided as publicly accessible street level open space and landscape area on private property. * <u>Setback Encroachment Area:</u> Lejune: N/A SF Andalusia: 5,788 SF Valencia: 6,183 SF Salzedo: N/A SF Total Encroachment Areas: 11,971 SF 25%: 2,993 SF		
* <b>Total Landscape Open Space Area (LOS):</b> * Base LOS: 13,241 SF * <u>Additional LOS:</u> 2,993 SF Total LOS: 16,234 SF	16,234 SF	35,511 SF
* As per Article 5, Division 11, section 5-1105, C.1.a.iv, (pg. 5-48) for properties within the C District, Plazas, courtyards, arcades and loggias paved with pervious material may be considered open space and counted up to a maximum of 75%.		
* Minimum Required Green Areas (25% of LOS): * Total Provided Green Areas: * On-Site Ground Level: 3,158 SF * ROW Ground Level: 2,676 SF * Garage Roof & Pool Deck: 3,286 SF * 18th Floor Residential Planters: 102 SF Total Provided Green Areas: 9,222 SF Min. LOS Required: 16,234 SF Min. Open Space Required: 7,012 SF	4,058 SF 25 %	9,222 SF 57 %
* Maximum Open Space (Pervious) area provided as part of Minimum Required LOS: (Total Minimum Required LOS x 75%) * Total Provided Open (Pervious) Space: * Pervious Arcade/Loggias/Courtyard: 26,289 SF	12,175 SF 75 %	7,012 SF 43 %
* Total Landscape Open Space (LOS) provided: ( Total Open Space plus Geen Areas) * Total Provided Green Areas: 9,222 SF * Total Provided Pervious Space: 26,289 SF * Total LOS Provided: 35,511 SF		



ZONING DATA	Allowed/ Required	Provided
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#### Bicycle Storage:

- \* As per Article 4, Division 2, section 4-201, table 1, H.1,  
Minimum of 1 - 10ft bicycle rack for each 250 parking spaces.
- \* Number of Parking Spaces Proposed: 758 PS
- \* 1-10ft BR / 250 PSps 3.03 10ft BR

3.03 10ft BR

4 10ft BR  
(Level P-3)

#### Loading:

- \* As per Article 5, Division 14, section 5-1402, B, (pg. 5-55), Loading spaces shall be at least 10ft wide, by 25ft long, and provide at least 14ft of vertical clearance.
- \* As per Article 5, Division 14, section 5-1409, D, (pg. 5-62), Loading spaces shall be provided for all nonresidential or mixed use buildings that exceed a floor area of one hundred thousand (100,000)  
Less than 100,000 sq. ft. requires 0 spaces  
100,000 sq. ft. to 199,999 sq. ft. requires 1 space  
200,000sf to 299,999sf requires 2 spaces  
300,000sf to 399,999sf requires 3 spaces  
Each additional 100,000sf requires 1 additional space.

4 LS

4 LS

* Proposed Development:	FAR Area(SF)	
* Publix 84 Store:	74,834	
* Miracle Residences:	369,010	Required No. of Loading Spaces
Total:	443,844 sf	
minus	-399,999 sf	3 LS plus
	43,845 sf	1 LS additional

#### Parking:

- \* Ground Floor Commercial Uses, as per Article 4, Division 2, section 4-201, Mixed Use District (MXD), table 1, H.5, (pg. 4-32)
- \* Parking rate of 1 ps per 300 sf

715.9 PS

758 PS

Proposed Development:	Area(SF)	No. of Spaces	
* <b>Publix 84 Store:</b>	56,011	186.70	186.70 PS
(Retail portion, exclusive of Loading, Utilities, and Support areas)			
* <b>Miracle Residences:</b>			529.19 PS
Residential Apt Units:		507.00	
Commercial portion:	6,657	22.19	
(exclusive of Loading, Utilities, and Support areas)			
Subtotal:		715.89	

- \* Residential Uses, as per Article 5, Division 14, section 5-1409, D, (pg. 5-29)  
Efficiency, one (1) and two (2) bedroom units – 1.75 spaces per unit.  
Three (3) or more bedroom units – 2.25 spaces per unit.

Proposed Development:	No.Units	No. of Spaces	
1 Bedroom	1.75	149	260.8
2 Bedroom	1.75	115	201.3
3 Bedroom	2.25	20	45.0
Total:		284	507.0

- \* Accessible Parking Spaces, at 2% of Total

15.16 PS

19 PS

Proposed Development:	No. of Spaces	Min. No. of Accessible Spaces	(Included in Total)
-----------------------	---------------	-------------------------------	---------------------

* Total Spaces	758	15.16	
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- \* Accessible Van Parking Spaces, at 1 per 6 of Total

3.17 PS

4 PS  
(Included in Total)





## The City of Coral Gables

*Historical Resources Department*

May 2, 2014

Publix Super Markets, Inc.  
3300 Publix Corporate Parkway  
Lakeland, FL 33811-3311

Re: 2551 Le Jeune Road, Lots 1 to 48 including alley closed by C G Resol 2503, Block 8,  
Coral Gables Crafts Section PB 10-40

Dear Sirs:

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 six (6) 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:

**2551 Le Jeune Road, Lots 1 to 48 including alley closed by C G Resol 2503, Block 8, Coral Gables Crafts Section PB 10-40, 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.**

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 six (6) 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 six-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,



Dona M. Spain  
Historic Preservation Officer

cc: Javier E. Fernandez, 1 S.E. 3<sup>rd</sup> Avenue, 25<sup>th</sup> Floor, Miami, FL 33131  
Craig Leen, City Attorney  
Bridgette Thornton, Deputy City Attorney  
Jane Tompkins, Development Services Director  
Charles Wu, Assistant Development Services Director  
Ramon Trias, Planning & Zoning Director  
William Miner, Building Director  
Virginia Goizueta, Plans Processor Lead  
Historical Significance Request Property File



CITY OF CORAL GABLES  
RECEIVED BY THE  
OFFICE OF THE CITY CLERK

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

2019 FEB 15 AM 10:31

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: David L. Siegel / David.Siegel@stiles.com  
LOBBYIST EMAIL ADDRESS

Print Your Business Name, if applicable: Stiles

Business Telephone Number: 954-627-9338

Business Address 301 East Las Olas Boulevard, Fort Lauderdale, FL 33301  
ADDRESS CITY, STATE ZIP CODE

Federal ID#: 65-0036314

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

None

**PRINCIPAL REPRESENTED:**

NAME \_\_\_\_\_ COMPANY NAME, IF APPLICABLE Publix Supermarkets, Inc.

BUSINESS ADDRESS 3300 Publix Corporate Parkway TELEPHONE NO.: 863-616-5777  
Lakeland, FL 33811

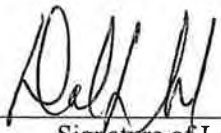
**ANNUAL REPORT:** On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of \$25.00 for the preceding calendar year. A statement is not required to be filed if there were no expenditures.

**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 David L. Siegel hereby swear or affirm under penalty of per-  
jury 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 Regis-  
tration Fee.

  
\_\_\_\_\_  
Signature of Lobbyist

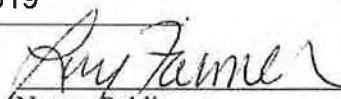
STATE OF FLORIDA     )  
                                      )  
COUNTY OF Broward    )

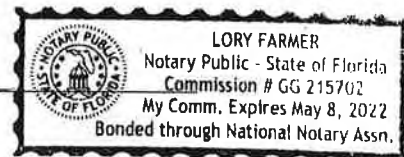
BEFORE ME personally appeared David L. Siegel to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this January 29, 2019

X Personally Known

\_\_\_\_ Produced ID

  
\_\_\_\_\_  
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 ANNUAL REGISTRATION APPLICATION  
FOR EACH PRINCIPAL REPRESENTED**

2019 FEB 15 AM 10:31

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: Matthew Mitchell /matthew.mitchell@stiles.com  
LOBBYIST EMAIL ADDRESS

Print Your Business Name, if applicable: Stiles Corporation

Business Telephone Number: 954-627-9312

Business Address 301 E. Las Olas Blvd Ft. Lauderdale, FL 33301  
ADDRESS CITY, STATE ZIP CODE

Federal ID#: \_\_\_\_\_

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

**PRINCIPAL REPRESENTED:**

NAME \_\_\_\_\_ COMPANY NAME, IF APPLICABLE Publix Supermarkets

BUSINESS ADDRESS 3300 Publix Corporate Parkway Lakeland, FL 33811 TELEPHONE NO.: 863-616-5777

**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 Matthew Mitchell hereby swear or affirm under penalty of per-  
jury 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 Regis-  
tration Fee.

  
Signature of Lobbyist

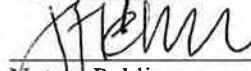
STATE OF FLORIDA     )  
                                      )  
COUNTY OF MIAMI-     )  
DADE

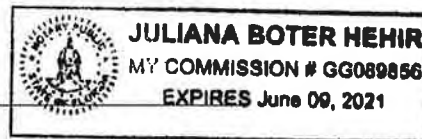
BEFORE ME personally appeared Matthew Mitchell to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 11<sup>th</sup> of February 2019

☒ Personally Known

☐ Produced ID

  
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**

2019 FEB 15 AM 10:31

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: Matthew Mitchell matthew.mitchell@stiles.com  
LOBBYIST EMAIL ADDRESS

Print Your Business Name: Stiles Corporation

Business Telephone Number: 954-627-9312

Business Address: 301 E. Las Olas Blvd Ft. Lauderdale, FL 33301  
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented:

Principal Name: Publix Supermarkets, Inc.

Principal Address: 3300 Publix Corporate Parkway Lakeland, FL 33811 Telephone Number: 863-616-5777

**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)**

Redevelopment of Publix Store located at 2551 Le Jeune Rd

I Matthew Mitchell 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.

  
Signature of Lobbyist

2/11/19  
Date

STATE OF FLORIDA     )  
                                      )  
COUNTY OF MIAMI-     )  
DADE

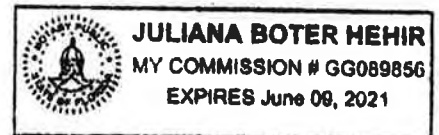
BEFORE ME personally appeared Matthew Mitchell to me well known and known to me to be the person  
described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said in-  
strument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 11<sup>th</sup> of February 2019

☒ Personally Known

☐ Produced ID

  
Notary Public  
State of Florida



**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  
RECEIVED BY THE  
OFFICE OF THE CITY CLERK

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

2019 JAN 30 AM 11: 48

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: Matthew Barnes / matthew.barnes@akerman.com  
LOBBYIST EMAIL ADDRESS

Print Your Business Name, if applicable: Akerman LLP

Business Telephone Number: 305-755-5825

Business Address 98 S.E. 7 Street, Suite 1100 Miami, FL 33131  
ADDRESS CITY, STATE ZIP CODE

Federal ID#: 59-3117860

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

None

PRINCIPAL REPRESENTED:

NAME \_\_\_\_\_ COMPANY NAME, IF APPLICABLE Publix Super Markets, Inc.

BUSINESS ADDRESS 3300 Publix Corporate Parkway, Lakeland, FL 33811 TELEPHONE NO.: \_\_\_\_\_


**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 Matthew Barnes hereby swear or affirm under penalty of per-  
Print Name of Lobbyist  
jury 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 Regis-  
tration Fee.

  
\_\_\_\_\_  
Signature of Lobbyist


STATE OF FLORIDA     )  
                                  )  
COUNTY OF MIAMI-     )  
DADE

BEFORE ME personally appeared Matthew Barnes 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 29th day of January, 2019

X Personally Known

\_\_\_\_ Produced ID

  
\_\_\_\_\_  
Notary Public  
State of Florida



Diana Perez-Gata  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF233833  
Expires 6/8/2019

\$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  
RECEIVED BY THE  
OFFICE OF THE CITY CLERK

**CITY OF CORAL GABLES  
LOBBYIST  
ISSUE APPLICATION**

2019 JAN 30 AM 11:48

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: Matthew Barnes / matthew.barnes@akerman.com  
LOBBYIST EMAIL ADDRESS

Print Your Business Name: Akerman LLP

Business Telephone Number: 305-755-5825

Business Address: 98 S.E. 7 Street, Suite 1100 Miami, FL 33131  
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented:

Principal Name: Publix Super Markets, Inc.

Principal Address: 3300 Publix Corporate Parkway, Lakeland, FL 33811 Telephone Number: \_\_\_\_\_

**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)**

Redevelopment of Publix store located at 2551 Le Jeune Road, Coral Gables, FL

I Matthew Barnes 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.

  
Signature of Lobbyist

01/29/2019

Date

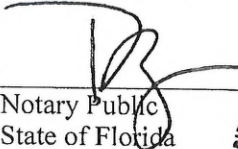
STATE OF FLORIDA     )  
                                      )  
COUNTY OF MIAMI-     )  
DADE

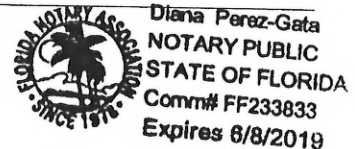
BEFORE ME personally appeared Matthew Barnes to me well known and known to me to be the person  
described in and who executed the foregoing instrument, and acknowledged to and before me that he/she executed said in-  
strument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 29th day of January, 2019.

☒ Personally Known

☐ Produced ID

  
Notary Public  
State of Florida



**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  
RECEIVED BY THE  
OFFICE OF THE CITY CLERK

2019 JAN 30 AM 11: 47

**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: Nicholas Barshel / nicholas.barshel@akerman.com  
LOBBYIST EMAIL ADDRESS

Print Your Business Name, if applicable: Akerman LLP

Business Telephone Number: 305-982-5538

Business Address 98 S.E. 7 Street, Suite 1100 Miami, FL 33131  
ADDRESS CITY, STATE ZIP CODE

Federal ID#: 59-3117860

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

None

**PRINCIPAL REPRESENTED:**

NAME \_\_\_\_\_ COMPANY NAME, IF APPLICABLE Publix Super Markets, Inc.

BUSINESS ADDRESS 3300 Publix Corporate Parkway, Lakeland, FL 33811 TELEPHONE NO.: \_\_\_\_\_



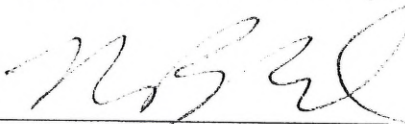
**ANNUAL REPORT:** On October 1st of each year, you are required to submit to the City Clerk a signed statement under oath listing all lobbying expenditures in excess of \$25.00 for the preceding calendar year. A statement is not required to be filed if there were no expenditures.

**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 Nicholas Barshel hereby swear or affirm under penalty of per-  
jury 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 Regis-  
tration Fee.

  
\_\_\_\_\_  
Signature of Lobbyist

STATE OF FLORIDA     )  
                                      )  
COUNTY OF MIAMI-     )  
DADE

BEFORE ME personally appeared Nicholas Barshel 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 executed the instrument for the purposes therein expressed.

WITNESS my Hand and Official Seal this 29th day of January, 2019.

X Personally Known

\_\_\_\_ Produced ID

\_\_\_\_\_  
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  
RECEIVED BY THE  
OFFICE OF THE CITY CLERK

2019 JAN 30 AM 11: 47

**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: Nicholas Barshel / nicholas.barshel@akerman.com  
LOBBYIST EMAIL ADDRESS

Print Your Business Name: Akerman LLP

Business Telephone Number: 305-982-5538

Business Address: 98 S.E. 7 Street, Suite 1100 Miami, FL 33131  
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented:

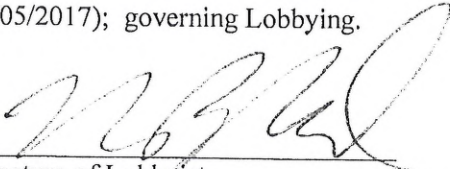
Principal Name: Publix Super Markets, Inc.

Principal Address: 3300 Publix Corporate Parkway, Lakeland, FL 33811 Telephone Number: \_\_\_\_\_

**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)**

Redevelopment of Publix store located at 2551 Le Jeune Road, Coral Gables, FL

I Nicholas Barshel 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.

  
Signature of Lobbyist

01/29/19

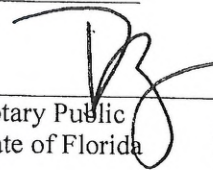
Date

STATE OF FLORIDA     )  
                                      )  
COUNTY OF MIAMI-     )  
DADE

BEFORE ME personally appeared Nicholas Barshel 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 29th day of January, 2019.

X  
\_\_\_\_ Personally Known  
\_\_\_\_ Produced ID

  
Notary Public  
State of Florida



Diana Perez-Gata  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF233833  
Expires 6/8/2019

**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  
RECEIVED BY THE  
OFFICE OF THE CITY CLERK

CITY OF CORAL GABLES 2019 MAR 28 PM 2:42  
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: Aris Garcia agarcia@wolfbergalvarez.com  
LOBBYIST EMAIL ADDRESS

Print Your Business Name, if applicable: Wolfberg Alvarez & Partners

Business Telephone Number: (305) 666-5474, ext. 255

Business Address 75 Valencia Ave., Suite 1050, Coral Gables, Fl. 33134  
ADDRESS CITY, STATE ZIP CODE

Federal ID#: 591713092

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

none, N/A

PRINCIPAL REPRESENTED:

NAME \_\_\_\_\_ COMPANY NAME, IF APPLICABLE Publix Supermarket Inc.  
BUSINESS ADDRESS 3300 Publix Corporate Parkway, TELEPHONE NO.: \_\_\_\_\_  
Lakeland, Fl. 33811

**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 Aris Garcia hereby swear or affirm under penalty of per-  
jury 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 Regis-  
tration Fee.

Signature of Lobbyist

STATE OF FLORIDA     )  
                                  )  
COUNTY OF MIAMI-     )  
DADE

BEFORE ME personally appeared Aris Garcia 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 26<sup>th</sup> day of March 2019.

☒ Personally Known

☐ Produced ID

\$250.00 Fee Paid ☒

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



NANCY LAVELANET  
MY COMMISSION # GG 037313  
EXPIRES: November 8, 2020  
Bonded Thru Budget Notary Services

Notary Public  
State of Florida

Received By A. Dacosta Date: 3/28/19

**For Office Use Only**

Data Entry Date: ☐ , 20 ☐

Entered By: ☐



CITY OF CORAL GABLES  
RECEIVED BY THE  
OFFICE OF THE CITY CLERK

CITY OF CORAL GABLES  
LOBBYIST  
ISSUE APPLICATION

2019 MAR 28 PM 2:43

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: Aris Garcia / agarcia@wolfbergalvarez.com  
LOBBYIST EMAIL ADDRESS

Print Your Business Name: Wolfberg Alvarez & Partners

Business Telephone Number: (305) 666-5474

Business Address: 75 Valencia Ave., Suite 1050, Coral Gables, FL 33134  
ADDRESS CITY, STATE ZIP CODE

Corporation, Partnership, or Trust Represented:

Principal Name: Publix Supermarket Inc.

Principal Address: 3300 Publix Corporate Parkway, Lakeland, FL 33811 Telephone Number: \_\_\_\_\_

**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)**

Redevelopment of the existing Publix Supermarket store on 2551 Lejeune Road

I Aris Garcia 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.

[Signature]  
Signature of Lobbyist

3/26/19  
Date

STATE OF FLORIDA     )  
                                  )  
COUNTY OF MIAMI-     )  
DADE

BEFORE ME personally appeared Aris Garcia 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 26<sup>th</sup> day of March 2019.

☒ Personally Known

☐ Produced ID

Nancy Lavelanet  
Notary Public  
State of Florida



NANCY LAVELANET  
MY COMMISSION # GG 037313  
EXPIRES: November 8, 2020  
Bonded Thru Budget Notary Services

**For Office Use Only**

Data Entry Date: \_\_\_\_\_, 20\_\_\_\_.

Entered By: \_\_\_\_\_

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

FL ID #: \_\_\_\_\_

March 27, 2019

Ms. Dalila Fernandez, PE  
Senior Traffic Engineer  
Department of Public Works  
Sustainable Public Infrastructure Division  
2800 SW 72<sup>nd</sup> Avenue  
Miami, FL 33155  
305.460.5128  
dfernandez@coralgables.com

**RE: Trip Generation Miracle 84 - #18163**

Dear Dalila,

David Plummer & Associates has been retained by the Stiles Corporation to perform a trip generation analysis for the proposed Miracle 84 development. Contact information for the developer is as follows:

Mr. David L. Siegal  
Stiles Corporation  
President - Development  
(954) 627-9338 (O)  
[David.Siegel@stiles.com](mailto:David.Siegel@stiles.com)

The project is proposing to replace the existing 43,500 SF supermarket with a mixed-use development consisting of a 56,011 SF supermarket, 284 residential units, and 6,657 SF of office space. The project is located at 2551 LeJeune Road in Coral Gables, FL. A copy of the proposed site plan is provided in Attachment A.

Trip generation calculations for the existing and proposed development were performed using the *Institute of Transportation Engineers' (ITE) Trip Generation Manual*, 10<sup>th</sup> Edition. ITE Land Use

Codes (LUC) 221 (Multifamily Housing, Mid-Rise), 850 (Supermarket), and 710 (General Office) were utilized for the existing and proposed trip generations.

As the proposed project will be a mixed-use development, incorporating supermarket, residential, and office land uses, an internalization matrix was used to establish the appropriate number of internal project trips. The ITE *Trip Generation Handbook*, 3<sup>rd</sup> Edition, provides internal capture rates for the am and pm peak hours.

ITE research shows that a certain percent of retail trips are “*pass-by*” trips. These are described as trips “attracted from the traffic passing the site on an adjacent street.” These are not new trips, but trips already using the existing roadway network that stop at the proposed use and go back to their original path. Consistent with the guidelines established in the ITE *Trip Generation Handbook*, 3<sup>rd</sup> Edition a 36% deduction was applied to the supermarket trips to account for pass-by. Based on U.S. Census Bureau data, a 6.4% deduction was applied for other modes of transportation. A trip generation summary is provided in Table 1. Detailed trip generation documentation and calculations are provided in Attachment B.

<b>Table 1: Trip Generation Summary</b>			
Development Plan	Total Weekday	AM Peak Hour	PM Peak Hour
Existing	4,644	99	252
Proposed	7,602	239	337
ΔTrips	2,958	140	85

As shown in Table 1, the results of the trip generation analysis indicate that the proposed redevelopment represents an increase of 2,958 gross daily trips, 140 am peak hour net new trips, and 85 pm peak hour net new trips.

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

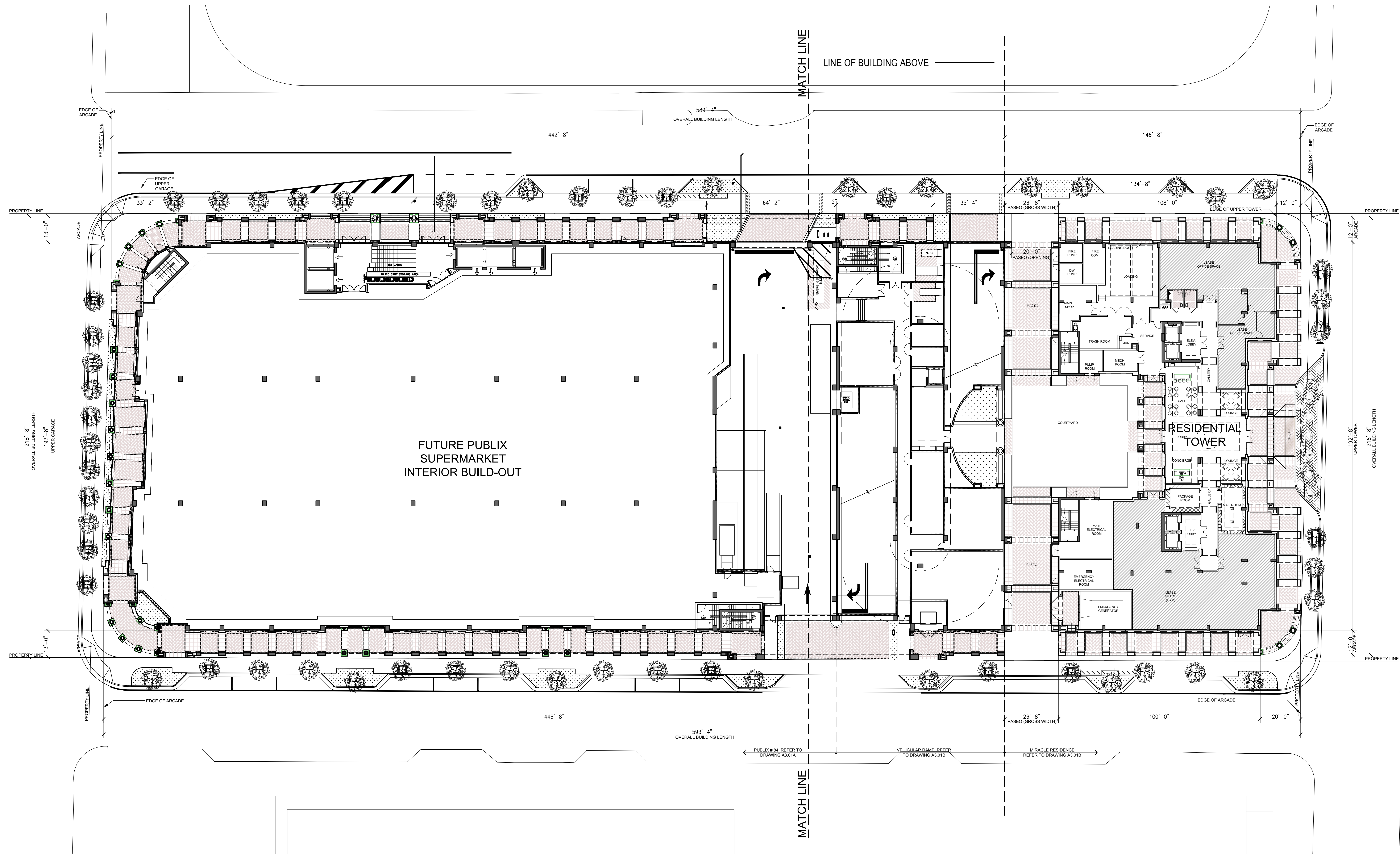
w:\18\18163\trip generation\d\_fernandez\_trip gen-let-03\_27\_19.docx



# **Attachment A**

## **Site Plan**





COMPREHENSIVE PLAN - FIRST FLOOR  
SCALE:1"=20'-0"



# **Attachment B**

## **Trip Generation**



S0801

## COMMUTING CHARACTERISTICS BY SEX

2013-2017 American Community Survey 5-Year Estimates

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.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities, and towns and estimates of housing units for states and counties.

Subject	ZCTA5 33134				
	Total		Male		Female
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Workers 16 years and over	22,618	+/-1,127	11,930	+/-713	10,688
MEANS OF TRANSPORTATION TO WORK					
Car, truck, or van	88.2%	+/-1.8	90.1%	+/-2.0	86.2%
Drove alone	81.1%	+/-2.3	83.0%	+/-2.5	79.1%
Carpooled	7.1%	+/-1.8	7.1%	+/-2.3	7.1%
In 2-person carpool	6.0%	+/-1.6	5.9%	+/-2.0	6.1%
In 3-person carpool	0.6%	+/-0.4	0.7%	+/-0.6	0.4%
In 4-or-more person carpool	0.5%	+/-0.6	0.5%	+/-0.6	0.5%
Workers per car, truck, or van	1.04	+/-0.01	1.04	+/-0.01	1.05
Public transportation (excluding taxicab)	3.9%	+/-1.1	3.5%	+/-1.3	4.3%
Walked	2.0%	+/-0.6	1.2%	+/-0.7	2.9%
Bicycle	0.5%	+/-0.3	0.9%	+/-0.6	0.1%
Taxicab, motorcycle, or other means	1.3%	+/-0.6	1.1%	+/-0.6	1.5%
Worked at home	4.1%	+/-1.0	3.3%	+/-1.2	5.0%
PLACE OF WORK					
Worked in state of residence	98.9%	+/-0.5	98.5%	+/-0.9	99.4%
Worked in county of residence	96.0%	+/-1.1	95.0%	+/-1.7	97.1%
Worked outside county of residence	2.9%	+/-1.0	3.4%	+/-1.4	2.4%
Worked outside state of residence	1.1%	+/-0.5	1.5%	+/-0.9	0.6%
Living in a place	92.6%	+/-1.3	92.7%	+/-1.7	92.6%
Worked in place of residence	35.0%	+/-2.6	34.4%	+/-3.6	35.8%
Worked outside place of residence	57.6%	+/-2.7	58.3%	+/-4.1	56.8%
Not living in a place	7.4%	+/-1.3	7.3%	+/-1.7	7.4%
Living in 12 selected states	0.0%	+/-0.2	0.0%	+/-0.3	0.0%
Worked in minor civil division of residence	0.0%	+/-0.2	0.0%	+/-0.3	0.0%
Worked outside minor civil division of residence	0.0%	+/-0.2	0.0%	+/-0.3	0.0%
Not living in 12 selected states	100.0%	+/-0.2	100.0%	+/-0.3	100.0%
Workers 16 years and over who did not work at home	21,689	+/-1,111	11,540	+/-712	10,149
TIME LEAVING HOME TO GO TO WORK					

**Scenario - 1**

Scenario Name: Miracle 84

User Group:

Dev. phase: 1

Horizon Year: 2017

Analyst Note:

Warning:

**DAILY VEHICLE TRIPS**

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
221 - Multifamily Housing (Mid-Rise)	General	Dwelling Units	284	Weekday	Best Fit (LIN)	773	773	1546
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				$T = 5.45(X) + -1.75$	50%	50%	
850 - Supermarket	General				Average	2990	2990	
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban	1000 Sq. Ft. GFA	56.01	Weekday	106.78	50%	50%	5980
710 - General Office Building	General				Best Fit (LOG)	38	38	
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				$\ln(T) = 0.97\ln(X) + 2.50$	50%	50%	
850(1) - Supermarket	General	1000 Sq. Ft. GFA	43.5	Weekday	Average	2322	2322	4644
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				106.78	50%	50%	

**AM PEAK VEHICLE TRIPS**

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
221 - Multifamily Housing (Mid-Rise)	General	Dwelling Units	284	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LOG)	25	70	95
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				$\ln(T) = 0.98\ln(X) + -0.98$	26%	74%	
850 - Supermarket	General				Average	128	86	
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban	1000 Sq. Ft. GFA	56.01	Weekday, Peak Hour of Adjacent Street Traffic,	3.82	60%	40%	214
710 - General Office Building	General				Best Fit (LIN)	28	5	
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				$T = 0.94(X) + 26.49$	86%	14%	
850(1) - Supermarket	General	1000 Sq. Ft. GFA	43.5	Weekday, Peak Hour of Adjacent Street Traffic,	Average	100	66	166
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				3.82	60%	40%	

**PM PEAK VEHICLE TRIPS**

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
221 - Multifamily Housing (Mid-Rise)	General	Dwelling Units	284	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LOG)	74	47	121
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				$\ln(T) = 0.96\ln(X) + -0.63$	61%	39%	
850 - Supermarket	General				Best Fit (LOG)	259	249	
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban	1000 Sq. Ft. GFA	56.01	Weekday, Peak Hour of Adjacent Street Traffic,	$\ln(T) = 0.75\ln(X) + 3.21$	51%	49%	508
710 - General Office Building	General				Best Fit (LOG)	1	7	
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				$\ln(T) = 0.95\ln(X) + 0.36$	16%	84%	
850(1) - Supermarket	General	1000 Sq. Ft. GFA	43.5	Weekday, Peak Hour of Adjacent Street Traffic,	Best Fit (LOG)	214	206	420
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban				$\ln(T) = 0.75\ln(X) + 3.21$	51%	49%	

## AM Peak Hour Trip Generation and Internalization

*Miracle 84*

Multifamily Housing (Mid-rise) Land Use 221 284 DU		General Office Land Use 710 6,657 SF		Supermarket Land Use 850 56,011 SF		
In	Out	In	Out	In	Out	
25	70	28	5	128	86	342 ITE Trips
<b>UNBALANCED INTERNALIZATION</b>						
0% 0	2% 1	1	3% 1		1%	0
1%	1	1		17% 22	14% 12	
2% 1		1				
		28% 1	1	32% 41	29% 25	
		4% 1	1			
Multifamily Housing		General Office		Supermarket		
In	Out	In	Out	In	Out	
25	70	28	5	128	86	342 Vehicle Trips
<b>BALANCED INTERNALIZATION</b>						
0	-1.00	-1				
-1	-1			-1	-1	
		-1		-1	-1	
-1	-2	-2	-1	-2	-2	-10 Internal
24	68	26	4	126	84	332 External Trips
	3.2%		9.1%		1.9%	2.9% % Internal
24	68	26	4	88	46	-76 -36% Passby
-2	-4	-2	0	-6	-3	256
						-17 -6.4% Transit/Pedestrian
22	64	24	4	82	43	239 Net New External Trips



## PM Peak Hour Trip Generation and Internalization

*Miracle 84*

Multifamily Housing (Mid-rise) Land Use 221 284 DU		General Office Land Use 710 6,657 SF		Supermarket Land Use 850 56,011 SF		
In	Out	In	Out	In	Out	
74	47	1	7	259	249	637 ITE Trips
<b>UNBALANCED INTERNALIZATION</b>						
4% 2	4% 3	57% 1	1% 0			
42% 20	46% 34	20% 1	31% 0	10% 26	26% 65	
				8% 21	2% 5	
<b>BALANCED INTERNALIZATION</b>						
-1 0	-1 0	-1 0	-1 0	-1 0	-1 0	
-20 -34	-20 -34	-1 0	-1 0	-20 -34	-20 -34	
-34	-21	-1	-1	-21	-34	-112 Internal
40	26	0	6	238	215	525 External Trips
	45.5%		25.0%		10.8%	17.6% % Internal
40	26	0	6	156	133	-164 -36% Passby
-3	-2	0	0	-10	-9	-24 -6.4% Transit/Pedestrian
37	24	0	6	146	124	337 Net New External Trips

# Miracle 84 Trip Generation - 18163

## Proposed Mixed-use Development

ITE Land Use Designation <sup>1</sup>	Size/ Units	Daily (Two-way)	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
			In	Out	Total	In	Out	Total
Multifamily Housing (Mid-rise) (Land Use 221)	284 DU	1,546	25	70	95	74	47	121
Supermarket (Land Use 850)	56,011 SF	5,980	128	86	214	259	249	508
General Office (Land Use 710)	6,657 SF	76	28	5	33	1	7	8
<b>Gross External Trips</b>		7,602	181	161	342	334	303	637
Internalization AM, PM		2.9%, 17.6%	-5	-5	-10	-56	-56	-112
Pass-By (Supermarket) <sup>2</sup>		36%	-38	-38	-76	-82	-82	-164
Other Modes of Transportation		6.4%	-10	-7	-17	-13	-11	-24
<b>Net External Trips (Proposed Development)</b>			<b>128</b>	<b>111</b>	<b>239</b>	<b>183</b>	<b>154</b>	<b>337</b>

<sup>1</sup> Based on ITE Trip Generation Manual, 10th Edition

<sup>2</sup> ITE only provides PM pass-by, AM pass-by was assumed to be the same as PM pass-by

## Existing Supermarket

ITE Land Use Designation <sup>1</sup>	Size/ Units	Daily (Two-way)	AM Peak Hour Vehicle Trips			PM Peak Hour Vehicle Trips		
			In	Out	Total	In	Out	Total
Supermarket (Land Use 850)	43,500 SF	4,644	100	66	166	214	206	420
Pass-By (Supermarket) <sup>2</sup>		36%	-36	-24	-60	-77	-74	-151
Other Modes of Transportation		6.4%	-4	-3	-7	-9	-8	-17
<b>Net External Trips (Existing Supermarket)</b>			<b>60</b>	<b>39</b>	<b>99</b>	<b>128</b>	<b>124</b>	<b>252</b>

<sup>1</sup> Based on ITE Trip Generation Manual, 10th Edition

<sup>2</sup> ITE only provides PM pass-by, AM pass-by was assumed to be the same as PM pass-by

## Comparison

	Daily <sup>1</sup> (Two-way)	AM Peak Hour Vehicle Trips <sup>2</sup>			PM Peak Hour Vehicle Trips <sup>2</sup>		
		In	Out	Total	In	Out	Total
Proposed Use	7,602	128	111	239	183	154	337
Existing Use	4,644	60	39	99	128	124	252
<b>Difference</b>	<b>2,958</b>	<b>68</b>	<b>72</b>	<b>140</b>	<b>55</b>	<b>30</b>	<b>85</b>

<sup>1</sup> Gross External Trips

<sup>2</sup> Net New External Trips