

# 4311 Ponce Project



**Development Review Committee Submittal**  
Modification Approval  
May 10, 2019

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	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: 4311 and 4225 Ponce de Leon Boulevard

Property/project name: 4311 Ponce

Current land use classification(s): Commercial, Mid Rise Intensity



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

Current zoning classification(s): Commercial/North Industrial Mixed Use District

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): Office buildings and surface parking lot

Proposed use(s) of the property/building(s): Mixed use development with office and retail space

Size of property (square feet/acres) 20,035 square feet / 0.46 acres

Total non-residential (i.e, commercial, office, etc.) floor area (total square feet/FAR): 58,367 SQ. FT.

Total number of residential units per acre and total number of unit's N/A

Estimated cost of the existing/proposed building/project: \_\_\_\_\_

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

Resolution 2008-38 for the approval of mixed use site plan (Expired); and

Resolution 2014-279 for the approval of mixed use site plan.

Project Legal Description: Lot(s): 36-43

Block(s): 5

Section(s): Industrial Section

Listing of all folio numbers for subject property:

03-4120-017-1240 and 03-4120-017-1230





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): Jorge L. Navarro, Esq.Telephone Contact No: 305-579-0821 Fax No. \_\_\_\_\_ Email navarrojo @ gtlaw.comMailing Address: 333 SE 2nd Avenue, Suite 4100 Miami, Florida 33131  
(City) (State) (ZIP Code)Property Owner(s) Name(s): Gables Partners Holdings, LLCTelephone Contact No: 305-461-7272 Fax No. \_\_\_\_\_ Email \_\_\_\_\_ @ \_\_\_\_\_Mailing Address: 4225 Ponce de Leon Boulevard Coral Gables, Florida 33146  
(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): Don Sackman of Corwil ArchitectsTelephone Contact No: 305-448-7383 Fax No. \_\_\_\_\_ Email dsackman @ corwilarchitects.comMailing Address: 4210 Laguna Street Coral Gables, Florida 33143  
(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:

Resolution 2008-38 for the approval of mixed use site plan (Expired); andResolution 2014-279 approving mixed use site plan .

 City of Coral Gables Florida	Level	<b>Development Review Committee Application</b>	
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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.

### Application submittal requirements

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.

### Applicant/agent/property owner/architect affirmation and consent

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


1. Submission of the following:
  - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
  - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.

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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:  Jorge L. Navarro, Esq.
Address: 333 SE 2 Avenue, 4100 Miami, Florida 33131	
Telephone: 305-579-0821	Fax:
Email: navarrojo@gtlaw.com	
<b>NOTARIZATION</b>	
STATE OF FLORIDA/COUNTY OF _____ The foregoing instrument was acknowledged before me this ____ day of _____ by _____ (Signature of Notary Public - State of Florida)	
(Print, Type or Stamp Commissioned Name of Notary Public) <input type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____	

	Level	<b>Development Review Committee Application</b>
	<b>1</b>	427 Biltmore Way, 2 <sup>nd</sup> Floor, Coral Gables, Florida 33134 Review <a href="mailto:planning@coralgables.com">planning@coralgables.com</a> 305.460.5211

Property Owner(s) Signature: 	Property Owner(s) Print Name:  Authorized Representative for Gables Partners Holdings, LLC
Property Owner(s) Signature:	Property Owner(s) Print Name:
Property Owner(s) Signature:	Property Owner(s) Print Name:

Address:  
4225 Ponce de Leon Boulevard Coral Gables, FL 33146

Telephone: 305-461-7272

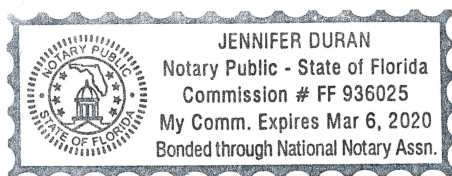
Fax: 305-461-7232

Email:

#### NOTARIZATION

STATE OF FLORIDA/COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 9 day of May 2019 by Jose R. Boschetti  
(Signature of Notary Public - State of Florida)



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

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



Level

**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:

Don Sackman of Corwil Architects

Address: 4210 Laguna St., Coral Gables, FL 33143

Telephone: 305-448-7383

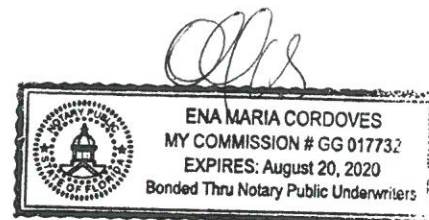
Fax: 305-448-8853

Email: dsackman@corwilarchitects.com

SEAL

**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of May by DON Sackman  
(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 \_\_\_\_\_

May 13, 2019

**VIA ELECTRONIC DELIVERY**

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

**Re: 4311 Ponce / Statement of Use / Development Review Committee Application for Administrative Approval of Modification / Property located at 4311 & 4225 Ponce de Leon Boulevard in Coral Gables, Florida (the "City") (Folio Nos. 03-4120-017-1240 and 03-4120-017-1230)**

Dear Mr. Trias:

On behalf of Gables Partners Holdings, LLC. (the "**Applicant**"), please accept this as our Statement of Use in connection with the request to modify the previously approved Mixed Use (MXD) Site Plan development located at 4311 and 4225 Ponce de Leon Boulevard (the "**Property**"). Specifically, the Applicant seeks to modify the prior MXD Site Plan approval to provide a smaller scaled, mixed use development at a reduced height, with ancillary valet services in conformance with the existing MXD development regulations. In accordance with Section 3-410 of the Zoning Code, the Applicant requests Level 1 review by the Development Review Committee and administrative approval of the proposed modifications.

**I. PROPERTY INFORMATION**

The Property is located North of San Lorenzo Avenue, West of SW 39<sup>th</sup> Avenue and East of Ponce de Leon Boulevard, directly adjacent to the Village of Merrick Park. The Property consists of Lots 36 through 43, Block 5 of the Coral Gables Plat, Industrial Section, as recorded in Plat Book 28, Page 22 of the Public Records of Miami-Dade County, Florida. As reflected in the enclosed survey prepared by ECS Land Surveyors, Inc., dated April 29, 2019 (the "**Survey**"), the Property contains approximately 20,035 +/- square feet or .46 +/- acres of land and is currently improved with 1-story office buildings and a surface parking lot.

**II. DEVELOPMENT APPROVAL HISTORY**

The Property is currently designated Commercial, Mid-Rise Intensity pursuant to the City's Future Land Use Map with a corresponding Commercial zoning designation. The Property is also located within the boundaries of the North Industrial Mixed-Use District (MXD).



On March 11, 2008, the City Commission adopted Resolution No. 2008-38, approving a 7-story mixed use development comprised of approximately 36,183 +/- square feet of office space, with 7,564 +/- square feet of ground floor retail and four (4) live-work residential units (the “**2008 Project**”). The 2008 Project was located at 4311 Ponce de Leon Boulevard and solely consisted of 6 lots (Lots 38-43, Block 5) comprised of approximately 15,000 +/- square feet and 0.34 +/- acres of land. The 2008 Project was designed with a penthouse level containing a private pool deck and gym amenities for the exclusive use of the tenants and residents, thereby maximizing the height of the building at 95’-6”. The nearly 100-foot mixed use development contained a large parking pedestal, expanding across three levels with 182 off-street parking spaces provided at the Property.

Due to the expiration of the 2008 Project and the addition of the abutting parcel of land comprising the entire Property, a new 8-story mixed use development was approved for the Property on December 16, 2014, adopted via Resolution No. 2014-279. The 2014 Project was a similar mixed use development consisting of approximately 11,457 +/- square feet of ground floor retail, 24,133 +/- square feet of office space and upper level residential units (the “**2014 Project**”). The 2014 Project entirely removed the live-work component from the ground floor development context and provided approximately 2,000 +/- square feet of landscaped open space throughout the Property. The 2014 Project also contained three (3) levels of parking with 145 spaces, with vehicular access to the parking garage located along San Lorenzo Avenue.

### **III. PROPOSED MODIFIED PROJECT**

As detailed in the enclosed plans prepared by Corwil Architects and dated May 10, 2019, the Applicant seeks to modify the 2014 Project with a less intense, mixed use development compatible with the small-scale development scheme along Ponce de Leon Boulevard and the immediate area (the “**Proposed Site Plan**”). Specifically, the Applicant seeks to redevelop the Property with a 4-story mixed use development with ground floor retail and upper level office space in accordance with the North Industrial MXD zoning regulations (the “**2019 Project**”).

The 2019 Project substantially reduces the habitable height and massing of the proposed mixed use building in order to create a more balanced design compatible with the small-scale nature of development along Ponce de Leon Boulevard. Specifically, the 2019 Project was redesigned with a 4-story development, where 8 stories was originally proposed at the Property. The removal of the massive 3-story parking pedestal coupled with the proposed glass facades allows for a more transparent and pedestrian friendly aesthetic. Additionally, the development of a continuous, unified façade allows for more streamlined architecture that is appropriately scaled and compatible with the area.

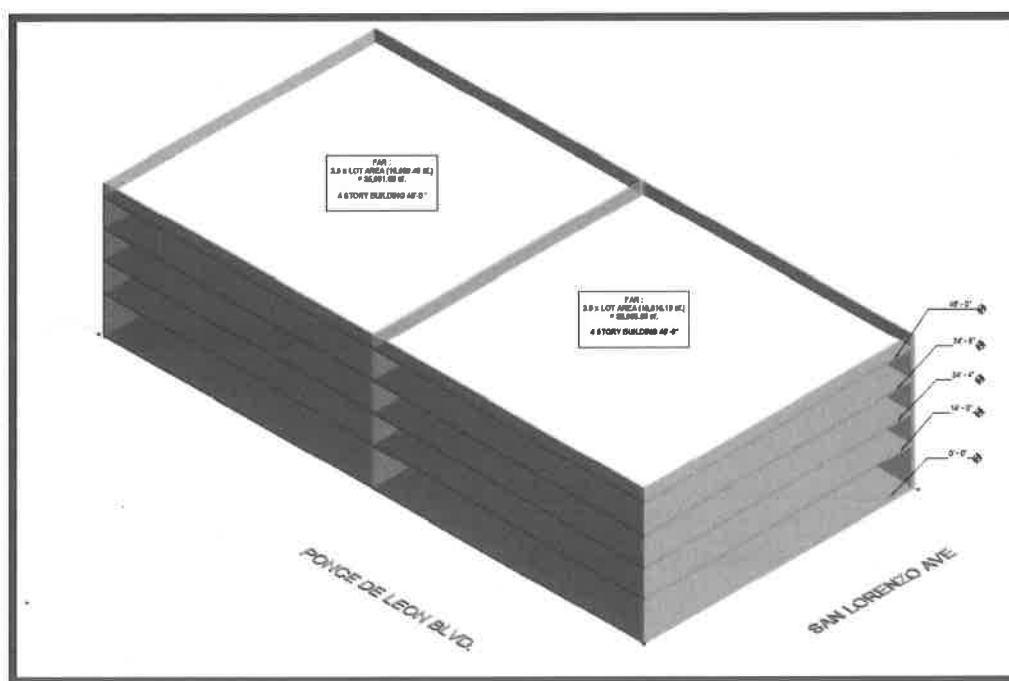
The 2019 Project also includes modifications that were intentionally designed to further activate the streetscape along the Ponce de Leon corridor with interactive ground floor uses and a unified development with pedestrian-oriented façades. For example, the Project provides a mid-block paseo that bisects the Property for uninterrupted pedestrian and vehicular access from the major frontage along Ponce de Leon Boulevard to the rear of alley along SW 39<sup>th</sup> Avenue, thereby providing connectivity throughout the Property. The paseo serves to connect the building

floorplates at the second level of the 2019 Project, creating a unified development that integrates the retail and office uses at the Property and further activates the pedestrian streetscape.

The mid block paseo also provides unobstructed use as a covered pedestrian and vehicular accessway that allows for valet and drop off services internalized to the Property. The valet services will utilize the eight (8) off-street parking spaces along the abutting alley, as well as take advantage of the surplus parking in the immediate area as intended by the Small-Scale Building Ordinance No. 2018-21, recently adopted by the City Commission (the “**Small-Scale Building Ordinance**”). Additionally, any off-street parking required for the floor plate located above 45 feet will be provided via valet parking services and stored at the existing parking facilities located directly to the South of the Property, along San Lorenzo Avenue. A parking study prepared by Tim Plummer demonstrating the reduced vehicular impact and the corresponding off-site parking facilities serving the 2019 Project will be submitted to your office upon completion. The proposed valet amenity will streamline the parking and vehicular flow to and from the Property, serving to complement the retail space by increasing the patronage and customer base of the 2019 Project as well as create a more compatible design conforming with the existing development regulations for the North Industrial MXD area.

#### IV. AS OF RIGHT DEVELOPMENT

As reflected in the Massing Study Diagram prepared by Corwil Architects, the Property can be bifurcated into two (2) properties, each developed with a 4-story, 10,000 square-foot building with a permitted Floor Area Ratio of 3.5. As a result, the Property may be developed with larger scale buildings, each containing approximately 35,000 +/- square feet with zero (0) required parking for the development.



In comparison, the proposed 2019 Project would result in a more appropriately scaled design with overall less square footage, building massing and intensity than otherwise would be allowed if developed with two (2) independent projects at the Property. Additionally, the 2019 Project also furthers the intent of the MXD District by creating a unified development by which “tracts of land may be developed as a planned unified project rather than on a lot-by-lot basis as provided for in the City’s other regulations.”

## **V. ANALYSIS FOR ADMINISTRATIVE MODIFICATION**

As discussed above, the Applicant intends to eliminate the parking pedestal at the Property, thereby significantly reduced the height and massing of the proposed mixed use development. In accordance with Section 3-410 of the Zoning Code, the 2019 Project, including the ground floor retail and upper level office space, may be approved administratively as they are in compliance with the conditions provided below.

### *a. Does not affect the conditional use criteria applicable to the conditional use.*

The retail and office uses, reflected in the Proposed Site Plan, are consistent with the 2014 Project originally approved for this Property, furthers the goals, policies and objectives of the Comprehensive Plan, and as such meet the conditional use criteria provided in Section 3-408 of the Zoning Code. First, the Proposed Site Plan promotes the general intent of MXD development regulations with a pedestrian friendly development designed to activate the streetscape with increased retail space and transparent, more active facades. Secondly, the 2019 Project is more consistent and compatible with the development context and scale along Ponce de Leon Boulevard. Lastly, the Project is located in close proximity to the City Trolley and other modes of public transportation, and provides convenient pedestrian access to the premier retail, restaurant and entertainment venues in the Village of Merrick Park.

### *b. Does not alter the location of any road or walkway by more than five (5) feet.*

The Project does not alter the location of the existing roadways reflected in the 2014 Project. As reflected in the Proposed Site Plan, the Project continues to reflect the primary frontage along Ponce de Leon Boulevard, the side street frontage along San Lorenzo Avenue, in addition to the rear frontage and public alley along SW 39<sup>th</sup> Avenue. Furthermore, the 2019 Project enhances the pedestrian walkways with the inclusion of a midblock paseo for vehicular and pedestrian access thereby improving connectivity throughout the Property.

### *c. Does not change the use.*

The 2019 Project does not change or add additional uses to the Property, as proposed project maintains the existing retail and office uses originally approved under the 2014 Project. While the 2019 Project does include valet services at the Property, these services are provided as an amenity ancillary to the retail uses already approved under the 2014 Project and mixed use development at the Property.

*d. Does not change a condition of approval.*

The approval of the 2019 Project would not result in the change or general intent of the conditions attached to the approval of the 2014 Project.

*e. Does not increase the density of the development.*

The 2019 Project removes the residential component previously approved in the 2014 Project, providing a more appropriately scaled mixed use development consistent with the development scheme along Ponce de Leon Boulevard. As such, the Proposed Project does not increase the density of the development but rather reduces the density and overall impact to the area.

*f. Does not increase the intensity of the development by more than ten (10%) percent.*

The 2019 Project increases the intensity of the development by less than ten percent. Specifically, the 2014 Project consisted of approximately 55,178 +/- square feet of building area (2.76 FAR), whereas the Proposed Project consists of approximately 58,367 +/- square feet of building area (3.00 FAR).

*g. Does not result in a reduction of setback or previously required landscaping.*

The provided setbacks for the 2019 Project are in accordance with Section 4-201(E)(14) of the City Zoning Code and the MXD development standards. Specifically, the 2019 Projects provides 0' setbacks along the front, rear and side setbacks. Additionally, the elimination of 4 stories and a majority of the height above 45 feet, as originally approved in the 2014 Project, significantly reduces the extent of the building encroachment and the overall volume and massing at the Property. This reduction creates a mixed-use development that furthers the small-scaled development trend along Ponce de Leon Boulevard.

*h. Does not result in a substantial change to the location of a structure previously approved.*

The 2019 Project maintains the unified, mixed use structure originally approved at the Property and is in the same general location of the previously approved 2014 Project.

*i. Does not result in a material modification or the cancellation of any condition placed upon the use.*

As discussed above, the retail and office uses contained in the 2019 Project are consistent with these uses approved in the 2014 Project and does not result in any material modifications for the mixed use development at the Property.

*j. Does not add property to the parcel proposed for development.*

The parcels of land contained in the 2014 Project, specifically Lots 36-43, Block 5 of the Coral Gables Plat, Industrial Section, are the same parcels of land that comprise the 2019 Project. No additional parcels or portions of adjacent land have been added to support the proposed 2019 Project.

*k. Does not increase the height of the buildings.*

As discussed above, the 2019 Project drastically reduces the height of the building by approximately forty-five percent (45%). The 2014 Project was designed and approved at a building height of 93'7" and 8 stories, whereas the 2019 Project is designed with only 4 stories and 52' in building height. Therefore, the reduced height of the 2019 Project brings the overall mixed use development at the Property in conformance with the existing MXD regulations and the intent and purpose of the Small-Scale Building Ordinance discussed above.

## **VI. CONCLUSION**

Based on the foregoing, the 2019 Project and proposed uses are deemed minor modifications to the 2014 Project and are consistent with the criteria provided in Section 3-410 of the City Zoning Code. As such, the 2019 Project warrants administrative approval by the City Development Review Official. We look forward to your favorable consideration of our Application. Should you have any questions or require any additional information, please do not hesitate to contact me at 305-579-0821.

Sincerely,

 FOR:

Jorge L. Navarro, Esq.



SKETCH OF ALTA/NSPS LAND TITLE SURVEY OF: 4225 & 4311 PONCE DE LEON BLVD., CORAL GABLES, FL.

- LEGEND:**
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
  - L.B. LICENSED BUSINESS
  - P.B. PLAT BOOK
  - P.G.S. PAGES
  - ID. IDENTIFICATION
  - (C) CALCULATED
  - OHW- OVERHEAD WIRES
  - (P) DENOTES BEARING AND DISTANCE BASED ON PLATS OF RECORD
  - A/C. AIR CONDITIONING UNIT ON CONCRETE PAD
  - BLVD. BOULEVARD
  - TRAV. PT. TRAVERSE POINT
  - NGVD 29 NATIONAL GEODETIC VERTICAL DATUM OF 1929
  - € CENTERLINE
  - BOLLARD
  - ⊥ SIGN
  - ⊙ CONCRETE LIGHT POLE
  - ⊙ STREET LIGHT POLE
  - ⊙ WATER METER
  - ⊙ SPOT LIGHT
  - ⊙ WIRE PULL BOX
  - ⊙ WOOD POWER POLE
  - ⊙ METAL LIGHT POLE
  - ⊙ CATCH BASIN
  - ⊙ UTILITY MANHOLE
  - ⊙ WATER VALVE
  - ⊙ SEWER VALVE
  - ⊙ ELECTRICAL METER
  - ⊙ DOOR MOTOR
  - ⊙ PARKING METER
  - ⊙ GUY ANCHOR
  - ⊙ STORM DRAINAGE MANHOLE
  - ⊙ SANITARY SEWER MANHOLE
  - ⊙ BREAK IN LINE SCALE
  - VIEW 1
  - HANDICAP PARKING SPACE
  - SURFACE ELEVATION
  - ITEM 9 PER SCHEDULE BII PER TITLE COMMITMENT

**ZONING INFORMATION:**

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF CORAL GABLES COMMERCIAL DISTRICT (C). MINIMUM SETBACK REQUIREMENTS:

- A. FRONT:**  
I. UP TO FIFTEEN (15) FEET IN HEIGHT: NONE.  
II. THE PORTION OF A BUILDING ABOVE FIFTEEN (15) FEET SHALL BE SET BACK TEN (10) FEET FROM THE PROPERTY LINE AT THE LOWER OF:  
A) A CORNICE LINE ABOVE FIFTEEN (15) FEET;  
B) THE TOP OF A PARKING PEDESTAL; OR  
C) FORTY (40) FEET.
- B. SIDE:**  
I. INTERIOR SIDE: UP TO FORTY-FIVE (45) FEET IN HEIGHT - ZERO (0) FEET, GREATER THAN FORTY-FIVE (45) FEET IN HEIGHT - FIFTEEN (15) FEET PLUS ONE (1) FOOT OF ADDITIONAL SETBACK FOR EACH THREE (3) FEET OF HEIGHT ABOVE FIFTEEN (15) FEET.  
II. SIDE STREET: FIFTEEN (15) FEET.
- C. REAR:**  
I. ABUTTING A DEDICATED ALLEY OR STREET: NONE.  
II. NOT ABUTTING DEDICATED ALLEY OR STREET: TEN (10) FEET.
- D. SETBACK FROM CANAL, WATERWAY, LAKE OR BAY:** ON ALL BUILDING SITES ABUTTING UPON A CANAL, WATERWAY, LAKE OR BAY, THE MINIMUM SETBACK FROM THE WATERWAY FOR ALL BUILDINGS, OR PORTIONS THEREOF DESIGNED OR USED SHALL BE THIRTY-FIVE (35) FEET FROM THE CANAL, WATERWAY, LAKE OR BAY AS PLATTED.
- E. BALCONIES:** CANTILEVERED OPEN BALCONIES MAY PROJECT INTO THE REQUIRED SETBACK AREAS A MAXIMUM OF SIX (6) FEET.

THIS INFORMATION WAS OBTAINED FROM THE CITY OF CORAL GABLES ZONING CODE. THIS INFORMATION IS SUBJECT TO THE REVIEWER'S INTERPRETATION. THE ABOVE STATEMENT IS NOT AN INDICATION OF THE PROPER SETBACKS FOR THIS SITE BY EXACTA COMMERCIAL SURVEYORS, INC. FOR MORE INFORMATION ABOUT SETBACKS AND ZONING FOR THIS SITE CONTACT THE CITY OF CORAL GABLES DEVELOPMENT SERVICES AT 305-460-5235.

**TITLE COMMITMENT NOTES:**

THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY EXACTA COMMERCIAL SURVEYORS, INC. THE LEGAL DESCRIPTION, EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE - SCHEDULE B2 EXCEPTIONS, FILE NO.: 17006542, EFFECTIVE DATE: JANUARY 9, 2017 AT 8:00 A.M.

ITEMS 1 THROUGH 9. NOT A MATTER OF SURVEY.

ITEM 7. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RESTRICTIONS, CONDITIONS, RESERVATIONS, DEDICATIONS, EASEMENTS AS SHOWN ON THE PLAT OF REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION, AS RECORDED IN PLAT BOOK 28, PAGE 22, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AS TO PARCELS 1 AND 2). THE MATTERS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.

ITEM 8. THE PROPERTY SHOWN HEREON IS NOT SUBJECT TO THE RESTRICTIONS, CONDITIONS, RESERVATIONS, DEDICATIONS, EASEMENTS AND OTHER MATTERS AS SHOWN ON THE PLAT OF CORAL GABLES INDUSTRIAL SECTION, AS RECORDED IN PLAT BOOK 28, PAGE 22, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AS TO PARCELS 1 AND 2). THE MATTERS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.

ITEM 9. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE UTILITY EASEMENT REFERENCED IN THE FOLLOWING INSTRUMENTS, WHICH EASEMENTS RUN ALONG THE REAR FIVE (5) FEET OF THE PLATTED LOTS AND ALONG THE THREE (3) FEET LIVING ALONG THE SIDE LINES OF THE PLATTED LOTS PER PARAGRAPH 16 OF THE WARRANTY DEED RECORDED IN DEED BOOK 1304, PAGE 9, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AS TO PARCELS 1 AND 2).

A) TELEPHONE AND TELEGRAPH EASEMENT IN FAVOR OF SOUTH ATLANTIC TELEPHONE AND TELEGRAPH COMPANY GRANTED IN DEED RECORDED IN DEED BOOK 839, PAGE 106, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE EASEMENTS DESCRIBED THEREIN HAVE BEEN PLOTTED AND ARE GRAPHICALLY SHOWN HEREON.

B) ELECTRIC SERVICE EASEMENT IN FAVOR OF UTILITIES LAND COMPANY REFERENCED IN BILL OF SALE RECORDED IN DEED BOOK 839, PAGE 435, AS ASSIGNED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 1004, PAGE 498, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE INSTRUMENTS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.

C) WATER SERVICE EASEMENT IN FAVOR OF UTILITIES LAND COMPANY REFERENCED IN BILL OF SALE RECORDED IN DEED BOOK 839, PAGE 443, AS ASSIGNED TO CONSUMERS WATER'S COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 1004, PAGE 498, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE INSTRUMENTS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.

ITEM 10. THE PROPERTY SHOWN HEREON IS SUBJECT TO RESOLUTION NO. 3639 DISCLAIMING PUBLIC INTEREST IN AND VACATING CERTAIN ALLEYS IN THE CITY OF CORAL GABLES RECORDED MAY 12, 1988 IN OFFICIAL RECORDS BOOK 13676, PAGE 3708, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AS TO PARCELS 1 AND 2). THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 11. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE COVENANT RUNNING WITH THE LAND RECORDED DECEMBER 13, 1993 IN OFFICIAL RECORDS BOOK 16166, PAGE 2395, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AS TO PARCEL 1). THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 12. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES. (AS TO PARCELS 1 AND 2). THE SURVEYOR HAS NO COMMENT.

ITEM 13. THE FOLLOWING STATE OF FACTS AS DISCLOSED BY SURVEY BY EXACTA COMMERCIAL LAND SURVEYORS, DATED MARCH 3, 2015, UNDER JOB NO. FL1403-2923-02: THE SURVEYOR HAS NO COMMENT.



VIEW 1  
NOT TO SCALE



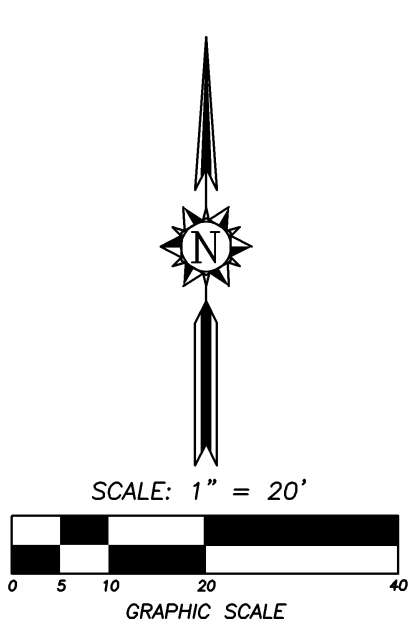
VIEW 2  
NOT TO SCALE



VIEW 3  
NOT TO SCALE



VIEW 4  
NOT TO SCALE



LOCATION MAP  
NOT TO SCALE

**STATEMENT OF APPARENT ENCROACHMENTS:**

NONE.

**PARKING SPACES:**

THE PROPERTY SHOWN HEREON CONTAINS FOUR (8) REGULAR ON-SITE PARKING SPACES AND TWO (2) REGULAR OFF-SITE PARKING SPACES AND ONE (1) HANDICAP PARKING SPACE FOR A TOTAL OF ELEVEN (11) PARKING SPACES.

**SURVEYOR'S REFERENCES:**

- PLAT OF REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 22, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- MIAMI-DADE COUNTY PROPERTY APPRAISER PUBLIC ACCESS SYSTEM.
- MIAMI-DADE COUNTY CLERK OF THE COURTS WEBSITE.
- COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO.: 17006542, EFFECTIVE DATE: JANUARY 9, 2017 AT 8:00 A.M.

**LEGAL DESCRIPTION:**

PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO.: 17006542, EFFECTIVE DATE: JANUARY 9, 2017 AT 8:00 A.M.

PARCEL 1: LOTS 36 AND 37, BLOCK 5, OF REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 22, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2: LOTS 38 THROUGH 43, BLOCK 5, OF REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 22, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**SURVEY NOTES:**

- THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF 5.003318"E, ALONG THE WEST RIGHT OF WAY LINE OF PONCE DE LEON BOULEVARD, AS SHOWN ON THE REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 22, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOODS ZONE X, AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C 0457 L, COMMUNITY NUMBER 120639, CITY OF CORAL GABLES, MIAMI-DADE COUNTY, FLORIDA. MAP REVISED DATE: SEPTEMBER 11, 2009.
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
- THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
- OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
- THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS LAND SURVEYORS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. ECS LAND SURVEYORS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS LAND SURVEYORS DIRECTLY FOR VERIFICATION OF ACCURACY.
- BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
- SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
- THE PROPERTY SHOWN HEREON CONTAINS 0.46 ACRES (20,035 SQUARE FEET).
- IRRIGATION LINES, WELLS AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
- ECS LAND SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- TREES AND LANDSCAPING NOT LOCATED OR SHOWN HEREON.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON A CITY OF CORAL GABLES BENCHMARK "441" AND REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29). THE MARK IS LOCATED AT THE NORTHEAST CORNER OF ALTARA AVENUE AND LAGUNA STREET. ELEVATION=12.71'.

**THIS SURVEY IS CERTIFIED TO:**

TO: GABLES PARTNERS HOLDINGS, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

**SURVEYOR'S CERTIFICATE:**

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A), 8, 9, 11 (OBSERVED EVIDENCE ONLY), AND 13 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON APRIL 29, 2019.

DATE OF PLAT OR MAP: FEBRUARY 1, 2017.

JAVIER DE LA ROCHA  
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080  
STATE OF FLORIDA

ECS LAND SURVEYORS, INC. L.B. 7551  
email:javier@exactaconnm.com

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770



SEAL  
NOT VALID UNLESS  
SEALED HERE  
WITH  
AN EMBOSSED  
SURVEYOR'S SEAL

ALTA/NSPS LAND TITLE SURVEY  
LOTS 36 THROUGH 43, BLOCK 5  
REVISED PLAT OF CORAL GABLES  
INDUSTRIAL SECTION  
PLAT BOOK 28, PAGE 22, M.D.C.R.  
4225 & 4311 PONCE DE LEON BLVD., CORAL GABLES, FL 33146

CLIENT: BF GROUP, LLC.

DATE: 08/09/17

DRAWN BY: J.E.C.

CHECKED BY: JDLR

LAST FIELD DATE: 04/29/19

REVISIONS		
01	BOUNDARY AND TOPOGRAPHIC SURVEY	09/08/11
02	UPDATE SURVEY	03/25/14
03	UPDATE SURVEY ADD NEW ELEVATIONS	03/13/15
04	UPDATE SURVEY	08/15/16
05	UPDATE SURVEY	02/01/07
06	UPDATE SURVEY	05/02/19

JOB NO.  
FL1403-2923-05

SHEET NO.

01

OF

01



SAN LORENZO AVENUE

PONCE DE LEON BLVD

ORANGE STREET

SW 39TH AVENUE

SAN LORENZO AVENUE

SITE/GROUND FLOOR PLAN

SCALE: 3/32" = 1'-0"  
FAR: 10,895 S.F.



PROJECT DATA			
EXISTING ZONING	COMMERCIAL USE (C)		
EXISTING LAND USE			
1. PROPOSED ZONING	"C" (COMMERCIAL)		
2. PROPOSED LAND USE	MID-RISE INTENSITY (4 STORIES, 3.0 F.A.R.)		
3. LAND AREA	20,016.67 S.F. ± 4595 ACRES		
4. MIN. PARCEL OF LAND			
5. SETBACKS	FRONT (PONCE DE LEON BLVD)	MIN. REQUIRED / ALLOWED 0'-0"	PROPOSED / PROVIDED 0'-0"
	SIDE (SAN LORENZO AVE)	0'-0"	0'-0"
	INT. SIDE	0'-0"	0'-0"
	REAR (SW 39TH AVE)	0'-0"	0'-0"
6. FLOOR AREA RATIO	3.0 X (20,016.67 S.F.)	60,050 S.F.	58,367 S.F.
7. HEIGHT		70'	52'-0"
8. OPEN SPACE	20,016.67 S.F. X 10%	2,001.66 S.F.	4,257 S.F.
9. PARKING	MIN. REQUIRED / ALLOWED		PROPOSED / PROVIDED
			8 STALLS (1 ACCESSIBLE STALL INCLUDED)



CORWILARCHITECTS  
4210 LAGUNA ST. CORAL GABLES FL 33146  
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:  
4311 PONCE DE LEON  
BOULEVARD  
CORAL GABLES, FL 33146

OWNER:

PHASE:  
DRC SUBMITTAL

SITE/GROUND FLOOR PLAN

SEAL:

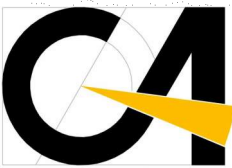
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DATE: 05/10/2019  
JOB No.: 2017-16  
DRAWN BY: RK, MC, PD  
APPR BY: AMC

SHEET NUMBER:

A-1.00





CORWIL ARCHITECTS  
4210 LAGUNA ST. CORAL GABLES FL 33146  
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:

4311 PONCE DE LEON  
BOULEVARD  
CORAL GABLES, FL 33146

OWNER:

PHASE:

DRC SUBMITTAL

FLOOR PLANS

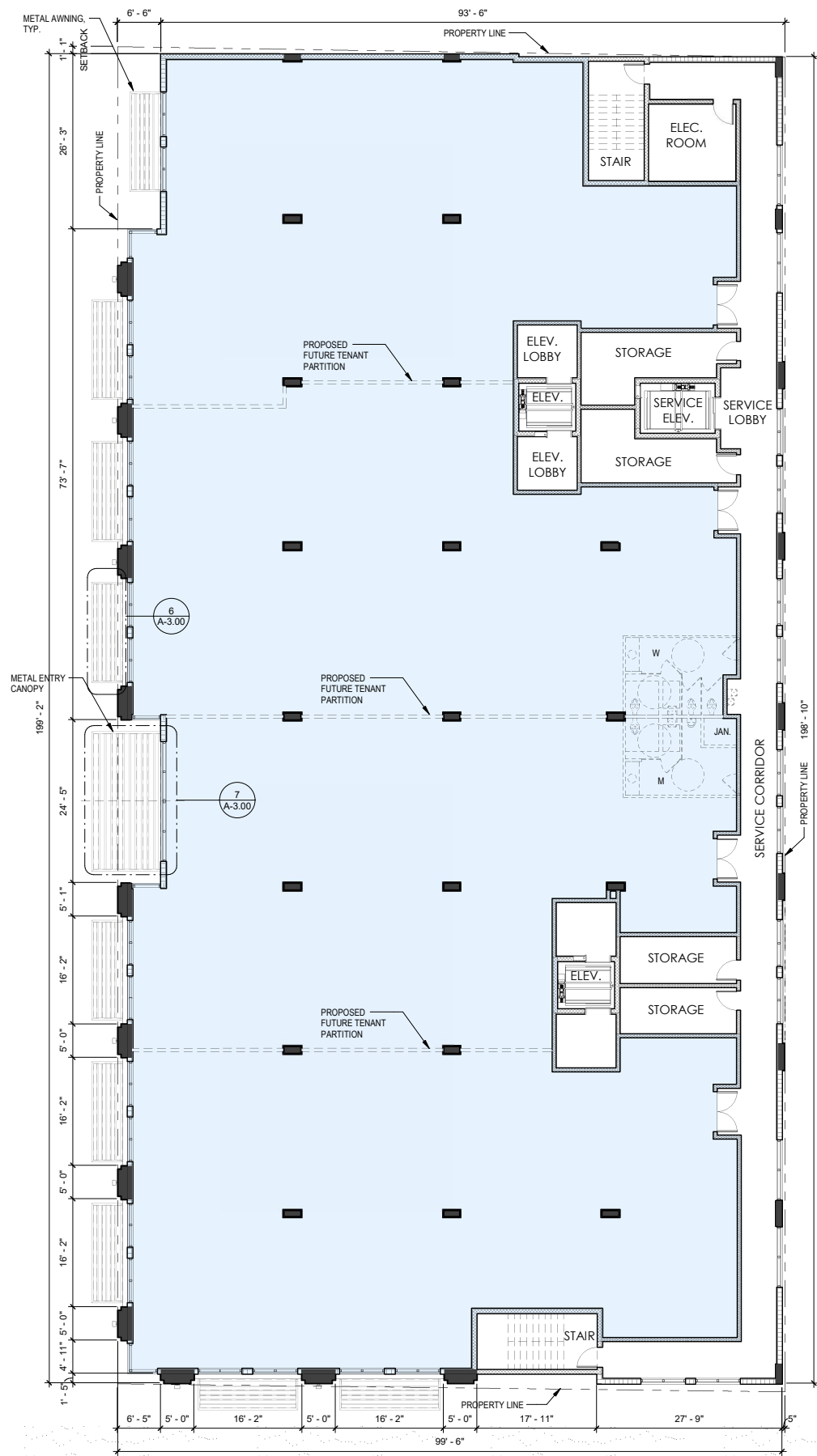
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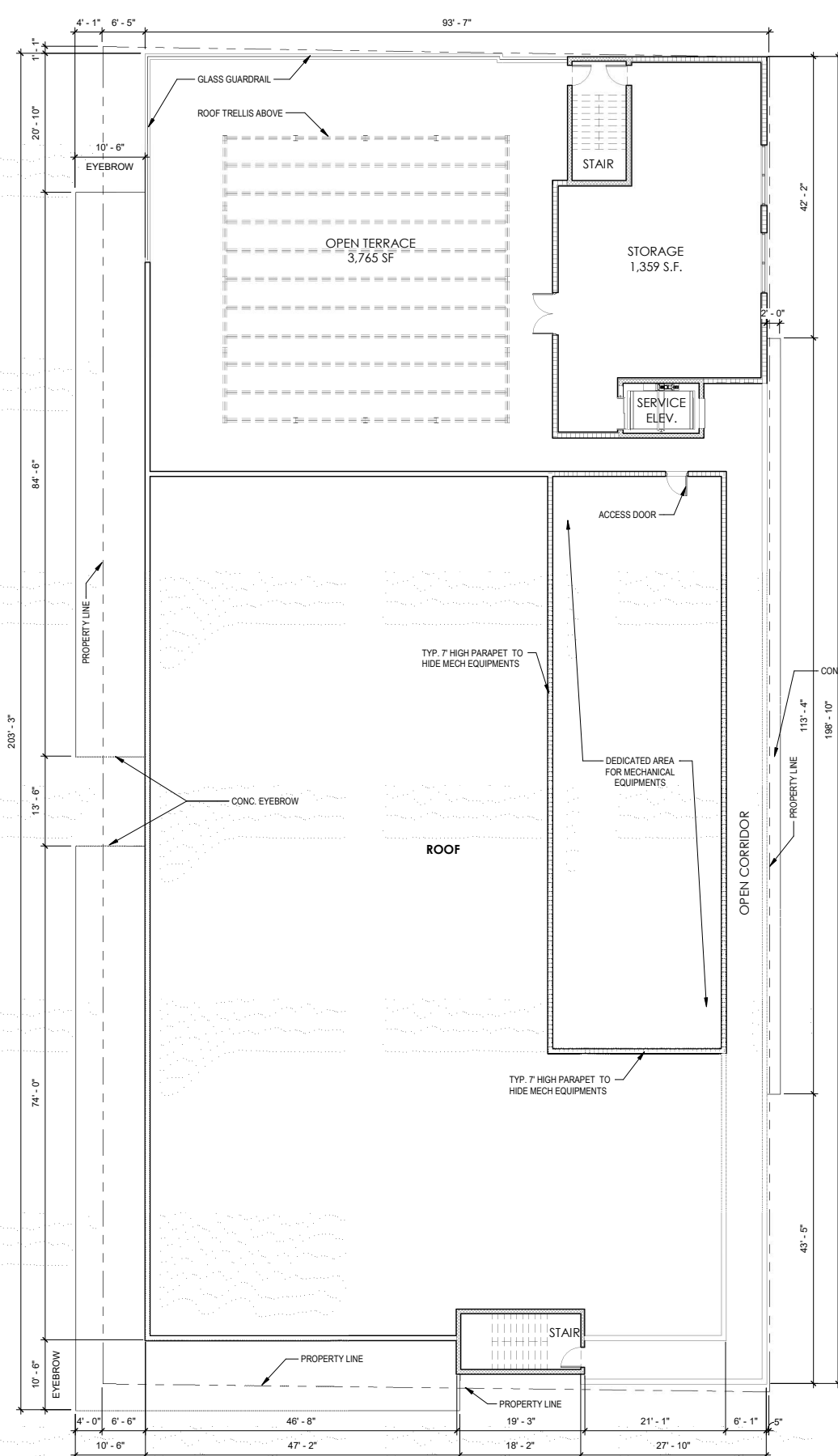
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2ND - 4TH LEVEL FLOOR PLAN

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

FAR: 15,824 S.F. x (3) = 47,472 S.F.



ROOF TERRACE FLOOR PLAN

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



CORWILARCHITECTS  
4210 LAGUNA ST. CORAL GABLES FL 33146  
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:

4311 PONCE DE LEON  
BOULEVARD  
CORAL GABLES, FL 33146

OWNER:

PHASE:

DRC SUBMITTAL

WEST & SOUTH BUILDING ELEVATIONS

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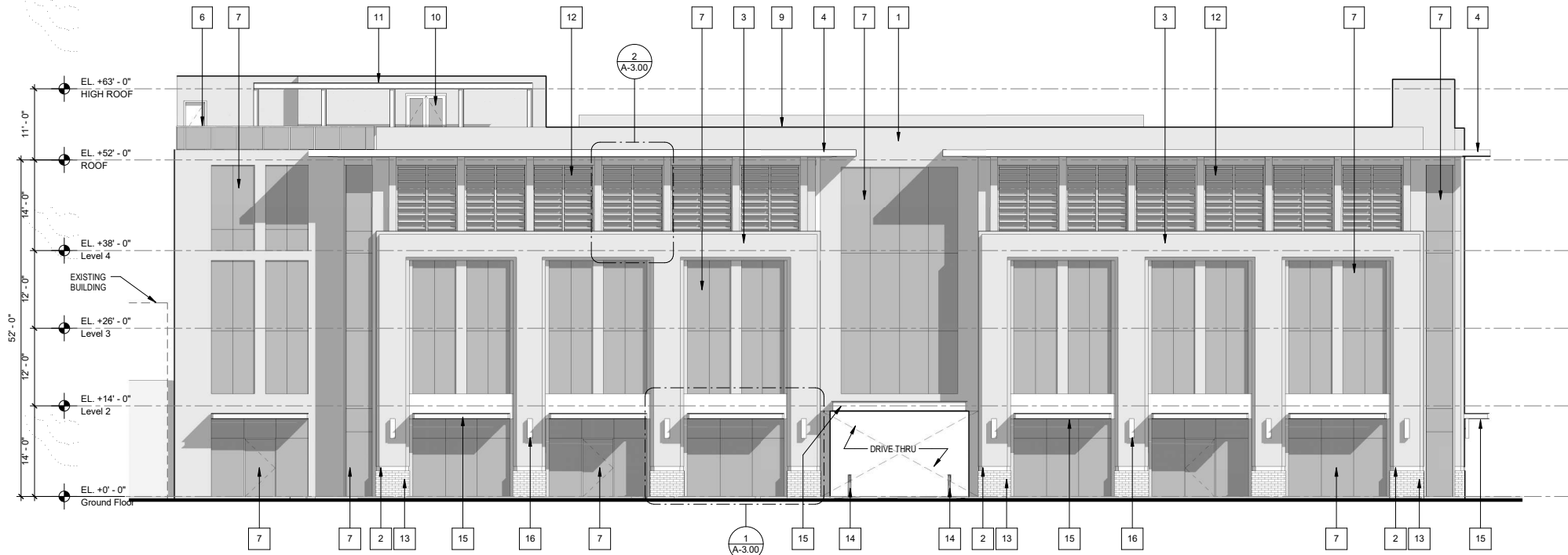
DATE: 05/10/2019  
JOB No.: 2017-16  
DRAWN BY: RK,MC, PD  
APPR BY: AMC

SHEET NUMBER:

A-2.00

## ELEVATION LEGEND

- 1 PAINTED SMOOTH STUCCO.
- 2 CONTINUOUS 8" WIDE REVEAL
- 3 TEXTURED CONCRETE FINISH. SEE VIEW #3, SHEET A-3.00.
- 4 CONCRETE EYEBROW SLOPED TO EXTERIOR W/ APPLIED WATERPROOFING AT ALL ELEVATED SLABS OR AS OTHERWISE INDICATED BY DRAWINGS. EXTEND VERTICALLY A MIN. 2" AT ALL ADJACENT WALLS.
- 5 TERRACE CONCRETE SLAB PROPERLY SLOPED TO EXTERIOR. PROVIDE WATERPROOFING AT ALL TERRACES AND CONCRETE SLABS OR AS OTHERWISE INDICATED BY DRAWINGS.
- 6 CAT. II IMPACT GLASS GUARDRAIL @ 42" HT. A.F.F. . SHALL REJECT 4" OBJECTS.
- 7 IMPACT RESISTANT ALUMINUM STOREFRONT SYSTEM (TYP.) PRODUCT CONTROL APPROVAL IS REQUIRED.
- 8 BUILDING ADDRESS IDENTIFICATION SIGNAGE.
- 9 PARAPET WALL WITH REINFORCED CONCRETE CAP.
- 10 IMPACT RESISTANT METAL/GLASS DOOR.
- 11 ALUMINUM TRELLIS.
- 12 DECORATIVE METAL LOUVERS OVER STOREFRONT.
- 13 BRICK VENEER.
- 14 BOLLARD W/ LIGHTING.
- 15 DECORATIVE METAL AWNING.
- 16 EXTERIOR WALL MOUNTED LIGHT SCONCE.
- 17 OVERHEAD ROLLING DOOR .
- 18 STRUCTURAL COLUMN .
- 19 IMPACT RESISTANT METAL DOOR.
- 20 ELEVATOR DOOR.
- 21 1" STUCCO REVEAL TYPICAL
- 22 2" DEEP SMOOTH STUCCO BADNING TO RECEIVE DARK PAINT TYPICAL



## WEST ELEVATION

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



## SOUTH ELEVATION

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



CORWILARCHITECTS  
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LIC. NO. AA-C002151 T.305.448.7383

PROJECT:

4311 PONCE DE LEON  
BOULEVARD  
CORAL GABLES, FL 33146

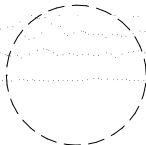
OWNER:

PHASE:

DRC SUBMITTAL

EAST & NORTH BUILDING ELEVATIONS

SEAL:



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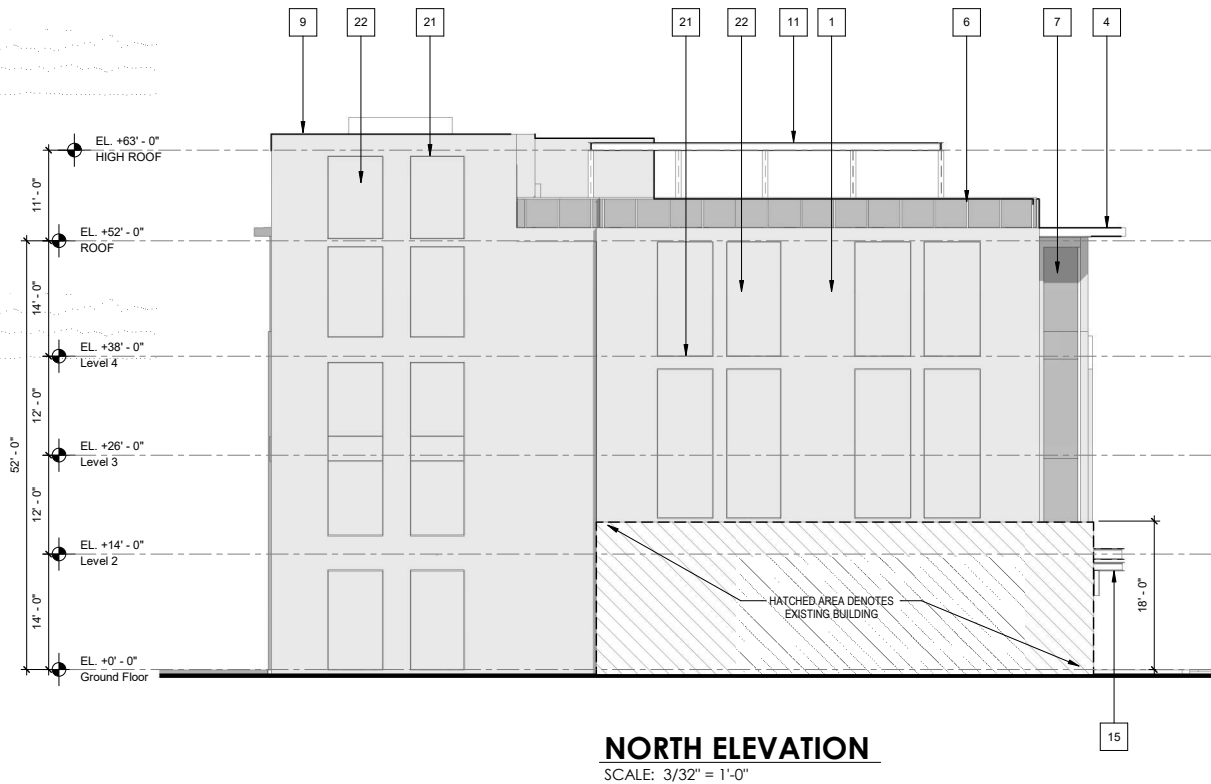
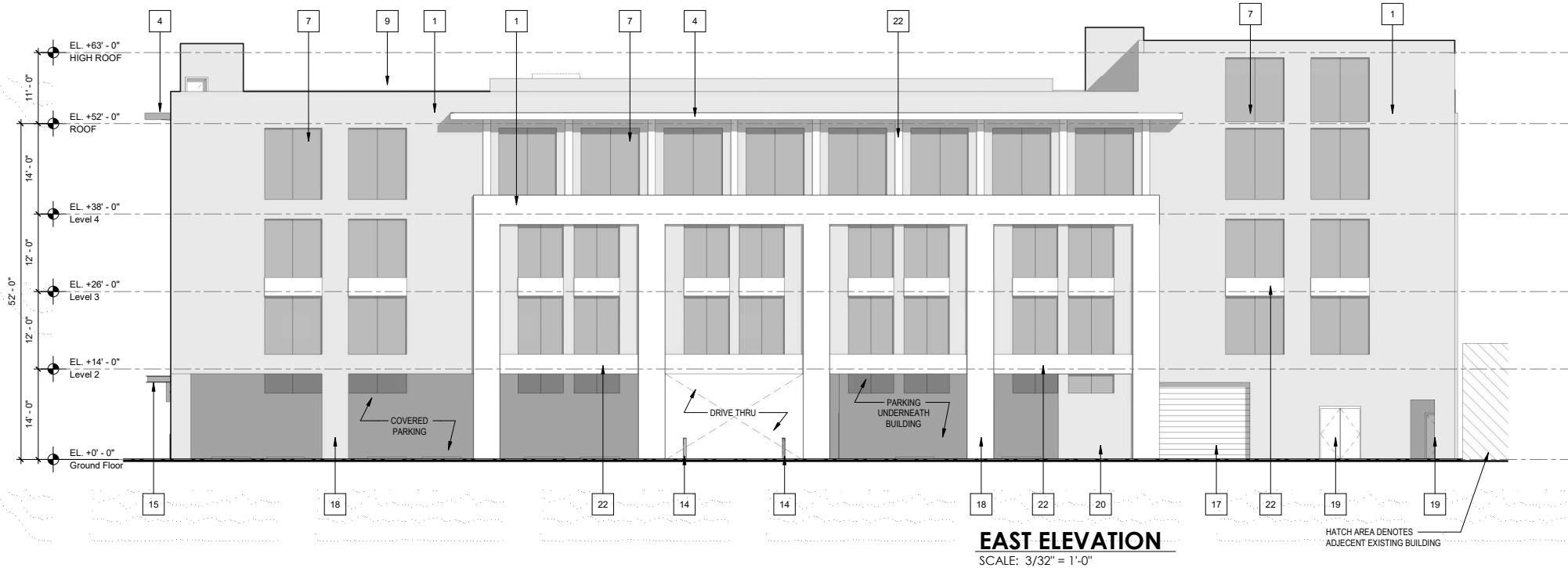
DATE: 05/10/2019  
JOB No.: 2017-16  
DRAWN BY: RK, MC, PD  
APPR BY: AMC

SHEET NUMBER:

A-2.01

ELEVATION LEGEND

- 1 PAINTED SMOOTH STUCCO.
- 2 CONTINUOUS 8" WIDE REVEAL
- 3 TEXTURED CONCRETE FINISH. SEE VIEW #3, SHEET A-3.00.
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- 17 OVERHEAD ROLLING DOOR .
- 18 STRUCTURAL COLUMN .
- 19 IMPACT RESISTANT METAL DOOR.
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PROJECT:

4311 PONCE DE LEON  
BOULEVARD  
CORAL GABLES, FL 33146

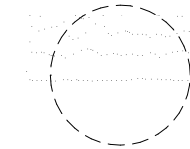
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PHASE:

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3D RENDERING

SEAL:



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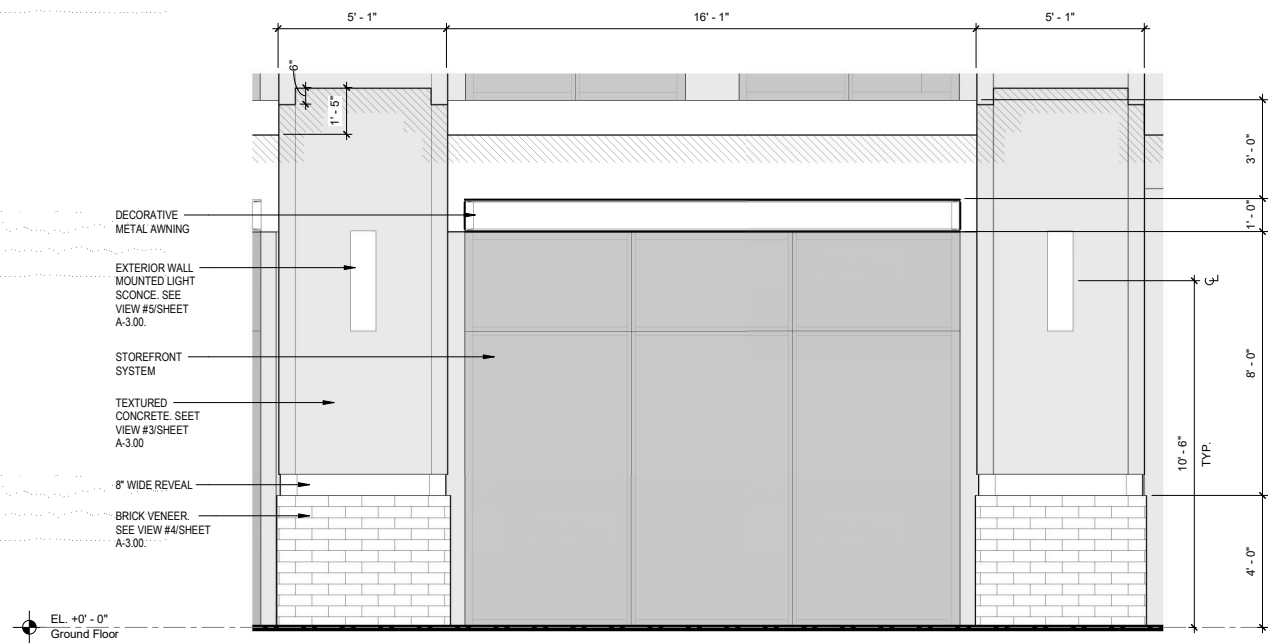
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JOB No.: 2017-16  
DRAWN BY: RK, MC, PD  
APPR BY: AMC

SHEET NUMBER:

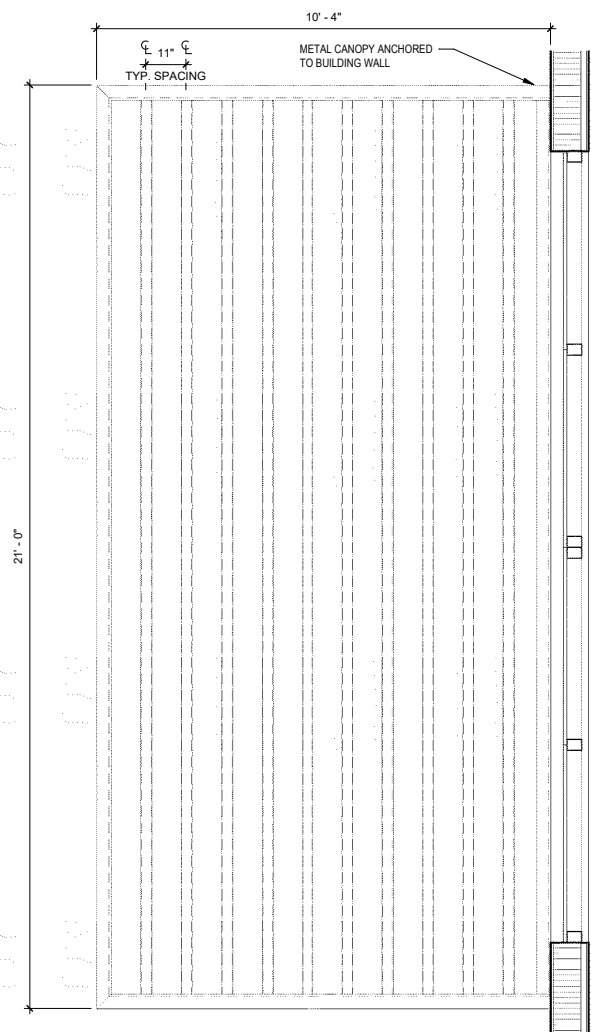
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1 3D RENDERING  
SCALE: NTS

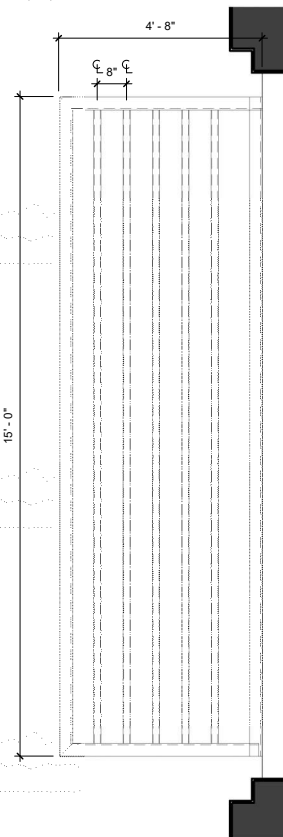




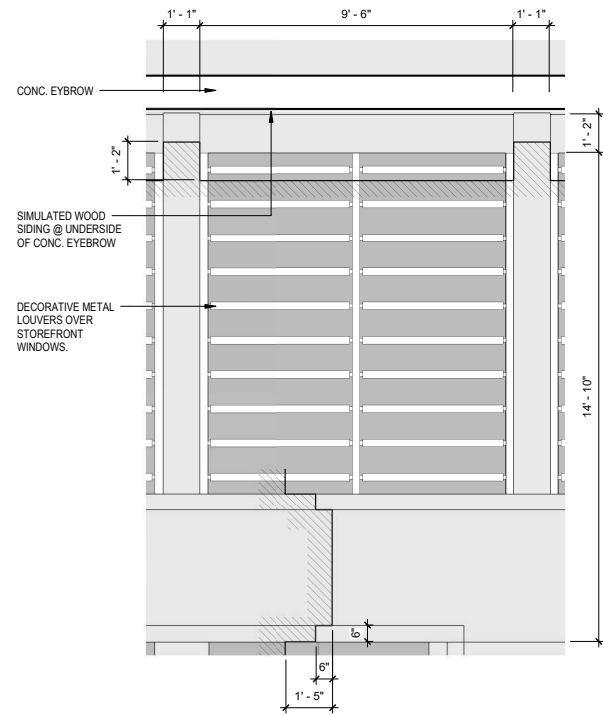
1 ENLARGED DETAIL  
3/8" = 1'-0"



7 METAL ENTRY CANOPY PLAN  
SCALE: NTS



6 METAL AWNING PLAN  
1/2" = 1'-0"



2 ENLARGED DETAIL 2  
3/8" = 1'-0"



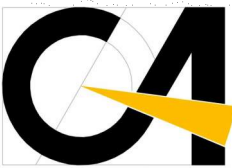
3 TEXTURED CONCRETE  
SCALE: NTS



4 BRICK VENEER  
SCALE: NTS



5 LIGHT FIXTURE  
SCALE: NTS



CORWILARCHITECTS  
4210 LAGUNA ST. CORAL GABLES FL 33146  
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:

4311 PONCE DE LEON  
BOULEVARD  
CORAL GABLES, FL 33146

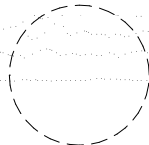
OWNER:

PHASE:

DRC SUBMITTAL

ENLARGED DETAILS

SEAL:



THIS DRAWINGS IS THE PROPERTY OF CORWIL ARCHITECTS INC.  
UNLESS OTHERWISE PROVIDED FOR BY CONTRACT, THE  
CONTENTS OF THIS DRAWINGS ARE CONFIDENTIAL AND  
SHALL NOT BE TRANSMITTED TO ANY OTHER PARTY  
EXCEPT AS AGREED TO BY THE ARCHITECT/ENGINEERS.

DATE: 05/10/2019  
JOB No.: 2017-16  
DRAWN BY: RK, MC, PD  
APPR BY: AMC

SHEET NUMBER:

A-3.00



CORWILARCHITECTS  
4210 LAGUNA ST. CORAL GABLES FL 33146  
LIC. NO. AA-C002151 T.305.448.7383

PROJECT:

4311 PONCE DE LEON  
BOULEVARD  
CORAL GABLES, FL 33146

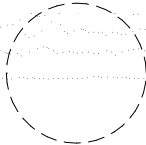
OWNER:

PHASE:

DRC SUBMITTAL

SIGN MASTER PLAN - ELEVATIONS

SEAL:



THIS DRAWING IS THE PROPERTY OF CORWIL ARCHITECTS INC.  
UNLESS OTHERWISE PROVIDED FOR BY CONTRACT, THE  
CONTENTS OF THIS DRAWING ARE CONFIDENTIAL AND  
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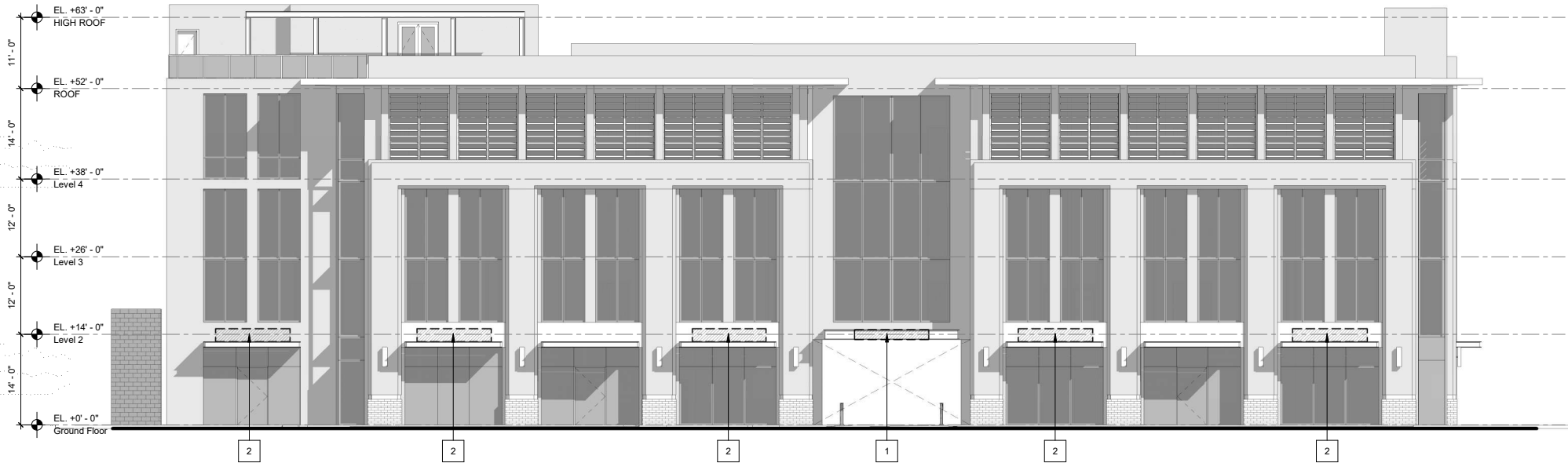
DATE: 05/10/2019  
JOB No.: 2017-16  
DRAWN BY: RK, MC, PD  
APPR BY: AMC

SHEET NUMBER:

A-4.00

### SIGNAGE ELEVATION LEGEND

- 1 PROPOSED BUILDING SIGNAGE LOCATION
- 2 PROPOSED RETAIL SIGNAGE LOCATION



### SIGNAGE - WEST ELEVATION

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



### SIGNAGE - SOUTH ELEVATION

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



Historical Resources &  
Cultural Arts

2327 SALZEDO STREET  
CORAL GABLES  
FLORIDA 33134

P 305.460.5093  
E hist@coralgables.com

March 29, 2017

4225 PROP, LLC  
4225 Ponce De Leon Boulevard  
Coral Gables, FL 33134

Re: 4225 Ponce De Leon Boulevard, legally described as Lots 36 and 37, Block 5,,  
Coral Gables Industrial Section , according to the plat thereof as recorded in Plat  
Book 28 Page 22 of the public records of Miami-Dade County, Florida

Dear Property Owner:

Section 3-1107(g) of the Coral Gables Zoning Code states that "All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for eighteen (18) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments."

Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

**4225 Ponce De Leon Boulevard, legally described as Lots 36 and 37, Block 5,,  
Coral Gables Industrial Section , according to the plat thereof as recorded in  
Plat Book 28 Page 22 of the public records of Miami-Dade County, Florida, does  
not meet the minimum eligibility criteria for designation as a local historic  
landmark. Therefore, the Historical Resources staff will not require review by**



**the Historic Preservation Board if an application is made for a demolition permit.**

This letter is a reissue of the previous letter dated March 25, 2014. Please note that, pursuant to Section 2-705(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of eighteen (18) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the eighteen-month period.

Upon expiration of the eighteen-month period, you will be required to file a new application. Any change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made.

If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,



Dona M. Spain  
Historic Preservation Officer

cc: Lester Garcia, 1430 South Dixie Highway, Suite 201, Coral Gables, FL 33144  
Craig Leen, City Attorney  
Miriam S. Ramos, Deputy City Attorney  
Charles Wu, Interim Development Services Director  
Ramon Trias, Planning & Zoning Director  
William Miner, Building Director  
Virginia Goizueta, Plans Processor Lead  
Historical Significance Request Property File



Historical Resources &  
Cultural Arts

2327 SALZEDO STREET  
CORAL GABLES  
FLORIDA 33134

P 305.460.5093  
E hist@coralgables.com

March 29, 2017

4311 Ponce De Leon, LLC  
133 Sevilla Avenue  
Coral Gables, FL 333146

Re: 44311 Ponce De Leon Boulevard, legally described as Lots 38 to 43 INC, Coral Gables Industrial Section, according to the plat thereof as recorded in Plat Book 28 Page 22 of the public records of Miami-Dade County, Florida

Dear Property Owner:

Section 3-1107(g) of the Coral Gables Zoning Code states that "All demolition permits for non-designated buildings and/or structures must be approved by the Historic Preservation Officer or designee. The approval is valid for eighteen (18) months from issuance and shall thereafter expire and the approval is deemed void unless the demolition permit has been issued by the Development Services Department. The Historic Preservation Officer may require review by the Historic Preservation Board if the building and/or structure to be demolished is eligible for designation as a local historic landmark or as a contributing building, structure or property within an existing local historic landmark district. This determination of eligibility is preliminary in nature and the final public hearing before the Historic Preservation Board on Local Historic Designation shall be within sixty (60) days from the Historic Preservation Officer determination of "eligibility." Consideration by the Board may be deferred by mutual agreement by the property owner and the Historic Preservation Officer. The Historic Preservation Officer may require the filing of a written application on the forms prepared by the Department and may request additional background information to assist the Board in its consideration of eligibility. Independent analysis by a consultant selected by the City may be required to assist in the review of the application. All fees associated with the analysis shall be the responsibility of the applicant. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; archeological assessments; and historic assessments."

Therefore, please be advised that after careful research and study of our records and the information you presented the following information has been determined:

**4311 Ponce De Leon Boulevard, legally described as Lots 38 to 43 INC, Block 5, Coral Gables Industrial Section, according to the plat thereof as recorded in Plat Book 28 Page 22 of the public records of Miami-Dade County, Florida, does not meet the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require review by**

**the Historic Preservation Board if an application is made for a demolition permit.**

This letter is a reissue of the previous letter dated March 25, 2014. Please note that, pursuant to Section 2-705(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of eighteen (18) months. In the case where the Historic Preservation Officer or designee determines that the property does not meet the minimum eligibility criteria for designation, a permit for the demolition of the property must be issued within the eighteen-month period.

Upon expiration of the eighteen-month period, you will be required to file a new application. Any change from the foregoing may be made upon a demonstration of a change in the material facts upon which this determination was made.

If you have any further questions concerning this matter, please do not hesitate to contact this office.

Sincerely,



Dona M. Spain  
Historic Preservation Officer

cc: Lester Garcia, 1430 South Dixie Highway, Suite 201, Coral Gables, FL 33144  
Craig Leen, City Attorney  
Miriam S. Ramos, Deputy City Attorney  
Charles Wu, Interim 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, FLORIDA**

**RESOLUTION NO. 2014-279 (AS AMENDED)**

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA REQUESTING MIXED USE SITE PLAN REVIEW PURSUANT TO ZONING CODE ARTICLE 4, "ZONING DISTRICTS", DIVISION 2, "OVERLAY AND SPECIAL PURPOSE DISTRICTS", SECTION 4-201, "MIXED USE DISTRICT (MXD)" FOR THE MIXED USE PROJECT REFERRED TO AS "4311 PONCE" ON THE PROPERTY LEGALLY DESCRIBED AS LOTS 36-43 , BLOCK 5, INDUSTRIAL SECTION (4225 AND 4311 PONCE DE LEON BOULEVARD), CORAL GABLES, FLORIDA; INCLUDING REQUIRED CONDITIONS; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, on March 11, 2008, the City Commission approved Resolution No. 2008-38 for a property at 4311 Ponce de Leon legally described as Lots 38-43, Block 5, Industrial Section (4311 Ponce de Leon Boulevard), Coral Gables, Florida; and

**WHEREAS**, the issue of setbacks/stepbacks was not identified during staff's review, which caused the City to approve a project that does not meet the present interpretation of that code provision; and

**WHEREAS**, Resolution No. 2008-38 that granted the mixed use site plan approval expired pursuant to Sec. 1-111 of the Zoning Code; and

**WHEREAS**, an Application was submitted requesting mixed use site plan review for the project referred to as "4311 Ponce" on the property legally described as Lots 36-43 , Block 5, Industrial Section (4225 and 4311 Ponce de Leon Boulevard), Coral Gables, Florida; and

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

**WHEREAS**, Staff reviewed the proposed mixed use site plan referred to as "4311 Ponce" with the criteria provided in Zoning Code Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-201, "Mixed Use District (MXD)", and finds that the proposed project does not meet the intent of the setback/stepback requirements; and

**WHEREAS**, after notice of public hearing duly published and courtesy notifications of all property owners of record within one-thousand five hundred (1,500) feet of the property boundary as well as within the North Industrial MXOD, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on October 8, 2014, at which hearing all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, at the Planning and Zoning Board's October 8, 2014 meeting, the Planning and Zoning Board continued this public hearing item to the November 12, 2014 Board meeting; and

**WHEREAS**, at the Planning and Zoning Board's November 12, 2014 meeting, a motion to approve the proposed mixed use site plan (vote: 3 yes – 2 no) resulted in the lack of a recommendation, as an affirmative vote of four (4) members of the Board is necessary for the adoption of any motion (Sec. 2-203(B) Zoning Code); and

**WHEREAS**, after notice of public hearing was duly published, a public hearing was held before the City Commission on December 16, 2014, at which hearing this item was presented and all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, the City Commission on December 16, 2014, approved the proposed "4311 Ponce" mixed use project (vote: 3 yes -1 no) with the conditions itemized herein; and

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

**WHEREAS**, approval of this project based upon the reliance on the prior interpretation does not set a precedent for omitting a setback/stepback feature as required by the Zoning Code and that staff shall apply the setback/stepback requirement going forward as it has consistently for other projects such as Village Place, Gables Gateway, Merrick Manor and 4535 Gables Ponce II;

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

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

**SECTION 2.** The proposed mixed use site plan review for the mixed use project referred to as "4311 Ponce" on the property legally described as Lots 36-43 , Block 5, Industrial Section (4225 and 4311 Ponce de Leon Boulevard), Coral Gables, Florida, shall be and is hereby approved subject to all of the following conditions:

1. Application/supporting documentation. Construction of the proposed project shall be in substantial conformance with all of the following:
  - a. Applicant's Planning and Zoning Board submittal package dated 08.21.14, prepared by Mateu Architecture Incorporated.
  - b. Traffic Impact Study, dated August 2014, prepared by David Plummer & Associates.
  - c. All representations proffered by the Applicant's representatives as a part of the review of the Application at public hearings.
2. Restrictive covenant. Within thirty (30) days of City Commission approval of the Application, the Applicant, property owner(s), its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval as approved by the City Commission. Failure to submit the draft restrictive covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft restrictive covenant is extended by the City Attorney after good cause as to why the time frame should be extended.

3. Prior to the issuance of a City building permit for the project, the Applicant, property owner(s), its successors or assigns, shall satisfy the following conditions:
  - a. All outstanding Traffic Study issues as identified by the Public Works Department and City's traffic consultant shall be satisfactorily resolved, subject to review and approval by the Director of Public Works.
  - b. The following landscaping issues identified by the Public Service Department shall be satisfactorily resolved, subject to review and approval by the Director of Public Service:
    - 1) Existing curb cuts and driveway aprons will be removed, replaced with a vertical curb, and landscaped with irrigation to match the existing streetscape.
    - 2) Subject to review and coordination with the Public Works and Public Service Departments, landscaping, possibly including bulb-outs, will be provided at the entrances to the alley and parking garage.
    - 3) Subject to City approval of the right-of-way encroachment and Public Service and Public Works review, an 8"-12" planting area with irrigation along the base of the building fronting the alley shall be provided.
    - 4) Prior to the issuance of a building permit, the Applicant shall provide for screening of the 4<sup>th</sup> level parking area which is visible from the 5<sup>th</sup> level.
    - 5) Prior to the issuance of a building permit and once the tenant mix is better established, a landscape program shall be provided for the outdoor plaza on the 7<sup>th</sup> level.
    - 6) Since there is no tree canopy proposed within the property at the ground level, prior to the issuance of a building permit, a plan for small trees and/or palms on balconies, rooftops, and/or amenity decks shall be provided, subject to the approval of the Public Service Director.
  - c. On-street parking. Payment shall be provided by Applicant, its successors or assigns according to established City requirements for the loss of one (1) on-street parking space as a result of the project.
  - d. Construction information/contact. Provide written notice to all properties within five hundred (500) feet of the "4311 Ponce" project (4311 Ponce de Leon Blvd), providing a specific liaison/contact person for the project including the contact name, contact telephone number and email, to allow communication with neighbors or interested parties of construction activities, project status, potential concerns, etc.
  - e. Comply with all City requirements for the Art in Public Places Program pursuant to Division 21 of the Zoning Code, which include having the proposed artist and concept for the public art to be reviewed by the Arts Advisory Panel, the Cultural Development Board and the Board of Architects for a formal recommendation before being submitted to the City Commission. The Applicant's compliance with all requirements of the Art in Public Places Program shall be coordinated with the Director of Economic and Cultural Development.
  - f. For the north façade, incorporate architectural treatment, to be reviewed by the Board of Architects pursuant to Sec. 3-205 of the Zoning Code, or a public art feature pursuant to subsection 3.e. above, so that it does not appear as a blank wall devoid of any articulation, embellishment or ornamentation.
4. Written notice. Provide a minimum of seventy-two (72) hour written notice to all properties within five hundred (500) feet of the "4311 Ponce" (4311 Ponce de Leon Blvd) project boundaries of any proposed partial street closures as a result of the project's construction activity. Complete street closure shall be prohibited.
5. Prior to the issuance of a Certificate of Occupancy (CO) for the project, the Applicant, property owner, its successors or assigns shall complete the following:



- a. Right-of-way and public realm improvements. Installation of all right-of-way improvements and all landscaping, public realm and streetscape improvements identified on the Applicant's approved plans, subject to review and approval by the Directors of Public Works, Public Service and Planning and Zoning. Any changes to and departures from the right-of-way and public realm improvements identified on the Applicant's approved plans and associated detail plans and specifications via the permitting process shall be subject to review and approval by the Directors of Public Works, Public Service, Planning and Parking.
- b. Undergrounding of overhead utilities. In accordance with Zoning Code Article 4 "Zoning Districts", more specifically, Section 4-201, "Mixed use District (MXD)," and Article 4, "Zoning Districts," Table 1, sub-section L, "Utilities", the Applicant shall submit all necessary plans and documents, and shall complete the undergrounding of all overhead utilities along all public rights-of-way surrounding and abutting the project boundary, subject to review and approval by the Directors of Public Works, Public Service and Planning and Zoning.

**SECTION 3.** That the applicant shall further be required to comply with all other applicable zoning regulations and any changes to the application herein granted shall require a recommendation from the Planning and Zoning Board and approval by the City Commission.

**SECTION 4.** This development permit by the City of Coral Gables does not in any way create any right on the part of an applicant to obtain a permit from a county, state or federal agency. Likewise, this development permit does not create any liability on the part of the City of Coral Gables for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a county, state or federal agency, or if the applicant undertakes actions that result in a violation of county, state or federal law. In addition, as a condition of this approval, all county, state and federal permits must be obtained before commencement of the development.


**SECTION 5.** That this Resolution shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS SIXTEENTH DAY OF DECEMBER, A.D., 2014.  
(Moved: Keon / Seconded: Kerdyk)  
(Yeas: Keon, Kerdyk, Cason)  
(Majority: (3-0) Vote)  
(Nays: Lago)  
(Abstain: Quesada)  
(Agenda Item: E-1)

ATTEST:

  
WALTER J. FOEMAN  
CITY CLERK

APPROVED:

  
JIM CASON  
MAYOR

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY:

  
CRAIG E. LEEN  
CITY ATTORNEY



**CITY OF CORAL GABLES, FLORIDA**

**RESOLUTION NO. 2008-38**

A RESOLUTION OF THE CITY COMMISSION OF CORAL GABLES APPROVING A MIXED USE (MXD) SITE PLAN FOR THE PROPOSED MIXED USE PROJECT REFERRED TO AS "4311 PONCE", LOCATED ON PROPERTY LEGALLY DESCRIBED AS LOTS 38-43, BLOCK 5, INDUSTRIAL SECTION (4311 PONCE DE LEON BOULEVARD), CORAL GABLES, FLORIDA; AS SET FORTH IN APPLICATION NO. 01-08-043-P; SUBJECT TO CERTAIN CONDITIONS.

**WHEREAS**, Application No. 01-08-043-P was submitted for approval for a mixed use site plan review on Lots 38-43, Block 5, Industrial Section (4311 Ponce de Leon Boulevard), Coral Gables, Florida, to permit the construction of a mixed-use project known as "4311 Ponce"; and

**WHEREAS**, after notice of public hearing duly published and notifications of all property owners of record within the North and South MXD Industrial Districts and within one thousand five hundred (1,500) foot radius from the Districts, a public hearing was held before the Planning and Zoning Board of the City of Coral Gables on February 13, 2008, at which hearing all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, at the February 13, 2008 Planning and Zoning Board meeting, the Board recommended approval of the proposed MXD project (vote: 5-0) with conditions; and

**WHEREAS**, pursuant to the MXD zoning regulations all proposed MXD site plan applications are subject to a public hearing for City Commission review and approval via Resolution; and

**WHEREAS**, after notice of public hearing was duly published, a public hearing was held before the City Commission on March 11, 2008, at which hearing all interested persons were afforded the opportunity to be heard; and

**WHEREAS**, the City Commission on March 11, 2008, approved the request (Vote: 3-2) subject to conditions;

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

**SECTION 1.** The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof.

In furtherance of the Comprehensive Land Use Plan Goals, Objectives and Policies, Zoning Code and other applicable City provisions the "4311 Ponce" MXD project shall be approved subject to all of the following conditions:

1. Application/supporting documentation. Construction of the proposed project shall be in conformance with the following:
  - a. Site plans, building elevations and building program prepared by Mateu Architecture Inc., dated 01.04.08.
  - b. Landscape plans prepared by Mariano Corral Landscape Architect, dated 01.04.08.

- c. Traffic impact study prepared by David Plummer & Associates, dated January 2008.
  - d. All representations and exhibits as prepared and provided to the Planning Department as a part of the application submittal package dated 01.04.08, and proffered by the applicant's representatives as a part of the review of the application at public hearings.
2. Restrictive Covenant. Within 30 days of approval of the adoption of the site plan, the property owner, its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval required by the City Commission. Failure to submit the draft restrictive covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft restrictive covenant is extended by the City Attorney after good cause as to why the time frame should be extended.
3. Prior to the issuance of a building permit for the project, the property owner, its successors or assigns, shall satisfy the following conditions:
- a. Retail customer parking. Thirty (30) floor level parking spaces (non-mechanical lift) shall be designated and reserved on the second floor of the building for use by retail customers, and shall remain unrestricted by the mechanical lifts above for the use of retail parking patrons during all hours that retail businesses are open. Each space shall include signage indicating "Retail customer parking".
  - b. Parking garage gates. No vehicle gates or similar devices shall be installed that prohibit public access and use of required commercial office or retail parking spaces during all hours that commercial businesses are open.
  - c. Parking spaces. The sale or leasing of parking spaces to any person, business or entity that is not a tenant or resident of the building shall be prohibited.
  - d. Pedestrian crosswalk signal. The applicant shall prepare and provide to the Public Works Director a traffic signal timing analysis for the Ponce de Leon / Bird Road signal identifying modifications required for pedestrian crossing times as recommended by the Traffic Study.
  - e. Required landscaping. Minimum ten (10%) percent on-site landscaping shall be provided and confirmed by the Building and Zoning Department at the time the Final Zoning Analysis is prepared.
  - f. Gym facilities. The roof top gym facility and lap pool shall be for the exclusive use of building tenants, residents and guests, and shall not be made available for use by the general public.
4. Prior to the issuance of the final Certificate of Occupancy (CO), the property owner, its successors or assigns shall complete the following:
- a. Public realm improvements. Install all landscaping and public realm improvements and streetscape improvements on-site and within the public ROW adjacent to project site as shown on the Site Landscape Plan and Site Hardscape Plan (sheets LP-1 & LH-1), subject to review and approval by Directors of Public Works and Public Service Departments.

**SECTION 2.** That the applicant shall further be required to comply with all applicable zoning regulations and any changes to the application herein granted shall require a recommendation from the Planning and Zoning Board and approval by the City Commission.

**SECTION 3.** That this resolution shall become effective upon the date of its passage and adoption herein.

PASSED AND ADOPTED THIS ELEVENTH DAY OF MARCH., A.D.,  
2008.

(Moved: Anderson / Seconded: Withers)

(Yeas: Kerdyk, Withers, Anderson)

(Nays: Cabrera, Slesnick)

(Majority (3-2) Vote)

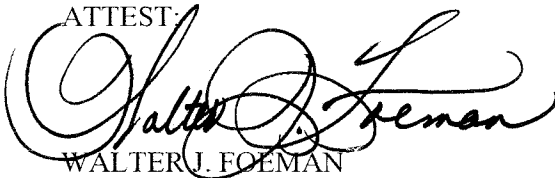
(Agenda Item: E-4)

APPROVED:



DONALD D. SLESNICK II  
MAYOR

ATTEST:



WALTER J. FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:



ELIZABETH M. HERNANDEZ  
CITY ATTORNEY

## **APPLICANT & REPRESENTATIVE'S INFORMATION**

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

ARCHITECT: CORWIL ARCHITECTS  
4210 Laguna Street  
CORAL GABLES, FL 33143  
305-448-7383

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

CFN: 20170204797 BOOK 30492 PAGE 4376  
 DATE: 04/12/2017 09:52:24 AM  
 DEED DOC 21,000.00  
 SURTAX 15,750.00  
 HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

**This Instrument Prepared By:**  
 Juan E. Rodriguez, Esquire  
 Salomon, Kanner, Damian & Rodriguez, P.A.  
 80 S.W. 8th Street, Suite 2550  
 Miami, Florida 33130

**Folio No. 03-4120-017-1230**

\_\_\_\_\_[Space Above This Line For Recording Data]\_\_\_\_\_

**WARRANTY DEED**

This Warranty Deed, made this 7<sup>th</sup> day of April, 2017, between 4225 PROPERTIES LLC, a Florida limited liability company, whose mailing address is 133 Sevilla, Coral Gables, FL 33134, hereinafter called the Grantor, unto GABLES PARTNERS HOLDINGS LLC, a Florida limited liability company, whose mailing address is 1430 South Dixie Highway, Suite 201, Coral Gables, FL 33146, hereinafter called the Grantee.

That the said Grantor for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns, forever, the following described land situated in the County of Miami-Dade and State of Florida, described as follows:

Lots 36 and 37, Block 5, of REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION, according to the Plat thereof, as recorded in Plat Book 28, Page 22, of the Public Records of Miami-Dade County, Florida.

Together with all the tenements, hereditaments and appurtenances thereunto belonging or otherwise appertaining.

**SUBJECT TO:** Taxes for the year 2017 and subsequent years; Restrictions, Reservations, Limitations and Easements of Record; and all applicable zoning ordinances, without in any manner reimposing same.

To have and to hold in fee simple forever.

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all parties whomsoever.

CFN: 20170204797 BOOK 30492 PAGE 4377

**In Witness Whereof**, the Grantor has caused these presents to be executed the day and year aforesaid.

Signed, Sealed and Delivered  
in the Presence of:

Juan E. Rodriguez  
Name: Juan E. Rodriguez  
Louis Vasquez  
Name: Louis Vasquez

4225 PROPERTIES LLC,  
a Florida limited liability company

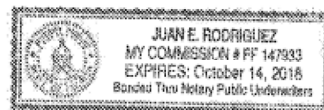
By: Ruby Bacardi  
Name: Ruby Bacardi  
Title: Manager

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 7th day of April, 2017 by Ruby Bacardi, as Manager of 4225 PROPERTIES LLC, a Florida limited liability company, on behalf of the company. Said Ruby Bacardi is personally known to me and/or has produced \_\_\_\_\_ as identification.

Juan E. Rodriguez  
Name: \_\_\_\_\_  
Notary Public  
(SEAL)

My Commission Expires:



CFN: 20170204795 BOOK 30492 PAGE 4372  
 DATE: 04/12/2017 09:52:24 AM  
 DEED DOC 21,000.00  
 SURTAX 15,750.00  
 HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

**This Instrument Prepared By:**  
 Juan E. Rodriguez, Esquire  
 Salomon, Kanner, Damian & Rodriguez, P.A.  
 80 S.W. 8th Street, Suite 2550  
 Miami, Florida 33130

**Folio No. 03-4120-017-1240**

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**WARRANTY DEED**

This Warranty Deed, made this 7<sup>th</sup> day of April, 2017, between 4311 PONCE DE LEON LLC, a Florida limited liability company, whose mailing address is 133 Sevilla, Coral Gables, FL 33134, hereinafter called the Grantor, unto GABLES PARTNERS HOLDINGS LLC, a Florida limited liability company, whose mailing address is 1430 South Dixie Highway, Suite 201, Coral Gables, Florida 33146, hereinafter called the Grantee.

That the said Grantor for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns, forever, the following described land situated in the County of Miami-Dade and State of Florida, described as follows:

Lots 38 through 43, Block 5, of REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION, according to the Plat thereof, as recorded in Plat Book 28, Page 22, of the Public Records of Miami-Dade County, Florida.

Together with all the tenements, hereditaments and appurtenances thereunto belonging or otherwise appertaining.

SUBJECT TO: Taxes for the year 2017 and subsequent years; Restrictions, Reservations, Limitations and Easements of Record; and all applicable zoning ordinances, without in any manner reimposing same.

To have and to hold in fee simple forever.

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all parties whomsoever.

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In Witness Whereof, the Grantor has caused these presents to be executed the day and year aforesaid.

Signed, Sealed and Delivered  
in the Presence of:

Name: Juan E. Rodriguez

4311 PONCE DE LEON LLC,  
a Florida limited liability company

By: Ruby Bacardi

Name: Ruby Bacardi

Title: Manager

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 7th day of April, 2017 by Ruby Bacardi, as Manager of 4311 PONCE DE LEON LLC, a Florida limited liability company, on behalf of the company. Said Ruby Bacardi is personally known to me and/or has produced \_\_\_\_\_ as identification.

Name: Juan E. Rodriguez

Notary Public  
(SEAL)

My Commission Expires:

