



City of  
Coral Gables,  
Florida

Level

**1**

Review

## Development Review Committee Application

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

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

Phone: 305.460.5211

### 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
- ☐ Comprehensive Plan Map Amendment - Small Scale
- ☐ Comprehensive Plan Map Amendment - Large Scale
- ☐ Comprehensive Plan Text Amendment
- ☐ 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
- ☐ Zoning Code Text Amendment
- ☒ Other: Parking Exemption

### Property information

Street address of the subject property: 220 Miracle Mile, Coral gables, FL 33134

Property/project name: The Mile Hotel and Shops



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Phone: 305.460.5211

| Address                      | Built (sf) | Lot (sf) | Available (sf)* | Folio            | Lot and Block        |
|------------------------------|------------|----------|-----------------|------------------|----------------------|
| 244 Miracle Mile/Patagonia   | 2,912      | 3,000    | 6,088           | 03-4117-005-0320 | LOTS 13 BLK 2        |
| 360 Miracle Mile/Pronovias   | 2,513      | 3,000    | 4,373           | 03-4117-005-0050 | LOT 6 BLK 1          |
| 348 Miracle Mile/Priscilla's | 12076      | 12000    | 1,509           | 03-4117-005-0070 | LOTS 8 THRU 11 BLK 1 |
| Required                     |            |          | 11,970          |                  |                      |

\* the amount transferred from 350 miracle mile is only a partial transfer of available development rights.



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

Phone: 305.460.5211

Current land use classification(s): Business

Current zoning classification(s): C-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): Retail/Office

Proposed use(s) of the property/building(s): Retail/Hotel

Size of property (square feet/acres) 23,940sf / 0.55 acres

Total non-residential (i.e, commercial, office, etc.) floor area (total square feet/FAR): 102,785 sf

Total number of residential units per acre and total number of unit's 0

Estimated cost of the existing/proposed building/project: \$20,000,000

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

Project Legal Description: Lot(s): 17, 18, 19, 20, 21, 22, 23 and 24

Block(s): Block 2

Section(s): Coral Gables Crafts

Listing of all folio numbers for subject property:

03-4117-005-0350



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

Phone: 305.460.5211

### General information

Applicant(s)/Agent(s) Name(s): Gables Miracle Mile LLC

Telephone Contact No: 305-695-8700 Fax No. \_\_\_\_\_ Email \_\_\_\_\_@\_\_\_\_\_

Mailing Address: 801 Arthur Godfrey Road, Suite 600, Miami Beach, FL 33140  
(City) (State) (ZIP Code)

Property Owner(s) Name(s): Gables Miracle Mile LLC

Telephone Contact No: 305-695-8700 Fax No. \_\_\_\_\_ Email \_\_\_\_\_@\_\_\_\_\_

Mailing Address: 801 Arthur Godfrey Road, Suite 600, Miami Beach, FL 33140  
(City) (State) (ZIP Code)

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

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

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

Project Architect(s) Name(s): Arquitectonica

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

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

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





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

Phone: 305.460.5211

## Application requirements and supporting information

Application submittal dates and meeting dates. Applications for the DRC shall be submitted in no later the first Friday of each month to be scheduled for the same monthly DRC meeting. DRC meetings are held the last Friday of each month, 9:30 a.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134. Applicants and/or agents shall be required to attend the meeting to present the application request and respond to City Staff questions. All applications shall be complete at time of submittal.

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

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

- ☐ Table of Contents with page numbers identifying all below documents.
- ☐ DRC Application.
- ☐ Statement of use and/or cover letter.
- ☐ Aerial.
- ☐ Photographs of property, adjacent uses and/or streetscape.
- ☐ Property survey and legal description.
- ☐ Zoning chart and supporting information.
- ☐ Site Plan.
- ☐ Landscape plan and vegetation assessment.
- ☐ Tree survey and relocation plan.
- ☐ Architectural/building elevations.
- ☐ Building floor plans.
- ☐ Pedestrian amenities and streetscape plan.
- ☐ On-street parking analysis.
- ☐ Art in Public Places plan and/or statement.
- ☐ Lighting plan and signage plan.
- ☐ Underground utilities plan and/or statement.
- ☐ Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- ☐ Historical significance letter.
- ☐ City 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.
- ☐ Other: \_\_\_\_\_



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Phone: 305.460.5211

Applicant(s)/Agent(s) Signature:

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

Gables Miracle Mile, LLC, a Florida limited liability company

By: PPF Gables Miracle Mile Venture, LLC, a Delaware limited liability company, its Sole Member

By: Gables Miracle Mile MM, LLC, a Florida limited liability company, its Managing Member

By: Mindy S. McIlroy, Vice-President

Address:

Telephone:

Fax:

Email:

## NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 1 day of July by Mindy McIlroy, as Vice-President of Gables Miracle Mile MM, LLC, as managing member of PPF Gables Miracle Mile Venture, LLC, sole member of Gables Miracle Mile, LLC

(Signature of Notary Public - State of Florida)



**KAREN ALVARADO**  
MY COMMISSION # FF 923283  
EXPIRES: October 1, 2019  
Bonded Thru Budget Notary Services

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




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



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Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

|   |  |
|---|--|
| Property Owner(s) Signature:<br>   | Property Owner(s) Print Name:<br>Gables Miracle Mile, LLC, a Florida limited liability company<br>By: PPF Gables Miracle Mile Venture, LLC, a Delaware limited liability company, its Sole Member<br>By: Gables Miracle Mile MM, LLC, a Florida limited liability company, its Managing Member<br>By: Mindy S. McIlroy, Vice-President |
| Property Owner(s) Signature:  | Property Owner(s) Print Name:  |
| Property Owner(s) Signature:  | Property Owner(s) Print Name:  |
| Address: 801 Arthur Godfrey Rd., #600, Miami Beach, Florida 33140   |  |
| Telephone: 305-695-8700   | Fax:   |
| Email:  |  |
| <div style="text-align: center;"><b>NOTARIZATION</b></div> <div style="display: flex; justify-content: space-between;"><div>STATE OF FLORIDA/COUNTY OF<br/>The foregoing instrument was acknowledged before me this <u>1</u> day of <u>July</u> by<br/>(Signature of Notary Public - State of Florida)<br/></div><div>Mindy McIlroy, as Vice-President of<br/>Gables Miracle Mile MM, LLC, as<br/>managing member of PPF Gables<br/>Miracle Mile Venture, LLC, sole<br/>member of Gables Miracle Mile, LLC</div></div> <div style="text-align: center; margin-top: 20px;"><div>KAREN ALVARADO<br/>MY COMMISSION # FF 923283<br/>EXPIRES: October 1, 2019<br/>Bonded Thru Budget Notary Services</div></div> <div style="margin-top: 20px;">(Print, Type or Stamp Commissioned Name of Notary Public)<br/><input checked="" type="checkbox"/> Personally Known OR <input type="checkbox"/> Produced Identification; Type of Identification Produced _____</div> |  |



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

Phone: 305.460.5211

Architect(s) Signature:

Architect(s) Print Name: ARQUITECTONICA

BERNARDO FORT

Address:

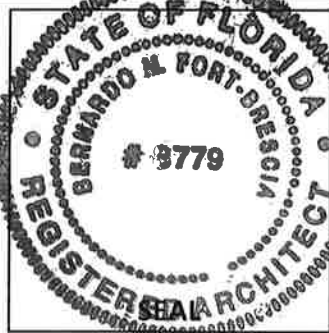
2900 OAK AVENUE MIAMI FL 33133

Telephone: 305 372 1812

Fax:

Email:

KROBREM0@ARQUITECTONICA.COM



## NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 02 day of July by \_\_\_\_\_  
(Signature of Notary Public - State of Florida)



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



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

# THE MILE HOTEL AND SHOPS

## 220 MIRACLE MILE

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| Zoning Analysis                         | A.10        |
| Area Diagrams                           | A.11        |
| Location Plan                           | A.12        |
| Site Plan                               | A.13        |
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Telephone Contact No: 305-695-8700 Fax No: Email @

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Telephone Contact No: Fax No: Email @

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

Project Architect(s) Name(s): Arquitectonica

Telephone Contact No: 305-372-1812 Fax No: Email krobreno @ arquitectonica.com

Mailing Address: 2900 Oak Avenue Miami, FL 33133  
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☐ Underground utilities plan and/or statement.

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☐ Historical significance letter.

☐ City Concurrence Impact Statement (CIS).

☐ Traffic study.

☐ Name and contact information for property owner, applicant, architect, attorney, etc.

☐ City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.

☐ Warranty deed.

☐ Application fee equal to one tenth of one percent (.001) of the estimated total building construction cost as determined by the City (\$100.00 minimum fee and \$10,000.00 maximum fee). Payment shall be in check form, payable to the City of Coral Gables.

☐ Other:

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Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

Applicant(s)/Agent(s) Signature: [Signature] Applicant(s)/Agent(s) Print Name: Gables Miracle Mile, LLC, a Florida limited liability company  
By: PVP Gables Miracle Mile Venture, LLC, a Delaware limited liability company, its Sole Member  
By: Gables Miracle Mile MM, LLC, a Florida limited liability company, its Managing Member  
By: Mindy N. McElroy, Vice-President

Address:

Telephone: Fax:

Email:

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 1 day of July by member of Gables Miracle Mile, LLC.

(Signature of Notary Public - State of Florida)

[Signature]

KAREN ALVARADO  
MY COMMISSION # FF 60380  
EXPIRES: October 1, 2019  
Notary Public - State of Florida

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

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

Page 6 of 8

Level

1

City of Coral Gables, Florida

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By: PVP Gables Miracle Mile Venture, LLC, a Delaware limited liability company, its Sole Member  
By: Gables Miracle Mile MM, LLC, a Florida limited liability company, its Managing Member  
By: Mindy N. McElroy, Vice-President

Property Owner(s) Signature: Property Owner(s) Print Name:

Property Owner(s) Signature: Property Owner(s) Print Name:

Address: 801 Arthur Godfrey Rd., #600, Miami Beach, Florida 33140

Telephone: 305-695-8700 Fax:

Email:

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 1 day of July by member of Gables Miracle Mile, LLC.

(Signature of Notary Public - State of Florida)

[Signature]

KAREN ALVARADO  
MY COMMISSION # FF 60380  
EXPIRES: October 1, 2019  
Notary Public - State of Florida

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

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Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134  
Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

Architect(s) Signature: [Signature] Architect(s) Print Name: ARQUITECTONICA  
BERNARDO FORT

Address: 2900 OAK AVENUE MIAMI FL 33133

Telephone: 305 372 1812 Fax:

Email: KROBREN@ARQUITECTONICA.COM

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 02 day of July by

(Signature of Notary Public - State of Florida)

[Signature]

JOSIE JENSEN  
Notary Public - State of Florida  
Commission # CC 12001  
My Comm. Expires Aug 3, 2021  
Notary Public - State of Florida

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

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

December 2015

Page 8 of 8

ARQUITECTONICA

2900 Oak Avenue  
Miami, FL 33133  
305.372.1812 T  
305.372.1175 F

GABLES MIRACLE MILE LLC  
PROJECT # 0000.00

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS OF WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

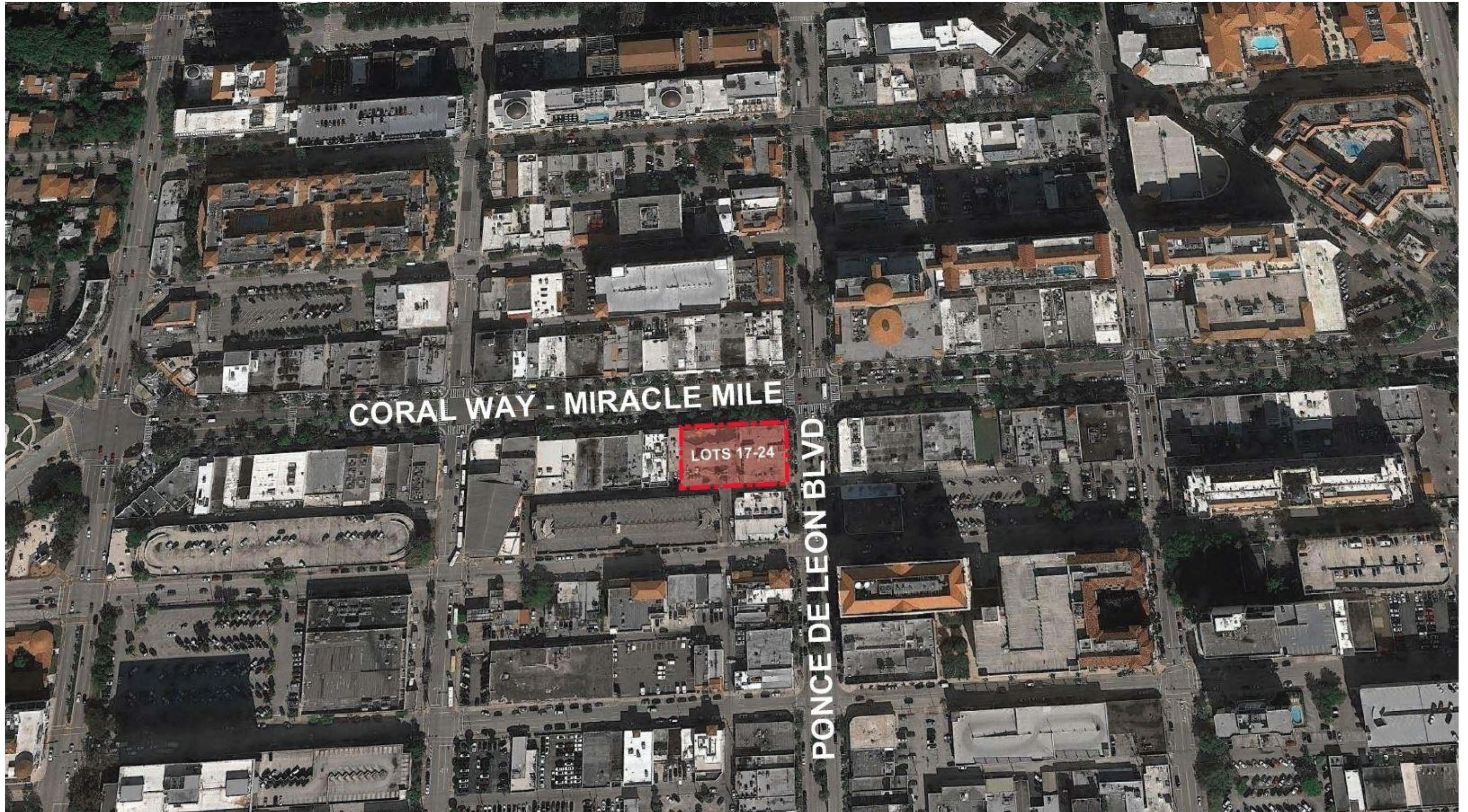
220 MIRACLE MILE

CENTRAL BUSINESS DISTRICT, CORAL GABLES

A.02  
DRC APPLICATION

07/05/2019





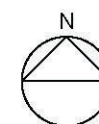
**ARQUITECTONICA**

2900 Oak Avenue  
Miami, FL 33133  
305.372.1812 T  
305.372.1175 F

PREPARED FOR: TERRANOVA CORPORATION  
PROJECT # 0000.00

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

220 MIRACLE MILE  
CENTRAL BUSINESS DISTRICT, CORAL GABLES

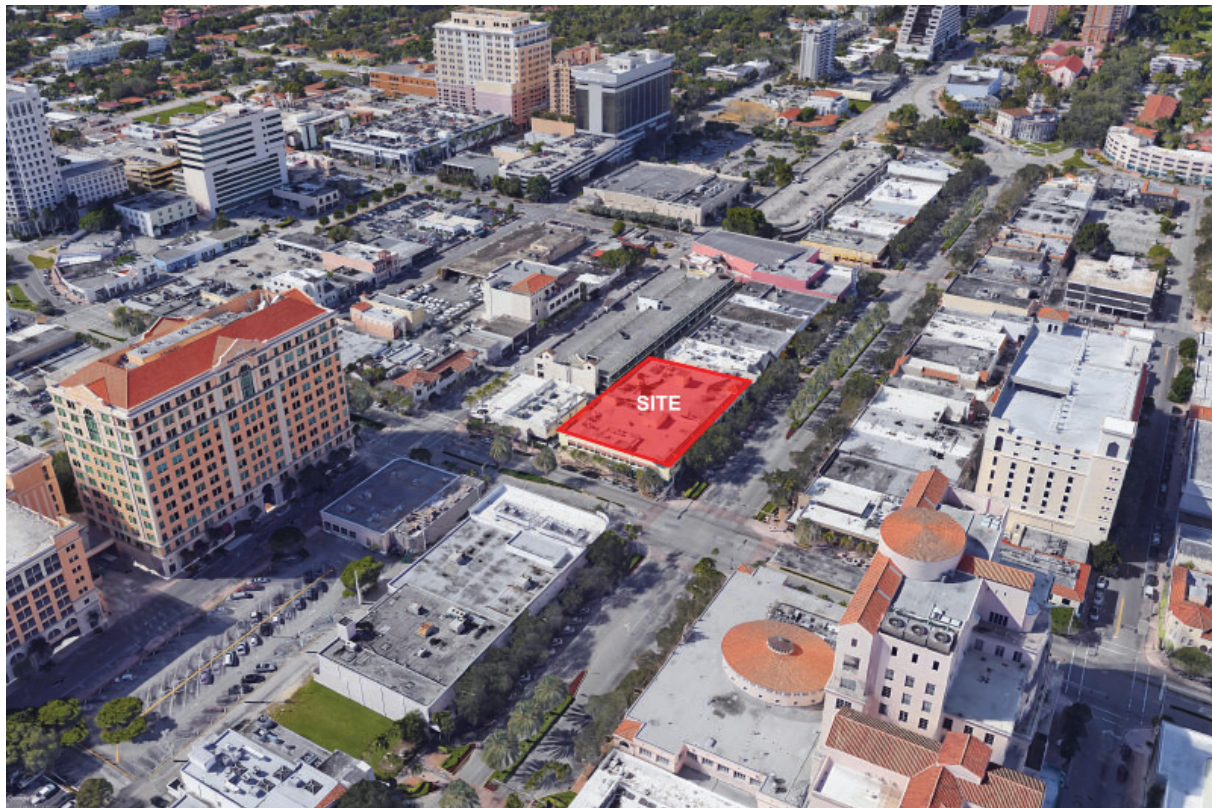
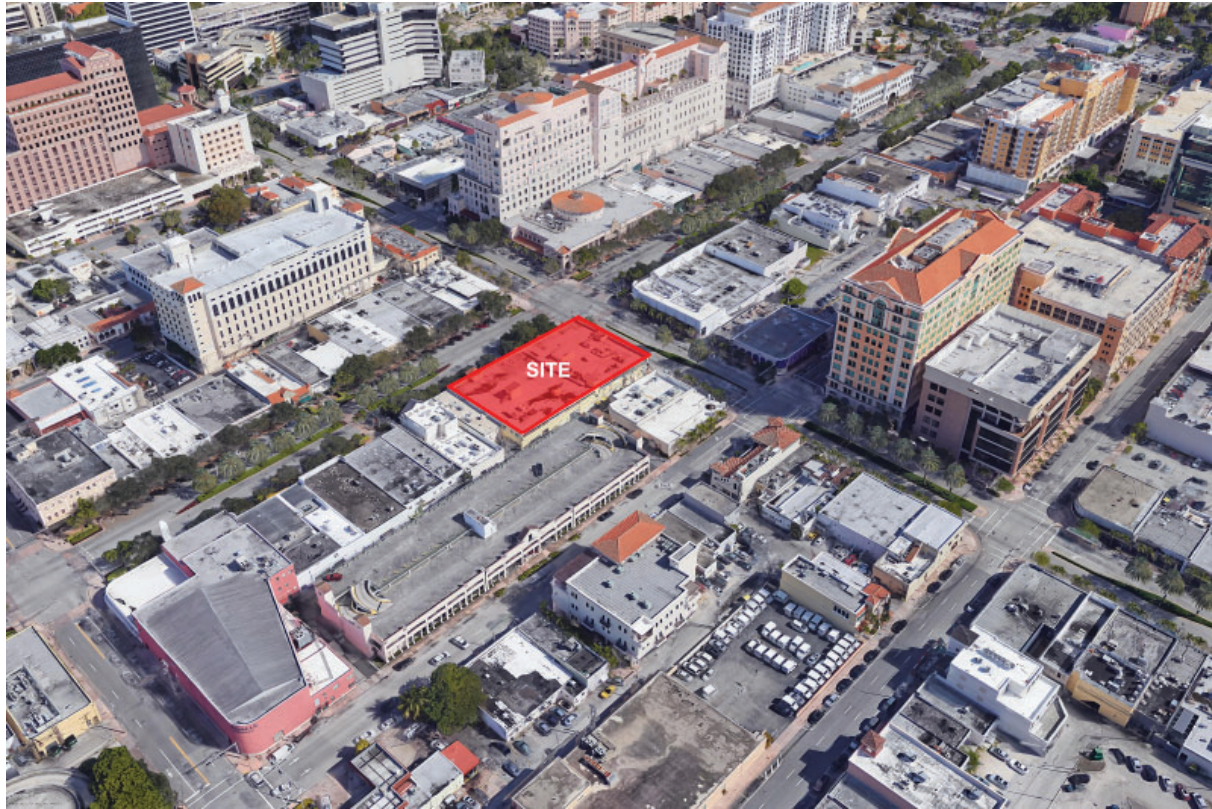


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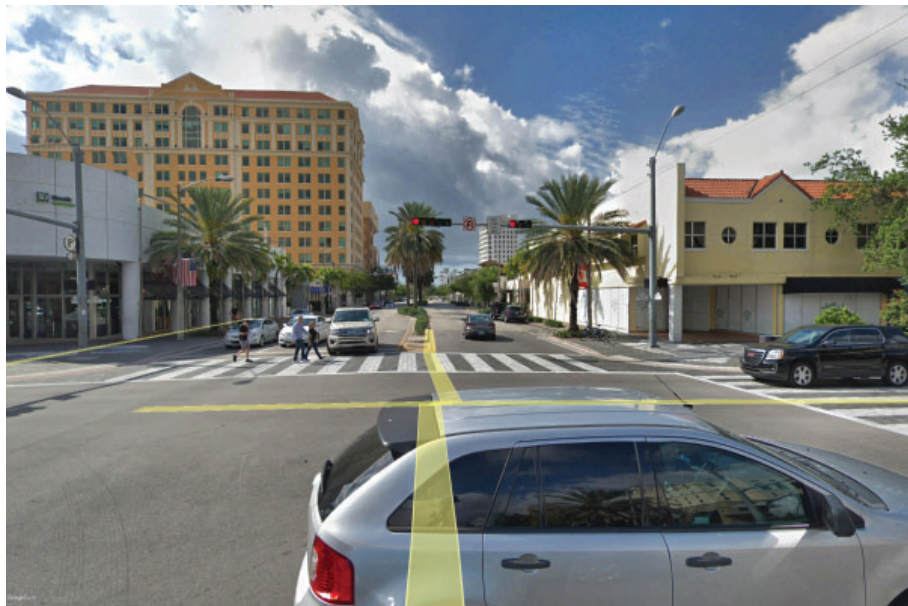
07/05/2019

A.03









MIRACLE MILE





PONCE DE LEON

**ARQUITECTONICA**

2900 Oak Avenue  
Miami, FL 33133  
305.372.1812 T  
305.372.1175 F

GABLES MIRACLE MILE LLC

PROJECT # 0000.00

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220 MIRACLE MILE  
CENTRAL BUSINESS DISTRICT, CORAL GABLES

A.06  
CONTEXT PHOTOS

07/05/2019



ALTA/NSPS LAND TITLE SURVEY  
of  
220 MIRACLE MILE, CORAL GABLES,  
MIAMI-DADE COUNTY, FLORIDA 33134  
for  
TERRANOVA CORPORATION

SURVEYOR'S NOTES:

1. MAP OF ALTA/NSPS LAND TITLE SURVEY:

Last day of field work was performed on October 16th, 2018.

2. LEGAL DESCRIPTION:

PARCEL 6:

Lots 17, 18, 19, 20, 21, 22, 23 and 24, Block 2 of CORAL GABLES CRAFTS SECTION, according to the Plat thereof as recorded in Plat Book 10, Page(s) 40, of the Public Records of Miami-Dade County, Florida.

Containing 23,945 Square Feet or 0.55 Acres more or less by calculations.

Folio No. 03-4117-005-0350

3. ACCURACY:

The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

4. SOURCES OF DATA:

AS TO VERTICAL CONTROL:

By scaled determination the subject property lies in Flood Zone X, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120639, Map No. 1208600457, Suffix L, Revised Date: 09-11-2009. An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".As to horizontal Control:

AS TO HORIZONTAL CONTROL:

North Arrow and Bearings refer to an assumed value of N89°59'57"E along the North line of the Subject Property, Miami-Dade County, Florida. Said line is considered well-established and monumented.

1. Plat of CORAL GABLES CRAFTS SECTION, recorded in Plat Book 10, at Page 40, Public Records of Miami-Dade County, Florida.

2. A.L.T.A. Title commitment File No.: 1062-4149205 (Revised 10-23-2018), prepared by FIRST AMERICAN TITLE INSURANCE COMPANY, effective date: October 05, 2018 at 8.00 A.M.

5. LIMITATIONS:

Legal Description provided by client.

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon. This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule 5J-17 of the Florida Administrative Code.

6. STATEMENT OF ENCROACHMENTS:

There are no visible encroachments from the subject premises onto the adjoining premises neither from adjoining premises onto the subject premises.

7. CLIENT INFORMATION:

This ALTA/NSPS Land Title Survey and the Survey Map resulting therefrom was prepared at the insistence of:

TERRANOVA CORPORATION

8. ADDITIONAL NOTES:

1.- Present Zoning: C (Commercial District)

More information in Municode website. [www.municode.com](http://www.municode.com)

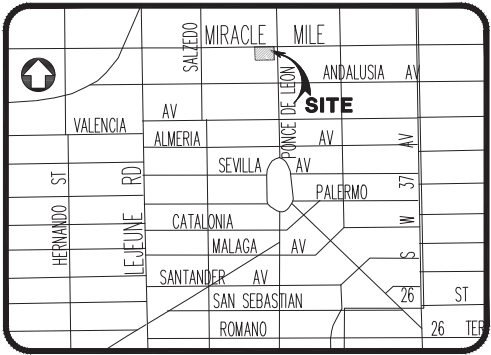
2.- No visible or apparent cemeteries lying within the subject property.

3.- Utilities available for this site as shown on Sketch, and should be verified before construction.

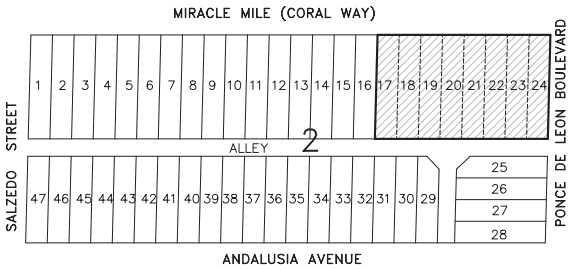
4.- Ingress and egress to the premises is provided by Miracle Mile (Coral Way) and Ponce de Leon Boulevard (Public Roads).

5.- Parking Spaces: Street parking.

6.- The property described in the Title Commitment is the SAME AS the property shown on the Survey.



VICINITY MAP  
NOT TO SCALE



LOCATION SKETCH  
NOT TO SCALE

9. NOTES CORRESPONDING TO  
SCHEDULE B-SECTION II:

SUBJECT TO:

The exceptions of Schedule B-II appeared on File No.: 1062-4149205 (Revised 10-23-2018), prepared by FIRST AMERICAN TITLE INSURANCE COMPANY, effective date: October 05, 2018 at 8.00 A.M., and furnished to the undersigned land surveyor to show any matter of records affecting the subject property as follows:

PARCEL 6

Item # 1 through # 8: Not addressed.

Item # 9: Intentionally deleted.

Item # 10: Does not apply to Parcel 6. (as to Parcel 1)

Item # 11: Final Assessment Resolution for Miracle Mile Improvements Project, recorded April 30, 2015 in O.R.Book 29598, Page 202. (as to Parcel 6). Does apply to Parcel 6 containing blanket conditions.

Item # 12: Intentionally deleted.

Item # 13 and # 14: Does not apply to Parcel 6. (as to Parcel 2)

Item # 15 through # 25: Does not apply to Parcel 6. (as to Parcel 3)

Item # 26 and # 27: Does not apply to Parcel 6. (as to Parcel 4)

Item # 28 and # 29: Intentionally deleted.

Item # 30: Does not apply to Parcel 6. (as to Parcels 5 and 9)

Item # 31: Does not apply to Parcel 6. (as to Parcel 5)

Item # 32: Declaration of Restrictive Covenant recorded June 24, 2002 in Official Records Book 20486, Page 3650, of the Public Records of Miami-Dade County, Florida. (as to Parcel 6). Does apply to Parcel 6 containing blanket conditions.

Item # 33: Declaration of Restrictive Covenant recorded January 11, 2002 in Official Records Book 20135, Page 2974, of the Public Records of Miami-Dade County, Florida. (as to Parcel 6) Does apply to Parcel 6 containing blanket conditions.

Item # 34: Restrictive Covenant recorded November 21, 2000 in Official Records Book 19374, Page 173, of the Public Records of Miami-Dade County, Florida. (as to Parcel 6) Does not apply to Parcel 6.

Item # 35: Declaration of Restrictive Covenant recorded May 19, 1998 in Official Records Book 18108, Page 4213, of the Public Records of Miami-Dade County, Florida. (as to Parcel 6)

Item # 36: Declaration of Restrictive Covenant recorded June 17, 1993 in Official Records Book 15953, Page 1636, of the Public Records of Miami-Dade County, Florida. (as to Parcel 6) Does apply to Parcel 6 containing blanket conditions.

Item # 37: Declaration of Restrictive Covenant recorded April 27, 1993 in Official Records Book 15894, Page 1379, of the Public Records of Miami-Dade County, Florida. (as to Parcel 6) Does apply to Parcel 6 containing blanket conditions.

Item # 38: Declaration of Restrictive Covenant recorded May 9, 1991 in Official Records Book 15020, Page 124, of the Public Records of Miami-Dade County, Florida. (as to Parcel 6) Does apply to Parcel 6 containing blanket conditions.

Item # 39: Declaration of Restrictive Covenant recorded December 21, 1989 in Official Records Book 14344, Page 2554, of the Public Records of Miami-Dade County, Florida. (as to Parcel 6) Does apply to Parcel 6 containing blanket conditions.

Item # 40: Declaration of Restrictive Covenant recorded December 24, 1987 in Official Records Book 13520, Page 4084, of the Public Records of Miami-Dade County, Florida. (as to Parcel 6) Does apply to Parcel 6 containing blanket conditions.

Item # 41: Declaration of Restrictive Covenant recorded September 16, 1987 in Official Records Book 13414, Page 1310, of the Public Records of Miami-Dade County, Florida. (as to Parcel 6) Does apply to Parcel 6 containing blanket conditions.

Item # 42: Declaration of Restrictive Covenant recorded September 14, 1987 in Official Records Book 13410, Page 439, of the Public Records of Miami-Dade County, Florida. (as to Parcel 6) Does apply to Parcel 6 containing blanket conditions.

Item # 43: Declaration of Restrictive Covenant recorded April 17, 1987 in Official Records Book 13249, Page 2987, of the Public Records of Miami-Dade County, Florida. (as to Parcel 6) Does apply to Parcel 6 containing blanket conditions.

Item # 44 through # 47: Does not apply to Parcel 6. (as to Parcel 7)

Item # 48: Does not apply to Parcel 6. (as to Parcel 8)

Item # 49 through # 53: Does not apply to Parcel 6. (as to Parcel 9)

Item # 54: Landlord Tenant Encroachment & Restrictive Covenant Agreement recorded January 5, 2018 in Official Records Book 30818, Page 1404. Does apply to Parcel 6 containing blanket conditions.

Item # 55: Landlord Tenant Encroachment & Restrictive Covenant Agreement recorded September 6, 2018 in Official Records Book 31127, Page 4406. Does not apply to Parcel 6. (as to Parcel 1)

Note: All recording reference in this commitment/policy shall refer to the Public Records of Miami-Dade County, Florida, unless otherwise noted.

CERTIFY TO:

-Greenberg Traurig P.A.  
-Gables Miracle Mile, LLC  
-CIBC Bank USA  
-First American 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, 7a, 7b(1), 8, 9, and 11 (only observed evidence) of Table A thereof. The field work was completed on October 16th, 2018.

THIS SURVEY IS NOT INTENDED FOR DESIGN OR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A PHOTOGRAPHIC SURVEY IS REQUIRED.

J. Bonfill & Associates, Inc.

Florida Certificate of Authorization Number LB 3398

By:

GRIA JANINET SUAREZ  
Professional Surveyor and Mapper No. 6781  
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.



J. Bonfill & Associates, Inc.  
REGISTERED LAND SURVEYORS & MAPPERS  
Florida Certificate of Authorization LB3398  
7100 S.W. 99th Avenue Suite 104  
Miami, Florida 33173 (305) 598-8383

ALTA/NSPS LAND TITLE SURVEY

220 MIRACLE MILE, CORAL GABLES,  
MIAMI-DADE COUNTY, FLORIDA 33134  
for  
TERRANOVA CORPORATION

REVISIONS BY

| REVISIONS | BY |
|-----------|----|
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|           |    |

Project: 18-0275

Job: 18-0275

Date: 10-16-2018

Drawn: G.P., J.S., J.B.

Checked: J.S.

Scale: AS SHOWN

Field Book: FILE

SHEET 1 OF 2

ARQUITECTONICA

2900 Oak Avenue  
Miami, FL 33133  
305.372.1812 T  
305.372.1175 F

GABLES MIRACLE MILE LLC

PROJECT # 0000.00

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220 MIRACLE MILE  
CENTRAL BUSINESS DISTRICT, CORAL GABLES

PROPERTY SURVEY

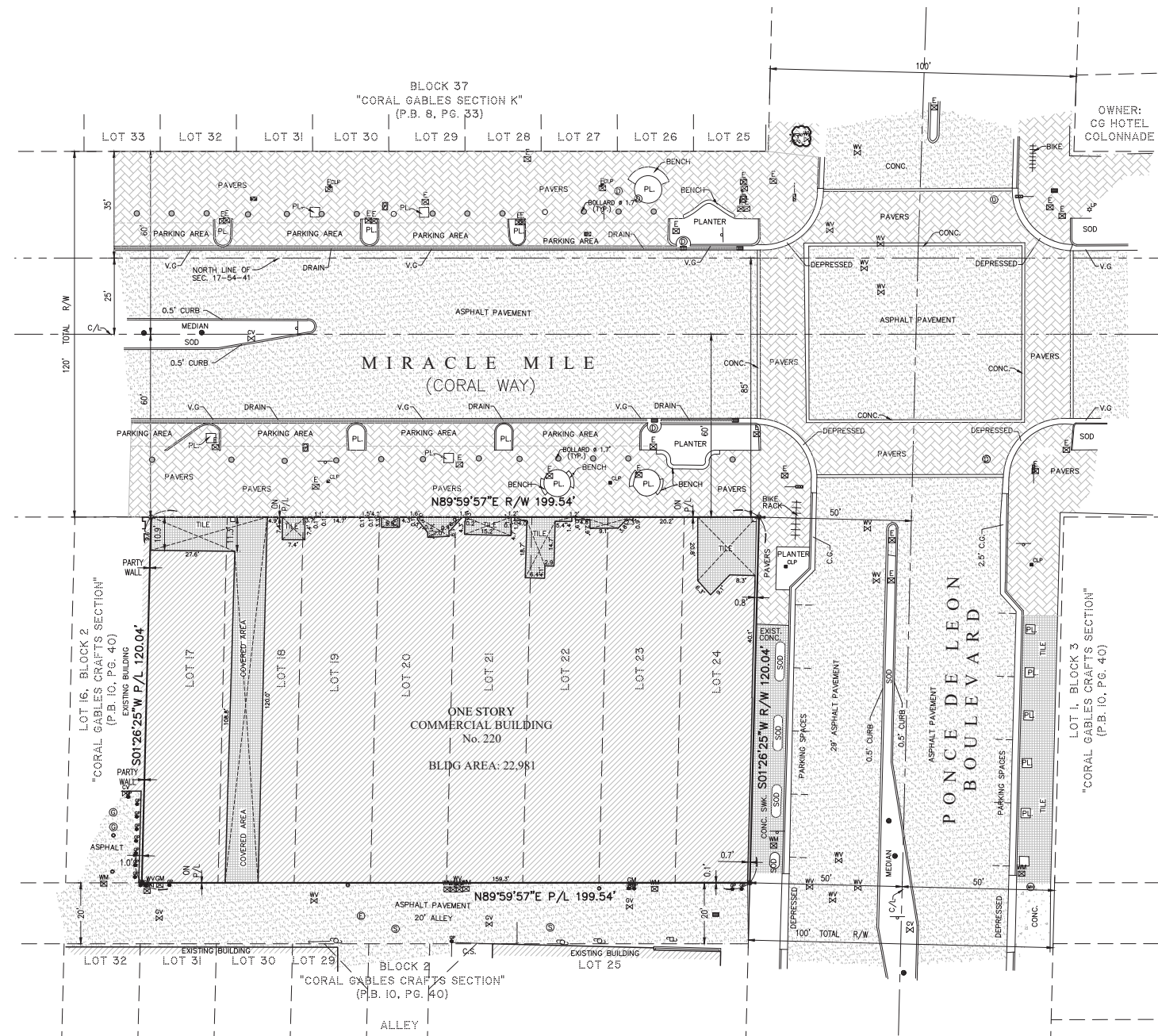
07/05/2019

A.07

A graphic scale bar is shown below the diagram, with markings for 0', 10', 20', and 40'. Below the scale bar, the text reads: GRAPHIC SCALE, SCALE : 1" = 20'.

|        |                              |
|--------|------------------------------|
| A      | Arc Length                   |
| A/C    | Air Conditioner Pad          |
| ASPH   | Asphalt                      |
| B.M.   | Benchmark                    |
| C.B.S. | Concrete Block Structure     |
| C/G    | Cuts & Gutter                |
| CH     | Chord Distance               |
| C/L    | Center Line                  |
| C.L.F. | Chain Link Fence             |
| CONC.  | Concrete                     |
| C.S.   | Concrete Slab                |
| D.W.Y. | Driveway                     |
| E.T.P. | Electric Transformer Pad     |
| F.F.E. | Finished Floor Elevation     |
| F.I.P. | Found Footing                |
| F.N.D. | Found Nail & Disc            |
| F.R.   | Found Rebar                  |
| I      | Identification               |
| INV.   | Inverts                      |
| L.F.E. | Lowest Floor Elevation       |
| M.F.L. | Monument Line                |
| P.B.   | Plot Book                    |
| P.C.P. | Permanent Control Point      |
| P.C.   | Point                        |
| PL     | Planter                      |
| P/L    | Property Line                |
| P.O.B. | Point of Beginning           |
| P.O.   | Point of Commencement        |
| P.M.   | Permanent Reference Monument |
| R/W    | Right-of-Way Line            |
| SWK.   | Sidewalk                     |
| T.B.M. | Temporary Benchmark          |
| V.G.   | Valley Gutter                |
| W.F.   | Wood Fence                   |
| U.E.   | Utility Easement             |
| P/S    | Parking Spaces               |

|  |                          |
|--|--------------------------|
|  | Back Flow Preventer      |
|  | Concrete Light Pole      |
|  | Metal Light Pole         |
|  | Guy Wire                 |
|  | Utility Power Pole       |
|  | Fire Hydrant             |
|  | Water Meter              |
|  | Electric Box             |
|  | Telephone Box            |
|  | Sewer Manhole            |
|  | Overhead Utility Lines   |
|  | Light Pole               |
|  | Gas Valve                |
|  | Water Valve              |
|  | Water Manhole            |
|  | Telephone Manhole        |
|  | Monitoring Well          |
|  | Chain Link Fence         |
|  | Parking Meter            |
|  | Unknown Manhole          |
|  | Sewer Valve              |
|  | Mail Box                 |
|  | Spot Elevation           |
|  | Temporary Benchmark      |
|  | Height-Height-Spread     |
|  | Right-of-Way Lines       |
|  | Property Corner          |
|  | Sign                     |
|  | Catch Basin              |
|  | Drainage Manhole         |
|  | Wood Fence               |
|  | Iron Fence               |
|  | Irrigation Control Valve |
|  | C.B.S. Wall              |
|  | Clean Out                |
|  | Guard Pole               |
|  | Awning/Roof              |



**J. Bonfill & Associates, Inc.**  
REGISTERED LAND SURVEYORS & MAPPERS  
Florida Certificate of Authorization LB3398  
7100 S.W. 99th Avenue Suite 104  
Miami, Florida 33173 (305) 598-8383

ALTA/NSPS LAND TITLE SURVEY  
220 MIRACLE MILE, CORAL GABLES,  
MIAMI-DADE COUNTY, FLORIDA 33134  
for  
TERRANOVA CORPORATION

[illegible]

|              |                 |
|--------------|-----------------|
| Project:     | 18-0275         |
| Job:         | 18-0275         |
| Date:        | 10-16-2018      |
| Drawn:       | G.P, J.S., J.B. |
| Checked:     | J.S.            |
| Scale:       | AS SHOWN        |
| Field Book:  | FILE            |
| SHEET 2 OF 2 |                 |

GABLES MIRACLE MILE LLC  
PROJECT # 0000.00

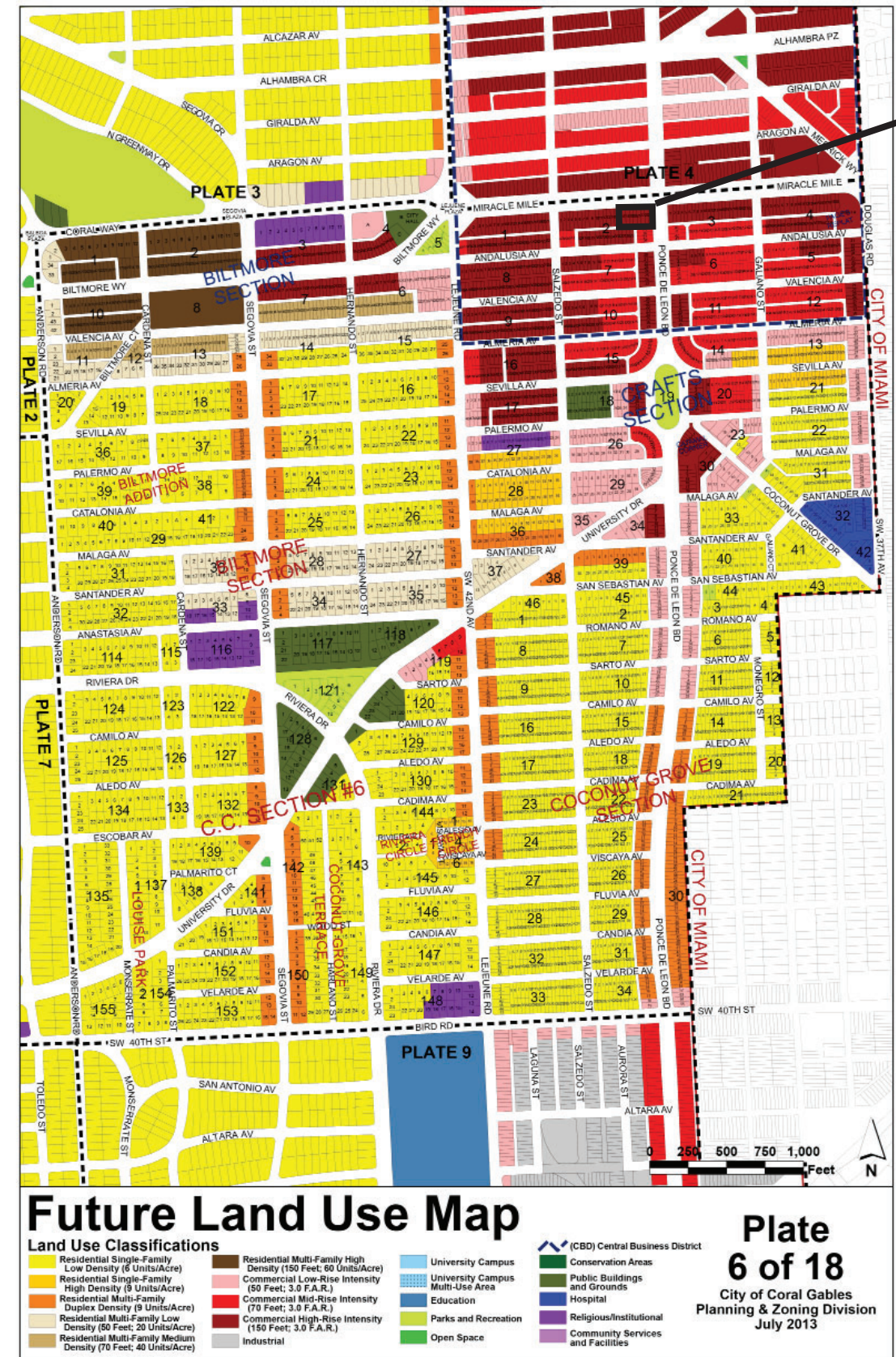
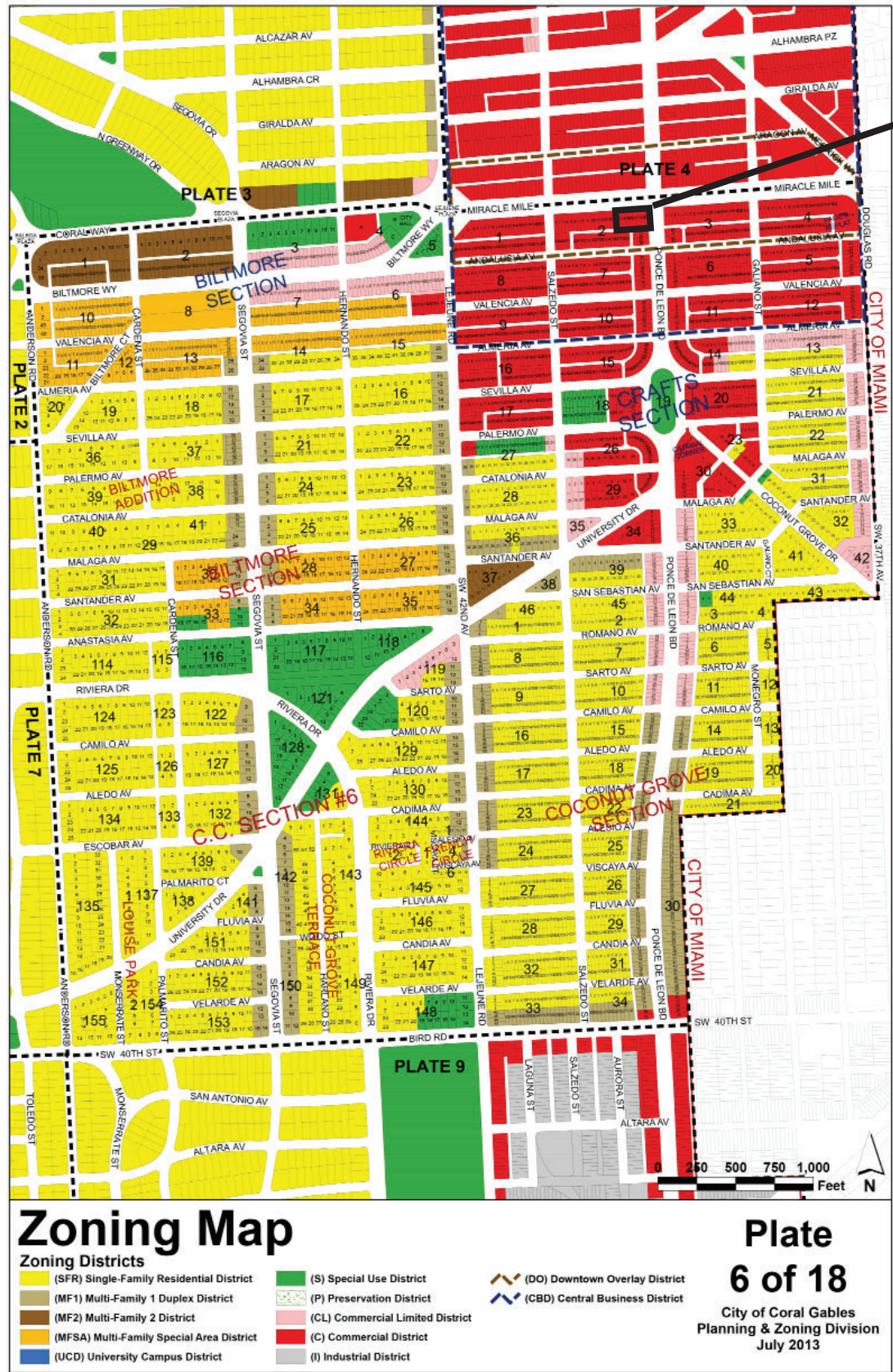
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220 MIRACLE MILE  
CENTRAL BUSINESS DISTRICT, CORAL GABLES

A.08  
PROPERTY SURVEY

07/05/2019





**ARQUITECTONICA**

2900 Oak Avenue  
 Miami, FL 33133  
 305.372.1812 T  
 305.372.1175 F

GABLES MIRACLE MILE LLC

PROJECT # 0000.00

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220 MIRACLE MILE

CENTRAL BUSINESS DISTRICT, CORAL GABLES

A.09  
**ZONING MAP**

07/05/2019



# CITY OF CORAL GABLES ZONING ANALYSIS

| Site Data Summary:          |   |
|-----------------------------|---|
| Lot Size:                   | 23,940 SF                                 |
| Existing Classification:    | Business                                  |
| Current Zoning Designation: | C - Commercial                            |
| Current Zoning FAR:         | 3.0                                       |
| Proposed Classification:    | Business                                  |
| Future Zoning Designation:  | Commercial High Rise Intensity            |
| District:                   | Downtown Overlay District                 |
| Future Zoning FAR:          | 3.0 or 4.37 with architectural incentives |
| FEMA Zone:                  | Zone X                                    |
| Lot Coverage:               | No specified lot coverage                 |
| Height Restriction:         | 70 feet                                   |

|           | Required:   | Proposed:  |
|-----------|---|--|
| Setbacks: | None up to fifteen (15) feet in height  | None up to fifteen (15) feet in height                           |
|           | Ten (10) feet above (15) feet   | Ten (10) feet above (15) feet                                    |
| Front:    | None up to forty five (45) feet in height   | None up to forty five (45) feet in height                        |
|           | Fifteen (15) feet greater than forty-five (45) feet in height                             | Twenty six (26) feet greater than forty-five (45) feet in height |
| Side:     | Plus additional one (1) foot for each three (3) feet of height above forty-five (45) feet | Twenty six (26) feet greater than forty-five (45) feet in height |
|           | None abutting a dedicated alley or street   |  |
| Rear:     | Ten (10) feet not abutting dedicated alley or   | None   |

|                         | Required:                     | Proposed:                          |
|-------------------------|-------------------------------|------------------------------------|
| Open Space Requirement: |                               | Ground Floor Paseo: 1,200 SF       |
|                         |                               | Level 2 Retail / Aemnity: 5,510 SF |
|                         |                               | Roof Aeminity: 11,709 SF           |
| Percentage of Lot Area  | 10% for mixed used properties | Total: 18,419 SF                   |
|                         | 23,940 * 0.1 = 2,394          |                                    |

|                               | Allowed:                      | Proposed:                     |
|-------------------------------|-------------------------------|-------------------------------|
| Floor Area Ratio Calculation: |                               |                               |
|                               | Lot Area (S.F.)               | 23,940                        |
| FAR:                          | 4.37                          | 4.29                          |
|                               | with Architectural Incentives | with Architectural incentives |
| Total (S.F.)                  | 104,617                       | 102,785                       |

|                   | Allowed: | Proposed: |
|-------------------|----------|-----------|
| Building Heights: | 70 feet  | 69'-8"    |

|                | Required: | Proposed: |
|----------------|-----------|-----------|
| Parking:       |           |           |
|                | Hotel:    | 0         |
| Total Parking: | 0         | 0         |
|                | 0         | 0         |

|                               | Required:         | Proposed: |
|-------------------------------|-------------------|-----------|
| Loading Summery:              |                   |           |
| Non-Residential or Mixed Use: | <100,000 S.F. = 0 | 0         |

| FAR Calculation  |        |
|--|--------|
| Base FAR   | 3.0000 |
| Mediterranean Bonus 1 & 2                                | 0.5000 |
| Transfer of Development Rights                           | 0.5000 |
| Paseo Dedication   | 0.3750 |
| Total FAR  | 4.3750 |
| FAR [23,940 sf Area of Site] x [4.3570 FAR] = 104,738 sf |        |

| Level    | Retail / F&B sf | Retail / F&B Terrace sf | Hotel Keys | Hotel sf  | Hotel Terrace sf | GSF          | FAR        |
|----------|-----------------|-------------------------|------------|-----------|------------------|--------------|------------|
| Roof     | 3,265 sf        | 4,275 sf                | 0          | 1,040 sf  | 4,865 sf         | 14,500 sf    | 5,360 sf   |
| Level 06 | 0 sf            | 0 sf                    | 30         | 12,275 sf | 0 sf             | 15,514 sf    | 15,514 sf  |
| Level 05 | 0 sf            | 0 sf                    | 30         | 12,275 sf | 0 sf             | 15,514 sf    | 15,514 sf  |
| Level 04 | 0 sf            | 0 sf                    | 30         | 12,275 sf | 0 sf             | 15,514 sf    | 15,514 sf  |
| Level 03 | 0 sf            | 0 sf                    | 30         | 12,275 sf | 0 sf             | 15,514 sf    | 15,514 sf  |
| Level 02 | 7,920 sf        | 3,920 sf                | 0          | 5,606 sf  | 2,100 sf         | 21,534 sf    | 15,514 sf  |
| Level 01 | 17,398 sf       | 0 sf                    | 0          | 2,572 sf  | 0 sf             | 19,970 sf    | 19,855 sf  |
|          | 28,583 sf       | 8,195 sf                | 120        | 58,318 sf | 6,965 sf         | 118,060 sf * | 102,785 sf |

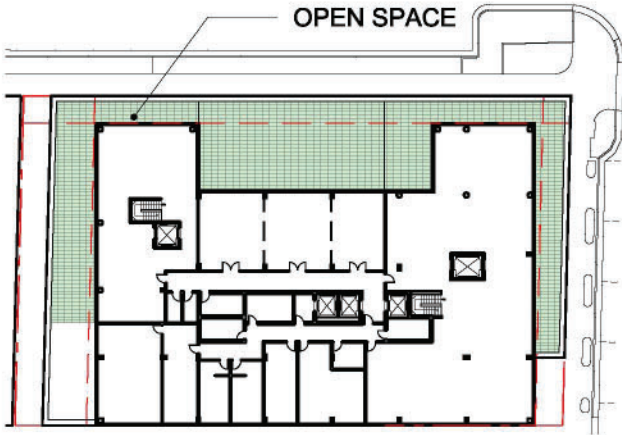
| Floor Area Ratio Allowed |                     |         |
|--------------------------|---------------------|---------|
| Lot SF                   | FAR                 | Total   |
| 23,940                   | 4.37 (w/incentives) | 104,617 |
| FAR Summary              |                     |         |
| Allowable FAR            |                     | 104,617 |
| Proposed FAR             |                     | 102,785 |
| Difference               |                     | -1,832  |

| Floor Area Per Level |           |        |
|----------------------|-----------|--------|
|                      | Mixed Use |        |
|                      | Retail    | Hotel  |
| Roof                 | 7,540     | 5,905  |
| Level 06             | 0         | 12,275 |
| Level 05             | 0         | 12,275 |
| Level 04             | 0         | 12,275 |
| Level 03             | 0         | 12,275 |
| Level 02             | 11,840    | 7,706  |
| Level 01             | 17,398    | 2,572  |
| Total                | 36,778    | 65,283 |
| Combined Total       | 102,061   |        |

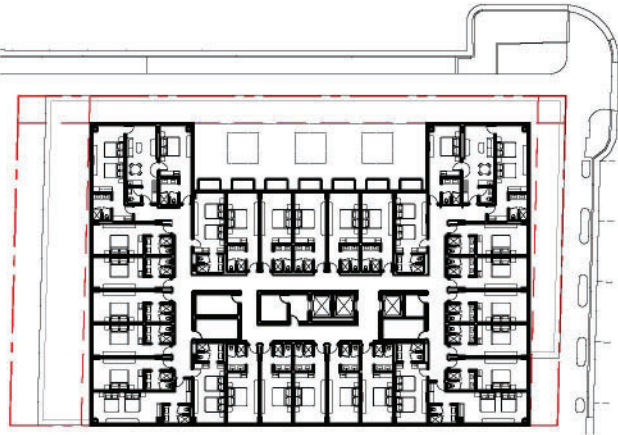
| Open Space                 |           |
|----------------------------|-----------|
| ROOF- AMENITY              | 11,709 SF |
| LEVEL 02 - RETAIL /AMENITY | 5,510 SF  |
| LEVEL 01                   | 1,925 SF  |
|                            | 19,144 SF |



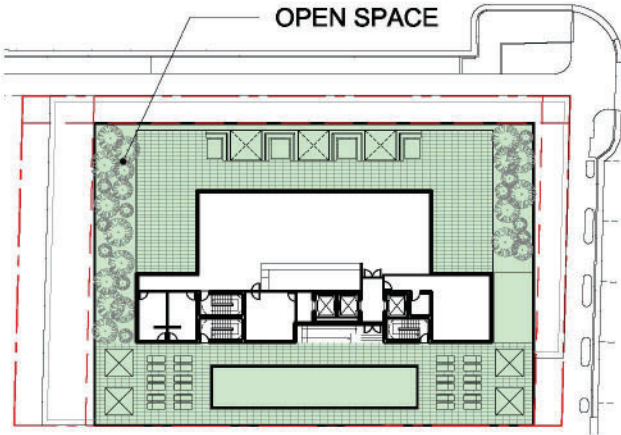
LEVEL 01    21,985 SF



LEVEL 02    21,534 SF



LEVEL 03-06    15,514 SF



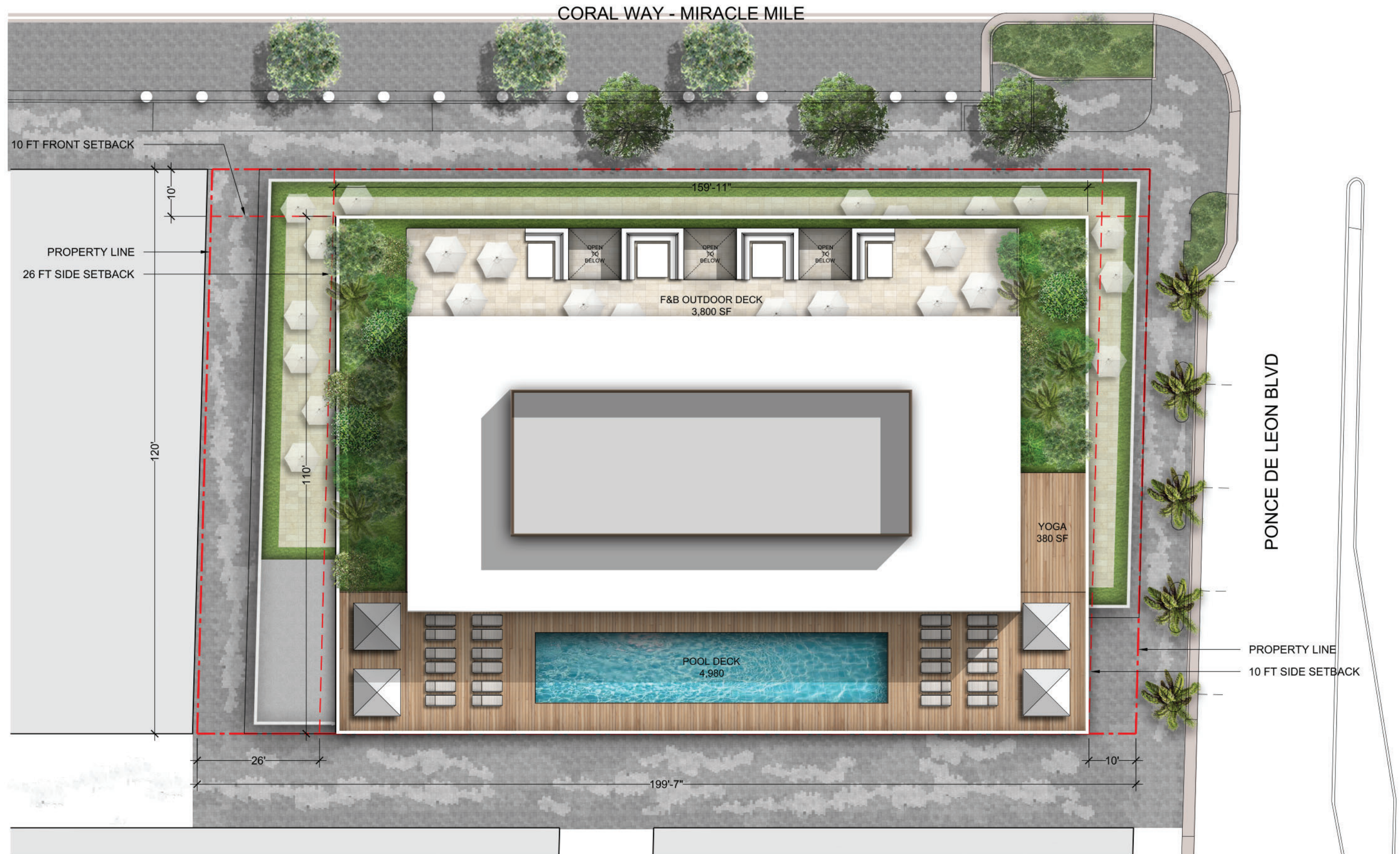
ROOF    14,500 SF











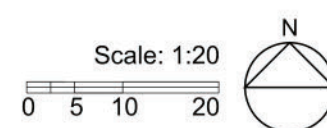
**ARQUITECTONICA**

2900 Oak Avenue  
Miami, FL 33133  
305.372.1812 T  
305.372.1175 F

GABLES MIRACLE MILE LLC  
PROJECT # 0000.00

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**200 MIRACLE MILE**  
**CENTRAL BUSINESS DISTRICT, CORAL GABLES**



A.13  
**SITE PLAN**  
06/07/2019



CORAL WAY- MIRACLE MILE



A.14

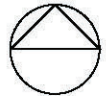
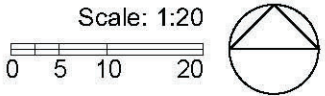
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305.372.1175 F

GABLES MIRACLE MILE LLC  
PROJECT # 0000.00

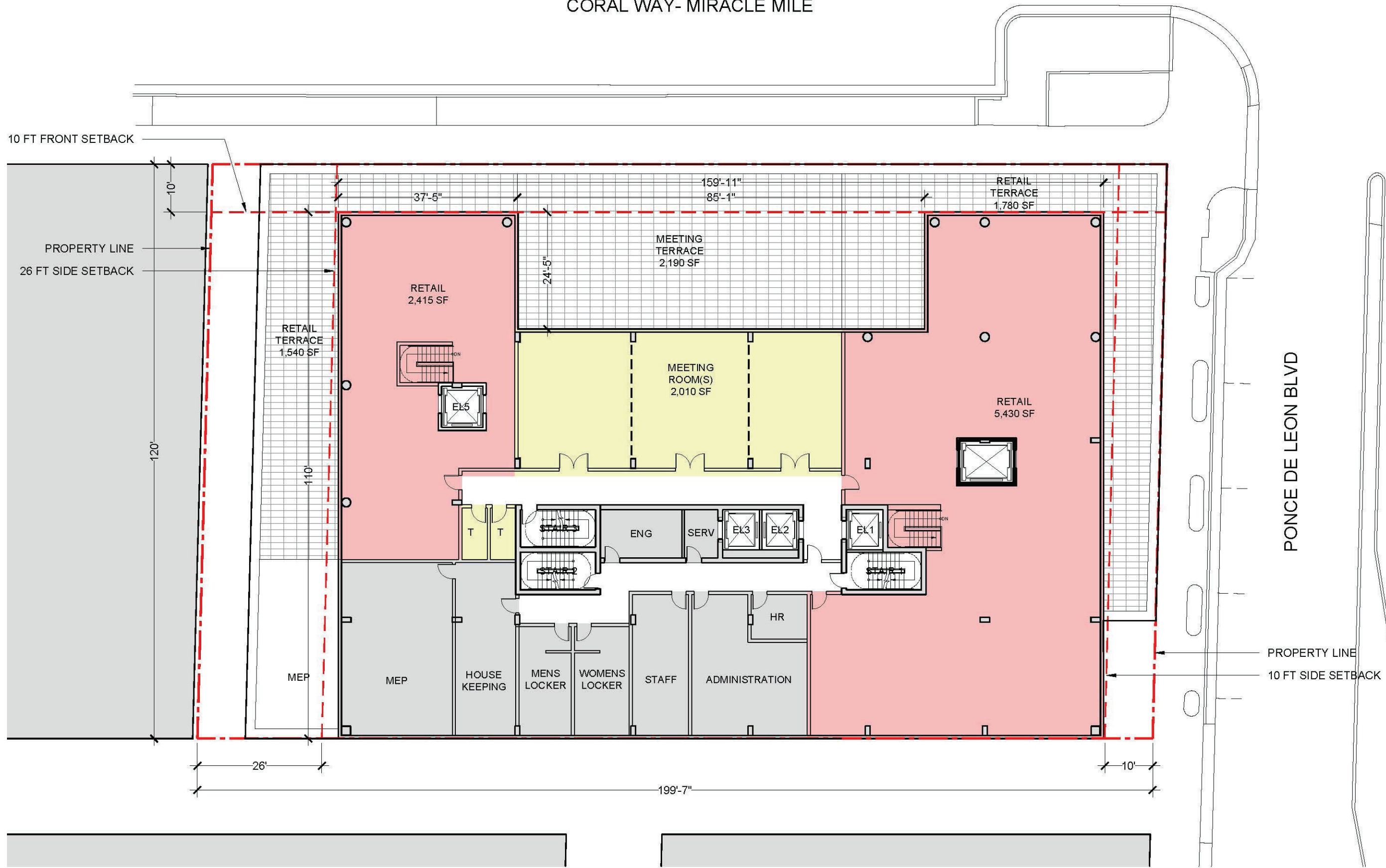
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220 MIRACLE MILE  
CENTRAL BUSINESS DISTRICT, CORAL GABLES



**LEVEL 01**  
07/05/2019

CORAL WAY- MIRACLE MILE



A.15

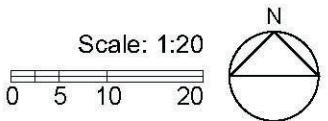
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220 MIRACLE MILE  
CENTRAL BUSINESS DISTRICT, CORAL GABLES



LEVEL 02  
07/05/2019



CORAL WAY- MIRACLE MILE



A.16

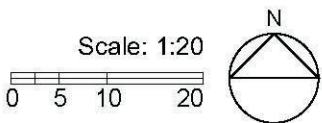
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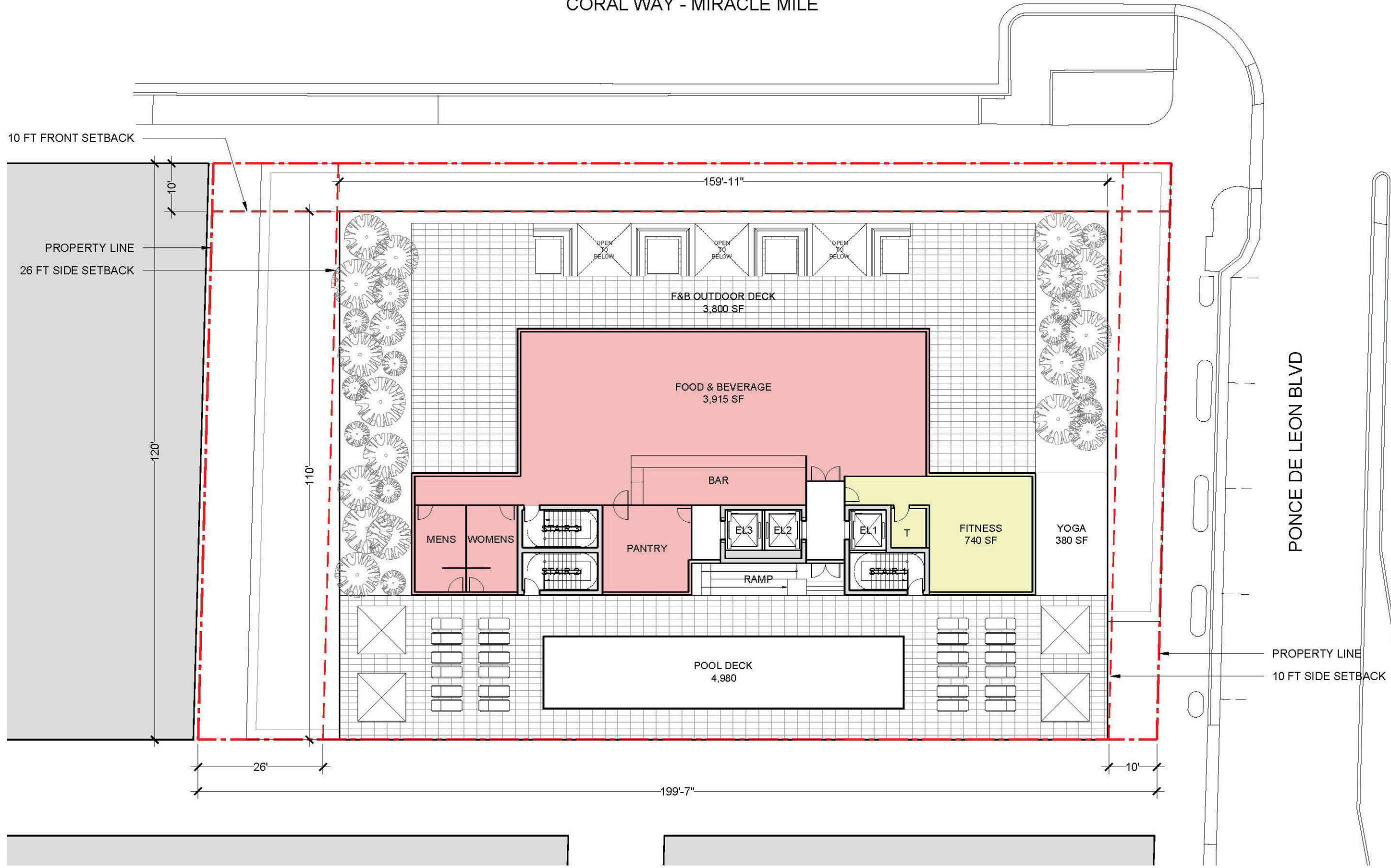
220 MIRACLE MILE  
CENTRAL BUSINESS DISTRICT, CORAL GABLES



**LEVEL 03 - 06**  
07/05/2019



CORAL WAY - MIRACLE MILE



A.17

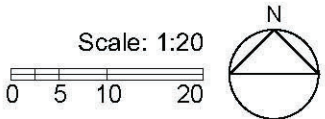
**ARQUITECTONICA**

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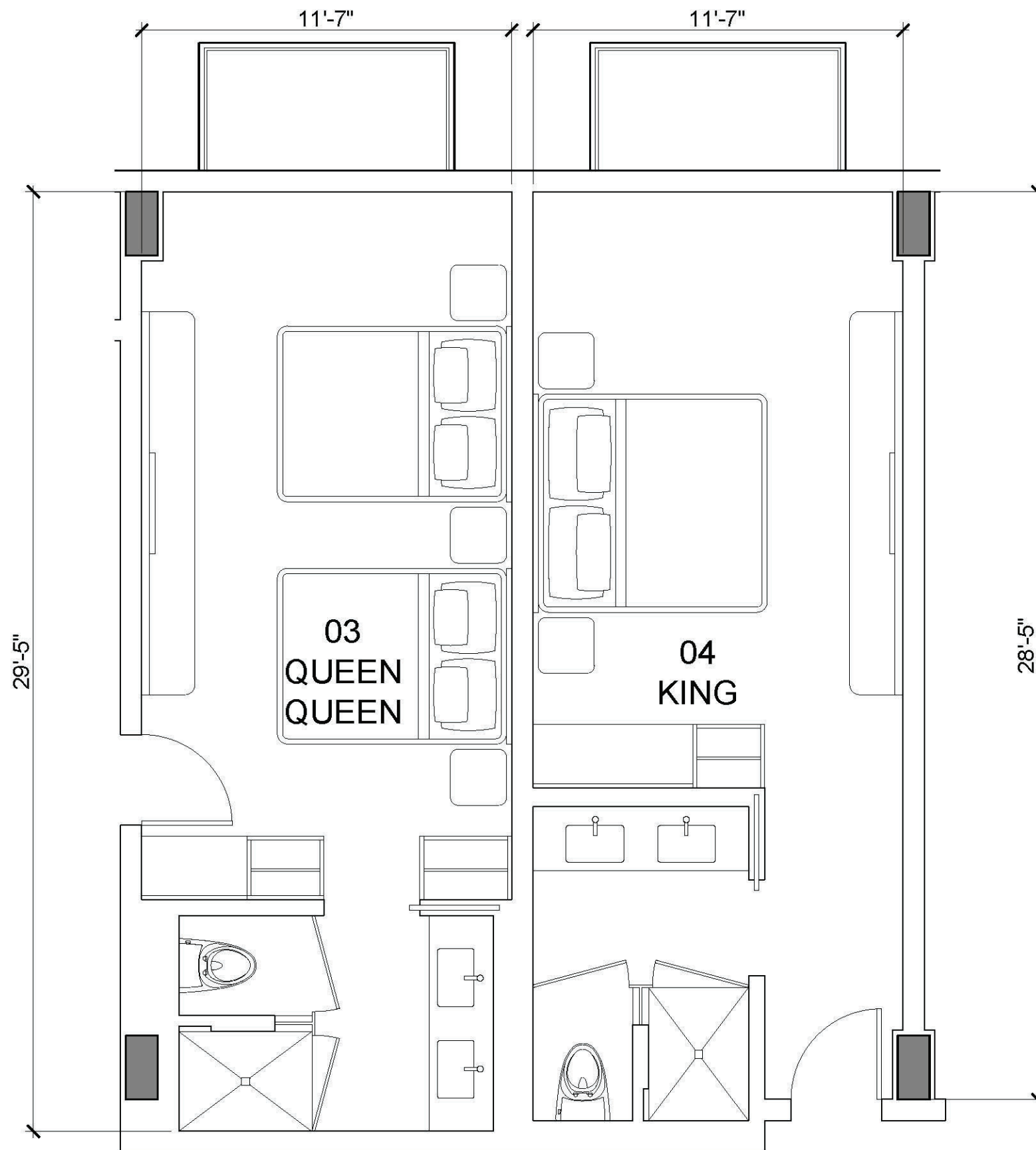
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220 MIRACLE MILE  
CENTRAL BUSINESS DISTRICT, CORAL GABLES



**ROOFTOP**  
07/05/2019



A.18

**ARQUITECTONICA**

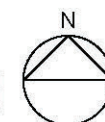
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Miami, FL 33133  
305.372.1812 T  
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PROJECT # 0000.00

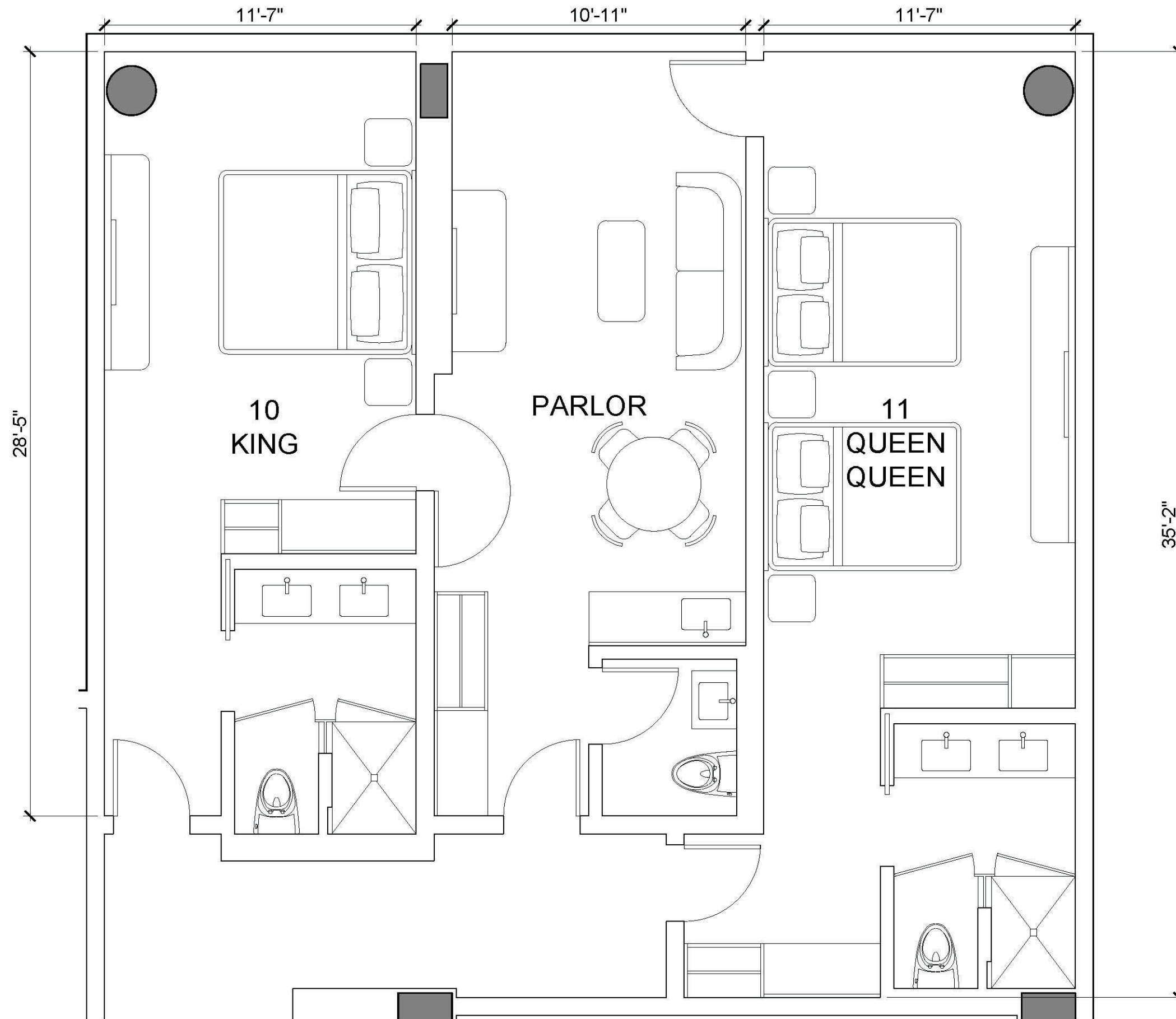
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**220 MIRACLE MILE**  
**CENTRAL BUSINESS DISTRICT, CORAL GABLES**

Scale: 1/4" = 1'-0"  
0 1 2 4



**STANDARD  
ROOMS**  
07/05/2019



A.19

**ARQUITECTONICA**

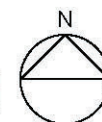
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Miami, FL 33133  
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PROJECT # 0000.00

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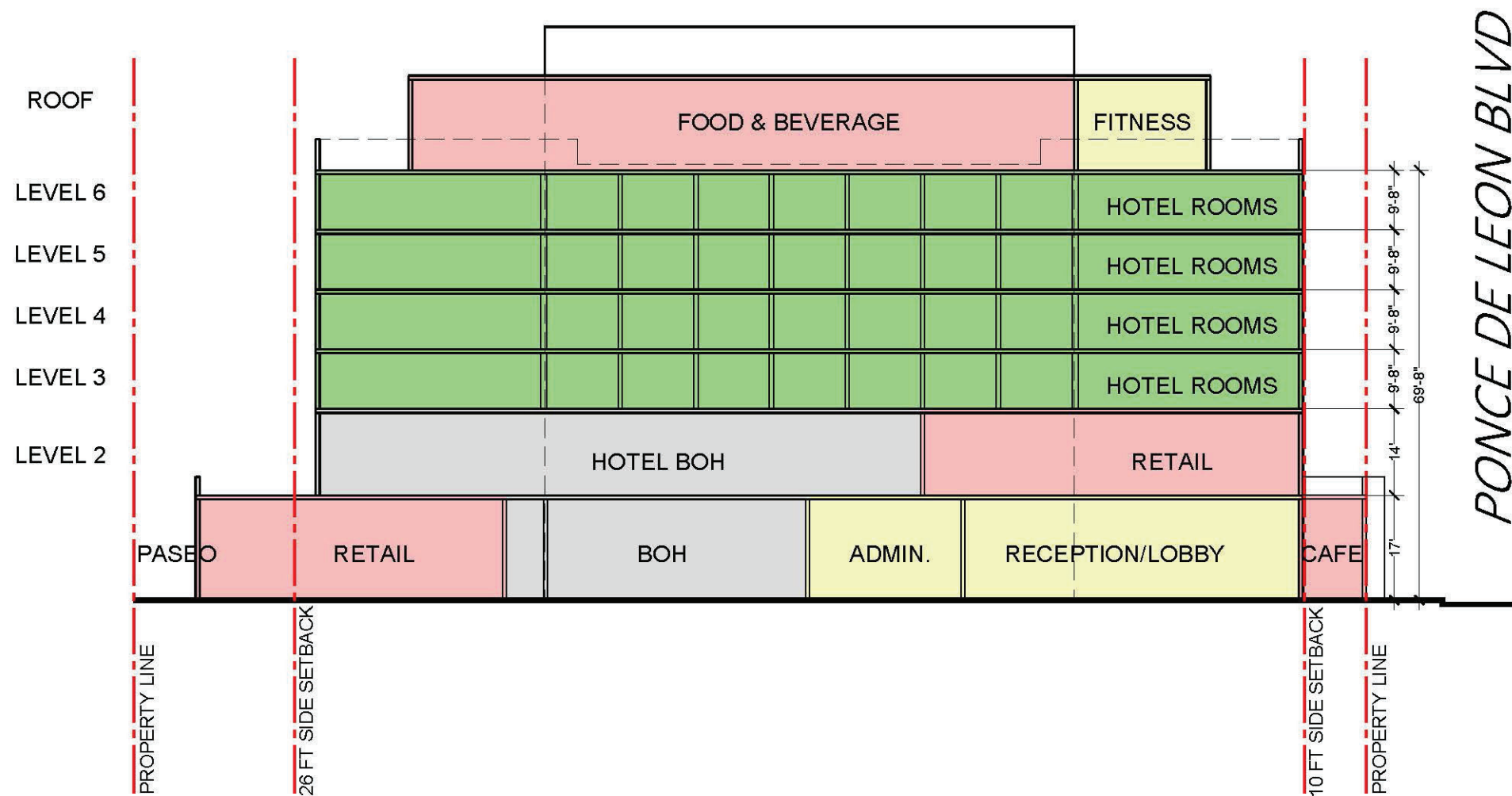
220 MIRACLE MILE  
CENTRAL BUSINESS DISTRICT, CORAL GABLES

Scale: 1/4" = 1'-0"

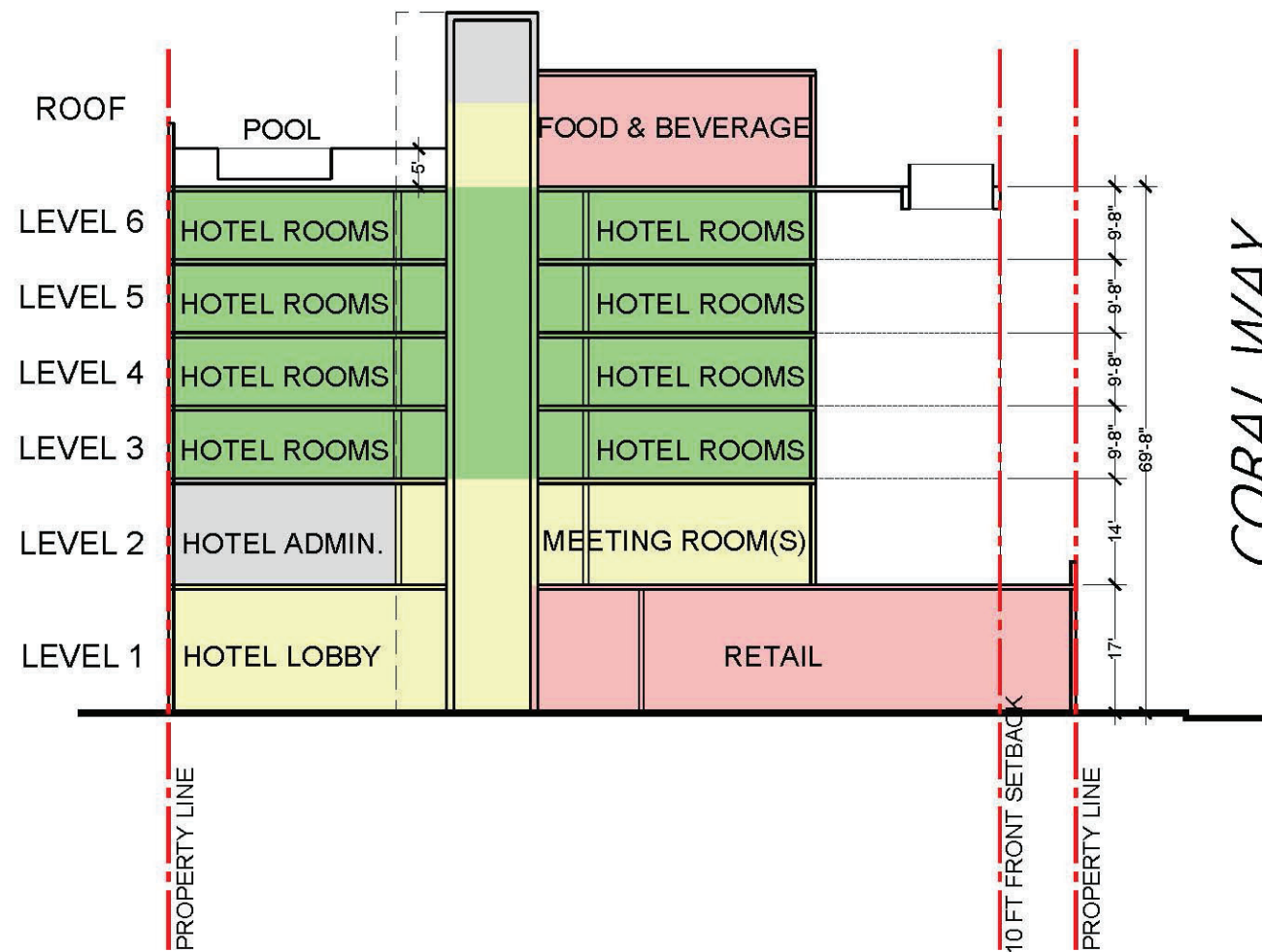


**SUITES**  
07/05/2019











CONTEXT ELEVATION  
MIRACLE MILE

**ARQUITECTONICA**

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220 MIRACLE MILE  
CENTRAL BUSINESS DISTRICT, CORAL GABLES

07/05/2019



CONTEXT ELEVATION  
PONCE DE LEON

**ARQUITECTONICA**

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220 MIRACLE MILE  
CENTRAL BUSINESS DISTRICT, CORAL GABLES

07/05/2019













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220 MIRACLE MILE  
CENTRAL BUSINESS DISTRICT, CORAL GABLES

A.26  
ALLEY ELEVATION

07/05/2019

















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220 MIRACLE MILE  
CENTRAL BUSINESS DISTRICT, CORAL GABLES

A.30  
PERSPECTIVE VIEW

07/05/2019





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220 MIRACLE MILE  
CENTRAL BUSINESS DISTRICT, CORAL GABLES

A.31  
PERSPECTIVE VIEW

07/05/2019

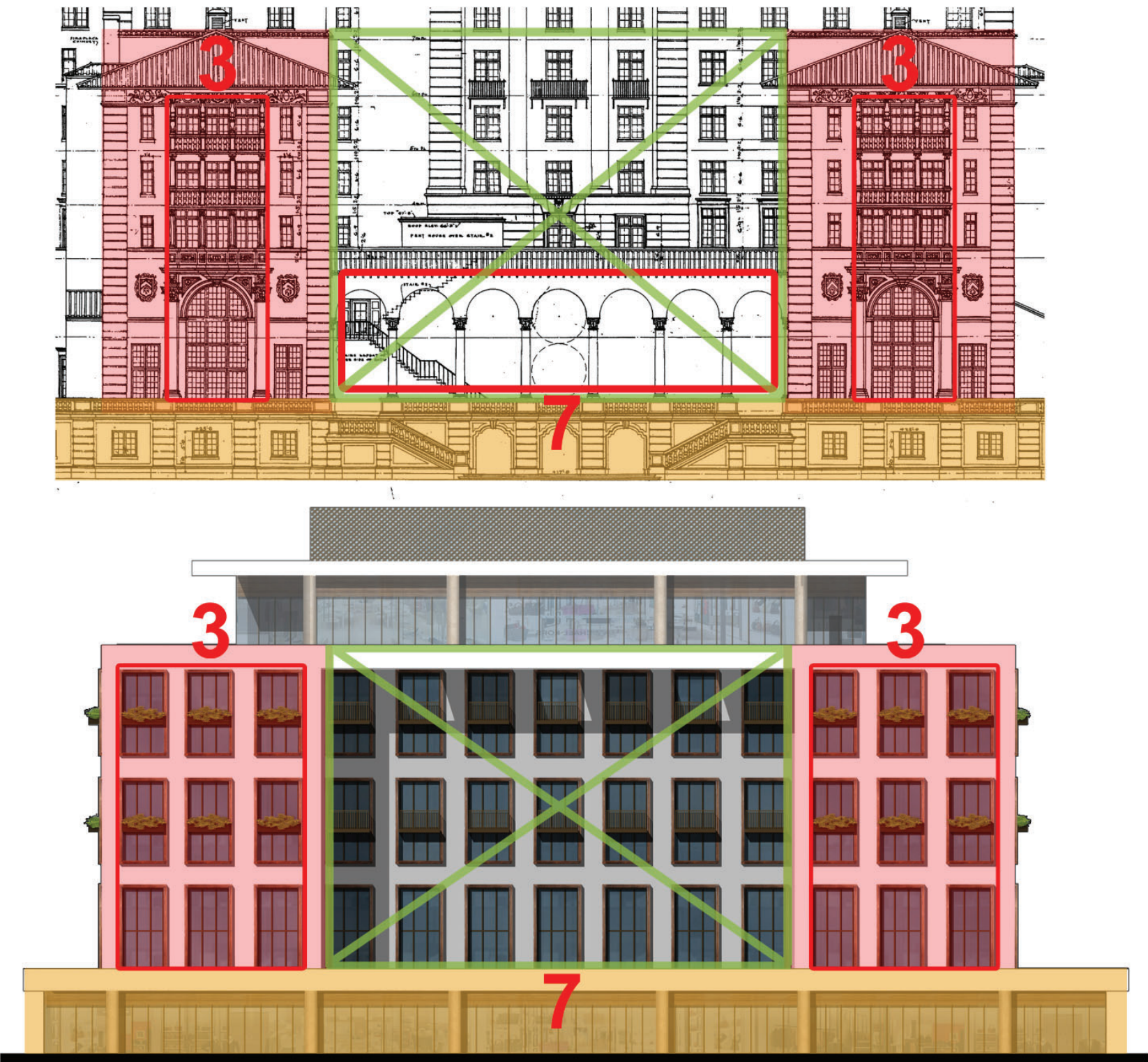


HISTORICAL REFERENCE

The proposed design makes reference to the proportion and scale of elements of the Biltmore Hotel.

The major building components consist of 2 end towers, a base and a center court as seen in the Biltmore’s south elevation.

The openings are simialrly organized in odd number bays to create center openings instead of center solids.





HISTORICAL REFERENCE

Proportions of the building elements are derived from the Biltmore Hotel. Openings are arranged to create vertical rectangular proportion. Similar frame elements are also used throughout the project.





PROPERTY OWNER:  
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305-695-8700  
801 ARTHUR GODFREY ROAD SUITE 600, MIAMI BEACH, FL 33140

ARCHITECT:  
  
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krobreno@arquitectonica.com