### Gables Miracle Mile LLC 801 Arthur Godfrey Road, Suite 600 Miami Beach, FL 33140

Ramon Trias, Director Planning and Zoning Dept City of Coral Gables 405 Biltmore Way Coral Gables, FL 33134

August 30, 2019

RE: Revised Submittal to PZB in response to Planning Staff Comments / Proposed Project Located at 220 Miracle Mile

Dear Ramon,

Enclosed with this letter, please find an updated and completed application package for the proposed mixed-use project located at 220 Miracle Mile for your review. In response to Staff comments transmitted on August 22 and August 28, 2019, please note the following modifications to our application since our first submittal on August 9, 2019:

- Tab 2: Statement of Use has been updated generally to respond to staff comments and incorporate findings from our trip generation study, queuing analysis and remote off-street parking analysis.
- Tab 4: The plans and elevations included in Tab 4 have been a) approved by the Coral Gables Board of Architects which determined that this project design was entitled to utilize Level 1 Mediterranean Bonuses, and b) updated to include BOA and Staff comments.
- Tab 5: The Concurrency Impact Statement, previously transmitted, has been included.
- Tab 10: Trip Generation Study, Queuing Study and Parking analysis, prepared by David Plummer and Associates, previously transmitted, has been included.
- Tab 11: Public Notice has been updated to redact list of property owners at staff's direction.

We trust that you will share our opinion that the project that we have proposed and studied will be an exciting addition to Miracle Mile and also fits appropriately into the context of the existing neighborhood. We are very excited for our project to be reviewed by the Planning and Zoning Board at the meeting on September 11th. Should you have any questions or comments, please contact Josh Gelfman at jgelfman@terranovacorp.com or (305) 985-1728.

Sincerely,

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

Ву: 111

Mindy McIlroy, Vice-President

Gables Miracle Mile LLC 801 Arthur Godfrey Road, Suite 600 Miami Beach, FL 33140

### Attachment A



### City of Coral Gables Planning Division Application

305.460.5211 planning@coralgables.com www.coralgables.com

### Application request

The undersign	ned applicant(s)/a	agent(s)/property ow	ner(s) request City of Cora	al Gables consid	eration and review of the
		check all that apply)			
Abandonment and Vacations		ıs			
	Annexation				
		_	Special Locational Site Pl	an	
		mendment - Small Sc			
		mendment - Large Sc	ale		
	nsive Plan Text A				
	ll Use - Administr				
	I Use without Site				
_	l Use with Site Pl	an			
	ent Agreement				
	ent of Regional In				
		npact - Notice of Prop	osed Change		
☐ Mixed Use					
		Designation and Site	Plan		
		Major Amendment			
	Covenants and/c	r Easements			
☐ Site Plan ☐ Separation/Establishment of a Building Site ☐ Subdivision Review for a Tentative Plat and Variance					
<ul> <li>☐ Subdivision Review for a Tentative Plat and Variance</li> <li>☑ Transfer of Development Rights Receiving Site Plan</li> <li>☐ University Campus District Modification to the Adopted Campus Master Plan</li> </ul>					
	le Map Amendme				
	le Text Amendme	ent			
Other:					
General	informat	i o n			
Street address	of the subject pi	operty: 220 Miracle N	∕lile		
Property/proje	ect name: 220 Mi	racle Mile			
Legal descripti	on: Lot(s) 17 thro	ough 24			
Block(s) 2			_Section (s) Coral Gables C	rafts	
Property owne	er(s): Gables Mira	cle Mile LLC			
Property owne	er(s) mailing addr	ess: 801 Arthur Godfre	y Rd, Suite 600, Miami Beacl	h, FL 33140	
Telephone:	Business		Fax		
	Other		Email		@



### City of Coral Gables Planning Division Application

CARTON STATE STATE STATE OF THE		THE PROPERTY OF THE PROPERTY AND ADDRESS OF THE PROPERTY OF TH		
Applicant(s)/a	agent(s): Gables Miracle Mile LLC			
Applicant(s)/a	agent(s) mailing address: 801 Arthur Godfi	rey Rd, Suite 600, Miami Bo	each, FL 33140	
Telephone:	Business	Fax		
	Other <u>305.985.1728</u>			
	Other <u>909/303/1720</u>	Lillali	jgennan	@terranovacorp.com
Propert	y information			
Current land u	use classification(s): <u>CB</u>			· · · · · · · · · · · · · · · · · · ·
Current zonin	g classification(s): C-Commercial			
Proposed land	d use classification(s) (if applicable): n/a			
	ing classification(s) (if applicable): n/a			
	<u>.</u>			TOTAL CONTROL OF THE PARTY OF T
Support	ing information (to be	completed by	Plannin	g Staff)
information ne Handbook, Sec Division reserv Aerial.	on Conference is required with the Plar ecessary to be filed with the application(section 3.0, for an explanation of each item wes the right to request additional information of each item coviding for property owner's authorization supporting materials.	). Please refer to the Plan. If necessary, attach a ion as necessary throughc	anning Divison dditional sheets out the entire rev	Development Review Process to application. The Planning
Application		n.		
	al/building elevations.			
☐ Building flo	•			
-	nsive Plan text amendment justification.			
	nsive Plan analysis.			
☐ Encroachm	cy impact statement. ents plan			
	ntal assessment.			
	ntextual study and/or historical significar	nce determination.		
Landscape	_			
Lighting pla	ın.			
☐ Massing mo	odel and/or 3D computer model.			
☐ City of Cora	al Gables Annual Registration Application	n and Issue Application I	obbyist forms.	
☐ Ordinances	, resolutions, covenants, development a	greements, etc. previou	sly granted for t	the property.
Parking stud	dy.			
☐ Photograph	ns of property, adjacent uses and/or stre	etscape.		
Plat.				
Property su	rvey and legal description.			

Page 2 of 5



### City of Coral Gables Planning Division Application

Property owners list, notification radius map and two sets of labels.
☐ Public Realm Improvements Plan for mixed use projects.
☐ Public school preliminary concurrency analysis (residential land use/zoning applications only).
Sign master plan.
☐ Site plan and supporting information.
☐ Statement of use and/or cover letter.
Streetscape master plan.
☐ Traffic accumulation assessment.
☐ Traffic impact statement.
☐ Traffic impact study.
☐ Traffic stacking analysis.
Utilities consent.
Utilities location plan.
☐ Vegetation survey.
☐ Video of the subject property.
☐ Zoning Analysis ( Preliminary).
☐ Zoning Code text amendment justification.
☐ Warranty Deed.
□ Other:

### Application submittal requirements

- 1. Hard copies. The number of application binders to be submitted shall be determined by Staff at the preapplication meeting. The application shall include all the items identified in the preapplication meeting.
- 2. Digital media copies. Two (2) compact discs (CD ROMs) of the entire application including all the items identified in the Preapplication Conference. Each document shall be separated into PDF files (i.e., application; site plan, landscape plan; etc.). Please include a "Table of Contents" identifying all PDF file name(s). Each PDF file size shall not exceed 10 Mb. All discs shall be labeled with the applicant(s) name, project name and date of submittal.

### Applicant/agent/property owner 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.

Page 3 of 5



### City of Coral Gables Planning Division Application

- 5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
- 6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
- 7. Understand that under Florida Law, all the information submitted as part of the application are public records.
- 8. Additional costs in addition to the application fees may be assessed associated with the review of applications by the City. These are costs that may be incurred by the applicant due to consultant fees paid by City to review the application. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees will be assessed upon finalization of the City application review.

Member
محالص
1.00



### City of Coral Gables Planning Division Application

Contract Purchaser(s) Signature:		Contract P	Purchaser(s) Print Name:
Contract Purchaser(s) Signature:		Contract P	Purchaser(s) Print Name:
contract ratemaser(s) signature.		Contract F	urchaser(s) Fillit Name.
Address:			
Telephone:	Fax:	misses a	Email:
	NOTARIZ	ATION	
STATE OF FLORIDA/COUNTY OF The foregoing instrument was acknowle (Signature of Notary Public - State of Flo	dged before me this rida)	day	of by
(Print, Type or Stamp Commissioned Nar			
Personally Known OR Produced Id	entification; Type of		
Applicant(s)/Agent(s) Signature:		Applicant(	s)/Agent(s) Print Name:
Address:			
Telephone:	Fax:		Email:
	NOTARIZ	ATION	
STATE OF FLORIDA/COUNTY OF The foregoing instrument was acknowled (Signature of Notary Public - State of Flori	dged before me this		of by
(Print, Type or Stamp Commissioned Nar ☐ Personally Known OR ☐ Produced Id		Identificati	on Produced

September 2014

Page 5 of 5



### Gables Miracle Mile LLC c/o Terranova Corporation 801 Arthur Godfrey Road, Suite 600 Miami Beach, FL 33140

Mr. Ramon Trias Planning and Zoning Department City of Coral Gables 405 Biltmore Way Coral Gables, FL 33134

August 9, 2019

Re: 220 Miracle Mile (the "Property") / Planning and Zoning Board Application (the "Application") / Planning and Zoning Board ("PZB") Hearing Request

Dear Mr. Trias:

As you know, Gables Miracle Mile LLC (the "Applicant") is seeking a transfer of development rights ("TDR") approval for the development of a proposed mixed-use project at the Property consisting of ground floor retail uses and upper level hotel uses (the "Project"). In connection with the Project, the Applicant is requesting that the Application be heard at the September 11, 2019 Planning and Zoning Board ("PZB") meeting and then subsequently by the City's Historic Preservation Board ("HPB") at the September 19, 2019 meeting. It is understood that any recommendation by the PZB would be conditioned on obtaining a similar positive recommendation from the Historic Preservation Board and that review by both Boards would be required prior to City Commission approval.

We believe it will beneficial to be heard by PZB prior to the HPB meeting so that we can more precisely define the amount of development rights that will need to be transferred from the sending site located at 348 Miracle Mile to the Property (the "Sending Site"). Specifically, the request will afford the Applicant an opportunity to implement and address comments from the PZB that may ultimately affect the amount of TDR's needed for the Project prior to approval of the Certificate of Transfer by the HPB. Additionally, this request is unique in that both the sending and receiving sites are under common ownership. Lastly, the Sending Site has already been designated as a historic landmark by the City's Historic Preservation Board and is located within the boundaries of the CBD, and as such meets the criteria for approval of a sending site under the City's Zoning Code. As such, we are optimistic that the HPB hearing will be successful.

Planning and Zoning Department City of Coral Gables August 9, 2019 Page 2

Thank you in advance for your time and thoughtful consideration of this request. Should you have any questions, please follow up with Josh Gelfman, Terranova's Vice President of Development at <a href="mailto:igelfman@terranovacorp.com">igelfman@terranovacorp.com</a> or (305) 985-1728.

Sincerely,

Gables Miracle Mile, LLC, a Florida limited liability company, its sole Member

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

Mindy McIlroy, Vice-President

Cc:

Dona Spain, Historical Resources and Cultural Arts Director

### Gables Miracle Mile LLC c/o Terranova Corporation 801 Arthur Godfrey Road, Suite 600 Miami Beach, FL 33140

### Via Hand Delivery

Mr. Ramon Trias, Director Planning and Zoning Department City of Coral Gables 405 Biltmore Way Coral Gables, FL 33134

August 30, 2019

Re: Property Located at 220 Miracle Mile, Coral Gables, Florida / Planning and Zoning Board Application / Statement of Use Regarding Transfer of Development Rights

Dear Mr. Trias:

Gables Miracle Mile LLC, owner of the above referenced property ("the Applicant"), respectfully submits this Statement of Use in connection with the enclosed Planning and Zoning Board Application for a proposed mixed-use project located at 220 Miracle Mile ("the Property"). The proposed mixed-use project, consisting of ground floor retail and upper level hotel uses, requires review by the City's Planning and Zoning Board and approval by the City Commission to permit the Transfer Historic Development Rights to the Property. The Property is legally described as Lots 17 through 24, inclusive, Block 1, of the Coral Gables Crafts Section, according to the Plat thereof, as recorded in Plat Book 10, Page 40, in the Public Records of Miami-Dade County, and is identified by Folio Number: 03-4117-005-0350. According to the enclosed survey, the Property is comprised of approximately 23,945 square feet (0.55 acres) of land.

Pursuant to the City's Future Land Use Map, the relevant portion of which is attached hereto as **Exhibit A**, the Property is designated Commercial High-Rise Intensity. As indicated on the City's Zoning Map, the relevant portion of which is attached hereto as **Exhibit B**, the Property is Zoned Commercial (C) as located within the City's Central Business District (CBD). The Applicant proposes to construct a 7-story mixed-use building consisting of approximately 24,000 square feet of shops and restaurants on the ground floor and a 120-room hotel on levels 3-6, complemented by approximately 3,500 square feet of roof top use.

### Site Plan Review

We respectfully submit that the Project complies with the applicable criteria as set forth in Section 3-1006 (4) of the Zoning Code as follows:

Gables Miracle Mile LLC 801 Arthur Godfrey Road, Suite 600 Miami Beach, FL 33140

Mr. Ramon Trias Director, Planning and Zoning City of Coral Gables August 30, 2019 Page 2

> a. Applicable site plan review requirements per Article 3, Division 2, General Development Review Procedures and conditional use review requirements per Article 3, Division 4, Conditional Uses.

The Project has been reviewed by the Development Review Committee and is currently scheduled to be heard by the Board of Architects for Level 1 Mediterranean Bonus approval on August 15th. The Project will also be heard by the City's Historic Preservation Board ("HPB") for approval of a Certificate of Transferrable Development Rights. For reasons outlined in attached letter, we have requested that the PZB consider this item prior to the HPB hearing so that we may work to implement any of the Board's recommendation and more accurately define the amount of TDR's needed for the Project.

Additionally, the 348 Miracle Mile property, which has been selected as the sending site, has already been designated as a historic landmark by the City's Historic Preservation board and is located within the boundaries of the CBD, and as such meets the criteria for approval of a sending site under the City's Zoning Code. Further, 220 Miracle Mile Property, where the Project is to be developed, has been determined not to meet the minimum standards for designation and is appropriate for redevelopment, as reflected in the enclosed letter from the City's Historic Preservation Department.

b. The extent to which the application is consistent with the Zoning Code and City Code otherwise applicable to the subject property or properties, including but not limited to density, bulk, size, area and use, and the reasons why such departures are determined to be in the public interest.

The proposed project is consistent with Zoning Code and City Code in all respects. Specifically, the Applicant will be availing itself of the City's Mediterranean Design Bonus Program and the remote off-street parking standards under Section 5-1408 of the City Code to permit the development of the Project. Lastly, the Project has been designed to meet the City's new Open Space standards by providing at least 10% ground level as landscaped open space in the form of open-air pedestrian paseos, covered pedestrian walkways and porches. The minimum open space does not include the additional open space areas that are located within the upper level amenity and recreational floors.

c. The physical design of the proposed site plan and the manner in which the design makes use of adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open areas, and furthers the amenities of light and air, recreation and visual enjoyment.

The physical design of the project, as detailed in the enclosed narrative (Sheet A.021), has been designed to follow classic Mediterranean proportions, using familiar materials, and with proper architectural elements to address massing as required under the City's Level 1

Mr. Ramon Trias Director, Planning and Zoning City of Coral Gables August 30, 2019 Page 3

Mediterranean Style Bonus Program. The Project will also complement the existing commercial nature of Miracle Mile and the surrounding Central Business District; while creating additional patrons to serve the existing restaurants, shops and entertainment venues in the area. The Project has also been designed to provide additional open space at the ground level and to provide new amenities within the CBD, including a pedestrian friendly paseo to connect Garage 1 to Miracle Mile that will be open to the sky.

The trip generation, drop-off queuing analysis and off-street parking analysis prepared by David Plummer & Associates confirm that the Project will have a minimum impact on traffic in the area and that there is sufficient parking within the parking garages in the immediate area to meet the Project's off-site parking demands (**Tab 10**). The Project has also been designed to accommodate vehicular access and provide for a convenient valet service area within the existing alley, which will help reduce curb cuts along the primary frontages and create an enhanced pedestrian streetscape with active uses. Lastly, the included Concurrency Determination confirms there is sufficient capacity to serve the Project (**Tab 5**).

d. The conformity of the proposal with the Goals, Objectives and Policies of the City's Comprehensive Plan.

The Project has been designed to further the goals, objectives and policies of the City's Comprehensive Plan by creating a high qualify mixed use project within the City's Central Business District. Specifically, the Project will complement the other commercial uses along the City's premier shopping and dining destination and will serve as an investment to continue the activation and enhancement of this important corridor, which can be readily seen by the City's recent investment in public realm improvements.

### Remote Off-Street Parking

In furtherance of our request to utilize remote off-street parking facilities pursuant to Section 5-1408(B) of the Zoning Code. This section expressly allows the Development Director to approve the use of remote off-street parking to satisfy a project's parking requirements subject to certain enumerated criteria. Specifically, pursuant to this Section, the Development Services Director shall approve an application to allow projects within the Central Business District (the "CBD") to provide remote off-street parking at locations within one thousand (1,000) feet of the project site. As discussed below, the proposed request for the use of remote parking facilities complies fully with the terms of this section and is entitled to approval.

Pursuant to Sections 5-1408(B) of the Zoning Code, the Applicant's request for remote off-site parking fully complies with the following criteria:

Mr. Ramon Trias Director, Planning and Zoning City of Coral Gables August 30, 2019 Page 4

i. Location of project and of remote parking spaces. Applications for remote parking shall only be accepted in association with a proposal to expand, or change the use of, an existing project located in the CBD. The remote parking spaces shall be located in the CBD and within in the City.

The Project entails the redevelopment of the existing commercial retail and office building with a new mixed-use project consisting of retail, restaurant and hotel uses. As such, the Project entails the expansion of the existing commercial uses at the property and the addition of new lodging uses, which qualifies for the use of remote parking facilities.

Additionally, there are several private and municipal garages and lots available within the CBD and within 1,000 feet of the Project site that could serve as potential remote parking facilities for the Project. An aerial reflecting the location of the nearby parking facilities that are available for lease and that meet the applicable spacing and location requirements under Section 5-1408(B) is provided in **Exhibit C**. A further analysis of the surplus parking inventory in the area is also included below.

ii. Infeasibility or impracticability of providing required parking. Applications may be approved if the physical layout of the project, as determined in the reasonable discretion of the Director of Development Services, cannot reasonably be altered to provide the Zoning Code-required parking onsite as part of the proposed expansion or change of use.

The existing Property does not contain off-street parking for the current retail and office uses. The new hotel uses would require the inclusion of a large parking pedestal into the design of the building to satisfy parking requirements. The dimension and configuration of the property does not permit an inefficient design which may require the inclusion of curb cuts along Miracle Mile or Ponce De Leon, and which would impact the inclusion of active storefronts and interfere with pedestrian connectivity in the area.

Most importantly, the construction of said parking pedestal would be contrary to the goals of the City to promote the activation along the Miracle Mile streetscape and result in additional massing along the Miracle Mile frontage. The elimination of a parking pedestal and replacement of same with active hotel uses would further active the streetscape with active uses and support the growth and vibrancy of the Miracle Mile neighborhood.

iii. Maximum distance and measurement. The remote parking spaces must be located within one thousand (1,000) feet of the applicant's project site.

In addition to the identification of the various locations of remote parking facilities in close proximity to the Property in **Exhibit C**, the Applicant has also completed a parking analysis for the Project, as prepared by David Plummer & Associates, analyzing the

Mr. Ramon Trias Director, Planning and Zoning City of Coral Gables August 30, 2019 Page 5

anticipated parking demands for the Project and the available inventory of off-site parking spaces within 1,000 feet of the Property (the "Parking Study"). Per the Parking Study, (Tab 10), an inventory of parking spaces within a 1,000-foot radius of the proposed Project was conducted and the corresponding data reflects that there are approximately 6,175 parking spaces within a 1,000 foot radius from the project site (See Exhibit D below). The availability of these existing parking spaces, located within the CBD and within a 1,000-foot radius of the Property, furthers that there is sufficient parking available within the immediate vicinity of the Property to satisfy the Project's parking demands.

In furtherance of the Applicant's request for the provision of remote parking facilities for the Project, the Applicant has also provided a Letter of Intent from the owners of Gables International Plaza, located at 2655 Le Jeune Road ("Offsite Parking Location") confirming the availability of adequate surplus parking available for lease to serve the Project's anticipated parking demands (the "Letter of Intent", Tab 2, Appendix 1). Additionally, as reflected in Exhibit E and Exhibit F below the potential Offsite Parking Location meets the applicable spacing and location requirements under Section 5-1408(B) – as it is located with the 1,000 feet of the Project and is zoned Commercial.

Please note that the parking rate calculated as part of the Parking Study is based on the available data at the time the report is submitted. As such, within six (6) months prior to the issuance of the certificate of occupancy for the Project, the Applicant has committed to provide the City with an updated parking analysis reflecting the off-street parking requirements based on updated occupancy surveys and utilization rates. At such time, the Applicant will also submit to the City an executed copy of the Lease Agreement for the proposed remote parking location, subject to approval by the City Attorney's Office and the Development Services Director.

In conclusion, we respectfully request your positive recommendation in connection with this Application and look forward to continuing to work with you on this Project and helping to realize the City's dual goals of increasing the vitality of Miracle Mile and providing additional amenities to support the Central Business District. If you have any questions, please do not hesitate to contact Josh Gelfman, Terranova's Vice President of Development at (305) 985-1728. Thank you for your attention to this matter.

Sincerely,

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

Mindy McIlroy, Vice-President

Exhibit A – Future Land Use Map

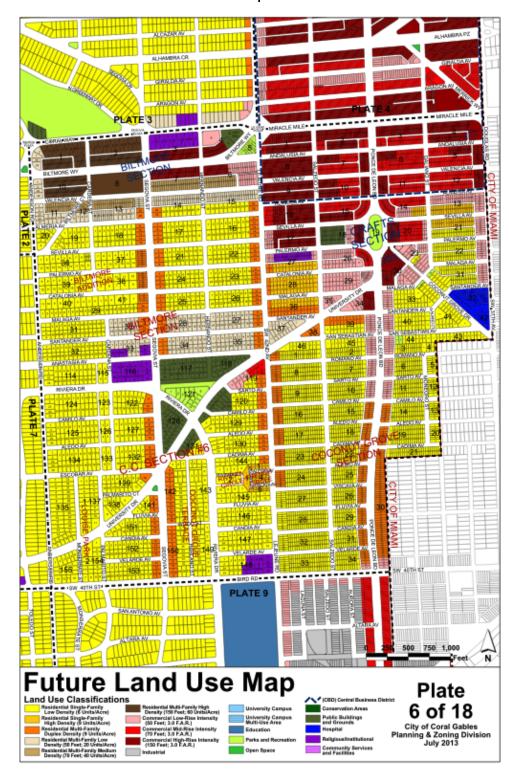
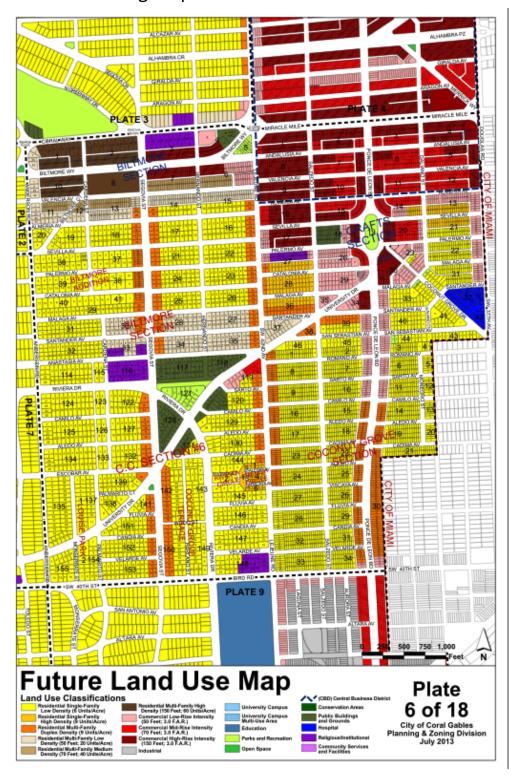


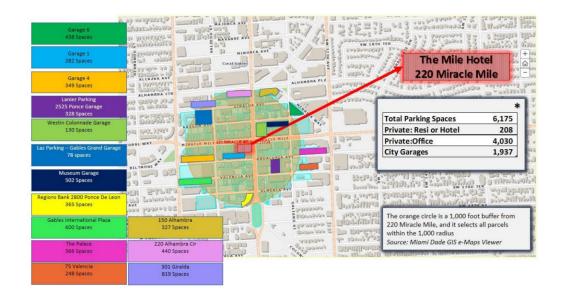
Exhibit B – Zoning Map



### Exhibit C – Remote Garages in Vicinity



## Exhibit D – Quantification of Off-Street Parking Within Vicinity



### Exhibit E – Location of Potential Off-Site Parking

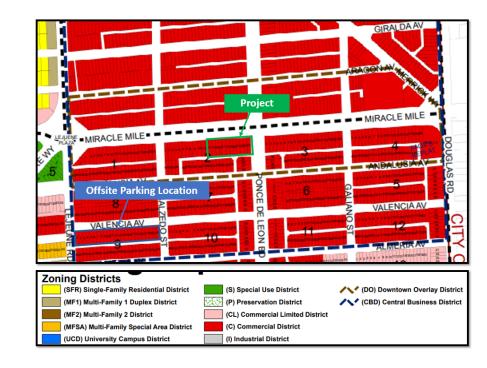


Exhibit F – Proximity of 2655 Le Jeune to Property



### APPENDIX 1

Gables International Plaza Parking Garage Operator 2655 Le Jeune Road Coral Gables, FL 33134 August 26, 2019

Josh Gelfman, Vice President Terranova Corporation 801 Arthur Godfrey Rd, Suite 600 Miami Beach, FL 33140

Re: availability of parking spaces for lease located in Gables International Plaza at 2655 Le Jeune Road for proposed Miracle Mile Hotel Project.

Dear Josh,

Thank you for contacting us about your interest in leasing parking spaces in our garage at 2655 Le Jeune Road when your proposed hotel project opens.

We have at least 86 spaces that we could make available to you which we would be willing to lease at a mutually agreed upon rate . The lease would be subject to terms of a specific agreement upon opening.

If you are interested in pursuing an agreement, please reach out to me and we can begin to work towards a structure that we both can agree upon.

Sincerely.

Glenn Riis

Title

# ALTA/NSPS LAND TITLE SURVEY

220 MIRACLE MILE, CORAL GABLES,

MIAMI-DADE COUNTY, FLORIDA 33134

TERRANOVA CORPORATION

GRAPHIC SCALE SCALE : 1" = 20'

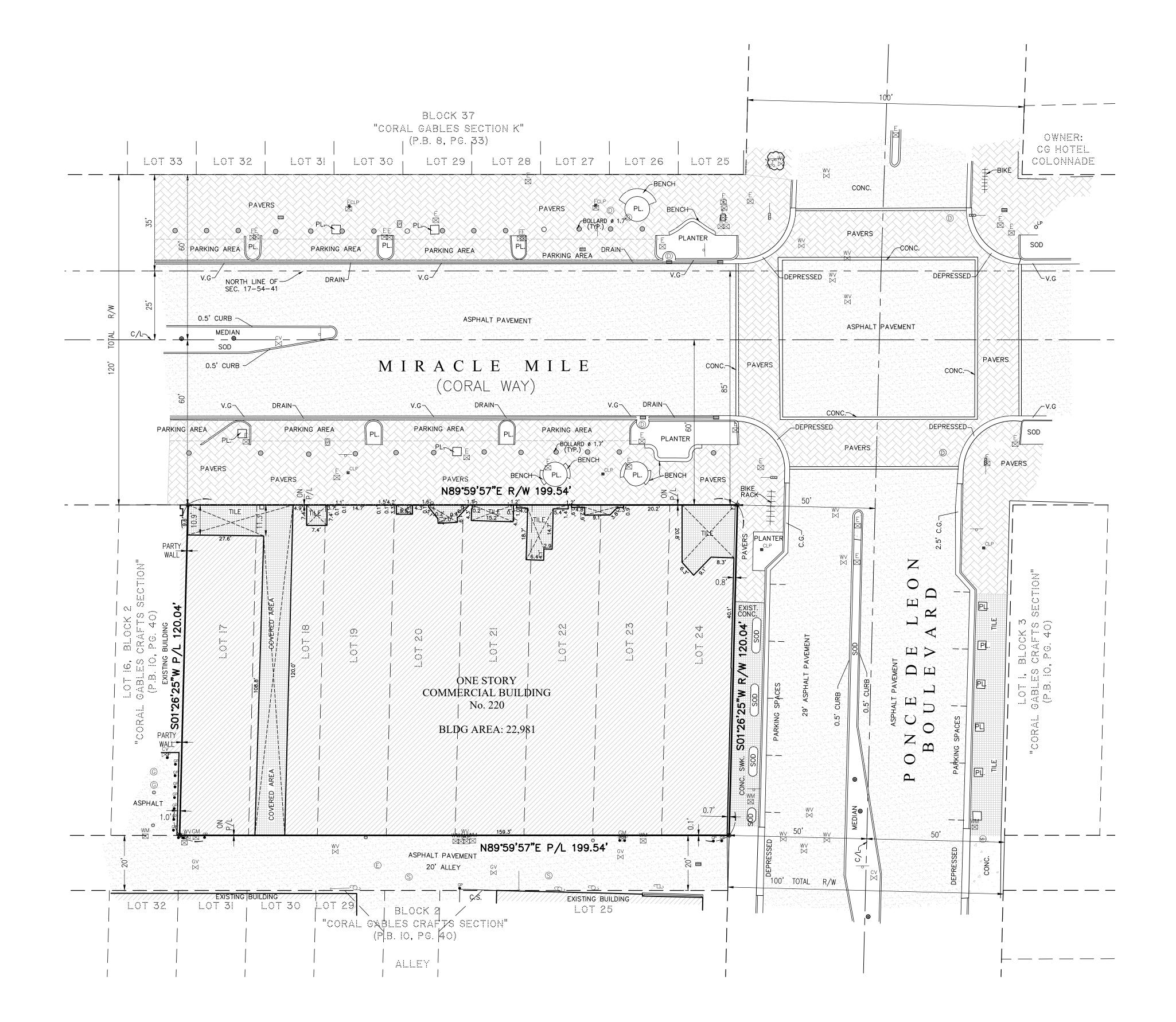
# **ABBREVIATIONS**

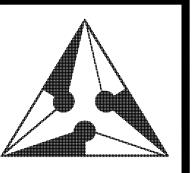
Benchmark Chord Distance Chain Link Fence Concrete Slab Finished Floor Elevation Monument Line Property Line Point of Beginning Permanent Reference Monument

# <u>LEGEND</u>

Utility Easement

⊠NN Back Flow Preventer Concrete Light Pole Temporary Benchmark 1.5'-15'-10' Diameter-Height-Spread





ALTA/NSPS LAND TITLE SURVEY 220 MIRACLE MILE, MIAMI-DADE COUNT

REVISIONS BY Project: 18-0275 18-0275 Date: 10-16-2018

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

Scale: AS SHOWN

Field Book: FILE

SHEET 2 OF 2

Checked: J.S.

# THE MILE HOTEL AND SHOPS

220 MIRACLE MILE

### Index

Cover Sheet / Index Narrative Affidavit Aerial	A.01 A.02 A.021 A.03
Site Aerials	A.04
Photographs of Property and Streetscape	A.05 - A.06
Property Survey	A.07 - A.08
Zoning Map	A.09
Zoning Analysis	A.10
Area Diagrams	A.11
Location Plan	A.12
Site Plan	A.13
Building Plans	A.14 - A.19
Building Sections	A.20 - A.21
Building Elevations	A.22 - A.27
Enlarged Elevations	A.28 - A.29
Elevations	A.30-A.33
Perspective Views	A.34 - A.35
Historical Reference	A.36 - A.37
Mediterranean Bonus Application	A.38 - A.44
Sustainability Standards	A.45
Name and Contact	A.46

ARQUITECTONICA Mia

GABLES MIRACLE MILE LLC

PROJECT # 0000.00

COVER

### **NARRATIVE**

The project consists of a 120 key boutique hotel over a retail podium. The building complies with the 70ft maximum height with a 13.5 ft tall penthouse (with Mediterranean level 1 bonus). The pavilion opens to a roof garden and raised pool terrace. The pavilion is recessed from all street frontages with limited visibility from the adjacent streets. Because of the nature of contemporary boutique hotels that do not have ballrooms, we will provide any required parking off site in accordance with 5-1408 of the Zoning Code. This allows Miracle Mile not to face a garage. More so the trend in hotels, especially those without ballrooms, is that users arrive by shared mobility such as Uber or Lyft or by taxi. Applicant feels that in light of the use the request is justified. If parking were needed it would be leased from nearby municipal garages.

The building follows mediterranean classical proportions and compositional principles.

- Rectangular windows with vertical proportions follow almost exactly the size and dimensions of the windows in podium building of The Biltmore.
- The building volume is divided into three zones that create symmetry to the center. Two wings of three bays project forward to the setback line. A center recess creates a courtyard of seven bays. The mediterranean cadence of three seven and three bays is classical mediterranean and follows identically the three seven and three cadence of The Biltmore podium. The resulting courtyard of seven bays has the same proportions to that of The Biltmore.
- The cadence of odd number of bays follows the classical principle wherein the center is an open bay and not a pillar. Most hotels follow paired rooms but following the classical compositional principles the building uses odd number of bays that result in an open bay at the center.
- The building follows the principle of base, middle and top. The one story base is clearly distinguished from the main building similar to The Biltmore. Limestone pillars create a separation of the base from the piano nobile above. In addition, the rooftop pavilion creates a top. The podium projects forward of the main building. The main building is forward of the roof top pavilion which is recessed. This creates a three parts stepping profile that follows classical mediterranean composition.
- The stucco material of the main building is similar to most mediterranean buildings. The windows are bordered by box frames that emphasize their depth and form. They create a deep shadow and follow the tradition of framing the perimeter of the openings.
- In general the building follows mediterranean principles of symmetry, proportion, materiality and composition.



GABLES MIRACLE MILE LLC

PROJECT # 0000.00

NARRATIVE

### **AFFIDAVIT**

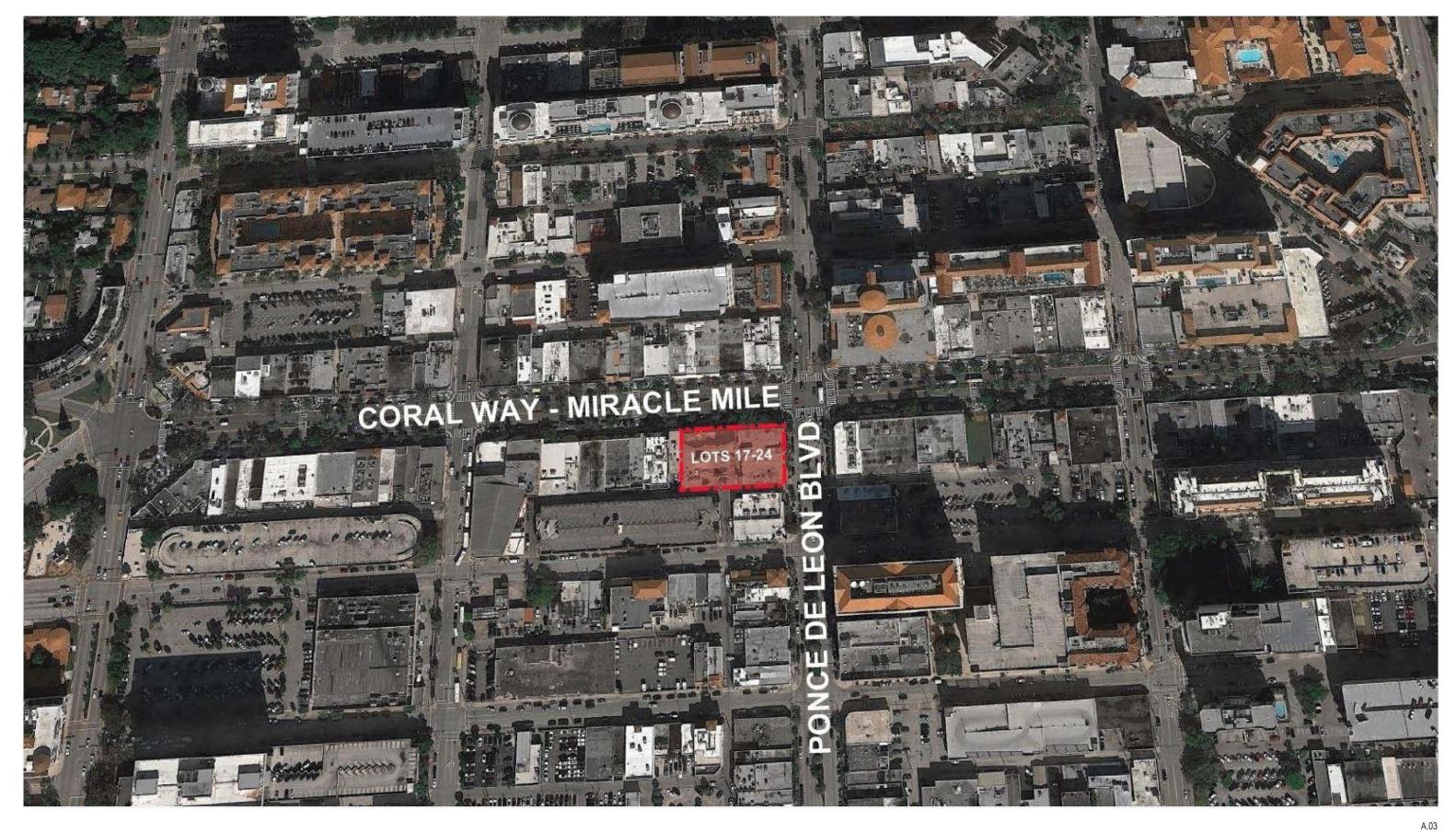
This is to certify that the building proposed in this application is an original design and not a duplicate design of an existing building.



GABLES MIRACLE MILE LLC

PROJECT # 0000.00

AFFIDAVIT





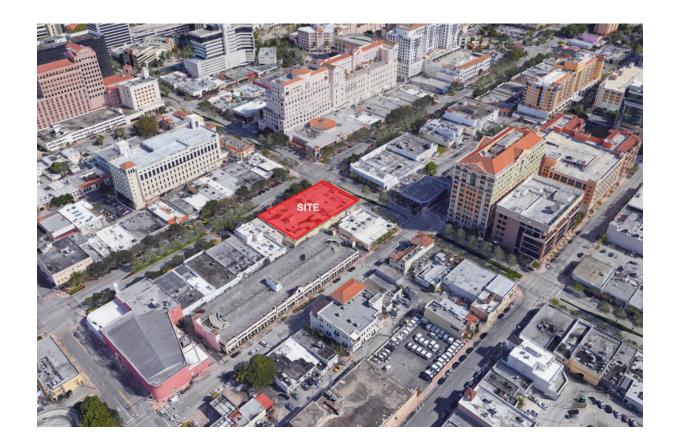
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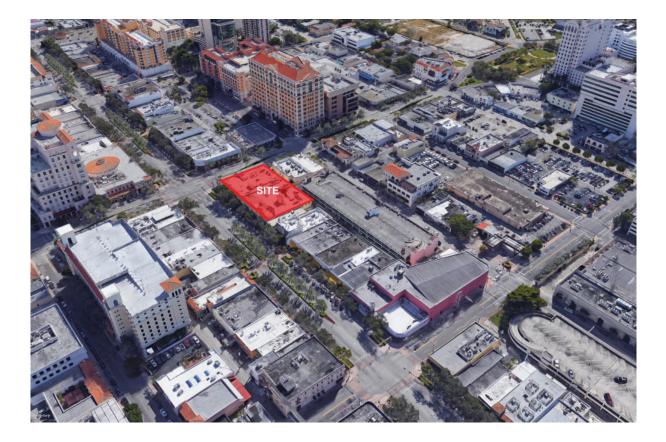
PREPARED FOR: TERRANOVA CORPORATION PROJECT # 0000.00

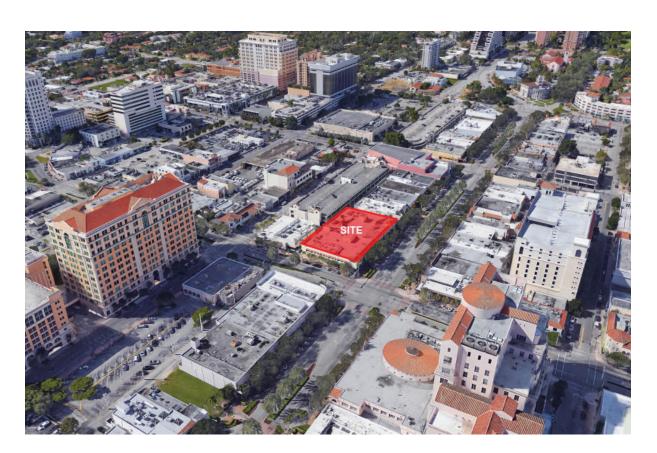
220 MIRACLE MILE CENTRAL BUSINESS DISTRICT, CORAL GABLES

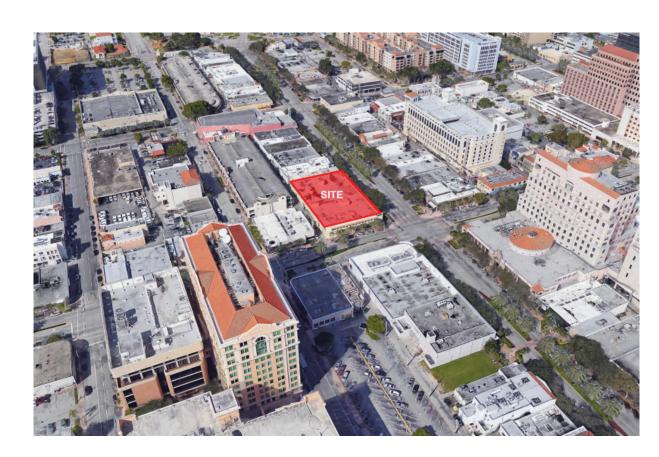


**AERIAL** 







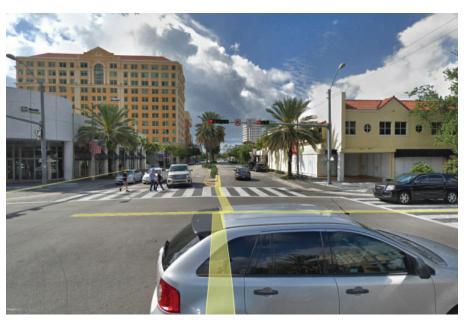




PROJECT # 0000.00

220 MIRACLE MILE
CENTRAL BUSINESS DISTRICT, CORAL GABLES













MIRACLE MILE













PONCE DE LEON

### ALTA/NSPS LAND TITLE SURVEY

220 MIRACLE MILE, CORAL GABLES. MIAMI-DADE COUNTY, FLORIDA 33134 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:

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

By scaled determination the subject property lies in Flood Zone X, as per Federal Emergency Management Agency (FEMA) Community—Panel Number 120539, Map No. 12086C0457, 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, or the Local Government Agency, or the Local Government for the Zone as noted. The reference Federal Emergency Management Agency approaches to the tost to the user that "this map is for insurance purposes only". As to horizontal Control:

- 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 of 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

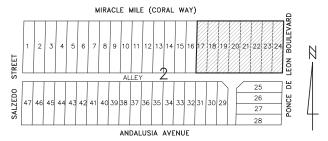
### 8. ADDITIONAL NOTES:

- 1.- Present Zoning: C (Commercial District)
- 2.- No visible or apparent cemeteries lying within the subject property.

- 4.— Ingress and egress to the premises is provided by Miracle Mile (Coral Way) and Ponce de Leon Boulevard (Public Roads).
- 6.— The property described in the Title Commitment is the SAME AS the property shown on the Survey.



VICINITY MAP



LOCATION SKETCH

### 9. NOTES CORRESPONDING TO SCHEDULE B-SECTION II:

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

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

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

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) Dece apply to Parcel 6 containing blanket conditions.

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 # 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 # 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

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:**

-CIBC Bank USA -First American Title Insurance Company

SURVEYOR'S CERTIFICATE:

OR CONSTRUCTION PURPOSES. FOR



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

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

ALTA/NSPS LAND TITLE SURVEY REVISIONS

> 18-0275 10-16-2018 rawn: G.P., J.S., J.B. hecked: IS AS SHOWN

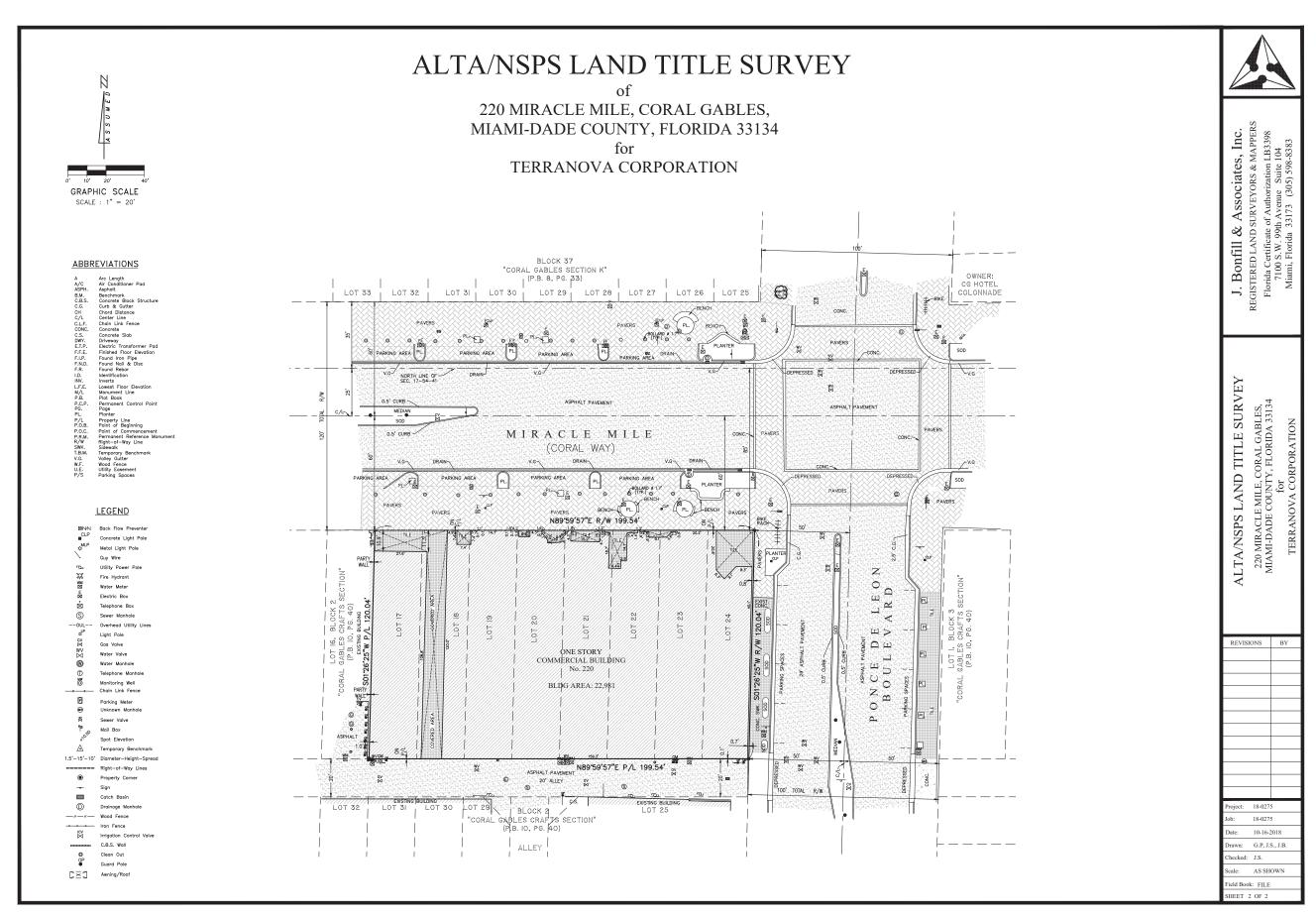
ield Book: FILE HEET 1 OF 2

PROPERTY SURVEY

**ARQUITECTONICA** 

GABLES MIRACLE MILE LLC

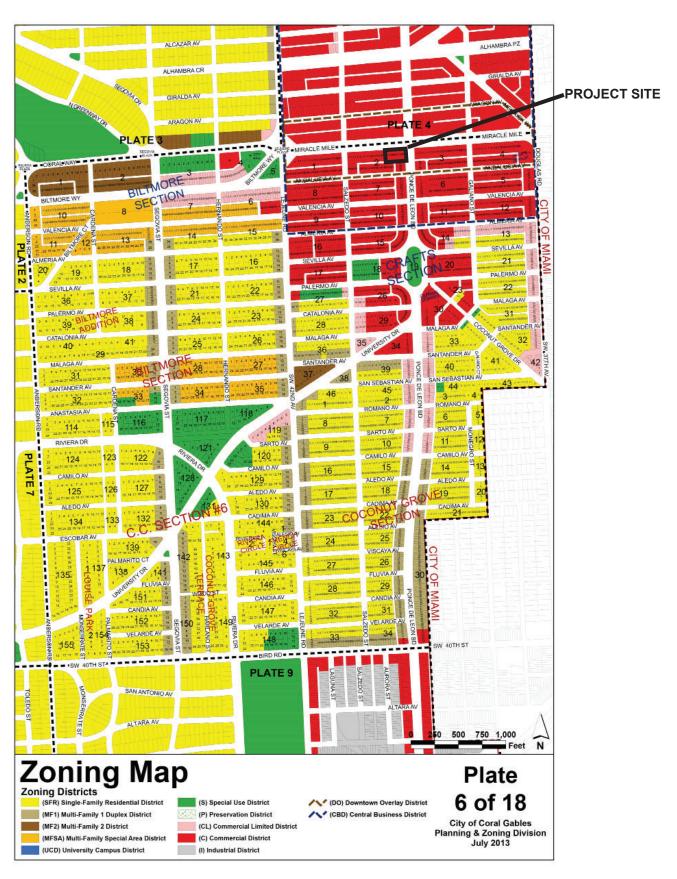
PROJECT # 0000.00

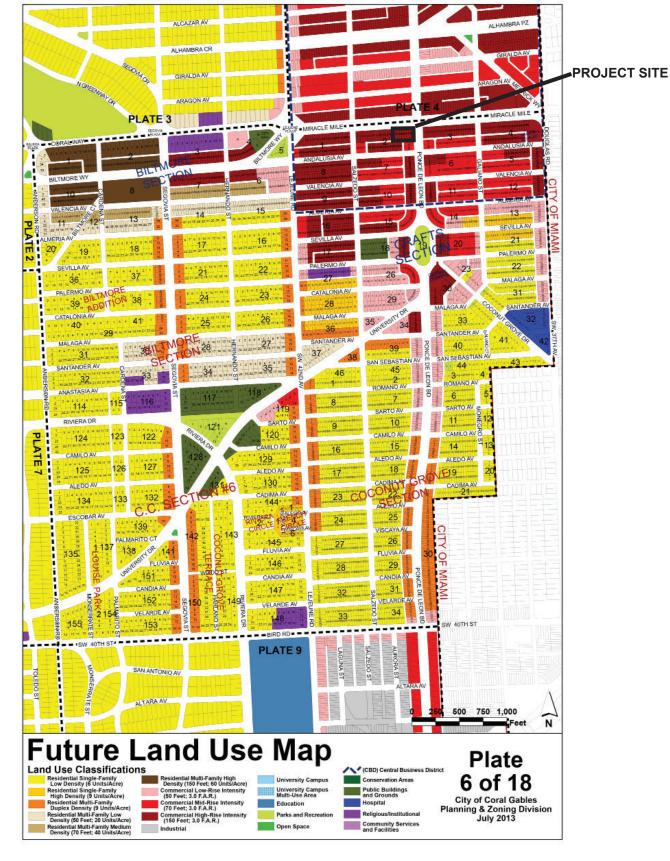


ARQUITECTONICA

GABLES MIRACLE MILE LLC

PROJECT # 0000.00





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220 MIRACLE MILE
CENTRAL BUSINESS DISTRICT CORAL GABLES

ZONING MAP

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# 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

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

Base FAR	3.0000
Mediterranean Bonus 1	0.2000
Transfer of Development Rights	0.8000
Paseo Dedication	0.3750
Total FAR	4.375

Percentage of Lot Area	10% for mixed used properties 23,940 * 0.1 = 2,394	Ground Floor 2,547 SF
Floor Area Ratio Calculation:	Allowed:	Proposed:
Lot Area (S.F.)	23,940	23,940
	4.375	3.81
FAR:	with Architectural incentives	with Architectural incentives
Total (S.F.)	104.737	91,242

Floor Area Ratio Calculation:	Allowed:	Proposed:	
Lot Area (S.F.)	23,940	23,940	
	4.375	3.81	
FAR:	with Architectural incentives	with Architectural incentives	
Total (S.F.)	104.737	91.242	

Parking:	Required:	Proposed:	
Hotel:	135	0 *	
Retail:	0	0	
Total Barbings	0	٥	

\* (1) to be determined pursuant to shared parking study prepared by David and Plummer & Assoc.; and (2) required parking to be provided off-site in

70' 0" + 13' 6" penthouse with Med. Level 1 bonus

			accordance with 5-1408 of th
Loading Summery:	Required:	Proposed:	
Non-Residential or Mixed Use:	<100,000 S.F. = 0	0	

Level	Retail / F&B sf	Retail / F&B Terrace sf	Hotel Keys	Hotel sf	Hotel Terrace sf	GSF	FAR
Roof	3,520 sf	4,200 sf	0	740 sf	4,900 sf	13,360 sf	4,260 sf
Level 06	0 sf	0 sf	30	14,270 sf	0 sf	14,270 sf	14,270 sf
Level 05	0 sf	0 sf	30	14,270 sf	0 sf	14,270 sf	14,270 sf
Level 04	0 sf	0 sf	30	14,270 sf	0 sf	14,270 sf	14,270 sf
Level 03	0 sf	0 sf	30	14,270 sf	0 sf	14,270 sf	14,270 sf
Level 02	7.820 sf	3,320 sf	0	6,200 sf	2,190 sf	19,530 sf	14,020 sf
Level 01	15,882 sf	0 sf	0	0 sf	0 sf	15,882 sf	15,882 sf
	27 222 ef	7.520 st	120	64.020 sf	7 090 sf	105 852 sf	91.242 sf

### **Sending Sites - Application for Certificate of Transfer is Pending**

Address	Lot (SF)	Total Dev Rights (SF) *Built (	(SF)** P	rior Transfers (SF)	Available (SF)* Folio	Lot and Block	Miami-Dade County	Recorder's Official Reco	rd of Prior Transfer
348 Miracle Mile	Lot 8/9	6,000	21,000	6,038	11,298	3,664	03-4117-005-0070	Lots 8 and 9 Block 1	OR 2026 PG1927
348 Miracle Mile	Lot 10/11	6,000	21,000	6,038	11,298	3,664	03-4117-005-0070	Lots 10 and 11 Block 1	OR 20268 PG1913
					Total Available	7,328			

<sup>\*</sup> Calculated at 3.5 FAR - max potential with full Mediterranean bonus, Sec. 3-1004 of Zoning Code

A.10

GABLES MIRACLE MILE LLC

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

<sup>\*\*</sup> Total improved area 12,076

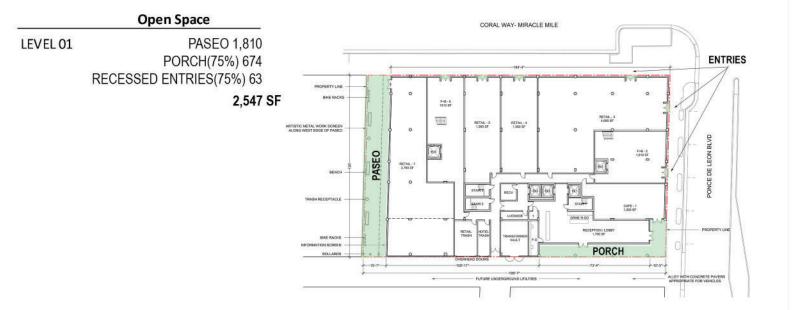
<sup>\*\*\*</sup> Source for Prior Transfers is in last column

	Floor Area Ratio Allowed	
Lot SF	FAR	Total
23,940	4.375 (w incentives)	104,737
	FAR Summary	
Allowable	e FAR	104,737
Proposed	FAR	91,242
Difference		-13,495

Floor	Area Per Level	
	Mixed	Use
	Retail	Hotel
Roof	3,520	740
Level 06	0	14,270
Level 05	0	14,270
Level 04	0	14,270
Level 03	0	14,270
Level 02	7,820	6,200
Level 01	15,882	0
Total	27,222	64,020

91,242

**Combined Total** 



### **FAR DIAGRAMS**





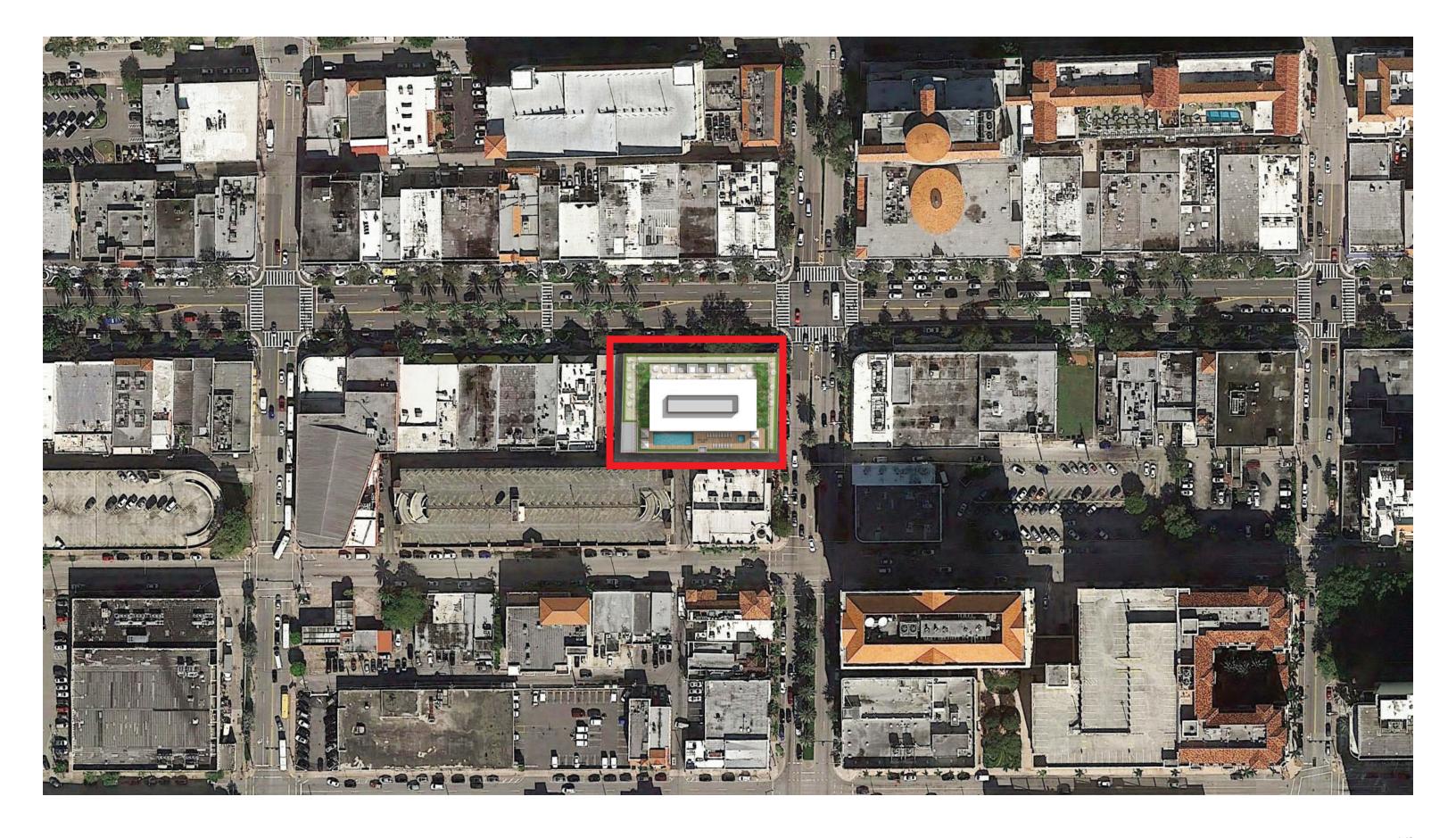
2900 Oak Avenue Miami, FL 33133 305.372.1812 T GABLES MIRACLE MILE LLC

PROJECT # 0000.00

220 MIRACLE MILE
CENTRAL BUSINESS DISTRICT, CORAL GABLES



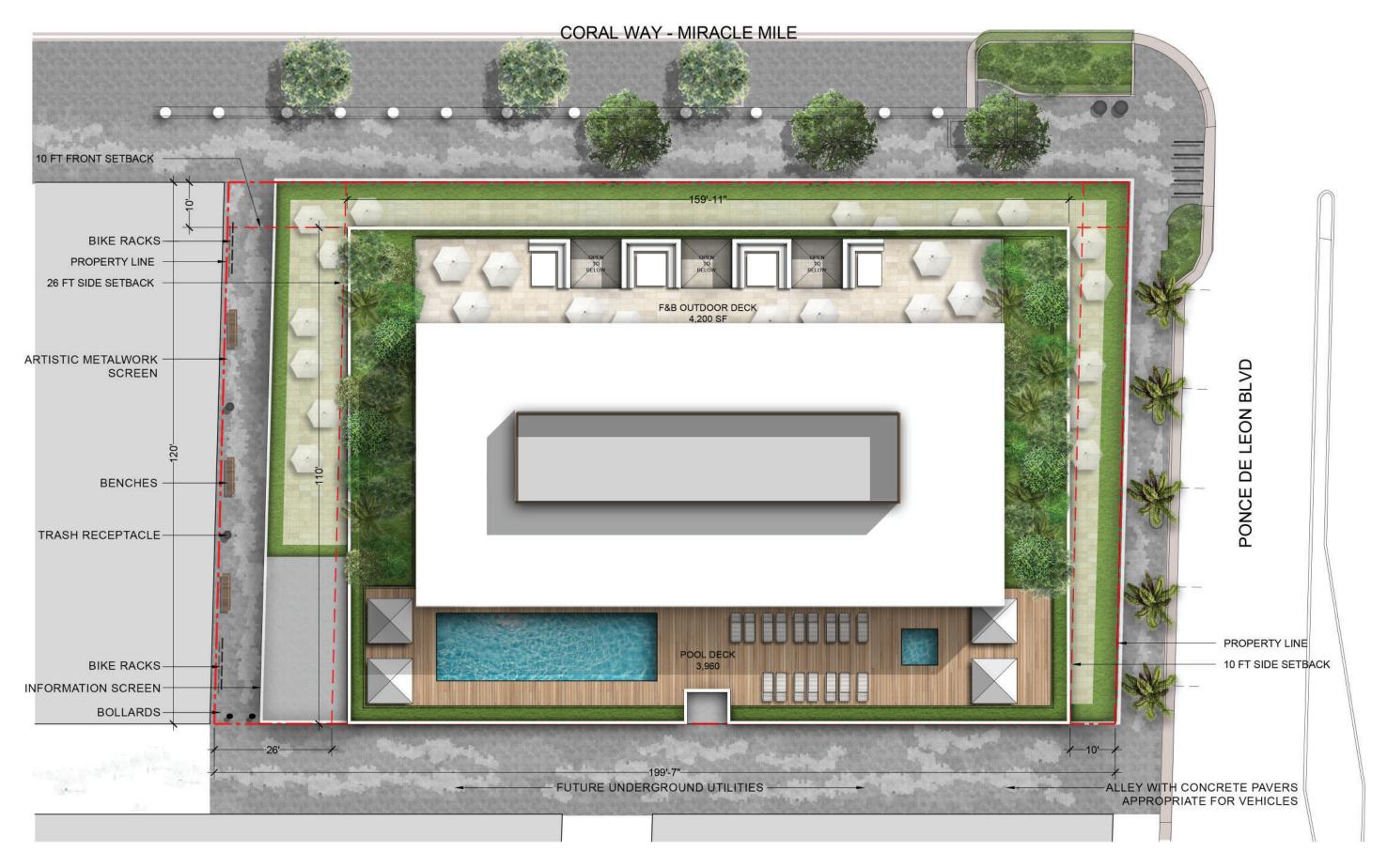






PROJECT # 0000.00

LOCATION PLAN

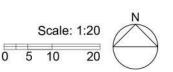


**ARQUITECTONICA** 

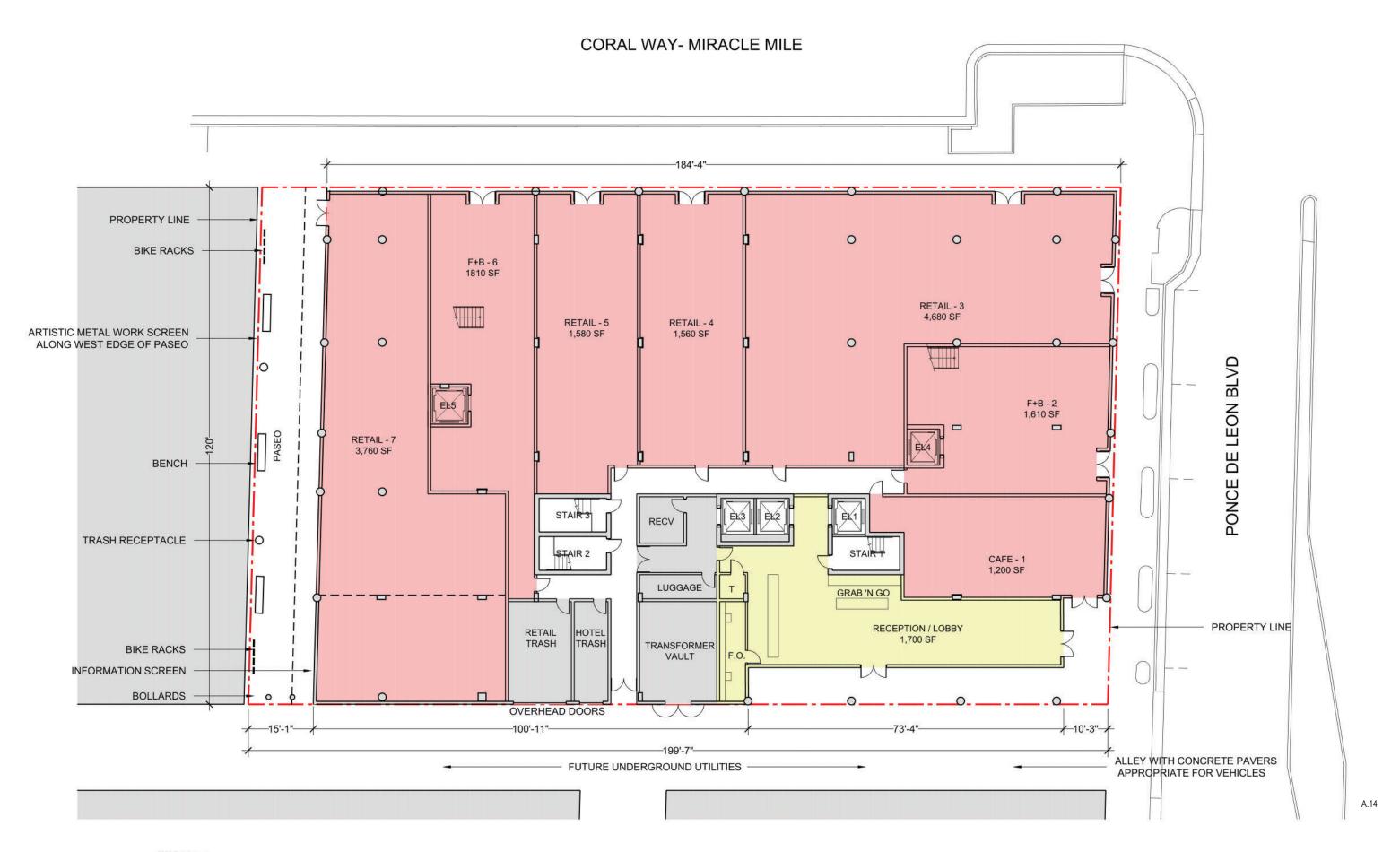
2900 Oak Avenue Miami, FL 33133 305 372 1812 T GABLES MIRACLE MILE LLC

PROJECT # 0000.00

220 MIRACLE MILE
CENTRAL BUSINESS DISTRICT, CORAL GABLES



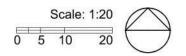
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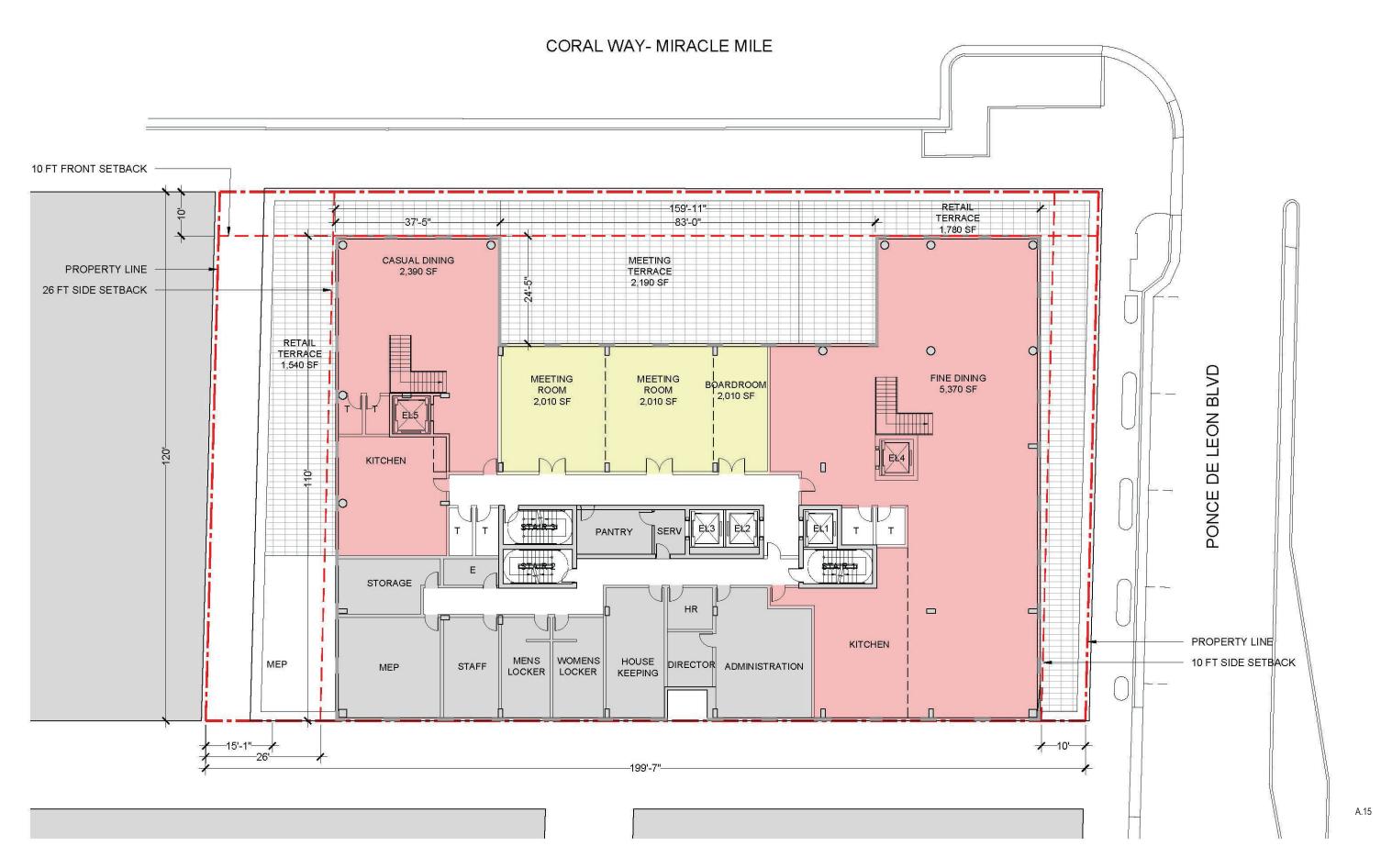
**ARQUITECTONICA** 

PREPARED FOR: TERRANOVA CORPORATION

220 MIRACLE MILE
CENTRAL BUSINESS DISTRICT, CORAL GABLES



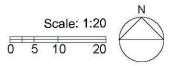






PROJECT # 0000.00

220 MIRACLE MILE
CENTRAL BUSINESS DISTRICT, CORAL GABLES



**LEVEL 02**08/22/2019

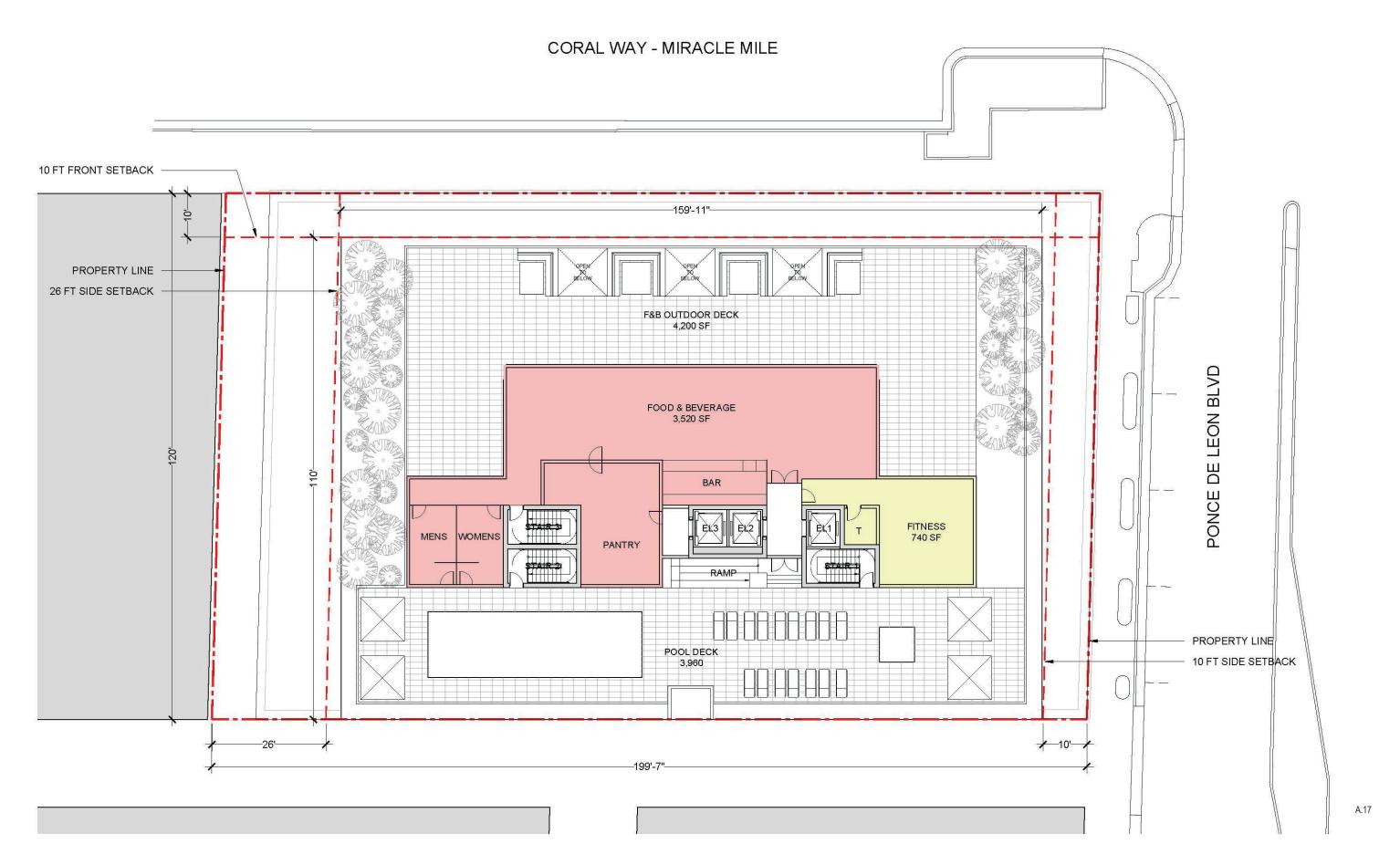




PROJECT # 0000.00

220 MIRACLE MILE
CENTRAL BUSINESS DISTRICT, CORAL GABLES

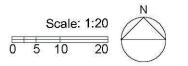




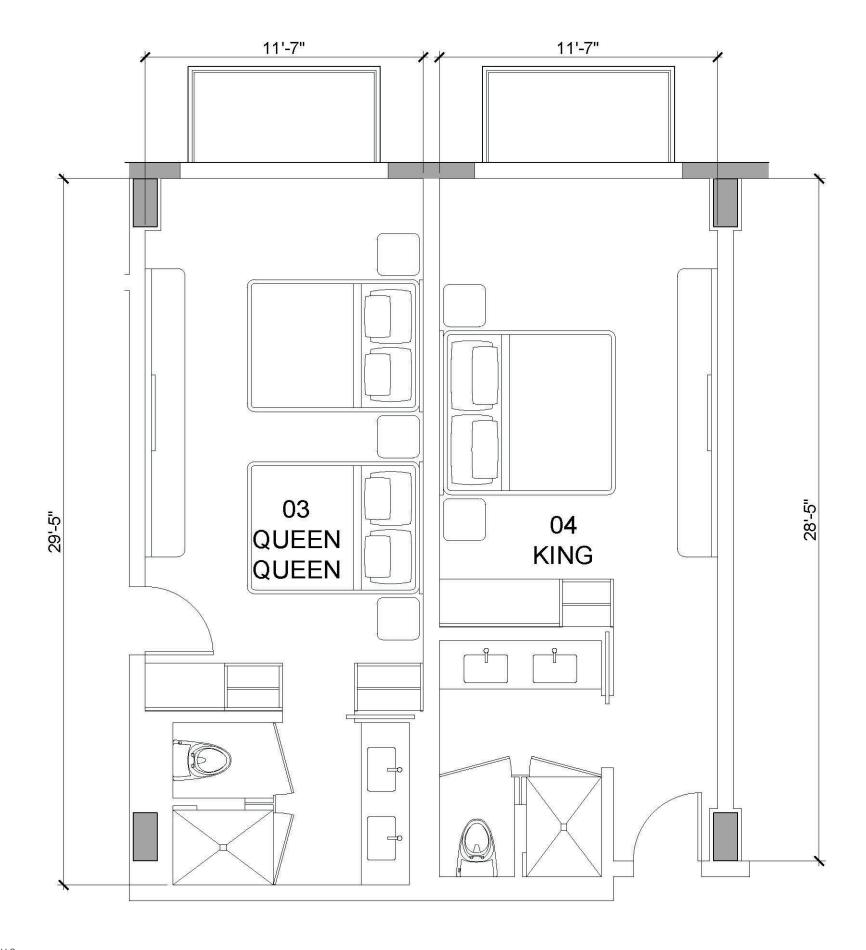


PROJECT # 0000.00

220 MIRACLE MILE
CENTRAL BUSINESS DISTRICT, CORAL GABLES



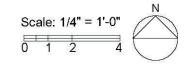
ROOFTOP 08/22/2019

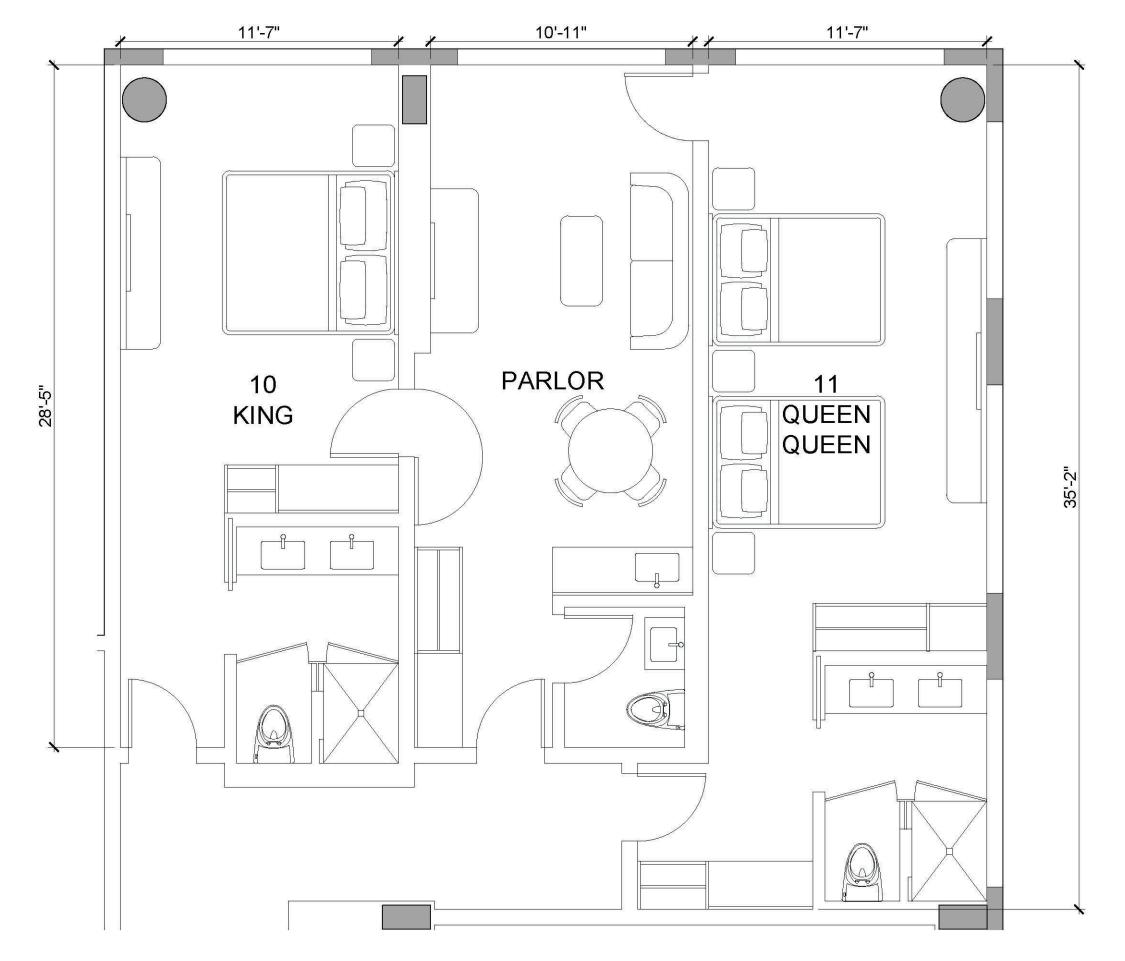


GABLES MIRACLE MILE LLC

PROJECT # 0000.00

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CENTRAL BUSINESS DISTRICT, CORAL GABLES

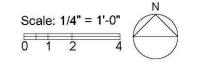


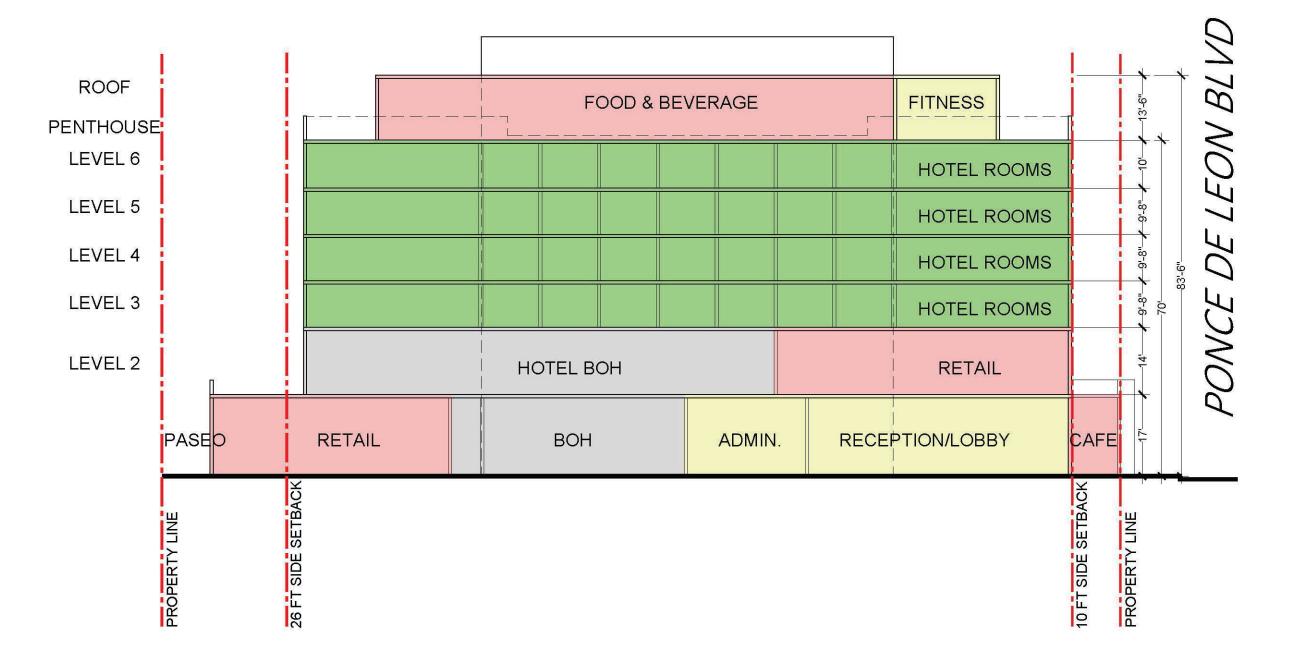


GABLES MIRACLE MILE LLC

PROJECT # 0000.00

220 MIRACLE MILE
CENTRAL BUSINESS DISTRICT, CORAL GABLES

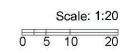




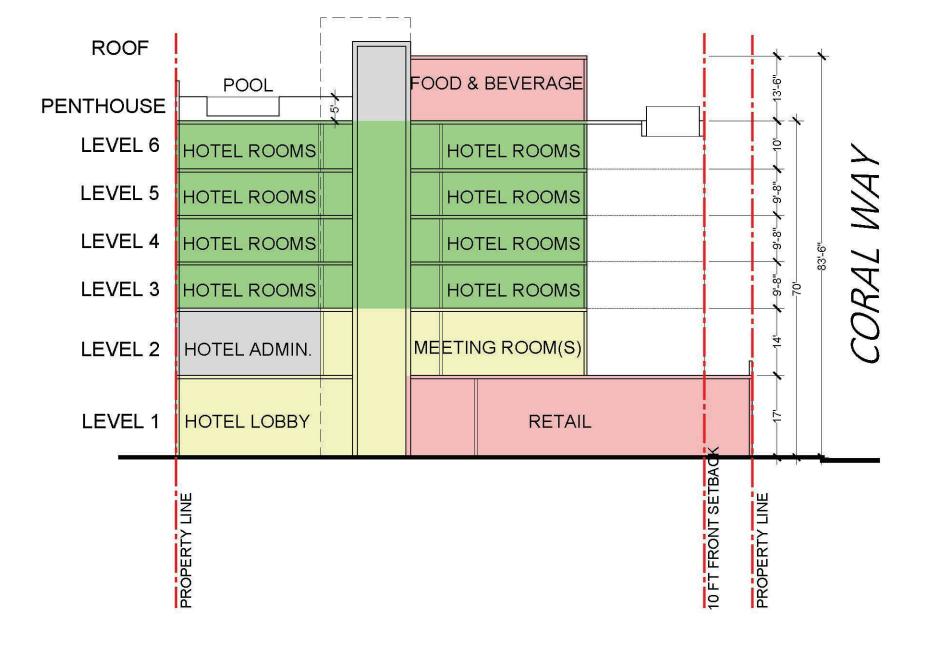
GABLES MIRACLE MILE LLC

PROJECT # 0000.00

220 MIRACLE MILE
CENTRAL BUSINESS DISTRICT, CORAL GABLES



LONGITUDINAL SECTION 08/22/2019





A 22

GABLES MIRACLE MILE LLC

PROJECT # 0000.00

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A.23

CONTEXT ELEVATION PONCE DE LEON

GABLES MIRACLE MILE LLC





PROJECT # 0000.00

MIRACLE MILE ELEVATION









PROJECT # 0000.00

ALLEY ELEVATION



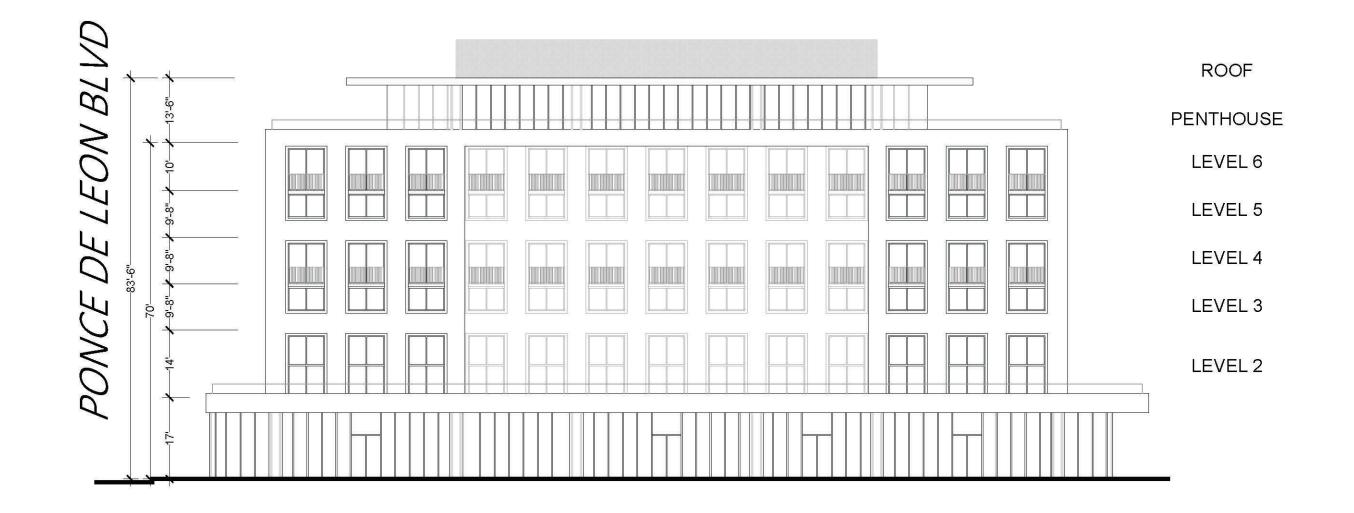






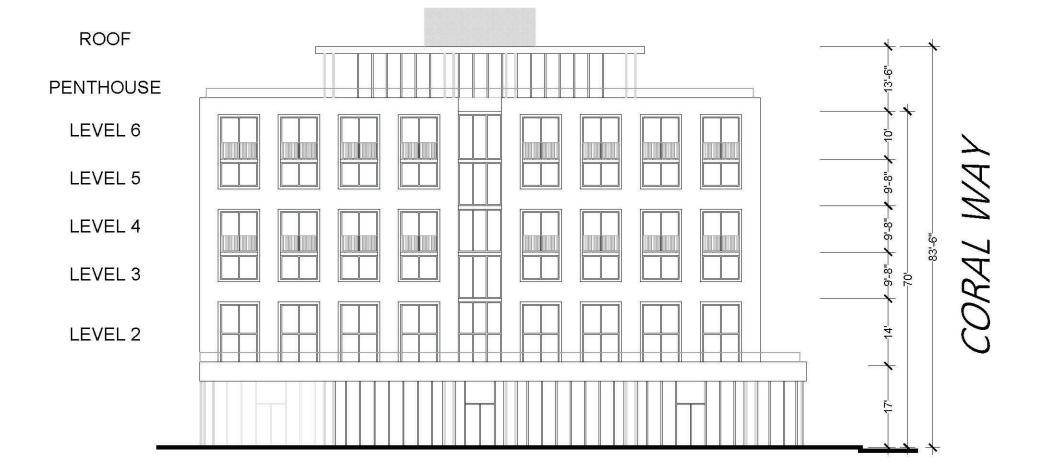






A.30

Scale: 1:20





PREPARED FOR: TERRANOVA CORPORATION PROJECT # 0000.00





PREPARED FOR: TERRANOVA CORPORATION PROJECT # 0000.00



Scale: 1:20







PREPARED FOR: TERRANOVA CORPORATION PROJECT # 0000.00





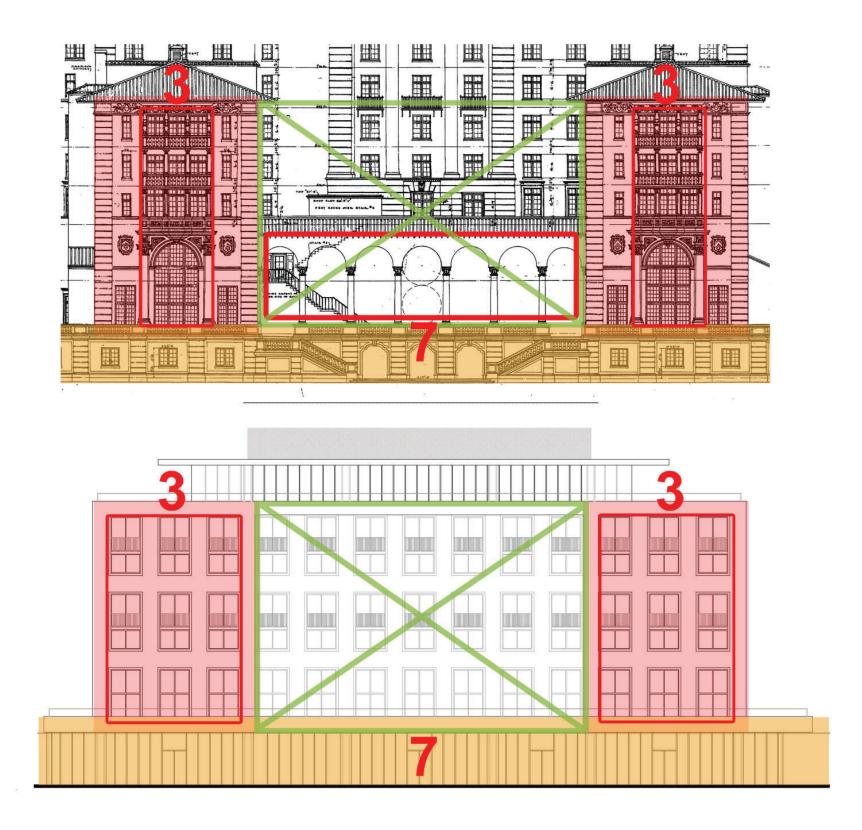


#### HISTORICAL REFERENCE

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.

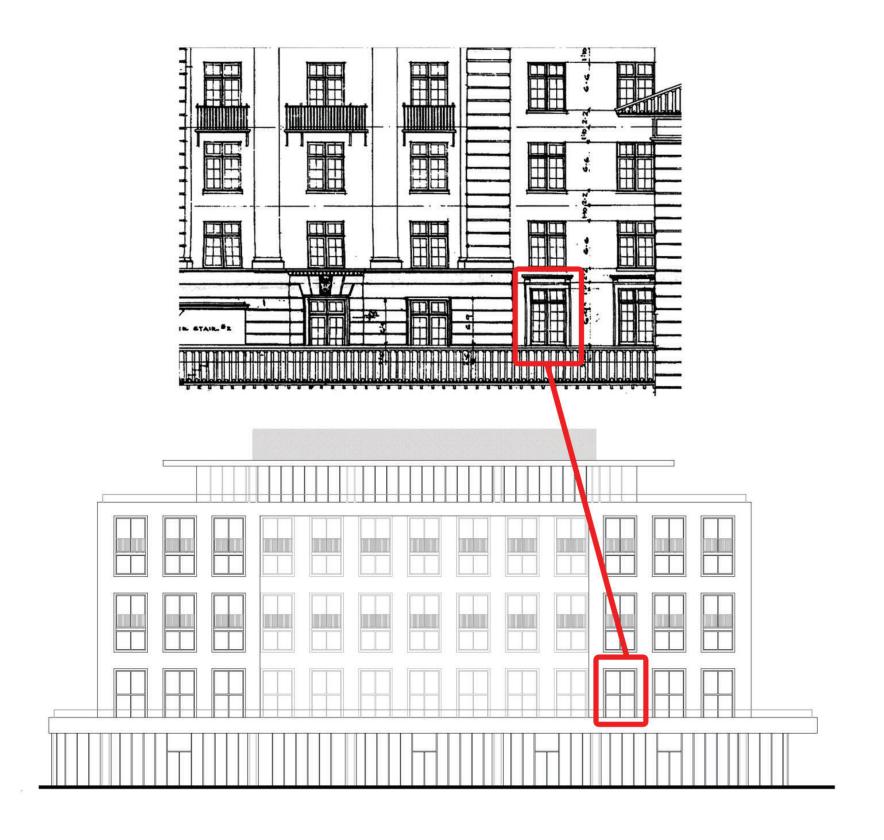




GABLES MIRACLE MILE LLC

#### 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.





GABLES MIRACLE MILE LLC

✓	<b>✓</b>	~	Architectural elements on building facades.	Similar exterior architectural relief elements shall be provided of all sides of all buildings. No blank walls shall be permitted unless required pursuant to applicable City, State and Federal requirements (i.e., Fire and Life Safety Code, etc).  Parking garages shall include exterior architectural treatment compatible with buildings or structures that occupy the same property and/or street.
uire	mer	nt sa	itisfied 7	The state of the s
	√ uire	uiremer	uirement sa	elements on building facades.

contains window openings and vertical breaks of glass on all sides. See adjacent elevations.

2.				On any building facades fronting streets, where an adjoining pedestrian sidewalk is located, one (1) or more of the following design features shall be included at the street level:  a. Display windows or retail display area;  b. Landscaping; and/or  c. Architectural relief elements or ornamentation.
----	--	--	--	--

Requirement satisfied

All street level facades have retail display windows and clear glass with views into retail, restaurants and hotel lobby. See adjacent elevations.

3.	V	<b>✓</b>	<b>✓</b>	Architectural elements located on the top of buildings.	Exclusion from height. The following shall be excluded from computation of building height in C, A and M-Use Districts:  a. Air-conditioning equipment room.  b. Elevator shafts.  c. Elevator mechanical equipment rooms.  d. Parapets.  Roof structures used only for ornamental and/or aesthetic purposes not exceeding a combined area of twenty-five (25%) percent of the floor area immediately below. Such exclusion shall be subject to the provisions that no such structure shall exceed a height of more than twenty-five (25) feet above the roof, except for commercial buildings in the Central Business District (CBD) where no such structure shall
					exceed one-third (1/3) of the allowable total building height.

Requirement satisfied

Mechanical parapet is < 25% of floor below. Height of mechanical parapet does not exceed 1/3 of building height.

4.	1	1	<b>√</b>	Bicycle storage.	To encourage the use of bicycles, bicycle storage facilities (racks) shall be provided. A minimum of five (5) bicycle storage spaces shall be provided for each two hundred and fifty (250) parking spaces or fraction thereof.
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Requirement satisfied

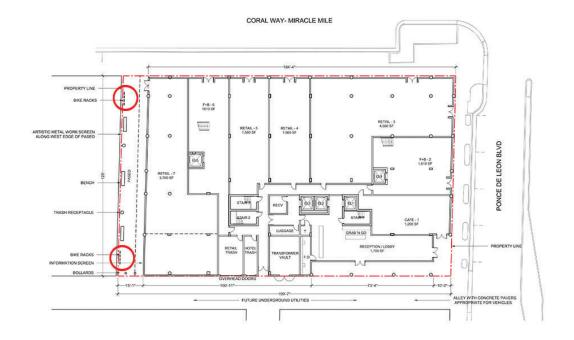
Bicycle racks will be provided in the Paseo.











**ARQUITECTONICA** 

GABLES MIRACLE MILE LLC

#### Table 1

5.	<b>√</b>	<b>√</b>	✓	Building facades.	Facades in excess of one hundred and fifty (150) feet in length shall incorporate vertical breaks, stepbacks or variations in bulk/massing at a minimum of one hundred (100) foot intervals.
Req	uire	mer	it sa	tisfied S	See adjacent diagram ————————————————————————————————————
6.	<b>√</b>	<b>✓</b>	<b>√</b>	Building lot coverage.	No minimum or maximum building lot coverage is required.
Req	uire	mer	it sa	tisfied	
7.	<b>✓</b>	<b>✓</b>	<b>✓</b>	Drive through facilities.	Drive through facilities including but not limited to banking facilities, restaurants, pharmacies, dry cleaners, etc. are prohibited access to/from Ponce de Leon Boulevard from S.W. 8 <sup>th</sup> Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.
Req	uire	mer	ıt sa	tisfied T	he project does not contain drive through facilities.
8.	<b>✓</b>	<b>√</b>	<b>√</b>	Landscape open space area.	Each property shall provide the following minimum ground-level landscape open area (percentage based upon total lot area):  a. Five (5%) percent for nonresidential properties;  b. Ten (10%) percent for mixed use properties; and  c. Twenty-five (25%) percent for residential properties.  The total area shall be based upon the total lot area. This landscape area can be provided at street level, within the public right-of-way, planter boxes, planters, etc.
Req	uire	mer	ıt sa		Open space requirement of 10% has been met. Required: 2,394 sf Provided: 2,547 sf
9.	<b>√</b>	✓	✓	Lighting, street.	Street lighting shall be provided and located on all streets/rights-of- way. The type of fixture shall be the approved City of Coral Gables light fixture and location/spacing, etc. shall be the subject to review and approval by the Department of Public Works.
Req	uire	mer	it sa	tisfied L	ighting will be provided as required.
10.	✓	✓	<b>V</b>	Parking garages.	Ground floor parking as a part of a multi-use building shall not front on a primary street. ADA parking is permitted on the ground floor. Ground floor parking is permitted on secondary/side streets and shall be fully enclosed within the structure and/or shall be surrounded by retail uses and/or residential units. Ground floor parking is permitted on alley frontages.

Requirement satisfied

The project does not have on site parking structure

all adjacent street(s) and alleys.

Parking facilities shall strive to accommodate pedestrian access to

#### Item 5 Building facades

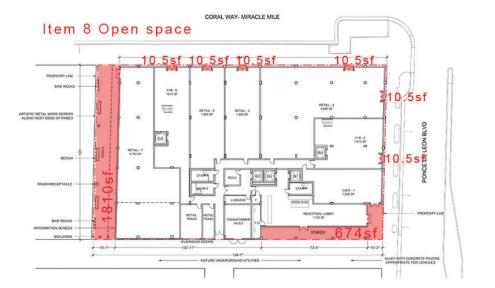


in

#### plane created by

- 1) Vertical pillars which project 1ft forward of glazing
- 2) Vertical recessed entries at every tenant space

Length of building above is broken by a large recess 83ft wide and 24.5ft deep which creates a grand central court



**MEDITERRANEAN BONUS** 

11. ✓ ✓ ✓ Porte-cocheres.	Porte-cocheres are prohibited access to/from Ponce de Leon Boulevard from S.W. 8 <sup>th</sup> Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.
---------------------------	--

Requirement satisfied

There is no porte-cochere access from Ponce de Leon or Miracle Mile.

12.	<b>✓</b>	1	Sidewalks/ pedestrian	All buildings, except accessory buildings, shall have their main pedestrian entrances oriented towards adjoining streets.
			access.	Pedestrian pathways and/or sidewalks shall be provided from all pedestrian access points and shall connect to one another to form a continuous pedestrian network from buildings, parking facilities, parking garages entrances, etc. Wherever possible pathways shall be separated from vehicular traffic.
Dogui			tiofied /	All pedestrian entrances are accessed from Miracle

Requirement satisfied

All pedestrian entrances are accessed from Miracle Mile or Ponce de Leon. The new Paseo provided by the project has direct access to Miracle Mile. The Paseo is separated from enhanced and newly paved alley by bollards for pedestrian safety.

13.	1	<b>√</b>	<b>√</b>	Soil, structural.	Structural soil shall be utilized within all rights-of-way for all street level planting areas with root barriers approved by the Public
					Service Department.

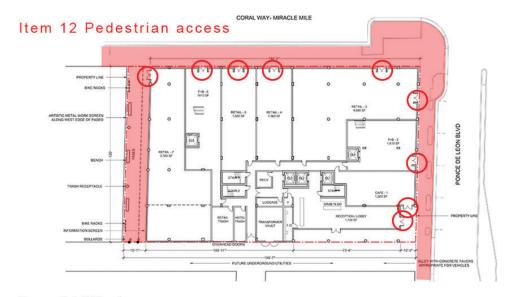
Requirement satisfied Th

The project will comply with requirements.

14.	<b>V</b>	1	1	The control of the co	Mediterranean buildings shall provide a minimum window casing depth of four (4) inches as measured from the face of the building.
				buildings	

Requirement satisfied

All windows have an 8" depth of frame comprised of a 4" recessed casement and a box frame projecting 4" forward of surrounding facade.



Item 14 Windows



ARQUITECTONICA Maril, 305.371

GABLES MIRACLE MILE LLC

1.	<b>✓</b>	<b>√</b>	<b>√</b>	Arcades and/or loggias.	Arcades, loggias or covered areas constructed adjacent, parallel, and/or perpendicular to building to provide cover and protection from the elements for pedestrian passageways, sidewalks, etc. thereby promoting pedestrian passage/use. Limitations of encroachments on corners of buildings may be required to control view corridors and ground stories building bulk and massing. Awnings or other similar items do not satisfy these provisions.
----	----------	----------	----------	-------------------------	---

An arcade is provided at southeast corner.

2.	<b>V</b>	<b>√</b>	✓	Building rooflines.	Incorporation of horizontal and vertical changes in the building roofline.
Requ	iren	nent	sa	tisfied	Building has vertical elements to the main roof and
					horizontal recessed elements at the penthouse
3.	<b>√</b>	<b>√</b>	~	Building stepbacks.	Stepbacks on building facades of the building base, middle and/or top facade to further reduce the potential impacts of the building bulk and mass.
Requ	iren	nent	sa	tisfied	The building provides 2 stepbacks to define a base,
					middle and top
				1	
4.	1	✓	✓	Building towe	The use of towers or similar masses to reduce the mass and bulk of buildings.
			√ sa		
			√ sa	Building towe	bulk of buildings.
			sa		bulk of buildings.  The building massing is divided into 2 towers with a
Requ			√	tisfied	bulk of buildings.  The building massing is divided into 2 towers with a recessed central court to reduce the bulk of the massing.
			sa		bulk of buildings.  The building massing is divided into 2 towers with a recessed central court to reduce the bulk of the
Requ	iren	nent	<b>√</b>	tisfied	bulk of buildings.  The building massing is divided into 2 towers with a recessed central court to reduce the bulk of the massing.  Consolidation of vehicular entrances for drive-through facilities, garage entrances, service bays and loading/unloading facilities into one (1) curb cut per street to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining

Lighting of landscaping.

Requirement satisfied

areas (i.e., sidewalks, plazas, open spaces, etc.) Sconces at retail pillars will uplight fascia and

Uplighting of landscaping within and/or adjacent to pedestrian

downlight ground.

#### Item 3 Building stepbacks



Item 4 Building towers



Item 6 Lighting



MEDITERRANEAN BONUS

7.	<b>✓</b>	1	1	Materials on	The use of natural materials shall be incorporated into the base
				exterior building	of the building on exterior surfaces of building. This includes but
		11		facades.	not limited to the following: marble, granite, keystone, etc.

Requirement satisfied

The building provides limestone pillars along entire ground level frontage

8.	✓	✓	Overhead doors.	lf	overhead	doors	are	utilized,	the	doors	are	not	directed
				to	wards resid	dentially	zon	ed propei	ties.				

Requirement satisfied

Overhead doors to trash rooms are facing the existing alley. They are not directed towards residentially zoned properties. (See floor plans)

	1		1 2	1_						
9.	V	V	V	Paver	Inclusion of paver treatments in all of the following locations:					
				treatments.	a. Driveway entrances minimum of ten (10%) percent of total					
					paving surface.					
					b. Sidewalks. Minimum of twenty-five (25%) percent of total					
					ground level paving surface.					
					The type of paver shall be subject to Public Works Department					
					review and approval. Poured concrete color shall be Coral					
					Gables Beige.					

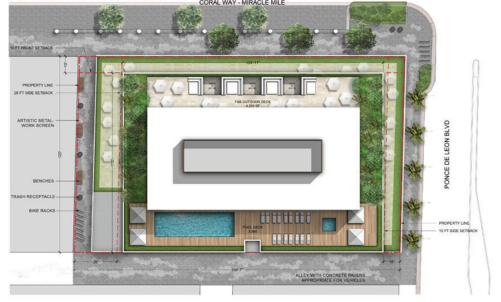
Requirement satisfied

The project will implement paving along Ponce de Leon and the new Paseo, using the same pavers currently installed on Miracle Mile. The alley will be paved 100% with concrete pavers appropriate for heavy vehicles made to simulate the Miracle Mile pattern.

#### Item 7 Materials



#### Item 9 Paver Treatments



Paving continued along Ponce de Leon, Paseo and Alley

ARQUITECTONICA 2900 Oak Avenue Miami, FL 93133 305.372.1812 7 305.372.1817 F

GABLES MIRACLE MILE LLC

PROJECT # 0000.00

CENTRAL BUSINESS DISTRICT, CORAL GABLES

10.	1	1	<b>V</b>	Pedestrian	Pedestrian amenities on both private property and/or public
				amenities.	open spaces including a minimum of four (4) of the following:
				Managanaria, granovidi ya ekono ekono.	a. Benches.
					b. Expanded sidewalk widths beyond the property line.
					c. Freestanding information kiosk (no advertising shall be permitted).
					d. Planter boxes.
					e. Refuse containers.
					f. Public art.
					g. Water features, fountains and other similar water features. Ground and/or wall mounted.
					Above amenities shall be consistent in design and form with the
					City of Coral Gables Master Streetscape Plan.

#### Requirement satisfied

The sidewalk will be expanded at the southeast corner. Benches, trash receptacles, information screen and public art will provided along the paseo.

11.	\[ \lambda \]	Pedestrian pass- throughs/ paseos on properties contiguous to alleys and/or streets.	Pedestrian pass-throughs provided for each two hundred and fifty (250) linear feet or fraction thereof of building frontage provided on properties contiguous to alleys and/or streets or other publicly owned properties. Buildings less than two hundred and fifty (250) feet in size shall provide a minimum of one (1) pass through. The pass-throughs shall be subject to the following:  a. Minimum of ten (10) feet in width.  b. Include pedestrian amenities as defined herein.  In lieu of providing one (1) pass-through of ten (10) feet in width every two hundred and fifty (250) feet of building frontage, two (2) pass-throughs can be combined to provide one (1) twenty (20) foot wide pass-through.
			every two hundred and fifty (250) feet of building frontage, two

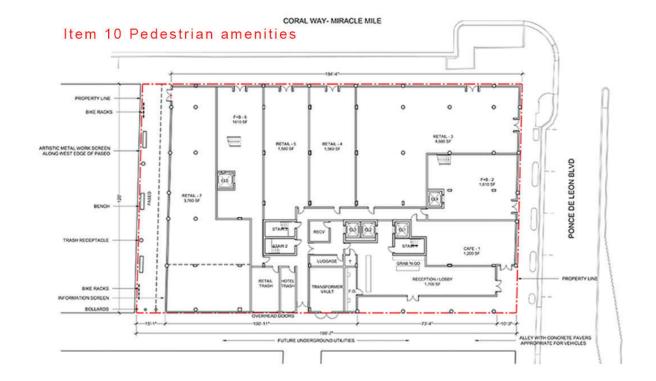
#### Requirement satisfied

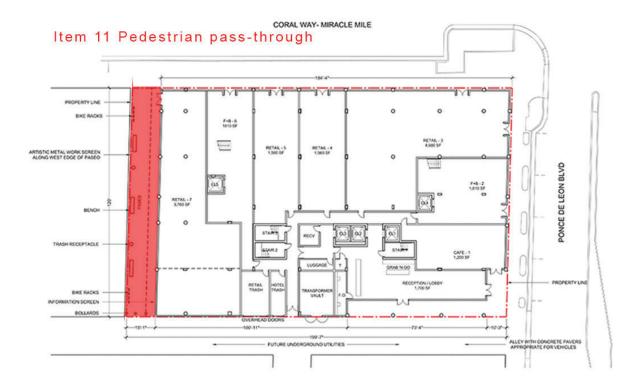
The project contains a 15-1" wide pass-through at 184'-4" of length.

12.	~	<b>√</b>	1	Underground parking.	The use of underground (below grade level) parking, equal in floor area of a minimum of seventy-five (75%) percent of the
					total surface lot area. Underground parking shall be located entirely below the established grade as measured from the top of the supporting structure and includes all areas utilized for the storage of vehicles and associated a circulation features.

#### Requirement satisfied

The project will not contain underground parking







GABLES MIRACLE MILE LLC

#### SUSTAINABILITY STANDARDS

The development is committed to achieve no less than Leadership in Energy and Environmental Design (LEED) Silver certification under the latest applicable version of the LEED Green Building Rating System of the US Green Building Council (USGBC), or Silver certification by the Florida Green Building Coalition (FGBC), or under another nationally recognized certification program approved by the City Manager or City Manager's designee.

#### **EXAMPLES OF SUSTAINABILITY FEATURES**

- The building envelope will have less than 50% glazing
- Energy efficient envelope for the site
- Waterless urinals at all public bathrooms
- Energy efficient LED lights in all public area
- All soaps and shampoos in dispenser instead of disposable
- All biodegradable soaps
- All recycled paper products
- Motion detection lights wherever permitted
- Bicycle racks

Appropriate sustainable strategies (not limited to the ones listed above) will be implemented to pursue sustainability standards required under Section 5-1302 of Coral Gables Zoning Code



GABLES MIRACLE MILE LLC

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

ARCHITECT:

ARQUITECTONICA 305-372-1812 2900 OAK AVENUE, MIAMI, FL 33133 Katia Robreno krobreno@arquitectonica.com

#### **CORAL GABLES CONCURRENCY MANAGEMENT**

#### Concurrency Impact Statement

This Concurrency Impact Statement provides specific information on the availability of public services for a propose project or change in use. Adequat4e public services must be available as a prerequisite for the approval of any development order (e.g. any approval, permit, etc., allowing development, construction or a change in use).

This statement is associated with a specific development order application and is subject to the final action taken on that application. If a final action is not taken on the development order associated with the statement within six (6) months from the date of issuance, the statement shall expire. The applicant is advised to consult the City to assure that public services will remain after approval of the development order application.

Small Shopping Center: 27000 Sq.Ft. Hotel: 120 rooms 200 Miracle Mile 220 Miracle Mile Coral Gables, FL

Date Printed: 8/13/2019 Development Order: 0 Record Number: 3305 Assoc. Demolition Record: 0

Trffic

Zones:

Fire Protection Flood Protection Parks and Recreation 52 201

#### Concurrency Needs

Minimum Required Elevation (ft): 0

Adequate Water Flow for Commercial & Residential Fire Protection

	Site Demand	Zone Capacity	Zone Demand	Concurrent	
Trips	3879			ОК	Within Urban Infill Area
Golf Courses	0	47.41	0.49362351615	OK	
Tennis Courts	0	40.35	4.9362329677	OK	
Racquetball Courts	0	6.23	0.6442515	OK	
BAsketball Courts	0	15.34	2.117867	OK	
Ball Diamonds	0	6.27	1.3254255	OK	
Playing Fields	0	7.27	1.3254255	OK	
Swimming Pools	0	3.13	0.14814	OK	
Equipped Playing Areas	0	6.34	1.4814	OK	
Special Recreation Facilities	0	93.84	22.2175	OK	
Neighborhood Parks (acres)	0	5.62	5.554075	OK	
Mini Parks (acres)	0	0.97	0.29618	OK	
Open Space (acres)	0	1.53	0.74135	OK	
Water Flow (gpm)	3000	3000	3000	OK	

Application Fee: \$190.31 Statement Issued by:

Application Date: 8/13/2019

Expiration Date: August 12, 2020

Comments:

Although the purposed use for which this Concurrency Statement is issued is located in the Urban Infill Area of the City of Coral Gables, and the Statement does not reflect the actual trips that would be generated for this use, Concurrency Fees are applicable and



#### **CONTACT INFORMATION**

#### PROPERTY OWNER:

GABLES MIRACLE MILE LLC

(305) 695-8700

801 ARTHUR GODFREY ROAD SUITE 600, MIAMI BEACH, FL 33140

#### AGENT:

GREENBERG TRAURIG

333 S.E. 2nd Avenue

Miami, FL 33131

(305) 579-0821

Attn: Jorge Navarro or Devon Vickers

navarrojo@gtlaw.com

vickersd@gtlaw.com

TERRANOVA CORP

801 Arthur Godfrey Rd, Suite 600

Miami Beach, FL 33140

(305) 985-1728

Attn: Josh Gelfman

jgelfman@terranovacorp.com

#### ARCHITECT:

ARQUITECTONICA

(305) 372-1812

2900 OAK AVENUE, MIAMI, FL 33133

Attn: Katia Robreno

krobreno@arquitectonica.com



Historical Resources & Cultural Arts

2327 SALZEDO STREET CORAL GABLES FLORIDA 33134

305.460.5093hist@coralgables.com

July 24, 2019

Gables Miracle Mile LLC 801 Arthur Godfrey Road, Suite 600 Miami Beach, FL 33141

Re: 220 Miracle Mile, legally described as Lots 17 to 24 INC Block 2, Coral gables Crafts Section, according to the plat thereof as recorded in Plat Book 10 Page 40 of the public records of Miami-Dade County, Florida

#### Dear Property Owners:

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

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

220 Miracle Mile, legally described as Lots 17 to 24 INC Block 2, Coral gables Crafts Section, according to the plat thereof as recorded in Plat Book 10 Page 40 of the public records of Miami-Dade County, Florida does not meet the minimum eligibility criteria for designation as a local historic landmark. Therefore, the Historical Resources staff will not require review by the Historic Preservation Board if an application is made for a demolition permit.

Please note that, pursuant to Section 2-705(b)(15) of the Coral Gables Zoning Code, this determination does not constitute a development order and is valid for a period of 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: Miriam Soler Ramos, City Attorney
Cristina M. Suárez, Deputy City Attorney
Suramy Cabrera, Development Services Director
Charles Wu, Assistant Development Services Director
Ramon Trias, Planning & Zoning Director
Virginia Goizueta, Plans Processor Lead
Historical Significance Request Property File



### CITY OF CORAL GABLES Permit Receipt RECEIPT NUMBER 00215999

Account Number: 049487

Date: 7/24/2019

Applicant: GABLES MIRACLE MILE LLC

Type: Cashier Payment - #870916

Notes: Hist. Sig. 220 Miracle Mile

Permit Number	Fee Description		Amount
HI-19-07-5432	HISTORIC SIGNIFICANCE FEE		761.25
		Total:	\$761.25

THIS CHECK IS VOID WITHOUT A GREEN & BLUE BORDER AND BACKGROUND PLUS A KNIGHT & FINGERPRINT WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW

GreenbergTraurig 8400 N.W. 36th Street Suite 400 Doral, FL 33166

Wells Fargo, N.A. Florida

No. 870916

63-751/631

DATE 7/17/2019

NON-NEGOTIABLE AFTER 90 DAYS FROM ISSUE

\$\*\*761.25\*\*

TWO SIGNATURES REQUIRED FOR AMOUNTS OVER \$10,000.00
Operating Account

TO THE ORDER OF

City of Coral Gables

PAY Seven hundred sixty-one and 25/100

"870916" 1:0631075131: 2000014648647"



This Instrument prepared by Zena M. Dickstein, P.A. 801 Arthur Godfrey Road, Suite 500A Miami Beach, Florida 33140

Property Appraiser's Folio No.: Parcel 6: 03-4117-005-0350 CFN 2013R0817053

OR Bk 28866 Pss 2257 - 2261; (5pss)

RECORDED 10/15/2013 11:32:41

DEED DOC TAX 73,680.00

SURTAX 55,260.00

HARVEY RUVIN, CLERK OF COURT

MIAMI-DADE COUNTY, FLORIDA

#### SPECIAL WARRANTY DEED

THIS INDENTURE, made as of this \_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_, 2013, between GABLES TOWER LLC, a Delaware limited liability company (hereinafter referred to as "Grantor"), having a mailing address c/o Terranova Corporation, 801 Arthur Godfrey Road, Suite 600, Miami Beach, FL 33140 and GABLES MIRACLE MILE, LLC, a Florida limited liability company, (hereinafter referred to as "Grantee"), having a mailing address of /o Terranova Corporation, 801 Arthur Godfrey Road, Suite 600, Miami Beach, FL 33140, Attn: Stephen H. Bittel.

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt of which are hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed to the Grantee the following described land, situate, lying and being in the County of Miami-Dade, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF (hereinafter referred to as the "Property").

Subject to the matters described in **Exhibit "B"** attached hereto and by reference incorporated herein.

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby specially warrants the title to the Property, and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under the Grantor.

\*Wherever used herein the terms "Grantor" and "Grantee" shall include all parties to this instrument, the singular and plural, the heirs, legal representatives and assigns of individuals, and successors and assigns of corporations and other legal entities, wherever the context so admits or requires.

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IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, but its proper officers and its corporate seal to be affixed the day and year first above written.

GABLES TOWER, LLC, a Delaware limited liability company, acting by and through its sole Member, to wit:

By: GABLES BEACH TOWER, LLC, a Delaware limited liability company

By: GABLES BEACH, LTD., a Florida limited partnership, Its Managing Member

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

Print Name: Skowava L Skan

Print Name: Zackay Bazage

By: GABLES BEACH, INC., a Florida corporation, its General Partner

Name: Stephen H. Bittel, Title: Its President

Post Office Address:

Terranova Corporation 801 Arthur Godfrey Road Suite 600 Miami Beach, FL 33140

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

The foregoing instrument was acknowledged before me this day of 2013, by Stephen H. Bittel, the President of Gables Beach, Inc., a Florida corporation, the general partner of Gables Beach, Ltd., a Florida limited partnership, the managing member of Gables Beach Tower, LLC, a Delaware limited liability company, the sole member of Gables Tower, LLC, a Delaware limited liability company, on behalf of said company, who is personally known to me, or who produced the following type of identification:

Pant Name:

Pant Name:

Pant Name:

Reary Public, State of Florida

Reary Commission No.:

C, STATE OF COMMISSION Expires:

2

#### EXHIBIT A

#### 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 40, of the Public Records of Miami-Dade County, Florida.

3

#### EXHIBIT B

- Taxes and assessments for the year 2013 and subsequent years, which are not yet due and payable;
- Restrictions, conditions, reservations, dedications, easements and other
  matters as shown on the Plat of CORAL GABLES CRAFTS SECTION, recorded
  in Plat Book 10, Page 40, of the Public Records of Miami-Dade County, Florida
  without intending to re-impose the same;
- 3. Declaration of Restrictive Covenant recorded June 24, 2002 in Official Records Book 20486, Page 3650, of the Public Records of Miami-Dade County, Florida, without intending to re-impose the same;
- Declaration of Restrictive Covenant recorded January 11, 2002 in Official Records Book 20135, Page 2974, of the Public Records of Miami-Dade County, Florida, without intending to re-impose the same;
- 5. Declaration of Restrictive Covenant recorded May 19, 1998 in Official Records Book 18108, Page 4213, of the Public Records of Miami-Dade County, Florida, without intending to re-impose the same;
- 6. All of the terms and provisions set forth and contained in that certain Lease between Starbucks Corporation, a Washington corporation, Sublessor and Gulfstream Bagels, L.P., a Delaware limited partnership, Sublessee, a Memorandum of Sublease which is recorded May 28, 1997 in Official Records Book 17655, Page 1868, of the Public Records of Miami-Dade County, Florida, without intending to re-impose the same;
- 7. Declaration of Restrictive Covenant recorded June 17, 1993 in Official Records Book 15953, Page 1636, of the Public Records of Miami-Dade County, Florida, without intending to re-impose the same;
- 8. Declaration of Restrictive Covenant recorded April 27, 1993 in Official Records Book 15894, Page 1379, of the Public Records of Miami-Dade County, Florida, without intending to re-impose the same;
- Declaration of Restrictive Covenant recorded May 9, 1991 in Official Records Book 15020, Page 124, of the Public Records of Miami-Dade County, Florida, without intending to re-impose the same;
- 10. Declaration of Restrictive Covenant recorded December 1, 1989 in Official Records Book 14344, Page 2554, of the Public Records of Miami-Dade County, Florida, without intending to re-impose the same;

4

#### OR BK 28866 PG 2261 LAST PAGE

- 11. Declaration of Restrictive Covenant recorded December 24, 1987 in Official Records Book 13520, Page 4084, of the Public Records of Miami-Dade County, Florida, without intending to re-impose the same;
- 12. Declaration of Restrictive Covenant recorded September 16, 1987 in Official Records Book 13414, Page 1310, of the Public Records of Miami-Dade County, Florida, without intending to re-impose the same;
- 13. Declaration of Restrictive Covenant recorded September 14, 1987 in Official Records Book 13410, Page 439, of the Public Records of Miami-Dade County, Florida, without intending to re-impose the same;
- 14. Declaration of Restrictive Covenant recorded April 17, 1987 in Official Records Book 13249, Page 2987, of the Public Records of Miami-Dade County, Florida, without intending to re-impose the same;
- 15. Zoning, subdivision, land use and other laws, rules and regulations or ordinances applicable to the Property, without intending to re-impose the same.
- 16. Rights of tenants, as tenants only, pursuant to unrecorded leases with no options to purchase and with no rights of first refusal to purchase the Property.

5



# CITY OF CORAL GABLES REPORTED BY THE REPORT OF THE CITY OLERK LOBBYIST ISSUE APPLICATION 2019 JUL 25 AM 9: 07

1 of 2

CITY OFFICIALS:  Mayor, City Commissioners, City Attorney, City Manager, City Clerk, Assistant Cit Manager(s), Deputy/Assistant City Attorney(s), Heads or Directors of Departments, an their Assistant or Deputy, Police Major or Chief, Fire Major or Chief, Building and Zon ing Inspectors, Board/Committee Members, or any City Official or staff.  FOR THIS PURPOSE:  To encourage the passage, defeat or modification of any ordinance, resolution, action of decision of the City Commission; or any action, decision or recommendation of any Board, Committee or City Official.							
Print Your Name and Ema	il Address	: Bennado font-	Brescia /	6 Gonte	Arguitectonic ADDRESS		
Daine Wassa Danis and Ma	<b>:</b> :	Arquitectories	T. + 100				
Print Your Business Name	-	1111/01/2010	-N1 . Cogs				
Print Your Business Name Business Telephone Numb		305 372 1812	-DI . Corp				
Business Telephone Numb		305 372 1812 2900 Ook Avenu ADDRESS	re Miani	, F/ STATE	33/33 ZIP CODE		
Business Telephone Numb Business Address:	er:	305 372 1812 2900 Oak Avenu ADDRESS	re Mism,	, F/ STATE	33/33 ZIP CODE		
Business Telephone Numb Business Address: Corporation, Partnership, o	oer: or Trust Re	3cS 372 1812  2900 Ook Avenue  ADDRESS  epresented:	re Mirani	STATE	33/33 ZIP CODE		
Business Telephone Numb Business Address:  Corporation, Partnership, of Principal Name:	oer: or Trust Re	305 372 1812 2900 Oak Avenu ADDRESS	re Miran,		33/33 ZIP CODE		
Business Telephone Numb Business Address:  Corporation, Partnership, of Principal Name:  Principal Address: 801	oer:  or Trust Re  bles /b  Anthur  including	305 372 1812  2900 Ook Avenue ADDRESS  expresented:  Minscle Mile LLC  2 Godfney Rd Suite  1000 Coch, F1 33140  address, if applicable, of the sp	CITY,	e Number: 3	<u> 205 - 695 -</u> 870		

I	Bervando Font-B	uscia hereby swear	or affirm under pe	enalty of per-	
	Print Name of Lobbyist ry that all the facts cont				
th	at these requirements are	in compliance with the	provisions of the	City of Coral	
G	ables Ordinance No.	2006-11 (06/06/2006	5); Ordinance N	Jo. 2017-44	
(1	2/05/2017); governing I	obbying.			
$I_{\overline{s}}$	gualute of Lobbyist	15		24/19 te	
STATE OF FLOR	IDA )				
COUNTY OF MIADADE	) AMI- )				
strument for the pu	ho executed the foregoin rposes therein expressed	l <b>.</b>	owledged to and b	,	executed said in
WITNESS my Har	nd and Official Seal this	City of ConstE	obles lobby	rst 1550c ap	pleasion
Personally I	Known			Can Epon	ы
Produced II			lotary Public tate of Florida	JULIO Notary Publi Commissi Ay Comm. Ex	CESAR ESPANA ic - State of Florida ion # GG 222172 xpires May 28, 2022 lational Notary Assn.
		For Office Use	Only		
Data Entry Date:	, 20		Enter	ed By:	
Annual Fees Waive	ed for Not-for-Profit Org	anizations (documentar	y proof attached.)		
Lobbyist Form – Issu	e Application - (Revised 0	1/05/18)			2 of 2





#### **CITY OF CORAL GABLES** LOBBYIST ANNUAL REGISTRATION APPLICATION 4 9: 07 FOR EACH PRINCIPAL REPRESENTED

HAVE YOU BEEN RETAINED TO LOBBY ANY OF THE FOLLOWING FOR THE STATED PURPOSE?					
CITY OFFICIALS:	Manager(s), Deputy/ their Assistant or De	Assistant Cite puty, Police I	y Attorney(s), Head Major or Chief, Fire	Manager, City Clerk, Assistant City ds or Directors of Departments, and Major or Chief, Building and Zonner City Official or staff.	
FOR THIS PURPOSE:	of any ordinance, re	solution, acti	on or decision of the	peal, passage, defeat or modification ne City Commission; or any action, n, any Board, Committee or City Of-	
IF THE FOREGOING A Print Your Name and Ema	2048			STER AS A LOBBYIST:  16 fort @ Anguitectonia  EMAIL ADDRESS	
	1	Factorica	Int CORP.		
Print Your Business Name	, if applicable: Angui	20,000			
Print Your Business Name Business Telephone Numb	, if applicable: Angul er: 305 372	1812			
	er: 305 372  ADDRESS	1812 Avenue	MIAMI, FI	33/33 ZIP CODE	
Business Telephone Numb	er: 305 372 2900 Osk / ADDRESS	1812 Avenue	MIAMI, FI CITY, STATE	33/33 ZIP CODE	

NAME BERNARDO FORD BRESCHOMPANY NAME, IF APPLICABLE ARGUITECTON COL

BUSINESS ADDRESS 2900 ONE ANDRUL TELEPHONE NO.: 305 372 1812

Lobbyist – Annual Registration Application (Revised 01/05/18)

Page 1 of 2

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

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

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

ANNUAL LOBBYIST REGISTRATION FEE: This Registration must be on file in the Office of the City Clerk prior to

The filing of an Issue Application required.	to lobby on a specific issue, and	payment of a \$250	.00 Lobbyist Registratio	on Fee is
-	Font-Breswhereby swear	or affirm under per	nalty of per-	
Print Name of Lob				
11, governing Lo	obbying and that all of the facts	contained in this	Registration	
Application are to	rue and that I agree to pay the \$2	250.00 Annual Lob	byist Regis-	
tration Fee,	Signature	and J		
STATE OF FLORIDA )				
COUNTY OF MIAMI- ) DADE				
BEFORE ME personally appeared described in and who executed the strument for the purposes therein	e foregoing instrument, and acknown expressed.	owledged to and be	fore me that he/she exec	cuted said in-
WITNESS my Hand and Official		ables lobby	st Dunn/Repost	ton Application
Personally Known	JULIO CESAR ESPANA Notary Public - State of Florida Commission # GG 222172	Juli	En Epun	
Produced ID		lotary Public tate of Florida		
\$250.00 Fee Paid	Received By	31	Date:	_
Fee Waived for Not-for-Profit Org	ganizations (documentary proof a	ittached.)	FL. ID#:	
	For Office Use	Only		
Data Entry Date:,	20	Entere	d By:	

Lobbyist – Annual Registration Application (Revised 01/05/18)

Page 2 of 2

27283

## Copy

July 23, 2019

Pay , Two Hundred Fifty and 00/100 Dollars

City of Coral Gables Payment Processing Center PO Box 742503 Cincinnati, OH 45274-2503

250.00

Check Date: 7/23/2019

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
Lobbyist Regis.	7/23/2019	0099827	250.00			250.00
City of Coral Gables		TOTAL	250.00			250.00
Bank of America - Checking	1	CITY-CORAL				

010938-0012 Cynthia G 07/25/2019 09:05AM

Notary Servi Notary Servi Item: NOC C, Lobbyists, Records d Notary Services 250.00 250.00 250.00

Paid by: Arquitectonica

0.00

250.00

250,00

CUSTOMER COPY

#### **DAVID PLUMMER & ASSOCIATES**

TRAFFIC ENGINEERING • CIVIL ENGINEERING • TRANSPORTATION PLANNING

1750 PONCE DE LEON BOULEVARD | CORAL GABLES, FLORIDA 33134 305•447•0900 | DPA@DPLUMMER.COM

August 13, 2019

Mr. Jorge L. Navarro Greenberg Traurig, P.A. 333 S.E. 2nd Avenue Miami, FL 33131 navarrojo@gtlaw.com (305) 579-0821

#### RE: The Mile Hotel & Shops Valet Queuing Analysis - #19202

Dear Jorge,

The proposed Mile Hotel & Shops project will be located on the southwest corner of the Miracle Mile (Coral Way) / Ponce de Leon Boulevard intersection in Coral Gables, Florida (see Exhibit 1). The project is proposing a mixed-use building consisting of a 120-room hotel and 27,920 SF of retail space. The project is not providing any parking on-site but is providing a drop-off / pick-up area in the existing alley located on the south side of the building. The valet service is to be used by hotel guests only. Retail patrons will not be allowed to valet and/or drop-off /pick-up at this location. The proposed site plan has been included in Attachment A. The purpose of this study is to conduct a queuing analysis for the proposed hotel drop-off / pick-up area to analyze if the queues will exceed the provided storage.

#### **Queuing Analysis**

A queuing analysis for the hotel valet drop-off / pick-up area was performed based on the methodology outlined in the *Institute of Transportation Engineers (ITE) Transportation and Land Development*. The potential queue was calculated based on the peak hour traffic published by the Institute of Transportation Engineers (ITE) trip generation rates and/or equations for the proposed hotel. The peak of generator (worst case scenario) was used for the purpose of calculating the expected queue at the valet station.





Project Location

Exhibit 1
Location Map



DAVID PLUMMER & ASSOCIATES | Project No. 19202

p.2

As previously mentioned retail patrons will not be using the valet drop-off / pick-up area. Therefore, the demand at the valet drop-off / pick-up area is from the hotel component. The proposed AM and PM peak of generator trip generation is summarized in Exhibit 2.

Exhibit 2
Proposed Peak of Generator Trip Generation

Proposed ITE Land Use  Designation <sup>1</sup>	Number of Units	G	M Peak Senerato hicle Ti Out	or	G	M Peak Senerato hicle Tr Out	or
Hotel Land Use Code: 310	120 Rooms	39	33	72	43	31	74

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

The trip generation analysis shows that the highest number of vehicle trips expected at the valet drop-off / pick-up area is 74 during the PM peak hour of the generator. Although this is the total hotel demand, not all trips arriving to the valet drop-off / pick-up area will be processed by valet attendants. Some hotel guest will arrive in their personal vehicle or in a rented vehicle (self-driving) and will require to valet park and be processed by the valet attendant. Some hotel guests will be arriving via taxis, car-sharing companies such as Uber and Lyft, the proposed hotel shuttle or other forms of drop-off / pick-up which can included friends, family, private services, limos, ect. These guest will not be processed by the valet attendants but will be using the same drop-off / pick-up area. In order to estimate the expected amount of self-driving (valet) and drop-off/pick-up (non-valet) guest a survey previously conducted at an existing hotel located in Coral Gables approximately 0.5 mile away from the proposed site was used. The survey was conducted at the Courtyard by Marriott hotel from October 2 to October 8, 2017. Each hotel guest during this time period was asked to identify which mode of transportation was used to arrive at the hotel. A total of 333 surveys were collected during this one week period. The summary of the survey results are shown in Exhibit 3. Detailed survey information is provided in Attachment B.

Re: The Mile Hotel & Shops Valet Queuing Analysis - #19202



Exhibit 3
Existing Mode of Transportation

Existing Mode of Transportation					
Mode of Transportation	Amount	Percentage			
Vehicle	144	43%			
Taxi	50	15%			
Uber / Lyft	37	11%			
Hotel Shuttle	74	22%			
Other	28	9%			
Total	333	100%			

Since the project is not providing on-site parking, valet will be parking at available parking spaces within 1,000 feet of the site. An inventory of parking spaces within a 1,000-foot radius of the proposed hotel was conducted by the hotel operator. The data shows that there are 6,175 parking spaces within a 0.2 miles radius from the project site. Results of the parking inventory are provided in Attachment B. A planning level queuing analysis was completed for two scenarios: one with a driving distance of 500 feet, and one with driving distance of 1,000 feet.

The queuing analyses for the valet drop-off / pick-up areas were performed based on the methodology outlined in the *Institute of Transportation Engineers (ITE) Transportation and Land Development*. The queuing analyses were performed to determine the number of valet parking attendants required during the peak period so that the expected queue fits within the provided storage area (95% confidence level analysis).

The queuing analysis used the single-channel waiting line model with Poisson arrivals and exponential service times. The analysis is based on the coefficient of utilization ( $\rho$ ) which is the ratio of the average arrival rate of vehicles to the average service rate.

$$\rho = \frac{Average\ Demand\ Rate}{Average\ Sevice\ Rate}$$

Re: The Mile Hotel & Shops Valet Queuing Analysis - #19202



Page 4

The average service rate corresponds to the time it will take a valet parking attendant to park or retrieve a vehicle. If the coefficient of utilization is greater than 1, then the calculation will yield an infinite queue length.

The required queue storage (M) is determined using the following equation:

$$M = \left[ \frac{\ln P(x > M) - \ln Q_M}{\ln \rho} \right] - 1$$

In this equation, P(x > M) is set at 5% to yield a 95% confidence that the queue will not back-up onto the adjacent street.

Since the processing time for each of the driving modes discussed above differ, a weighted average was taken. The weighted average was based on the percentages shown on Exhibit 2.

The processing rate for self-driving guest was calculated by adding the time it will take a valet attendant to process the vehicles (**processing time**), the time it will take the valet attendant to circulate to the parking space (**driving time**), and the time it will take the valet attendant to walk to/from the parking area (**walking time**). Based on data collected from a hotel on Miami Beach (see Attachment B) average valet processing time is 51 seconds per vehicle. In order to provide a conservative analysis, a processing time of 60 seconds per vehicle was used. The driving time for the valet attendant was calculated on a conservative speed of 15 mph, and the walking/jogging time for the valet attendant was calculated at an average speed of 8 ft / sec.

The processing rate for drop-off / pick-up vehicles (taxis, car-sharing companies (Uber / Lyft), the proposed hotel shuttle, and other form drop-off / pick-up) was assumed to be 60 seconds per vehicle based on the same data collected from a hotel on Miami Beach (see Attachment B). The weighted valet processing rate for the scenario assuming a driving distance of 500 feet is shown on Exhibit 4.

Re: The Mile Hotel & Shops Valet Queuing Analysis - #19202



## Exhibit 4 Hotel Valet Processing Rate Valet Drop-off / Pick-up (Driving distance of 500 feet))

#### Valet Time (Inbound/Outbound)

 Processing time:
  $60 \sec / 60 \sec / 60 \sec / 1 \min = 1.00 min$  

 Driving time:
  $500 \text{ ft} * 1 \text{ mile} / 5280 \text{ ft} * 1 \text{hr} / 15 \text{ miles} * 60 \min / \text{hr} = 0.38 min}$  

 Walking time:
  $500 \text{ ft} / 8 \text{ ft} / \sec / 60 \sec / \min = 1.04 min}$  

 Total
  $= 2.42 \min$ 

Taxi (Drop-off / Pick-up)

Processing time:  $60 \sec / 60 \sec / 1 \min = 1.00 \min$ Total  $= 1.00 \min$ 

<u>Uber / Lyft (Drop-off / Pick-up)</u>

Processing time:  $60 \sec / 60 \sec / 1 \min = 1.00 \min$ Total  $= 1.00 \min$ 

Hotel Shuttle (Drop-off / Pick-up)

Processing time:  $60 \sec / 60 \sec / 1 \min = 1.00 \min$ Total  $= 1.00 \min$ 

Other (Drop-off / Pick-up)

**Processing time:**  $60 \sec / 60 \sec / 1 \min = 1.00 \min$ **Total**  $= 1.00 \min$ 

**Weighted Valet Time** 

 43% Valet:
 0.43\*2.42 min = 1.04 min

 15% Taxi:
 0.15\*1.00 min = 0.15 min

 11% Uber/ Lyft:
 0.11\*1.00 min = 0.11 min

 22% Hotel Shuttle:
 0.22\*1.00 min = 0.22 min

 9% Other:
 0.09\*1.00 min = 0.09 min

 Total
 = 1.61 min

Re: The Mile Hotel & Shops Valet Queuing Analysis - #19202

Pag



An iterative approach was used to determine the minimum number of valet attendants required during the pm peak hour to serve both the entering and exiting vehicles that will ensure that the average queue at valet drop-off / pick-up will not extend past the valet storage. Exhibit 5 shows the calculations for the inbound / outbound valet (drop-off / pick-up area) during the pm peak hour of the generator assuming a driving distance of 500 feet.

### Exhibit 5

### **Queuing Calculations**

### Valet Drop-off / Pick-up Area (Driving distance of 500 feet)

Q = Processing Rate = 
$$\frac{60 \text{ min/hr}}{1.61 \text{ min/process}}$$
 = 37.25  $process/hr$  q = Demand Rate = 74  $\frac{veh}{hr}$  N = Service Positions = 4 Attendants  $\rho$  = Utilization factor =  $\frac{q}{(NQ)}$  =  $\frac{74 \text{ veh/hr}}{4 \times 37 \text{ process/hr}}$  = 0.4966  $Q_m$  = Table Value = 0.1711 M = queue length which is exceeded 5% of the time [P(x>M)]  $M = \frac{\ln P(x>M) - \ln(Q_m)}{\ln(\rho)} - 1 = \frac{\ln(0.05) - \ln(0.1711)}{\ln(0.4966)} - 1 = 0.76$ , say 1 vehicle on queue

The results of the analysis for a driving distance of 500 feet, shows that a total of four valet attendants would be able to handle the demand during the PM peak hour of generator at the valet drop-off / pick-up area with an average queue of one vehicles or less. Based on the site plan, the valet drop-off / pick-up area has approximately 80 feet of storage; this distance is enough to accommodate four vehicles in the queue.

Re: The Mile Hotel & Shops Valet Queuing Analysis - #19202



The weighted valet processing rate for the scenario assuming a driving distance of 1,000 feet is shown on Exhibit 6.

### Exhibit 6 Hotel Valet Processing Rate Valet Drop-off / Pick-up (Driving distance of 1,000 feet)

### Valet Time (Inbound/Outbound)

 Processing time:
  $60 \sec / 60 \sec / 1 \min = 1.00 \min$  

 Driving time:
  $1000 \text{ ft} * 1 \min / 5280 \text{ ft} * 1 \text{ hr} / 15 \min \text{ sec} / 60 \min / \text{ hr} = 0.76 \min$  

 Walking time:
  $500 \text{ ft} / 8 \text{ ft} / \text{sec} / 60 \text{ sec} / \min = 1.04 \min$  

 Total
  $= 3.84 \min$ 

### Taxi (Drop-off / Pick-up)

Processing time:  $60 \sec / 60 \sec / 1 \min = 1.00 \min$ Total  $= 1.00 \min$ 

### <u>Uber / Lyft (Drop-off / Pick-up)</u>

Processing time:  $60 \sec / 60 \sec / 1 \min = 1.00 \min$ Total  $= 1.00 \min$ 

### Hotel Shuttle (Drop-off / Pick-up)

Processing time:  $60 \sec / 60 \sec / 1 \min = 1.00 \min$ Total  $= 1.00 \min$ 

### Other (Drop-off / Pick-up)

Processing time:  $60 \sec / 60 \sec / 1 \min = 1.00 \min$ Total  $= 1.00 \min$ 

### Weighted Valet Time

 43% Valet:
 0.43\*3.84 min = 1.65 min

 15% Taxi:
 0.15\*1.00 min = 0.15 min

 11% Uber/ Lyft:
 0.11\*1.00 min = 0.11 min

 22% Hotel Shuttle:
 0.22\*1.00 min = 0.22 min

 9% Other:
 0.09\*1.00 min = 0.09 min

 Total
 = 2.22 min

Re: The Mile Hotel & Shops Valet Queuing Analysis - #19202





Pag

An iterative approach was used to determine the minimum number of valet attendants required during the PM peak hour to serve both the entering and exiting vehicles that will ensure that the average queue at valet drop-off / pick-up will not extend past the valet storage. Exhibit 7 shows the calculations for the inbound / outbound valet (drop-off / pick-up area) during the pm peak hour of the generator assuming a driving distance of 1,000 feet.

Exhibit 7
Queuing Calculations
Valet Drop-off/pick up Area (Driving distance of 1,000 feet)

Q = Processing Rate = 
$$\frac{60 \, min/hr}{2.27 \, min/process}$$
 = 27.00 process/hr  
q = Demand Rate = 74  $\frac{veh}{hr}$   
N = Service Positions = 5 Attendants  
 $\rho$  = Utilization factor =  $\frac{q}{(NQ)}$  =  $\frac{74 \, veh/hr}{5 \times 27 \, process/hr}$  = 0.5479  
 $Q_{\rm m}$  = Table Value = 0.1870  
M = queue length which is exceeded 5% of the time [P(x>M)]  
 $M = \frac{\ln P(x>M) - \ln(Q_m)}{\ln(\rho)} - 1 = \frac{\ln(0.05) - \ln(0.1870)}{\ln(0.5479)} - 1 = 1.19$ , say 2 vehicles on queue

The results of the analysis for a driving distance of 1,000 feet, show that a total of five valet attendants would be able to handle the demand during the PM peak hour of generator at the valet drop-off/pick-up area with an average queue of approximately two vehicles or less. Based on the site plan, the valet drop-off/pick-up area has approximately 80 feet of storage; this distance is enough to accommodate four vehicles in the queue.

It should be noted that the queuing analyses considered the worst case scenario during the peak hours to make sure that the queue does not spillback onto the Ponce de Leon Boulevard. Once operational, the development can assess the actual need for valet attendants at different times of day.

Re: The Mile Hotel & Shops Valet Queuing Analysis - #19202



In conclusion, the results of the analysis for a driving distance of 500 feet, shows that a total of four valet attendants would be able to handle the demand during the PM peak hour of generator at the valet drop-off / pick-up area with an average queue of approximately one vehicle or less. The results of the analysis for a driving distance of 1,000 feet, show that a total of five valet attendants would be able to handle the demand during the PM peak hour of generator at the valet drop-off / pick-up area with an average queue of approximately two vehicles or less. Based on the site plan, the valet drop-off / pick-up area has approximately 80 feet of storage; this distance is enough to accommodate four vehicles in the queue. We stand ready to provide any support needed for this proposed project. Should you have any questions or comments, please call me at (305) 447-0900.

Juan Espinosa, PE

Vice-President - Transportation

Attachments

 $W: \\ 19\\ 19202\\ Queuing\ Analysis\_Aug\ 2019\\ The\ Mile\ Hotel\ Queuing\ Analysis\_August\ 2019. \\ docx\ August\ 2019\\ Docx\ 2019\\ Docx\ August\ 2019\\ Docx\ 2019\\$ 



Re: The Mile Hotel & Shops Valet Queuing Analysis - #19202

Page 10

## ATTACHMENT A

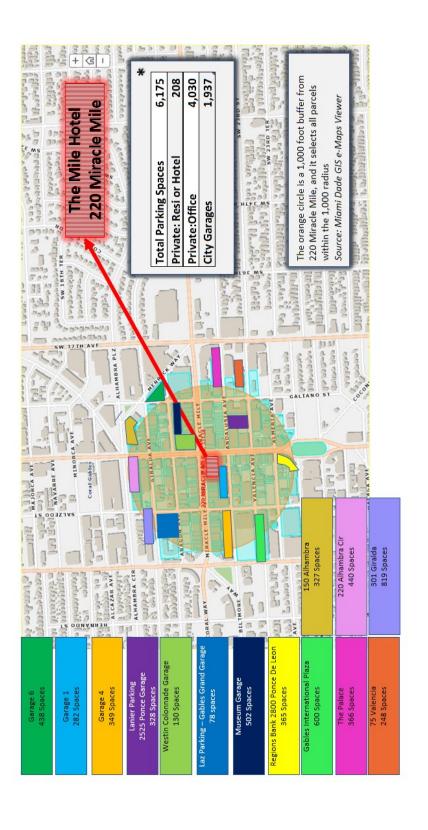


## ATTACHMENT B

ē	Weekly Distribution of Modes of Hallsportation	on or iviodes or	ransportation	:
Chec	Check-ins for:	Weekdays	Weekend	Weekly
Number	Number of Check-ins:	239	94	333
Percent	Percent of check-ins:	72%	28%	100%
Mobicles	Amount	112	32	144
veilleres	Percent	33%	10%	43%
i Sec	Amount	38	12	20
IdAI	Percent	11%	4%	15%
+ <del>}</del> *1/****	Amount	28	6	37
ODEL/ LYIL	Percent	8%	3%	11%
olassi Chastle	Amount	41	33	74
חטופו אומננופ	Percent	12%	10%	22%
Other form of	Amount	20	8	28
Drop Off	Percent	%9	3%	%6

the state of the s	230	
Number of Weekday Check-IIIs.	200	
Car:	112	47%
Taxi:	38	16%
Uber/ Lyft:	28	12%
Hotel Shuttle:	41	17%
Other form of Drop Off:	20	%8
Weekend Distribution of Modes of Transportation	s of Transpo	rtation
Number of Weekend Check-ins:	94	
Car:	32	34%
Taxi:	12	13%
Uber/ Lyft:	6	10%
Hotel Shuttle:	33	35%
Other form of Drop Off:	8	%8
Weekly Distribution of Modes of Transportation	ofTranspor	tation
Number of Weekly Check-ins:	333	
Car:	144	43%
Taxi:	20	15%
Uber/ Lyft:	37	11%
Hotel Shuttle:	74	25%
Other form of Dron Off	٥٥	700

333	94	333
100%	28%	128%
100%	0	333
100%	0%	100%
144	0	144
	333 100% 100% 100% 144 144	



### **Grand Beach Hotel**

July 20,2011 J. Espinosa (DPA)

ehicle	In	Out	Type	Arrival Time	Processing	Notes
emcie	111	Out	Type	Arrival Time	Time	Notes
1		Х	Car	8:34 AM	0:00:37	Valet Return
2		X	Car	8:35 AM	0:01:06	Valet Return
3		X	Car	8:36 AM	0:00:25	Valet Return
4		X	Car	8:36 AM	0:00:38	Pick Up (Personal)
5	X		Car	8:41 AM	0:00:18	Guest In
6		Х	Car	8:45 AM	0:00:30	Valet Return
7	X		Car	8:52 AM	0:01:17	Check In
8		Х	Car	9:02 AM	0:01:46	Check Out
9	Х		Car	9:04 AM	0:01:01	Check In
10	Х		Car	9:05 AM	0:00:51	Check In
11		Х	Van	9:06 AM	0:00:32	Tour
12		X	Taxi	9:09 AM	0:00:26	Guest Out
13	Х		Car	9:09 AM	0:02:34	Check In
14		Х	Car	9:10 AM	0:00:26	Valet Return
15		X	Car	9:11 AM	0:00:37	Valet Return
16	Х		Car	9:14 AM	0:00:28	Guest In
17		Х	Car	9:14 AM	0:00:22	Valet Return
18	Х		Car	9:18 AM	0:01:02	Check In
19		Х	Car	9:18 AM	0:00:36	Valet Return
20		Х	Taxi	9:21 AM	0:00:22	Guest Out
21		X	Car	9:21 AM	0:01:26	Check Out
22		X	Car	9:22 AM	0:00:44	Valet Return
23	Х	••	Car	9:25 AM	0:01:21	Check In
24	.,	Х	Car	9:25 AM	0:01:06	Valet Return
25		X	Car	9:26 AM	0:00:23	Valet Return
26		X	Car	9:28 AM	0:00:25	Valet Return
27		X	Car	9:29 AM	0:00:22	Valet Return
28		X	Car	9:29 AM	0:00:22	Valet Return
29		X	Car	9:34 AM	0:00:46	Valet Return
30	х	^	Car	9:38 AM	0:01:04	Check In
31	^	Х	Car	9:38 AM	0:00:36	Valet Return
32		X	Car	9:39 AM	0:00:36	Valet Return
33		X	Car	9:41 AM	0:00:21	Guest Out
34		X	Car	9:43 AM	0:00:34	Valet Return
35		X	Car	9:43 AM 9:45 AM	0:00:14	Check Out
36	х	^	Car	9:45 AM 9:45 AM	0:02:04	Check Out
35	٨	х	Car Taxi	9:45 AM 9:48 AM	0:01:20	Check Out
38		X	Car	9:48 AM	0:00:48	Guest Out
39		X	Car	9:49 AM	0:00:26	Valet Return
	Х	Α	Car	9:49 AM 9:51 AM	0:00:48	Check In
40	X	v				
41 42		X	Car	9:51 AM	0:00:30	Valet Return
		X	Car	9:57 AM	0:00:28	Valet Return
43		X	Car	9:58 AM	0:01:22	Check Out
44		X	Car	10:02 AM	0:00:32	Valet Return
45		X	Car	10:03 AM	0:00:35	Valet Return
46		Х	Van	10:04 AM	0:00:46	Valet Return
47	Х	.,	Car	10:06 AM	0:00:39	Check In
48		X	Car	10:08 AM	0:01:58	Check Out
49		Х	Taxi	10:08 AM	0:01:48	Check Out
50		Х	Car	10:09 AM	0:00:41	Valet Return
51		Х	Car	10:10 AM	0:00:44	Valet Return
52		Х	Car	10:12 AM	0:00:26	Valet Return
53	Х		Taxi	10:13 AM	0:00:42	Check In
54		Х	Taxi	10:14 AM	0:02:21	Check Out
55			Taxi	10:16 AM	0:01:48	Check Out
56		Х	Car	10:18 AM	0:00:37	Valet Return
57		Х	Car	10:18 AM	0:00:56	Valet Return
58	X		Car	10:20 AM	0:00:40	Guest In

Total Processing Time:

Average Processing Time:

0:50:10 0:00:51

### Applications of Queueing Analysis

location, a 5% probability of back-up onto the adjacent street is judged to be acceptable. Demand on the system for design is expected to be 110 vehicles in a 45-minute period. Average service time was expected to be 2.2 minutes. Is the queue storage adequate?

231

Such problems can be quickly solved using Equation (8-9b) given in Table 8-10 and repeated below for convenience.

$$M = \left[\frac{\ln P(x > M) - \ln Q_M}{\ln \rho}\right] - 1$$

where:

M = queue length which is exceeded p percent of the time

N = number of service channels (drive-in positions)

Q =service rate per channel (vehicles per hour)

$$\rho = \frac{\text{demand rate}}{\text{service rate}} = \frac{q}{NQ} = \text{utilization factor}$$

q = demand rate on the system (vehicles per hour)

 $Q_{\rm M}$  = tabled values of the relationship between queue length, number of channels, and utilization factor (see Table 8.11)

**TABLE 8-11** Table of Q<sub>M</sub> Values

P	N = 1	2	3	4	6	8	10
0.0	0.0000	0.0000	0.0000	0.0000			
0.1	.1000	.0182	.0037	.0008	.0000	0.0000	0.0000
.2	.2000	.0666	.0247	.0096	.0015	.0002	.0000
.3	.3000	.1385	.0700	.0370	.0111	.0036	.0011
.4	.4000	.2286	.1411	.0907	.0400	.0185	.0088
.5	.5000	.3333	.2368	.1739	.0991	.0591	.0360
.6	.6000	.4501	.3548	.2870	.1965	.1395	.1013
.7	.7000	.5766	.4923	.4286	.3359	.2706	.2218
.8	.8000	.7111	.6472	.5964	.5178	.4576	.4093
.9	.9000	.8526	.8172	.7878	.7401	.7014	.6687
1.0	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000

 $<sup>\</sup>rho = \frac{q}{\textit{NQ}} = \frac{\textit{arrival rate, total}}{(\textit{number of channels})(\textit{service rate per channel})}$ arrival rate, total

### Solution

Step 1: 
$$Q = \frac{60 \text{ min/hr}}{2.2 \text{ min/service}} = 27.3 \text{ services per hour}$$
  
Step 2:  $q = (110 \text{ veh/45 min}) \times (60 \text{ min/hr}) = 146.7 \text{ vehicles per hour}$ 

Step 2: 
$$q = (110 \text{ veh/}45 \text{ min}) \times (60 \text{ min/hr}) = 146.7 \text{ vehicles per hour}$$

Step 3: 
$$\rho = \frac{q}{NQ} = \frac{140.7}{(6)(27.3)} = 0.8956$$

Step 3:  $\rho = \frac{q}{NQ} = \frac{146.7}{(6)(27.3)} = 0.8956$ Step 4:  $Q_M = 0.7303$  by interpolation between 0.8 and 0.9 for N = 6 from the table of  $Q_M$  values (see Table 8-11).

Step 5: The acceptable probability of the queue, M, being longer than the storage, 18 spaces in this example, was stated to be 5%. P(x > M) = 0.05, and:

$$M = \left[ \frac{\ln 0.05 - \ln 0.7303}{\ln 0.8956} \right] - 1 = \left[ \frac{-2.996 - (-0.314)}{-0.110} \right] - 1$$
  
= 24.38 - 1 = 23.38, say 23 vehicles.

N - number of channels (service positions)

### **DAVID PLUMMER & ASSOCIATES**

TRAFFIC ENGINEERING • CIVIL ENGINEERING • TRANSPORTATION PLANNING

1750 PONCE DE LEON BOULEVARD | CORAL GABLES, FLORIDA 33134 305•447•0900 | DPA@DPLUMMER.COM

August 13, 2019

Ms. Jessica A. Keller Assistant Public Works Director City of Coral Gables Public Works Department 2800 SW 72 Ave Miami, Florida 33155 305.733.0122 jkeller@coralgables.com

RE: The Mile Hotel & Shops Trip Generation - #19202

Dear Ms. Keller,

David Plummer & Associates has been retained by Greenberg Traurig to perform a trip generation analysis for the proposed The Mile Hotel & Shops development. Contact information for the developer is as follows:

Mr. Jorge L. Navarro Greenberg Traurig, P.A. 333 S.E. 2nd Avenue Miami, FL 33131 navarrojo@gtlaw.com (305) 579-0821

The proposed The Mile Hotel & Shops project will be located on the southwest corner of the Miracle Mile (Coral Way) / Ponce de Leon Boulevard intersection in Coral Gables, Florida. The project is proposing to replace an existing 46,646 SF of retail space with a mixed-use building consisting of a 120-room hotel and 27,920 SF of retail space. A copy of the proposed site plan is provided in Attachment A.

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



(LUC) 310 (Hotel), and 820 (Shopping Center) were utilized for the existing and proposed trip generation. Based on U.S. Census Bureau data, a 14% deduction was applied for other modes of transportation. A trip generation summary is provided in Table 1. Detailed trip generation calculations are provided in Attachment A.

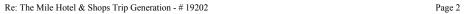
Table 1: Trip Genera	ation Summary		
Development Plan	Total Weekday	A.M. Peak Hour	P.M. Peak Hour
Existing	3,580	151	175
Proposed	3,452	184	163
ΔTrips	-128	33	-12

As shown in Table 1, the results of the trip generation analysis indicate that the proposed development represents an increase of 33 AM peak hour trips and a decrease of 128 daily and 12 PM peak hour trips when compared to the existing development. Since the project will generate less than 50 net new (two-way) vehicle trips during the am and pm peak hours, we are requesting that the project be exempt from conducting a Traffic Impact Study.

We stand ready to provide any support needed for this project. Should you have any questions or comments, please call me at (305) 447-0900.

Juan Espinosa, PE

W:\19\19202\Trip Gen Letter \_Aug 2019\Trip Gen-let-19202 Aug 2019.docx





## ATTACHMENT A



## Mile Hotel & Shops Proposed

19202

Proposed ITE Land Use	Number of Units	Daily Vehicle		I Peak H ehicle Tri			I Peak He ehicle Tri	
Designation <sup>1</sup>	of Chits	Trips	In	Out	Total	In	Out	Total
Hotel  Land Use Code: 310	120 Rooms	928	32	22	54	33	31	64
Retail Land Use Code:820	27,920 SF	2,524	103	63	166	101	110	211
Total Gross Trips		3,452	135	85	220	134	141	275
Internalization	AM PM	-2.7% -5.8%	-3	-3	-6	-8	-8	-16
Passby (Retail)		-34%	0	0	0	-35	-35	-70
Other Modes of Transport	ation	-14%	-18	-12	-30	-12	-14	-26
Net Proposed	<b>Frips</b>		114	70	184	79	84	163

Existing

Proposed ITE Land Use	Number	Daily Vehicle		I Peak H ehicle Tri			I Peak He Chicle Tri	
Designation <sup>1</sup>	of Units	Trips	In	Out	Total	In	Out	Total
Retail  Land Use Code: 820	46,646 SF	3,580	109	67	176	148	161	309
Total Gross Trips		3,580	109	67	176	148	161	309
Passby (Retail)		-34%	0	0	0	-50	-55	-105
Other Modes of Transport	ation	-14%	-15	-9	-25	-14	-15	-29
Net Existing T	rips		94	58	151	84	91	175

	Daily Vehicle		I Peak He chicle Tri			I Peak He ehicle Tri	
	Trips	In	Out	Total	In	Out	Total
Proposed	3,452	114	70	184	79	84	163
Existing	3,580	94	58	151	84	91	175
Difference	-128	20	12	33	-5	-7	-12

<sup>&</sup>lt;sup>1</sup> Based on ITE Trip Generation Manual, 10th Ed.

## AM Peak Hour Trip Generation and Internalization

The Mile Hotel & Shops

					Γ
	Hotel		Ret		
Lanc	l Use 310		Land U	se 820	
120	Rooms		27,92	0 SF	
In	Out		In	Out	
32	22		103	63	220 ITE Trips
U	NBALANCE D	INTE	ERNALIZATIO	NC	
	14% 3	3	4% 4		
0% 0		U		0% 0	
	Hotel		Ret	ail	
ln	Out		In	Out	
32	22		103	63	220 Vehicle Trips
ı	BALANCED I	NTE	RNALIZATIO	V	
	-3		-3		
0				0	
0	-3		-3	0	-6 Internal
32	19		100	63	214 External Trips
	5.6%			1.8%	2.7% % Internal
0	0				0 0% Passby
32	19		100	63	214
-4	-3		-14	-9	-30 -14.0% Transit/Pedestriar
28	16		86	54	184 Net New External Trips

19202 Proposed AM

## PM Peak Hour Trip Generation and Internalization The Mile Hotel & Shops

	lotel			tail	
Land	Use 310		Land l	Jse 820	
120	Rooms		27,9	20 SF	
In	Out		In	Out	
33	31		101	110	275 ITE Trips
UN	IBALANCED	INTE	RNALIZATI	ON	
	16% <u>5</u>	2	2% 2		
17% 6		6		5% 6	
F	lotel		Re	tail	
In	Out		ln	Out	
33	31		101	110	275 Vehicle Trips
E	BALANCED I	NTER	NALIZATIO	N	
	-2		-2		
-6				-6	
-6	-2		-2	-6	-16 Internal
27	29		99	104	259 External Trips
	12.5%			3.8%	5.8% % Internal
			-35	-35	-70 34% Passby
27	29		64	69	189
-4	-4		-8	-10	-26 -14.0% Transit/Pedestrian
23	25		56	59	163 Net New External Trips

Proposed PM 19202

8/8/2019 9:38 AM 19202 Mile Hotel David Plummer Associates, Inc

310 - Hotel	General	c		Weekday, Peak Hour of	Best Fit (LIN)	32	22	ï
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban	Kooms	170	Adjacent Street Traffic,	T = 0.50(X) +-5.34	29%	41%	54
820 - Shopping Center	General	*10 42 = 20001	100	Weekday, Peak Hour of	Best Fit (UN)	103	63	100
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban	TOOO Sq. Pt. GLA	76:77	Adjacent Street Traffic,	T = 0.50(X) + 151.78	92%	38%	0007
PM Peak								
0 to 0 0 to 1	a citara l	M	čijo	Time Berind	Method	Entry	Exit	Total
במונים כחפים כל במנים כחפים כי	100000	2	286	50	Rate/Equation	Split%	Split%	
310 - Hotel	General	Doom	130	Weekday, Peak Hour of	Best Fit (LIN)	33	31	7.7
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban	SIIIO	177	Adjacent Street Traffic,	T = 0.75(X) + -26.02	51%	49%	5
820 - Shopping Center	General	A 10 47 83 0001	10.70	Weekday, Peak Hour of	Best Fit (LOG)	101	110	776
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban	TOOD 34: FL. GLA	76.12	Adjacent Street Traffic,	Ln(T) =0.74Ln(X) + 2.89	48%	25%	117
AM Peak of Gen								
2	location	Α.	Cia	Time Borind	Method	Entry	Exit	T-+
rand Ose & Data Source	LOCATION	10	3126	lime Period	Rate/Equation	Split%	Split%	IOIGI
310 - Hotel	General	Dooms	130	Weekday, AM Peak Hour	Best Fit (LOG)	39	33	5
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban	NOOTIES	120	of Generator	Ln(T) =0.84Ln(X) + 0.25	54%	46%	3,
820 - Shopping Center	General	1000 52 54 61 0	00.70	Weekday, AM Peak Hour	Best Fit (LIN)	83	71	15.4
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban	TOOO 34: FL: GEA	76:17	of Generator	T = 2.76(X) + 77.28	54%	46%	+61

0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	noitrool	W	O.F.O.	Timo Boriod	Method	Entry	Exit	Total
rain Ose & Data 30ai ce	FOCATION	2	2710	0000	Rate/Equation	Split%	Split%	Loral
310 - Hotel	General	Booms	130	Weekday, AM Peak Hour	Best Fit (LOG)	39	33	
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban	KOOIIIS	170	of Generator	Ln(T) =0.84Ln(X) + 0.25	54%	46%	7/
820 - Shopping Center	General	410 47 52 000 t	50 25	Weekday, AM Peak Hour	Best Fit (LIN)	83	71	15.4
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban	TOOD 34: FL. GLA	76.17	of Generator	T = 2.76(X) +77.28	54%	46%	T24
PM Peak of Gen								
Land Hee & Data Courses	location	2	Ciro	Time Berind	Method	Entry	Exit	Total
raint cod & Data contre		2	2170		Rate/Equation	Split%	Split%	IOTA
310 - Hotel	General	- C	00.1	Weekday, PM Peak Hour	Best Fit (LOG)	43	31	7.4
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban	2000	120	of Generator	Ln(T) =0.93Ln(X) + -0.14	28%	45%	ţ,
820 - Shopping Center	General	100054 54 61 8	17.03	Weekday, PM Peak Hour	Best Fit (LOG)	113	113	966
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban	1000 34: Ft. GLA	76:17	of Generator	Ln(T) =0.72Ln(X) + 3.02	20%	%05	077

o to Control of the C	1010	2	č ij	Time Design	Method	Entry	Exit	I C+OF
rain Ose & Data source	LOCARION	2	2710	none Leilon	Rate/Equation	Split%	Split%	10tg
310 - Hotel	General	Document of	130	Montpless	Best Fit (LIN)	464	494	800
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban	NOULIS	120	weekday	T = 11.29(X) + -426.97	20%	%09	970
820 - Shopping Center	General	4 1000 t	10.77	Montpless	Best Fit (LOG)	1262	1262	7534
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban	TOOD 34: FL. GLA	76.17	weekday	Ln(T) =0.68Ln(X) + 5.57	20%	%05	<del>+7</del> C7

Property Search Application - Miami-Dade County





## **OFFICE OF THE PROPERTY APPRAISER**

## Summary Report

Generated On: 8/8/

Property Information	
Folio:	03-4117-005-0350
Property Address:	220 MIRACLE MILE Coral Gables, FL 33134-5908
Owner	GABLES MIRACLE MILE LLC C/O TERRANOVA CORPORATION
Mailing Address	801 ARTHUR GODFREY RD #600 MIAMI BEACH, FL 33140 USA
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	1211 MIXED USE- STORE/RESIDENTIAL : RETAIL OUTLET
Beds / Baths / Half	0/0/0
Floors	2
Living Units	0
Actual Area	47,999 Sq.Ft
Living Area	47,999 Sq.Ft
Adjusted Area	46,646 Sq.Ft
Lot Size	23,945 Sq.Ft
Year Built	1950

Assessment Informa	ation		
Year	2019	2018	2017
Land Value	\$10,176,625	\$7,782,125	\$5,986,250
Building Value	\$2,323,375	\$2,350,444	\$4,613,750
XF Value	\$0	\$0	\$0
Market Value	\$12,500,000	\$10,132,569	\$10,600,000
Assessed Value	\$11,145,825	\$10,132,569	\$10,145,492

Benefits Informati	Type 2019 2019 2019 2019 2019 2019 2019 2019			
Benefit	Туре	2019	2018	2017
Non-Homestead Cap		\$1,354,175		\$454,508
	Type 20 mestead Assessment Reduction \$1,354,1	xable Values (	i.e. Cou	inty,

Short Legal Description
17 54 41 PB 10-40
CORAL GABLES CRAFTS SEC
LOTS 17 TO 24 INC BLK 2
LOT SIZE 199.500 X 120
OR 19376-3939 1100 6



Taxable Value Inforr	nation		
	2019	2018	
County			
Exemption Value	\$0	\$0	
Taxable Value	\$11,145,825	\$10,132,569	\$10,14
School Board			
Exemption Value	\$0	\$0	
Taxable Value	\$12,500,000	\$10,132,569	\$10,60
City	•		
Exemption Value	\$0	\$0	
Taxable Value	\$11,145,825	\$10,132,569	\$10,14
Regional			
Exemption Value	\$0	\$0	
Taxable Value	\$11,145,825	\$10,132,569	\$10,14
	4		

Sales Infor	mation		
Previous Sale	Price	OR Book- Page	Qualification Description
10/11/2013	\$12,280,000	28866- 2257	Transfer where the sale price is verified to be part of a package or bale.
10/01/2004	\$11,950,000	22781- 0358	Other disqualified
11/01/2000	\$908,400	19376- 3939	Other disqualified
12/01/1999	\$3,750,000	18910- 0517	Other disqualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appra and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp https://www8.miamidade.gov/Apps/PA/propertysearch/ 8/8/2019 19202 Mile Hotel

David Plummer Associates, Inc

8/13/2019 10:27 AM

Dev. phase: 1			INO. OI TEATS TO PROJECT O	0				
Analyst Note:								
Warning: The time peric	Warning: The time periods among the land uses do not appear to match.	appear to match.						
VEHICLE TRIPS BEFORE REDUCTION								
Court of the Court	100	2	Cia	Time Berind	Method	Entry	Exit	
Land Ose & Data source	LOCATION	2	azic	norme Period	Rate/Equation	Split%	Split%	
820 - Shopping Center	General	41000 52 52 54	76.65	velocion.	Best Fit (LOG)	1790	1790	
Data Source: Trip Generation Manual, 10th Ed	10th Ed Urban/Suburban	1000 34: Tr. GEA	10.04	weenday	Ln(T) =0.68Ln(X) + 5.57	20%	20%	,
820(1) - Shopping Center	General	40000	46.65	Weekday, Peak Hour of	Best Fit (LIN)	109	29	
Data Source: Trip Generation Manual, 10th Ed	10th Ed Urban/Suburban	TOOD 34: P.C. SEA	40.03	Adjacent Street Traffic, $T = 0.50(X) + 151.78$	T = 0.50(X) + 151.78	978	38%	
820(2) - Shopping Center	General	4000 54 54 51 %	46.65	Weekday, Peak Hour of	Best Fit (LOG)	148	161	
Data Source: Trip Generation Manual, 10th Ed	10th Ed Urban/Suburban	TOOO 34: LF: GEA	40.03	Adjacent Street Traffic,	Adjacent Street Traffic, Ln(T) =0.74Ln(X) + 2.89	48%	25%	





S0801

### COMMUTING CHARACTERISTICS BY SEX

2013-2017 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Technical Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

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

Subject		Census Tract 62.03	, Miami-Dade Cou	nty, Florida	
	Tota	al	Mal	e	Female
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Workers 16 years and over	1,136	+/-215	559	+/-132	577
MEANS OF TRANSPORTATION TO WORK					
Car, truck, or van	73.8%	+/-8.4	77.6%	+/-11.5	70.0%
Drove alone	67.1%	+/-9.1	72.6%	+/-12.1	61.7%
Carpooled	6.7%	+/-5.2	5.0%	+/-7.3	8.3%
In 2-person carpool	6.6%	+/-5.1	4.8%	+/-7.2	8.3%
In 3-person carpool	0.0%	+/-3.5	0.0%	+/-6.9	0.0%
In 4-or-more person carpool	0.1%	+/-0.2	0.2%	+/-0.4	0.0%
Workers per car, truck, or van	1.05	+/-0.04	1.03	+/-0.05	1.06
Public transportation (excluding taxicab)	8.8%	+/-6.8	5.2%	+/-6.8	12.3%
Walked	2.8%	+/-2.2	2.5%	+/-2.9	3.1%
Bicycle	2.4%	+/-2.9	4.8%	+/-6.0	0.0%
Taxicab, motorcycle, or other means	3.3%	+/-3.1	6.6%	+/-6.4	0.0%
Worked at home	9.0%	+/-5.5	3.2%	+/-4.5	14.6%
PLACE OF WORK					
Worked in state of residence	97.7%	+/-1.6	97.1%	+/-3.3	98.3%
Worked in county of residence	96.7%	+/-2.1	97.0%	+/-3.3	96.5%
Worked outside county of residence	1.0%	+/-1.4	0.2%	+/-0.4	1.7%
Worked outside state of residence	2.3%	+/-1.6	2.9%	+/-3.3	1.7%
Living in a place	100.0%	+/-3.5	100.0%	+/-6.9	100.0%
Worked in place of residence	39.4%	+/-8.6	39.0%	+/-14.2	39.9%
Worked outside place of residence	60.6%	+/-8.6	61.0%	+/-14.2	60.1%
Not living in a place	0.0%	+/-3.5	0.0%	+/-6.9	0.0%
Living in 12 selected states	0.0%	+/-3.5	0.0%	+/-6.9	0.0%
Worked in minor civil division of residence	0.0%	+/-3.5	0.0%	+/-6.9	0.0%
Worked outside minor civil division of residence	0.0%	+/-3.5	0.0%	+/-6.9	0.0%
Not living in 12 selected states	100.0%	+/-3.5	100.0%	+/-6.9	100.0%
Workers 16 years and over who did not work at home	1,034	+/-209	541	+/-126	493
TIME LEAVING HOME TO GO TO WORK					

1 of 5 08/13/2019

### **DAVID PLUMMER & ASSOCIATES**

TRAFFIC ENGINEERING • CIVIL ENGINEERING • TRANSPORTATION PLANNING

1750 PONCE DE LEON BOULEVARD | CORAL GABLES, FLORIDA 33134 305•447•0900 | DPA@DPLUMMER.COM

August 13, 2019

Mr. Jorge L. Navarro Greenberg Traurig, P.A. 333 S.E. 2nd Avenue Miami, FL 33131 navarrojo@gtlaw.com (305) 579-0821

RE: The Mile Hotel & Shops Parking Analysis - #19202

Dear Jorge,

DPA has completed a parking analysis for the proposed Mile Hotel & Shops project. The project will be located on the southwest corner of the Miracle Mile (Coral Way) / Ponce de Leon Boulevard intersection in Coral Gables, Florida (see Exhibit 1). The project is proposing a mixed-use building consisting of a 120-room hotel and 27,920 SF of retail space. The project is not providing any parking on-site but is providing a drop-off/pick-up area in the existing alley located on the south side of the building. The project site plan is provided in Attachment A. The purpose of this study is to conduct a parking analysis to justify a reduction of the off-street parking requirements.

### Background

The City of Coral Gables exempts commercial developments along Miracle Mile from providing off-street parking. Therefore, the proposed project is not required to provide off-street parking for the 27,920 SF of retail space. The hotel portion of the project will provide remote off-street parking consistent with the Zoning Code, Article 5, Division 14, Section 5-1408 (B).

### **Parking Analysis**

Conventional parking policies are based on standards that generally focus on setting a minimum number of parking spaces for various land uses. These policies assume that all trips to a location are made by automobile which can result in an oversupply of parking in urban settings and other locations where alternatives to driving and the opportunity to share available parking supply exist.





Project Location

Exhibit 1
Location Map



DAVID PLUMMER & ASSOCIATES | Project No. 19202

p.2

Mixed-use districts such as where the project is located, can benefit from the development of parking management strategies. Parking management reduces the amount of land required for parking facilities, reduces automobile use and increases infill affordability. Parking Management strategies considered for this project include:

- Parking Rate Based on Local Data
- Multimodal Facilities
- Transit
- Use of Existing Parking Inventory
- Financial Incentives

### Parking Rate Based on Local Data

DPA conducted a parking occupancy study at the Courtyard by Marriott Hotel located on the northwest corner of the LeJeune Road / Navarre Avenue intersection. The occupancy analysis was conducted to determine the actual parking rate for a hotel located in the Coral Gables CBD area. Courtyard by Marriott currently has two parking lot areas. The following is a description of the parking lot areas:

Courtyard On-site Parking Lot: Access to the separate areas within the on-site parking lot is provided via driveways accessing Minorca Avenue, LeJeune Road (SW 42<sup>nd</sup> Avenue) and Navarre Avenue. The onsite parking lot has a total of 66 parking spaces. Parking Lot Areas A - H, used for data collection, are graphically shown in Attachment B.

Satellite Parking Lot: Access to this parking lot is via a two-way driveway on Navarre Avenue. The satellite parking lot has 48 parking spaces. Parking Lot Areas A – D, used for data collection, are graphically shown in Attachment B.

The purpose of the occupancy study was to calculate the actual parking rate of the existing hotel. The calculated rate at the existing hotel was used to estimate the required number of parking spaces for the proposed The Mile Hotel.

The occupancy study was conducted from 7:00 AM to 10:00 PM on Tuesday, June 20, 2017 through Thursday, June 22, 2017 and Saturday, June 24, 2017. Counts at the two parking lots were collected every hour by area. Collected hourly occupancy data is provided in Attachment A. It should be noted that during the time the data was collected, the hotel occupancy varied daily. Hotel occupancy data, provided by the hotel, was included in the summary sheet also provided in Attachment B.

The number of parked vehicles at each parking lot were combined and an occupancy percentage was calculated based on a total capacity of 114 parking spaces. The highest combined occupancy

Re: The Mile Hotel & Shops Parking Analysis - #19202



of 89.5% (102 parked vehicles) was observed on Thursday, June 22, 2017 at 7:00 AM. The highest combined occupancy on Saturday, June 24, 2017 was 86.0% (98 parked vehicles) observed at 7:00 AM. Exhibit 2 provides the combined occupancy summary for the weekday and weekend, the hotel occupancy on the date of data collection, and the calculated rate for vehicles per room.

Exhibit 2 **Combined Occupancy Summary** 

		Highes	st Parking O	ecupancy
Parking Capacity		Parked	Available	% Occupied
Tuesday, June 20, 2017	114	86	28	75.4%
7:00 AM - 10:00 PM		Time Obs	erved: 9:00 P	M
Wednesday, June 21, 2017	114	89	25	78.1%
7:00 AM - 10:00 PM		Time Obs	erved: 10:00	PM
Thursday, June 22, 2017	114	102	16	89.5%
7:00 AM - 10:00 PM		Time Obs	erved: 7:00 A	M
Saturday, June 24, 2017	114	98	20	86.0%
7:00 AM - 10:00 PM		Time Obs	erved: 7:00 A	М

Но	tel Occupan	cy	Calc. Rate
Total	Occupied	%	(parking/ room)
165	164	99%	0.52
165	148	90%	0.60
165	150	91%	0.68
165	144	87%	0.68

The highest parking rate was calculated to be 0.68 parking spaces per room. It should be noted that the parking rate for each day was determined by the number of occupied rooms (not total rooms) in order to be conservative and account for full occupancy. It should also be noted that hotel staff and guests are given a sticker to display on their vehicles when parked at either the onsite or satellite parking lots. Vehicles with hotel stickers were counted during data collection periods. Data show that on average 43% of the parked vehicles at any given hour had a hotel sticker displayed. This means that on average 57% of parked vehicles at the on-site and satellite parking lot do not display the sticker and therefore may not belong to the existing hotel, or are hotel guests not following protocol. In essence, the collected parking lot data might include vehicles that do not belong to the hotel, and therefore the rate calculated above represents a conservative estimate.

The difference between the calculated parking rate and the rate required by City code could be attributed to guests using taxis, the increase in use of ride-sharing (Uber/Lyft) by guests, and the hotel shuttle service. To corroborate this assumption, a survey was conducted at the existing Courtyard by Marriott hotel to estimate the percentage of hotel guests using vehicles, taxis, ride-

Re: The Mile Hotel & Shops Parking Analysis - #19202



sharing companies or the hotel shuttle. The survey was conducted from October 2 to October 8, 2017. Each hotel guest during this time period was asked to identify which mode of transportation was used to arrive at the hotel. A total of 333 surveys were collected during this one week period. The summary of the survey results are shown in Exhibit 3. Detailed survey information is provided in Attachment C.

**Exhibit 3 Existing Mode of Transportation** 

Mode of Transportation	Amount	Percentage
Vehicle	144	43%
Taxi	50	15%
Uber / Lyft	37	11%
Hotel Shuttle	74	22%
Other	28	9%
Total	333	100%

Based on the information provided, a parking rate per hotel room of 0.70 was used to estimate the number required parking spaces for the proposed The Mile Hotel & Shops project (see Exhibit 4).

Exhibit 4
Highest Expected Parking Spaces

Proposed Uses	Number of Sleeping Rooms	Calc. Rate (parking/ room)	Highest Expected Parking (Parking Spaces)
Existing Courtyard Hotel	120	0.70	84
Total Highest Ex	pected Parking		84

Re: The Mile Hotel & Shops Parking Analysis - #19202

dpa

The analysis shows that the highest expected parking occupancy for the proposed hotel at 100% occupancy is 84 parking spaces. This is 66 parking spaces less than required by the City's zoning code (150 parking spaces).

Based on the calculated parking rate, The Mile Hotel & Shops should provide 84 parking spaces. It should be noted that the existing Courtyard by Marriott is located about 3 miles south of Miami International Airport (MIA) and provides a complementary shuttle service to hotel guests. Hotels with shuttle services and close proximity to MIA are more likely to have a lower parking demand than standard hotels without shuttle service. Therefore, it is recommended that the proposed hotel provides a shuttle service in order to use this parking rate.

### Multimodal Facilitie

The proposed project is located in an area that is conducive for pedestrian and bicycle activities. Ponce de Leon Boulevard and Miracle Mile provide sidewalks on both sides of the road. All intersections adjacent to the site have clearly marked crosswalks. Signalized intersections provide marked crosswalks and pedestrian signals.

This environment promotes walking and bicycling as a means of transportation and further reduces the need for off-street parking. A mobility plan was prepared for the site (see Exhibit 5). The plan shows sidewalk connections and pedestrian crosswalks.

Other multimodal alternatives within the City's CBD area include Freebee cars and electric scooters. Freebee is an app-based green transportation system that offers free door-to door rides within the CBD area. The electric scooters are an app-based share program which provides an affordable, sustainable mobility option within the City.

### **Transit**

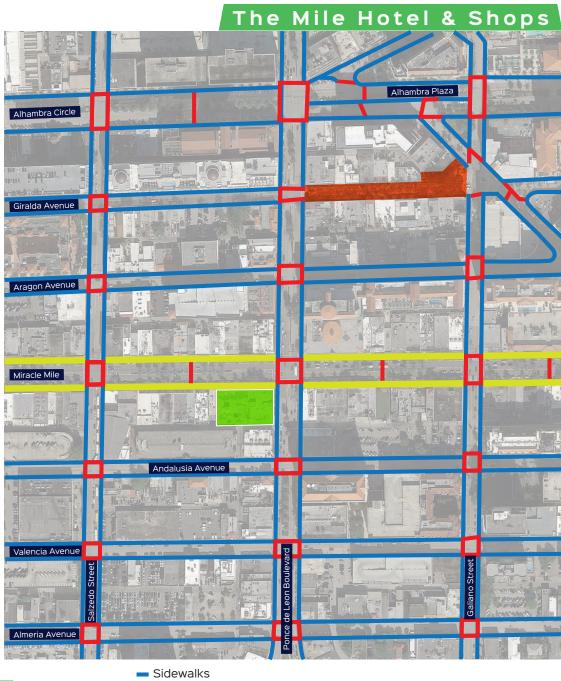
The area surrounding the project is also served by transit. There are three Miami-Dade County bus routes that traverse this area of Coral Gables (Routes: 24, 37, and 42). The project is adjacent to the Coral Gables trolley route which provides direct connection to the Douglas Metrorail Station. The closest Coral Gables trolley stop to the project site is located on Ponce de Leon Boulevard north and south of Miracle Mile. In addition, the City of Miami trolley (Coral Way Route) traverses Ponce de Leon Boulevard between Alhambra Plaza and Andalusia Avenue and provides a stop on Ponce de Leon Boulevard at Andalusia Avenue. This route provides direct access to the Vizcaya Metrorail Station, Brickell Metrorail Station and PortMiami.

The use of transit is another effective way to reduce the need for off-street parking. Exhibit 6 shows the available bus routes, bus stops and trolley stops in the area.

Re: The Mile Hotel & Shops Parking Analysis - #19202

Page 6





Project Location **Exhibit 5** 

Sidewalks
 Crosswalks
 Giralda Plaza
 Miracle Mile Enhanced Sidewalks

Circulation Plan - Mobility



The Mile Hotel & Shops Miracle Mile Miami Dade Bus Stop Miami-Dade Bus Routes Project Location Coral GablesTrolley Stop City of Coral GablesTrolley
City of Miami Trolley MDC Route 42
MDC Route 37 Exhibit 6 Miami Trolley Stop - MDC Route 24

Circulation Plan - Transit

DAVID PLUMMER & ASSOCIATES | Project No. 19202

NORTH MAP NOT TO SCALE

p.8

### **Use of Existing Parking Inventory**

An inventory of parking spaces within a 1,000-foot radius of the proposed hotel was conducted by the hotel operator. The data show that there are 6,175 parking spaces within a 0.2 mile radius from the project site. The availability of existing parking spaces can help reduce the need for additional parking. Exhibit 7 shows the results of the parking inventory.

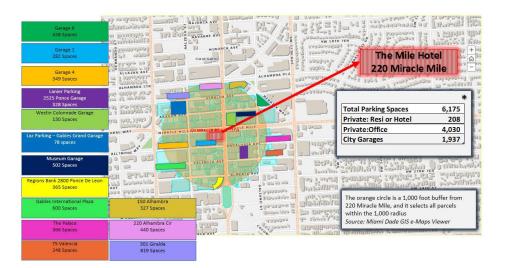


Exhibit 7 **Existing Parking Inventory** 

### **Financial Incentives**

Financial incentives means that employees and visitors are offered financial benefits for reducing their automobile trips. The proposed project will consider using the following strategies to minimize the need for off-street parking:

- Encourage businesses to implement commuter trip reduction programs for their employees.
- Provide information to employees and visitors about transit, ridesharing and bicycle facilities options.

### Conclusions

The proposed The Mile Hotel & Shops is a mixed-use development located in an urban district that offers excellent multimodal alternatives including pedestrian, bicycle and transit facilities. This environment promotes the use of alternative modes of transportation and reduces the need for

Re: The Mile Hotel & Shops Parking Analysis - #19202



Page 9

off-street parking. The project is also located in an area with an abundant inventory of on-street and off-street parking spaces.

To satisfy the project's off-street parking requirements, the project is proposing the use of available parking spaces within a 1,000-foot radius of the site. The project is proposing a valet drop-off / pick-up area on-site to facilitate parking access and circulation and the operation of a shuttle service between the hotel and MIA. Based on the parking management strategies discussed above, we conclude that the required parking for the proposed project can be satisfied by providing 84 remote parking spaces.

It should be noted that the parking rate calculated for this analysis is based on available data at the time the report is submitted. It is a fact that digital ride-sharing services, such as Uber and Lyft are having an effect on parking demand. Therefore, the project should update this report with more recent data between now and the time the project applies for building permit.

Should you have any questions or comments, please call me at (305) 447-0900.

Sincerely

Juan Espinosa, PE

Vice-President - Transportation

Attachments

W:\19\19202\Parking Analysis\_Aug 2019\Parking Analysis\_August 2019\_Rev.docx



Re: The Mile Hotel & Shops Parking Analysis - #19202

## **Attachment A** Site Plan



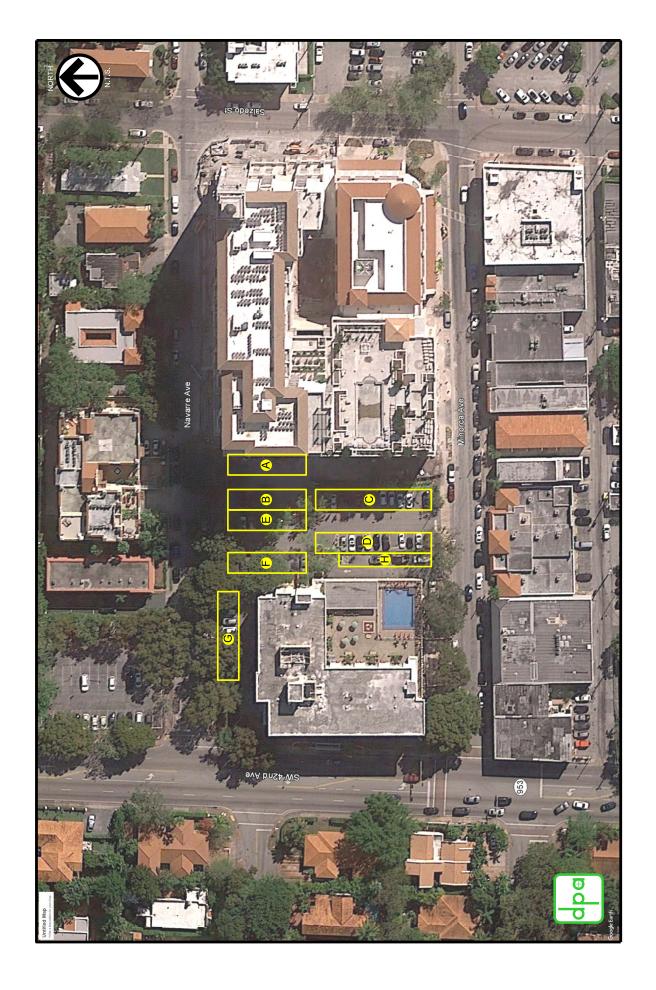


220 MIRACLE MILE CENTRAL BUSINESS DISTRICT, CORAL GABLES

## **Attachment B**

**Parking Occupancy Information** 







# ombined Occupancy Summary

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Residence Inn
On-site Parking Lot #1416

Tuesday, June 20, 2017

Residence Inn On-site Parking Lot #141 Combined Occupancy

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		Combined Total Parked Vehicles	n	102		100	94		88		62		7.5	89		\$9		81	69		\$9	99		7.1	9	49	89			7.5
		Combined Available Spaces	114	12		14		20	2	29	35		39		46	49		33		45	49		48	43		90		46		39
		Combined Occupancy Percentage	že	%5'68	8	87.7%	82.5%	%	74.6%		69.3%	,	65.8%	29.6%	%	57.0%	7.	71.1%	60.5%	%	57.0%	57.9%		62.3%	26.	56.1%	89.6%			%8'59
		Total Parked Vehicles with Stickers	IS		72	9	67	61		52		46		43	42		38	42		49	52		52		49	45		48		
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				p.i	ıkAı	and	C			ą	till	əjr	S		Ĭ			
	Location	<	я	O	Q	ш	11.	9	н	٧	8	0	Q	Combined Total Parked Vehicles	Combined Available Spaces	Combined Occupancy Percentage	Total Parked Vehicles with Stickers	
Number	of Parking Spaces	6	6	13	Ξ	7	7	9	4	13	П	п	13	8	114	əği	crs	
7:00	Δ.	3	00	12	10	2	7	9	4	13	9	11	13	86	2	86.0%		
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17:00	Δ.	2	1	10	80	4	4	3	4	10	3	2	12	99	48	57.9%		
Z	ш	2	1	6	7	3	3	3	4	8	3	2	10			19	88	l
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2:	<u>a.</u>	1	1	2	7	2	2	2	2	7	3	7	13	19		53.5%	2	l
2:00 PM	ш	1	1	3	9	4	3	2	2	5	1	7	11	:	53	28	49	
3:00	۵	0	3	9	9	2	е	9	2	7	3	7	12	09		52.6%		ļ
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7:0	۵.	0	3	80	7	2	2	r,	1	6	3	2	11	62		54.4%		ļ
7:00 PM	ш	0	3	9	9	s	2	4	1	4	2	2	6		52		50	
8:00	ů.	0	2	6	80	9	2	9	1	10	4	2	12	59	49	57.0%		
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Courtyard by Marriott
On-site Parking Lot #14160
Date:\_\_Tuesday, Juna 20, 2017\_\_
Analyst\_Quels | Nalis\_\_

Z	Number	7:00	6	8:00	H	9:00	Н	10:00	Ξ	00:11	12:00	00	00:1	0	2:00	0	3:00	H	4:00	H	5:00	H	00:9	Н	7:00	*	8:00	6	00:6	10.	10:00
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i i	4	3		3		3	3		3		3		3		2	1	2		2	1	2	1	1 1	1	1	1	1	1	1	1	1
-6	Total Parked Vehicles	41		40	9	37	39	,	46		44		41		40		45		44	61	38	3	37	42		37		47		46	
ked Vehicl Stickers	Fotal Parked Vehicles with Stickers		0		0	0	0	0		0		0		6		10		22		22		81	2	23	24		24		30		35
of Vehicle Stickers	Percent of Vehicles with Stickers		%0	0	%0	%0	9,	%0		%0		%0		18%		20%	3	33%	3,	33%	3.	32%	38	38%	36%	.0	39%		39%		43%
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II 🤅	Occupancy Barcantana	/81 67	F	/07 07	3	701 95	50.102	70	70L 09		702 99		781 69		769 09	Ė	700 89	779	70L 99	5	769 L3	95	701 95	700 29	76	701 95		71 307		70L 09	

# Courtyard by Marriott On-site Parking Lot #14160 Date: Wednessey, June 21, 2017 Analysts, Guelsi / Malia.

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2:00	ф		3	12	10	9	4	9	2	43				65.2%
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3:00	ф	2	2	13	11	7	2	9	3	49				74.2%
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2:00	Ь	2	2	11	6	9	7	4	4	45				68.2%
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Ξ	д	2	3	13	11	2	2	2	4	48				72.7%
10:00	Е			7	6	4	4	2	4		33	40%	16	
91	д	2	3	13	11	9	7	4	4	90				75.8%
9:00	В		4	7	9	4	4	2	4		31	39%	18	
6	Ь	2	4	13	6	9	9	4	4	48				72.7%
8:00	Е		2	7	6	4	4	4	4		37	45%	20	
8	Ь	1	2	11	6	2	9	2	4	46				%1.69
7:00	В		'n	7	∞	4	2	e	4		36	44%	20	
	ф	1	25	10	6	25	7	2	4	46				%2.69
Number	of Parking Spaces	6	6	13	Ξ	7	7	9	4	ehicles	iicles with	cles with	99	осщаве
	Area	٧	В	С	Q	ш	F	9	н	Total Parked Vehicles	Total Parked Vehicles with Stickers	Percent of Vehicles with Stickers	Available Spaces	Occupancy Percentage

Courtyard by Marriott
On-site Parking Lot #14160
Date:\_\_Thursday, June 22, 2017\_\_Analyst\_Goots! / Bails\_\_

_														
10:00	ш		2	7	8	2	4	9	2		35	44%	23	
10:	d		2	11	10	9	9	9	2	43				65.2%
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.6	d		2	10	6	9	9	9	2	41				62.1%
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*	Δ.			10	∞	9	7	9		43				65.2%
7:00	ш		3	7	9	æ	4	9	3		32	44%	26	
_	ů.			6	00	2	9	9		40				%9'09
00:9	ш		3	2	∞	4	3	2	3		31	44%	36	
Ľ	4			-	6	9	2	9		40				%9'09
5:00	ш		9	9	9	2	3	9	9		32	44%	26	9
Ľ	۵.		4	∞	∞	9	25	9	8	40				%9.09
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4	ů.	1	s	11	10	9	4	9	4	47				71.2%
3:00	ш		3	9	7	ю	1	2	3		28	35%	13	
3	Δ.	2	9	13	11	9	9	5	4	23				80.3%
2:00	ш		3	33	7	2	4	3	4		26	37%	21	
2	۵	0	25	11	6	22	7	4	4	45				68.2%
00:	ш		4	2	7	3	2	5	4		30	38%	11	
Ľ	۵	1	7	11	6	9	2	9	4	49				74.2%
12:00	В		4	9	9	3	2	3	4		28	36%	17	
12	۵	1	7	12	10	9	2	4	4	49				74.2%
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Ĺ	Δ.	3	9	13	10	9	9	3	4	15				77.3%
10:00	ш		4		9	2	2	4	4		33	38%	13	%
F	Δ.	2	9	13	10	2	80	2	4	53		9		80.3%
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L	۵.	3	7	13	11	9	7	2	4	99	_	9,		84.8%
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Ļ	<u>_</u>	1	7	13	11	7	9	9	4	55				83.3%
Number	of Parking Spaces	6	6	13	Π	7	7	9	4	Vehicles	chicles with	hicles with	99	ercentage
	Area	٧	В	С	Q	ш	ы	9	н	Total Parked Vehicles	Total Parked Vehicles with Stickers	Percent of Vehicles with Stickers	Available Spaces	Occupancy Percentage
													,	_

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10:00	E		1	7	9	9	9	5	1		32	47%	30	
100	Р		2	8	8	9	9	5	1	3%				54.5%
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æ	Ь		2	6	00	9	s	9	1	37				56.1%
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00:9	E		e	2	2	4	4	9	2		8	44%	82	
9	ь			6	7	9	4	9	2	33				56.1%
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*	Ь		e	9	7	50	e	2	1	30				45.5%
4:00	Е			2	9	4	2	9	1		27	*69*	34	
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.,	Ь			9	9	s.		9	2	31				47.0%
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-	ь	2	1	6	7	9	2	2	4	39				59.1%
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_	Ь	3		12	11	2	9	2	4	49		,		742%
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8:00	ь.		7	11 1	10	9		9	4	54	ς.	45	-	81.8%
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er	ng s	3	00	12	10	2	7	9	4	55	4	skers		83.3%
Number	of Parking Spaces	6	6	13	=	7	7	9	4	d Vehicles	/ehicles wit ers	es with Stic	99 s	Percentage
	Area	٧	В	С	О	ш	14	9	н	Total Parked Vehicks	Total Parked Vehicles with Stickers	Percent of Vehicles with Stickers	Available Spaces	Occupancy Percentage

# Courtyard by Marriott Satellite Parking Lot #14160 Date\_Treadsty, Jan 20, 2017\_\_\_\_ Analyst\_Genes (Nasa\_\_\_\_\_

_						ı —	Γ			Г
10:00	Е	10		7	7		27	41%	6	
1	Ь	12	7	7	13	30				81 307
9:00	E	80	9	2	9		25	39%	6	
9:	Ь	12	7	7	13	30				702.18
8:00	3	9	5	4	7		22	40%	15	
8:	ь	6	9	9	12	33				708 89
7:00	н	7	4	3	7		21	39%	15	
7.	ь	10	s	9	12	33				708 89
00:9	Е	2	1	4	9		91	38%	22	
9	ь	8	1	9	11	36				706 85
5:00	В	2	1	æ	2		4	39%	26	
5.	ь	7	1	'n	6	22				703.57
4:00	В	4	1	2	9		13	41%	29	
4.	Р	9	1	4	8	19		L		769 02
00	E	9	1	2	5		14	41%	28	
3:00	Ь	7	1	3	6	20				41.20
9	E	3	1	4	1		6	38%	33	
2:00	Р	9	2	4	3	15				21 307
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1:00	Ь	5	3	3	9	17				25.40%
00	Е						0	%0	31	
12:00	Р	7	2	2	9	17				707 52
90	ш						0	%0	24	
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10.	Ь	4	7	9	8	28				70£ 85
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8:00	В						0	%0	п	
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7:00	E						0	%0	10	
7:0	Р	10	6	80	11	38				704.04
Number	of Parking Spaces	13	=	=	13	Vehicles	hicles with	with Stickers	8	company
	Area	٧	в	0	Q	Total Parked Vehicks	Total Parked Vehicles with Stickers	Percent of Vehicles with Stickers	Available Spaces	Occupancy Percentage

# 

	Number		7:00	8:00	H	9:00	H	10:01	Ĺ	11:00	12	12:00	-	00:	2:00	0	3:00	-	4:00		5:00	9	00:9	7:	7:00	8:00	0	9:00	L	10:00	
Area	of Parking Spaces	d	В	ď		d	3	Ь	d	9	ď	3	d	3	ф	ш	d d		Ь	d	ш	ф	3	ď	3	d	3	ы	3	ь	ш
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В	П	4	4	9	2	3	2	5 3	3 4	3	3	2	3	2	3	2	3 2	2 3	3 2	3	2	4	2	9	2	2	2	80	2	6	9
Э	П	8	4	9	4	6		5	3 2	2	1	1	2	1	2	1	2 1	-	5 2	5	3	9	3	4	1	9	2	80	2	8	4
q	13	13	6	10	80	80	9	9 6	9	3	3	3	1		2	2	4 .	3 1	10 6	10	4	6	2	12	7	13	80	13	6	13	10
Total Parked Vehicles	Vehicles	37		32		31		92	18		13		7		4		18	-64	27	82		28		35		34		40		5	
Total Parked Vehicles with Stickers	hicles with 3		28		36		19	11.	18	13		10		8		8	1	12	16		15		16		14		17		28		83
Percent of Vehicles with Stickers	with Stickers		43%		45%	3	38%	41	41%	42%		43%		36%		36%	40%	%	37%		35%		36%		29%		33%		41%	4	40%
Available Spaces	84		11		16		17	2	22	30		3.5		34		34	3	30	21		20		20		13		1.4		8		8
Occupancy Percentage	rcentage	77.1%		66.7%	9	64.6%	¥	54.2%	37.5%	%	27.1%		292%		29.2%		37.5%	36	56.3%	58.3%		\$8.3%		72.9%		70.8%		83.3%	86	%9'68	
																															Ì

# Courtyard by Marriott Satellite Parking Lot #14160 Date\_Thursday, June 22 2017\_\_\_\_Analyst\_Gene i / Maila\_\_\_

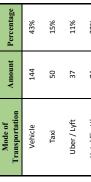
10:00	а .	10 5	4	4	12 8	32	21	40%	91
-			10	2		33			L
9:00	ш	4	3	4	2		16	37%	21
	d.	10	3	2	6	23			
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2:00	۵.	4	7	3	9	8			
	ш	2	9	3	1		12	39%	59
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	ш	6	9	2	∞		28	37%	1
7:00	d.	13	11	10	13	47			
Number	of Parking Spaces	13	=	Ξ	13	ehicles	ocles with	with Stickers	89
	Area	٧	В	С	D	Total Parked Vehicles	Total Parked Vehicles with Stickers	Percent of Vehicles with Stickers	Available Spaces

# Courtyard by Marriott Satellite Parking Lot #14160 Date:\_Saturday, June 24, 2017.\_\_ Anniyst\_Goobs | Natio.\_\_

	Number		7:00	8:00	Н	9:00	H	10:00	11	11:00	12:00	00	1:00		2:00	H	3:00	,	4:00	5:00	0	00:9	H	7:00		8:00	9:	9:00	10:00	0
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В	11	9	9	80	7	9	9	5 5	4	4	3	3	33	2	3 1	1 3	1 3	3	2	ε	2		2	3 7	2 4	3	4	ε	5	4
Э	11	11	7	6	9	80	9	5 4	2	4	2	2	7	7	7 7	7 7	7 5	80	4	6	4	2	33	2	5 2	9	3	4	3	3
Q	13	13	12	13	13	12 1	12 8	8	6	80	12	10	12	6	13 1	11 12	12 9	10	8	13	10	12	10	11 5	9 12	6	12	6	12	10
Total Parked Vehicles	Vehicles	43		43		38	3	30	29		30		31		30	29	6	30		SΣ		53		28	28		8		30	
Total Parked Vehicles with Stickers	hicles with		36		37		35	27		24		26		24	2	24	20		19		23		19	2	20	23		24		23
Percent of Vehicles with Sticker	with Stickers		46%		46%	4	48%	47%	,	45%		46%		44%	44	44%	41%		39%		40%		40%	42	42%	45%		45%		42%
Available Spaces	48		5		5		10	18		19		18		17	1	18	19		18		13		19	2	30	20		19		18
Occupancy Percentage	rcentage	89.6%		%9'68	7	79.2%	.62	62.5%	60.4%		62.5%		64.6%	,	62.5%	-09	60.4%	62.5%		%6'72		60.4%	8	58.3%	58.3%	%	60.4%		62.5%	

## **Attachment C Parking Survey Information**





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100%	144	43%	20	15%	37	11%	74	22%	28	%6			333	128%	222
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	vectory produced	weekly distribution of Modes of Fransportation	i lansportation	
Check	Check-ins for:	Weekdays	Weekend	We
Number o	Number of Check-ins:	539	94	ε
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opidov	Amount	112	32	1
verilicies	Percent	33%	10%	4
i i c	Amount	38	12	ш,
ומאו	Percent	11%	4%	1
11000/11.44	Amount	28	6	
oper/ Lyit	Percent	%8	%E	1
olasticky.	Amount	41	33	
Hotel Structe	Percent	12%	10%	2
Other form of	Amount	20	8	
Drop Off	Percent	%9	%E	6

	717	2/1
Taxi:	38	16%
Uber/ Lyft:	28	12%
Hotel Shuttle:	41	17%
Other form of Drop Off:	20	%8
Weekend Distribution of Modes of Transportation	s of Transpo	ortation
Number of Weekend Check-ins:	94	
Car:	32	34%
Taxi:	12	13%
Uber/ Lyft:	6	10%
Hotel Shuttle:	33	32%
Other form of Drop Off:	8	%8
Weekly Distribution of Modes of Transportation	of Transpor	tation
Number of Weekly Check-ins:	333	
Car:	144	43%
Taxi:	50	15%
Uber/ Lyft:	37	11%
Hotel Shuttle:	74	75%

Number of Weekday Check-ins:	239	
Car:	112	
Taxi:	38	
Uber/ Lyft:	87	
Hotel Shuttle:	41	
Other form of Drop Off:	70	
Weekend Distribution of Modes of Transportat	s of Transpo	rtai
Number of Weekend Check-ins:	94	
Car:	32	
Taxi:	12	
Uber/ Lyft:	6	
Hotel Shuttle:	33	
Other form of Drop Off:	8	
Weekly Distribution of Modes of Transportati	ofTranspor	tati
Number of Weekly Check-ins:	333	
Car:	144	
Taxi:	20	
Uber/ Lyft:	37	

### Terranova Corporation 801 West 41<sup>st</sup> Street Miami Beach, FL 33140

Ramon Trias, Director Planning and Zoning Department City of Coral Gables 427 Biltmore Way, Suite 201 Coral Gables, FL 33134

RE: Property Owners List within 1,000 feet of 220 Miracle Mile, Folio: 03-4117-005-0350

July 30, 2019

Dear Mr. Trias,

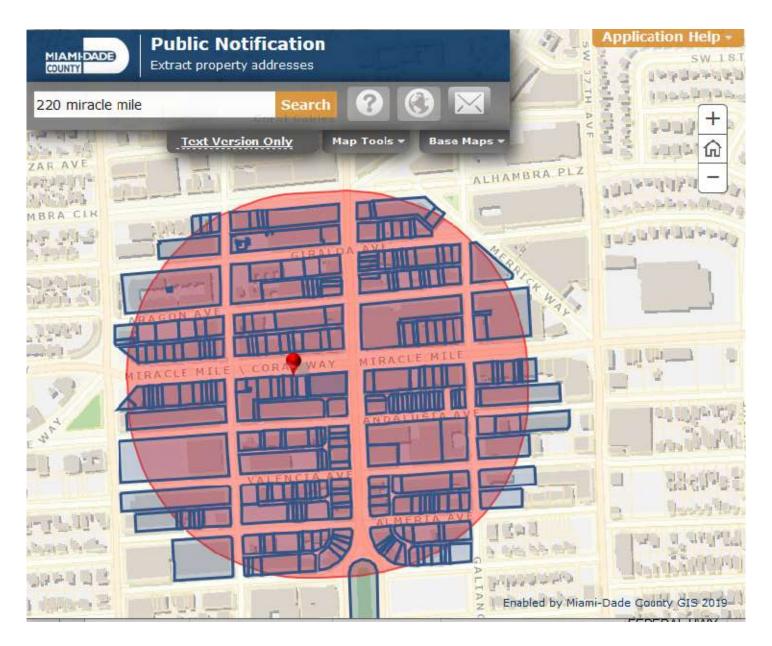
I hereby certify that the attached ownership list and map is a complete and accurate representation of the real estate property and property owners within 1,000 feet of the subject property listed above. This reflects the most current records on file according to maps and tables generated by the Miami-Dade Property Appraiser's Website and maps.

801 West 41st Street, 6th FI • Miami Beach, FL. 33140
TELEPHONE (305) 695-8700 • FAX (305) 672-7800 • www.terranovacorp.com

Sincerely,

Joshua Gelfman

Vice President



**Source:** Miami Dade County Public Notification Website **URL:** https://gisweb.miamidade.gov/PublicNotification/

Subject Address: 220 Miracle Mile

**Buffer Distance:** 1,000 feet **Date Retrieved:** July 30, 2019

790 Addresses retrieved

220 Miracle Mile Signs Posted on August 29, 2019 for Notice of Public Hearing on September 11, 2019 *Miracle Mile Frontage* 









## 220 Miracle Mile Signs Posted on August 29, 2019 for Notice of Public Hearing on September 11, 2019

Ponce de Leon Frontage







FRIDAY AUGUST 30 2019

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### | Tegal Notices | Legal Notice LEGAL NOTICES LEGAL NOTICES LEGAL NOTICES LEGAL NOTICES LEGALS LEGAL NOTICES City Public Hearing ates/Times Local Planning Agency / Planning and Zoning Board Wednesday, September 11, 2019, 6:00 – 9:00 p.m. Location City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134 PUBLIC NOTICE is hereby given that the City of Coral Gables, Epida, Jocal Planning Agency (Dring Blancing) Board (PZB) will conduct Public Hearing on the following:

CONTINUED IN NEXT COLUMN CONTINUED IN NEXT COLUMN CONTINUED IN NEXT COLUMN Automotive Directory



### FRIDAY AUGUST 30 2019

A Resolution of the City Com-mission of Coral Gables, Florida granting Conditional Use ap-proval pursuant to Zoning Code Article 3. Development Review, "Division 4, "Condition-al Uses," for an Assisted Living

ing for an effective date.

\*A Resoluţion of the City Commission of Coral Gables, Florida Commission of Coral Gables, Florida Commission of Coral Gables, Florida Coral Gables, Florida Coral Gables, Florida Commission of Coral Gables, Florida Coral Gables, Florida Coral Gables, Florida Carlot Coral Gables, Florida Carlot Coral Gables, Florida Carlot Coral Gables, Popropria severability Clause, and providing for an effective date.

Ing for an effective date.

All interested parties are invited to attend and participate. Upon recommendation by the property of the property

public Notice

property of the property of the

serial provision severability clause, and providing for an effective date.

A Resolution of the City Commission of Coral Gables, Floridal Reys Mosquito Control District is seeking burusant to Zoning Code Article 2, "Zoning Districts," Districts or Zesurface and Section 2, 2011 Section

Hangar Floor, located at the Marathon Mosquito Control Office, 503 107 th Street, Gulf, Marathon, FL 33050, Interested persons may obtain specifications by calling the Florida Keys Mosquito Control District Office at (305) 292-7190, email

requests to rlmiller@keysmosquito.org or by download from the District website: www.kevsmosquito.org.

### PUBLIC NOTICE

### FICTITIOUS BUSINESS NAME NOTICE Notice is hereby given that "PPF AMLI 8800. LLC". located in

YOUR FITNESS LIFESTYLE, LLC
FICTITIOUS NAMES
NOTICE, IN HERBITE GIVEN that D. Dur
County, desires to engage in businesses
under the fectiviou names of:
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### LEGAL NOTICES LEGAL NOTICES FICTITIOUS NAMES

Your Fitness Lifestyle, LLC 4779 Collins Avenue Apt. 3701 Miami Beach, FL 33140

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Service Directory

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