

STATEMENT OF USE

Bahamian Village, LLC, (a public private joint venture with Redevco Grand, LLC (“Redevco”) and The LBW Homeowners, Inc. (“LBW”)) is the owner of the irregularly shaped vacant parcel of land located at 280 South Dixie Highway, Coral Gables, Florida, bordered by Grand Avenue, Florida Avenue, and U.S. 1.

As way of background, Bahamian Village, LLC (“BV”) obtained site plan approval for a project in 2005, which was then amended in 2008. Due to third parties’ utility encroachments, the developer was prevented from moving forward with this project.

BV is proposing a new site plan with a new name – Gables Pointe Plaza. BV proposes to develop the property in two phases as part of its PAD/Site Plan application. BV is also requesting a Change in Zoning District for a portion of the subject property. This new site plan is substantially scaled down from the 2008 approval.

Phase I:

Phase One will consist of the Community Center/Office building, its respective parking and landscaping along the Florida Avenue perimeter on either side of the Florida Avenue driveway. Phase Two will be a future restaurant(s) use tenant(s) with outdoor seating with its respective parking as reflected on the plans, removal of the wall on U.S. 1 in the City’s park easement and landscaping along Grand Avenue.

The Community Center/Office building will be located at the far northeastern corner of the property fronting Florida Avenue. It will house LBW and the offices of Redevco. As required by the Zoning Code for commercial uses abutting and adjacent to residential uses, the site will be heavily landscaped on Florida Avenue and Grand Avenue.

Phase II:

BV proposes a restaurant use footprint along U.S. 1 with outdoor dining along the Grand Avenue side with a sidewalk connecting the outdoor dining to the park. The property is currently zoned Commercial Limited (CL). BV is requesting to change

the zoning to Commercial (C) on a portion of the property along U.S. 1. The rezoning will allow the operation of a full-service restaurant with outdoor dining and nighttime hours. CL zoning allows for the restaurant and outdoor dining but restricts the nighttime operations and use of music across from residential use. The proposed restaurant footprint has been oriented away from the residential neighborhood and adjacent to the City park easement along U.S. 1 and across the street from park areas on both Grand and Florida Avenues. The outdoor dining is oriented toward Grand Avenue and the interior parking lot. The LBW Homeowners Association and numerous residents support this project as submitted.

The renderings for Phase II are for illustrative purposes only. When BV brings forward a tenant and its respective floor plan, BV will work with Planning & Zoning staff and the Board of Architects.

As part of the PAD site plan application, the applicant requests to rescind the existing Declarations of Restrictive Covenants filed with the prior projects and the previous site plan ordinances.

The applicant proffers the following conditions on the proposed site plan approval:

1. No overflow parking intrusion into the residential neighborhood.
2. Restrict nighttime outdoor dining hours to midnight seven days a week.
3. Full service restaurant with liquor licenses shall have hours of operation as set forth below (less than permitted by City Code):
 - a. Sunday – Thursday 9:00 am to 1:00 am – the following day
 - b. Friday & Saturday 9:00 am to 2:00 am – the following day
4. Outdoor dining shall not occupy more than 30% of the public indoor dining area.

BV has worked diligently with City and County staff to address all issues and concerns.